

## T.H.F.C. (FUNDING NO.3) PLC

*(Incorporated with limited liability in England and Wales with registration number 07765422)*

**£83,000,000 5.20 per cent. Secured Bonds due 2043/2045 (including £41,500,000 of Retained Bonds)**

**Issue price: 128.993 per cent. of the principal amount of the Ninth Issue Bonds (as defined below) (plus 106 days' accrued interest in respect of the period from and including 11th October, 2018 to but excluding the Ninth Issue Closing Date (as defined below) at a rate of 5.20 per cent. per annum)**

The £83,000,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Ninth Issue Bonds**) are issued by T.H.F.C. (Funding No.3) Plc (the **Issuer**).

The Ninth Issue Bonds have the same terms and conditions as, and will be consolidated, form a single series and rank *pari passu* with, the £100,000,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Original Bonds**) issued by the Issuer on 11th October, 2011 (the **Original Closing Date**), the £131,000,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Second Issue Bonds**) issued by the Issuer on 25th January, 2012 (the **Second Issue Closing Date**), the £130,500,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Third Issue Bonds**) issued by the Issuer on 25th April, 2012 (the **Third Issue Closing Date**), the £127,100,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Fourth Issue Bonds**) issued by the Issuer on 27th September, 2012 (the **Fourth Issue Closing Date**), the £55,200,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Fifth Issue Bonds**) issued by the Issuer on 15th April, 2013 (the **Fifth Issue Closing Date**), the £81,500,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Sixth Issue Bonds**) issued by the Issuer on 15th October, 2013 (the **Sixth Issue Closing Date**), the £186,000,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Seventh Issue Bonds**) issued by the Issuer on 4th August, 2017 (the **Seventh Issue Closing Date**) and the £121,000,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Eighth Issue Bonds**) and, together with the Original Bonds, the Second Issue Bonds, the Third Issue Bonds, the Fourth Issue Bonds, the Fifth Issue Bonds, the Sixth Issue Bonds, the Seventh Issue Bonds and the Ninth Issue Bonds, the **Bonds**) issued by the Issuer on 20th March, 2018 (the **Eighth Issue Closing Date**).

Application has been made to the Financial Conduct Authority in its capacity as competent authority (the **UK Listing Authority**) under Part VI of the Financial Services and Markets Act 2000 (as amended) (the **FSMA**) for the Ninth Issue Bonds to be admitted to the official list of the UK Listing Authority (the **Official List**) and for the Ninth Issue Bonds to be admitted to trading on the Professional Securities Market (the **Professional Securities Market**) regulated by the London Stock Exchange plc (the **London Stock Exchange**). The Professional Securities Market is not a regulated market for the purposes of the Markets in Financial Instruments Directive (Directive 2014/65/EU) (as amended, **MiFID II**). References in this Offering Circular to the Bonds being **listed** (and all related references) shall mean that the Bonds have been admitted to trading on the Professional Securities Market and have been admitted to the Official List.

It is expected that the Ninth Issue Bonds will on issue be rated "A" by S&P Global Ratings Europe Limited (**S&P**). The rating assigned to the Bonds by S&P is primarily dependent on S&P's ratings of The Housing Finance Corporation Limited (**THFC**). A rating is not a recommendation to buy, sell or hold securities and may be subject to revision, suspension or withdrawal at any time by the assigning rating organisation.

The Ninth Issue Bonds will be represented by a global bond (the **Ninth Issue Global Bond**), without interest coupons, which will be deposited on or about 25th January, 2019 (the **Ninth Issue Closing Date** and, together with the Original Closing Date, the Second Issue Closing Date, the Third Issue Closing Date, the Fourth Issue Closing Date, the Fifth Issue Closing Date, the Sixth Issue Closing Date, the Seventh Issue Closing Date and the Eighth Issue Closing Date, the **Closing Dates** and each, a **Closing Date**) with a common depository for Euroclear Bank SA/NV (**Euroclear**) and Clearstream Banking S.A. (**Clearstream, Luxembourg**). Interests in the Ninth Issue Global Bond will be exchangeable for definitive Bonds only in certain limited circumstances – see "*Summary of Provisions Relating to the Ninth Issue Bonds While Represented by the Ninth Issue Global Bond*".

The Bonds will be secured obligations of the Issuer. Payments in respect of the Bonds will be funded by payments received by the Issuer from THFC under the Loan Agreement (as defined herein). The obligations of THFC to the Issuer under the Loan Agreement will be secured by a floating charge. The Issuer will have no other material assets.

Interest on the Ninth Issue Bonds will accrue with effect from and including 11th October, 2018 and will be payable in arrear by equal half-yearly instalments on each Payment Date (as defined herein). The Bonds are scheduled to be redeemed on 11th October, 2043 (the **Expected Maturity Date**), but may be redeemed before that date (in whole or in part) if and to the extent

that the loan made under the Loan Agreement is prepaid. In certain circumstances described herein, the date of final redemption of the Bonds may be postponed to a date not later than 11th October, 2045 (the **Legal Maturity Date**).

**An investment in the Ninth Issue Bonds involves certain risks. Prospective investors should have regard to the factors described under the heading "Risk Factors" on page 7.**

*Managers*

**HSBC**

**RBC CAPITAL MARKETS**

The date of this Offering Circular is 23rd January, 2019

This document comprises approved listing particulars with regard to the Issuer and the Ninth Issue Bonds, in accordance with the listing rules made under section 73A of the FSMA.

The Issuer accepts responsibility for the information contained in this Offering Circular. To the best of the knowledge and belief of the Issuer (having taken all reasonable care to ensure that such is the case) the information contained in this Offering Circular is in accordance with the facts and does not omit anything likely to affect the import of such information.

THFC accepts responsibility for the information contained in this Offering Circular which relates to THFC and the Authorised Borrowers. To the best of the knowledge and belief of THFC (having taken all reasonable care to ensure that such is the case) the information contained in this Offering Circular which relates to THFC and the Authorised Borrowers is in accordance with the facts and does not omit anything likely to affect the import of such information.

No person has been authorised to give any information or to make any representation other than those contained in this document in connection with the offering of the Ninth Issue Bonds and, if given or made, such information or representations must not be relied upon as having been authorised by the Issuer, THFC or the Managers (as defined under "*Subscription and Sale*" below). Neither the delivery of this document nor any sale made hereunder shall, under any circumstances, constitute a representation or create any implication that there has been no change in the affairs of the Issuer or THFC since the date hereof. This document does not constitute an offer of, or an invitation by, or on behalf of, the Issuer, THFC or the Managers to subscribe for, or purchase, any of the Ninth Issue Bonds. This document does not constitute an offer, and may not be used for the purpose of an offer to, or a solicitation by, anyone in any jurisdiction or in any circumstances in which such an offer or solicitation is not authorised or is unlawful.

Save for the Issuer and THFC (with respect to the information related to THFC and the Authorised Borrowers), no other party has separately verified the information contained herein for your purposes. Accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by the Managers or The Law Debenture Trust Corporation p.l.c. (the **Trustee**) as to the accuracy or completeness of the information contained in this Offering Circular or any other information provided by the Issuer or THFC in connection with the Bonds or their distribution.

This Offering Circular is not intended to provide the basis of any credit or other evaluation and should not be considered as a recommendation by the Issuer, THFC or the Managers that any recipient of this Offering Circular should purchase any of the Bonds. Each investor contemplating purchasing Bonds should make its own independent investigation of the financial condition and affairs, and its own appraisal of the creditworthiness, of the Issuer and THFC.

The Bonds have not been and will not be registered under the United States Securities Act of 1933, as amended, (the **Securities Act**) and are subject to U.S. tax law requirements. Subject to certain exceptions, the Ninth Issue Bonds may not be offered, sold or delivered within the United States or to U.S. persons. For a further description of certain restrictions on the offering and sale of the Ninth Issue Bonds and on distribution of this document, see "*Subscription and Sale*" below.

Investment in the Bonds is suitable only for investors who:

- (a) have the requisite knowledge and experience in financial and business matters to evaluate the merits and risks of an investment in the Bonds and rights attaching to the Bonds; and
- (b) are capable of bearing the economic risk of an investment in the Bonds for an indefinite period of time and are capable of withstanding losses of up to their entire investment.

Each prospective purchaser of Bonds must make its own independent review (including as to the financial condition and affairs and its own appraisal of the creditworthiness) of the Issuer, THFC and the Authorised Borrowers and obtain such professional advice (including, without limitation, tax, accounting, credit, legal and regulatory advice) as it deems appropriate under the circumstances, to determine whether an investment in the Bonds is appropriate in its particular circumstances.

In so doing, and without restricting the generality of the preceding paragraph, such prospective purchaser must determine that its acquisition and holding of Bonds (i) is fully consistent with its (or, if it is acquiring Bonds in a fiduciary capacity, the beneficiary's) financial needs, objectives and condition, (ii) complies and is fully consistent with all investment policies, guidelines and restrictions applicable to it (whether acquiring Bonds as principal or in a fiduciary capacity) and (iii) is a fit, proper and suitable investment for it (or, if it is acquiring Bonds in a fiduciary capacity, for the beneficiary), notwithstanding the clear and substantial risks inherent in investing in or holding Bonds. None of the Issuer, the Trustee, the Managers, THFC or any of their respective affiliates is acting as an investment adviser, or assumes any fiduciary obligation, to any purchaser of Bonds. This Offering Circular is not intended to provide the basis of any credit or other evaluation nor should it be considered as a recommendation or constituting an invitation or offer that any recipient of this Offering Circular should purchase any Bonds.

**IN CONNECTION WITH THE ISSUE OF THE NINTH ISSUE BONDS, HSBC BANK PLC AS STABILISING MANAGER (THE *STABILISING MANAGER*) (OR PERSONS ACTING ON BEHALF OF THE STABILISING MANAGER) MAY OVER-ALLOT THE NINTH ISSUE BONDS OR EFFECT TRANSACTIONS WITH A VIEW TO SUPPORTING THE MARKET PRICE OF THE BONDS AT A LEVEL HIGHER THAN THAT WHICH MIGHT OTHERWISE PREVAIL. HOWEVER, STABILISATION MAY NOT NECESSARILY OCCUR. ANY STABILISATION ACTION MAY BEGIN ON OR AFTER THE DATE ON WHICH ADEQUATE PUBLIC DISCLOSURE OF THE TERMS OF THE OFFER OF THE NINTH ISSUE BONDS IS MADE AND, IF BEGUN, MAY CEASE AT ANY TIME, BUT IT MUST END NO LATER THAN THE EARLIER OF 30 DAYS AFTER THE ISSUE DATE OF THE NINTH ISSUE BONDS AND 60 DAYS AFTER THE DATE OF THE ALLOTMENT OF THE NINTH ISSUE BONDS. ANY STABILISATION ACTION OR OVER-ALLOTMENT MUST BE CONDUCTED BY THE STABILISING MANAGER (OR PERSONS ACTING ON BEHALF OF THE STABILISING MANAGER) IN ACCORDANCE WITH ALL APPLICABLE LAWS AND RULES.**

**PROHIBITION ON SALES TO EEA RETAIL INVESTORS** – The Ninth Issue Bonds are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (EEA). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; or (ii) a customer within the meaning of Directive 2002/92/EC (IMD), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended, the **PRIIPS Regulation**) for offering or selling the Ninth Issue Bonds or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Ninth Issue Bonds or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPS Regulation.

***MiFID II product governance / Professional investors and ECPs only target market*** – Solely for the purposes of the manufacturer's product approval process, the target market assessment in respect of the Ninth Issue Bonds has led to the conclusion that: (i) the target market of the Ninth Issue Bonds is eligible counterparties and professional clients only, each as defined in MiFID II; and (ii) all channels for the distribution of the Ninth Issue Bonds to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Ninth Issue Bonds (a *distributor*) should take into consideration the manufacturer's target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Ninth Issue Bonds (by either adopting or refining the manufacturer's target market assessment) and determining appropriate distribution channels.

All references in this document to **Sterling** and **£** refer to the lawful currency for the time being of the United Kingdom.

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## **RISK FACTORS**

*The Issuer believes that the following factors may affect its ability to fulfil its obligations under the Ninth Issue Bonds. Most of these factors are contingencies which may or may not occur and the Issuer is not in a position to express a view on the likelihood of any such contingency occurring.*

*In addition, factors which are material for the purpose of assessing the market risks associated with the Ninth Issue Bonds issued are also described below.*

*The Issuer believes that the factors described below represent the principal risks inherent in investing in the Ninth Issue Bonds, but the inability of the Issuer to pay interest, principal or other amounts on or in connection with the Ninth Issue Bonds may occur for other reasons which may not be considered significant risks by the Issuer based on information currently available to it or which it may not currently be able to anticipate. This section is not intended to be exhaustive and prospective investors should also read the detailed information set out elsewhere in this Offering Circular and reach their own views prior to making any investment decision. If any of the following risks actually materialise, the Issuer's business, financial condition and prospects could be materially and adversely affected. No assurance can be given that prospective Bondholders will receive full and/or timely payment of interest and principal or ultimate recovery in relation to the Ninth Issue Bonds.*

### **Special Purpose Vehicle Issuer**

The Issuer is a special purpose finance entity with no business operations other than the incurrance of financial indebtedness, including the issuance of the Bonds. As such the Issuer is entirely dependent upon receipt of funds received from THFC under the Loan Agreement in order to fulfil its obligations under the Bonds.

### **Credit Risk**

The ability of the Issuer to meet its obligations under the Bonds will be dependent upon the payment of principal and interest due under the Loan Agreement (which will in turn be dependent on performance by Authorised Borrowers (described under "*Description of the Authorised Borrowers*")), upon the Paying Agent making the relevant payments when received and upon all parties to the agreements relating to the Bonds (other than the Issuer) performing their respective obligations thereunder. In addition, payments by THFC under the Loan Agreement are dependent upon THFC itself having sufficient funds from Authorised Borrowers (including the Bond Issuance Authorised Borrowers) and its own reserves. As a registered society within the meaning of the Co-operative and Community Benefit Societies Act 2014, THFC is thinly capitalised. Accordingly, Bondholders are exposed, *inter alia*, to the creditworthiness of the Issuer, the Authorised Borrowers, THFC and the Paying Agent. In turn, the creditworthiness of these parties may be affected by the insolvency of any banks or other financial institutions at which any such party deposits cash.

The Bond Issuance Authorised Borrowers will be required to maintain an interest service reserve equal to 12 months interest on their Bond Issuance Authorised Loans. This reserve will be required to be put in place within 12 months of the date of the relevant Bond Issuance Authorised Loan as additional security for the payment of interest under the relevant Bond Issuance Authorised Loan. In the event of an increase in the amount drawn under a Bond Issuance Authorised Loan, the reserve will be required to be increased by the appropriate amount within 12 months of the date of the relevant Bond Issuance Authorised Loan, or, if later, on or before the date that the additional amount is drawn.

### **Events of Default**

The occurrence of an event of default under the Bonds as set out in Condition 11 entitles the Trustee (subject as provided in Conditions 4.2 and 11) to accelerate the maturity of the Bonds and to enforce the security for

the Bonds (including converting the floating charge granted by the Issuer into a fixed charge). However, an event of default under the Bonds will not, by itself, be an event of default under the Loan Agreement and accordingly acceleration of the maturity of the Bonds and enforcement of security for the Bonds will not, by itself, entitle the Trustee to accelerate the maturity of the Loan Agreement or to enforce the security given by THFC under the Loan Agreement. Such an entitlement would arise upon the occurrence, in relation to THFC, of one of the events of default under the Loan Agreement (see further "*Summary of the Loan Agreement*").

An event of default under the Loan Agreement or under an Authorised Loan by THFC to an Authorised Borrower will not, by itself, be an event of default under the Bonds and accordingly enforcement (pursuant to the assignment referred to in Condition 4.1(b)) of the floating charge granted to the Issuer by THFC pursuant to the Loan Agreement will not, by itself, entitle the Bondholders to require the maturity of the Bonds to be accelerated. Such an entitlement would arise in accordance with Condition 4.2 or upon the occurrence, in relation to the Issuer, of a shortfall in the interest due from THFC thereby leading to a payment event of default under the Bonds or one of the other events of default referred to in Condition 11.

On an enforcement of security against THFC, the Issuer's claims will, pursuant to the Deed of Priority and the Deeds of Accession, rank *pari passu* with the claims of other lenders to, and holders of stock issued by, THFC.

On an enforcement of security against the Issuer, the claims of the Trustee and the Bondholders will, pursuant to the Trust Deed, rank *pari passu* with the claims of holders of any New Bonds issued by the Issuer (and the trustee for such holders).

### **Limited Liquidity**

There can be no assurance that the market in the Bonds will continue or, with regard to the Ninth Issue Bonds, will develop or, if it does, that it will provide Bondholders with liquidity of investment or that it will continue for the life of the Bonds. The Managers are not obliged to make a market in the Bonds and, if either Manager does, any such market-making may be discontinued at any time without notice. Consequently, a purchaser must be prepared to hold the Bonds for an indefinite period of time or until the Legal Maturity Date. Application has been made to list the Ninth Issue Bonds on the London Stock Exchange. No application has been made to list the Bonds on any other stock exchange.

### **Credit Rating**

Credit ratings of debt securities represent the rating agencies' opinions regarding their credit quality and are not a guarantee of quality. Rating agencies attempt to evaluate the safety of principal and interest payments and do not evaluate the risks of fluctuations in market value; therefore, credit ratings may not fully reflect the true risks of an investment. Also, rating agencies may fail to make timely changes in credit ratings in response to subsequent events, so that an issuer's current financial condition may be better or worse than a rating indicates. A rating is not a recommendation to buy, sell or hold securities and may be subject to revision, suspension or withdrawal at any time by the assigning rating agencies.

Prospective investors should note that the rating assigned to the Bonds by S&P is dependent on its rating of THFC, and therefore may fluctuate in accordance with any fluctuations in the credit rating of THFC. At the date of this document, S&P has assigned a credit rating of "A" to THFC.

### **Business Relationships**

Each of the Issuer, the Managers, the Trustee, the Paying Agent, the Custodian, THFC, the Administrator, the Authorised Borrowers and any of their affiliates may have existing or future business relationships with any of the others (including, but not limited to, lending, depositary, risk management, advisory and banking relationships and certain officers of THFC holding directorships in the Issuer), and will pursue actions and



take steps that they deem or it deems necessary or appropriate to protect their or its interests arising therefrom without regard to the consequences for a Bondholder. Furthermore, the Managers, the Trustee, the Paying Agent, the Custodian or any of their respective affiliates may buy, sell or hold positions in obligations of, or act as investment or commercial bankers, advisers or fiduciaries to, or hold directorship and officer positions in, THFC or the Authorised Borrowers without regard to or constraint as a result of any such conflicts of interest arising. Accordingly, there can be no assurance that any such relationships or actions will not have consequences for Bondholders (for example, an impact on the trading price of the Bonds).

### **Taxation – No Gross Up**

The Issuer will not be obliged to pay any additional amounts to Bondholders to reimburse them for any tax, assessment or charge required to be withheld or deducted from payments in respect of the Bonds by the Issuer or the Paying Agent. Accordingly, in the event of a change of tax law, there may be an effect on the amount of principal or interest receivable by Bondholders under the terms of the Bonds.

### **Changes of Law**

The structure of the Bonds and the rating by S&P are based on English law in effect as at the date of this document. The Issuer cannot provide assurance as to the impact of any possible change to English law (including any change in regulation which may occur without a change in primary legislation), tax treatment or administrative practice in the United Kingdom after the date of this document nor can any assurance be given as to whether any such change would adversely affect the ability of the Issuer to make payments under the Bonds.

### **Housing Market Risk**

The Authorised Borrowers may generate a portion of their revenue from their housing for sale (and shared ownership) programmes and may, therefore, be exposed to market risk in relation to housing for sale, including both demand and pricing risks. Housing market risks which may impact upon both the rental market and the development of residential properties include the risk of changes to UK government regulation, including, but not limited to, regulation relating to planning, taxation, landlords and tenants and welfare benefits. The maintenance of existing properties, development of existing sites and acquisition of additional sites may be subject to the availability of finance facilities and the costs of facilities, interest rates and inflation may also have an effect.

A report by the Regulator of Social Housing entitled "*2018 Global accounts of private registered providers*" published in December 2018 considers the audited accounts of large providers which own or manage at least 1,000 social homes. The report states that for the financial year ending on 31st March, 2018 "the value of the properties held for sale, mainly consisting of land and work in progress rather than completed properties, was £5.6bn. This was an increase of 17 per cent. on 2017. The top ten providers account for 60 per cent. of this stock. The regulator engages with these providers to assess their financial and managerial capacity to manage housing market risk exposures."

The latest figures from the Nationwide House Price Index show that there has been little change in the generally weaker buyer demand for the UK housing market with a typical UK property decreasing by 0.7 per cent. during December 2018. The 3 month on 3 month rate of change, which is considered to be a better measure of the underlying trend, indicated that there was no change in the 3 months to December 2018. On an annual basis, house price inflation was 0.5 per cent., for the year to December 2018. Assessed on a regional basis, the figures in the Nationwide House Price Index show varied performance across the regions of the UK, with prices in London decreasing by 0.8 per cent. in the 3 months to December 2018 (the sixth quarter in a row in which the capital has recorded an annual house price decline). The figures seem to indicate that the property market remains uncertain in many areas and challenging in others.

Among other things, these market risks may impact upon the expenses incurred by an Authorised Borrower associated with existing residential properties, rental income produced by these properties, the value of its existing investments, its ability to develop land that it has acquired and its ability to acquire additional sites. This could, in turn, impact upon an Authorised Borrower's cash flow and its ability to satisfy any covenants which it is required to maintain pursuant to the terms of existing facility arrangements or the relevant Authorised Loan.

### **Rental Income, Housing Benefit and Social Housing Spending**

A proportion of the rent received by each Authorised Borrower is derived from housing benefit payable by local authorities. The funding of housing benefit is currently undergoing significant change. Bondholders are exposed to the creditworthiness of Authorised Borrowers and any change in the welfare framework that could lead to the termination or reduction of tenants' housing benefit payments, or any delay in the payment of housing benefit, may increase the risks associated with this exposure.

If payments of housing benefit are reduced or terminated by the UK government, this may accordingly have an adverse impact on the payment of rent, as tenants would then have to pay a higher proportion of the rent themselves. The process of establishing a new claimant's entitlement may lead to delays in payments of housing benefit by local authorities. The receipt of rental payments by an Authorised Borrower, as landlord, may be delayed by the failure of the claimant to regularly pay rent which is due in addition to the housing benefit and/or, in circumstances where the housing benefit is not paid directly to the landlord, a failure to pass on the housing benefit payments to the landlord. In such circumstances, non-payment, or any delay in payment, could affect the ability of an Authorised Borrower to meet its payment obligations under the Authorised Loan to which it is a party. In certain circumstances (such as where the tenant consents), housing benefit is currently paid directly to the landlords of tenants of social housing, although see below as to reform of the welfare system.

The Welfare Reform Act 2012 (the **Welfare Reform Act**) instituted a number of reforms including a total household benefit cap. A new size criterion for working age social housing tenants in receipt of housing benefit was also introduced. Under the size criterion, where a household is deemed to have one bedroom more than the household qualifies for, their housing benefit is reduced by 14 per cent, rising to 25 per cent for two or more bedrooms.

Having previously considered and rejected a proposal to introduce a cap on the maximum level of rents payable to social housing tenants at rates equivalent to the caps applied to private sector benefit recipients, between October 2017 and January 2018 the UK government consulted on proposals to introduce "Sheltered Rent" from April 2020 for sheltered housing and extracare (where costs are significantly higher). The UK government published its response to the consultation on 9th August, 2018, and stated that having listened to the views of stakeholders, a decision had been taken to retain housing benefit to fund supported housing. However, the UK government would work with key stakeholders such as local authorities, membership bodies and resident representatives to develop a robust oversight regime. A further review of housing related support to determine how housing and support are linked, would also be undertaken.

Universal Credit is currently in an extended "roll out" stage and is projected to be complete during 2023 (subject to any further delays). It is a single means-tested benefit paid to those of working age (in and out of work), which will include an amount in respect of housing costs, which will replace housing benefit. People aged 18-21 who live in areas where Universal Credit is fully rolled out no longer automatically receive an amount for housing in their Universal Credit award if they are unemployed and are deemed to be able to live in their family home.

Currently, housing benefit can be paid directly to registered providers of social housing and the UK government has admitted that some households may go into rent arrears as a consequence of the introduction of Universal Credit. This could affect the ability of an Authorised Borrower to meet its payment obligations

under the Authorised Loan to which it is a party and, in turn, the ability of the Issuer to make payments on the Bonds.

While Universal Credit starts on the first day of application, there remains a one calendar month assessment period to determine how much Universal Credit the claimant is entitled to and usually up to a further seven-day wait for the first payment to be made. Therefore, a claimant, assuming that they do not otherwise benefit from a Universal Credit advance, may not receive a payment of Universal Credit until at least one month and seven days after the date on which a claim was filed. The reduction in total benefits received by certain tenants and the delay in receiving such benefits may result in affected tenants having less income to meet their living costs on a timely basis. Consequently, affected tenants may fall into rental arrears which may have the effect of reducing an Authorised Borrower's total rental income and an Authorised Borrower's ability to meet its payment obligations under the Authorised Loan to which it is a party. Ultimately, this may adversely impact the Issuer's ability to meet its payment obligations in respect of the Bonds.

In certain circumstances where tenants are vulnerable or fall into arrears of rent above a certain level landlords may apply under the Third Party Deduction Scheme (the **TPD**) for an alternative payment arrangement (**APA**) managed payment to landlord (**MPTL**) which will be considered on a case by case basis. The amount of rent receipt under an APA MPTL may vary from month to month depending on the tenant's Universal Credit award with the first APA MPTL payment from the TPD normally being received within six to eight weeks from the date deductions commence. Payments from the TPD scheme are paid four weeks in arrears every 28 days.

On 11th January, 2019, the Work and Pensions Secretary, Amber Rudd, announced that the Department of Work and Pensions would assist private landlords by building a system enabling private landlords to request that Universal Credit be paid to them directly. This was in response to research by the Residential Landlords Association which revealed that 61 per cent. of landlords with tenants on Universal Credit were in arrears.

Registered providers of social housing may charge Affordable Rent, being rents up to a maximum of 80 per cent. of the market rent level on both newly developed stock and on an agreed proportion of existing stock. The option of charging Affordable Rent is only available to registered providers of social housing who have entered into a Housing Supply Delivery Agreement with Homes England (previously the Homes and Communities Agency (**HCA**) in its capacity as grant giving authority) or the Greater London Authority (**GLA**). Some local authorities have restricted the ability to charge the full 80 per cent. rent level through planning controls.

As the rent level on Affordable Rent tenancies is linked to local market levels each time a new tenancy is granted, this has the potential to increase cashflow volatility because rent yield will fluctuate as the market does. This volatility could affect the ability of an Authorised Borrower to meet its payment obligations under the Authorised Loan to which it is a party. There is also a risk that those tenants on Affordable Rent may find it harder to pay their rent and that this may have a corresponding effect on the ability of an Authorised Borrower to meet its payment obligations under the Authorised Loan to which it is a party.

### **Rental Growth Risk**

The Welfare Reform and Work Act 2016 and the Social Housing Rents (Exceptions and Miscellaneous Provisions) Regulations 2016 (the **2016 Regulations**) require registered providers of social housing to reduce rents charged for social housing in England by 1 per cent. a year for four years from April 2016 with maximum rent requirements for new tenancies. Exceptions from rent reduction apply to certain limited cases (and in these cases the annual rent increases are limited to 1 per cent. above the Consumer Price Index (**CPI**)). The 2016 Regulations set out various categories of housing provisions that are exempt from the decreases including specified intermediate rent accommodation, specialised supported housing, PFI social housing, temporary social housing, student accommodation, some Rent Act 1977 tenancies and care homes. Supported housing (including specialised), almshouse accommodation, cooperative housing and community land trusts and refuges were provided with exemption until 2019. The Social Housing Rents (Exceptions and

Miscellaneous Provisions) (Amendment) Regulations 2017 amended the 2016 Regulations to create new exemptions and extend the period over which certain pre-existing exceptions would apply.

The requirement to reduce rents charged for social housing by registered providers of social housing in England may mean that an English Authorised Borrower has less rental income, which, in turn, may adversely affect its ability to meet its payment obligations under the Authorised Loan to which it is party.

On 4th October, 2017 the UK government announced its proposals for increases in social housing rents to be limited to CPI plus 1 per cent. from 2020 to 2025. In order to implement this change, the Secretary of State will need to direct the Regulator of Social Housing to change the Rent Standard. In the absence of any change, the current Rent Standard would continue to apply. The current standard set by the Regulator of Social Housing allows for increases to weekly rents of CPI and 1 per cent. each year during such period.

On 13th September, 2018, the Ministry of Housing, Communities and Local Government (the **MHCLG**) published a consultation on "Rents for social housing from 2020–21" which ran until 8th November, 2018, proposing that the new Direction to the Regulator of Social Housing would reflect the 4th October, 2017 announcement. It annexed a draft "policy statement on rents for social housing" which (if implemented) would set out the rent setting policy to which the Regulator of Social Housing would need to have regard when setting a new Rent Standard. The response to the consultation is awaited. If a new Direction is issued, the Regulator of Social Housing will need to consult on a new Rent Standard which is anticipated to be in force from 1st April, 2020.

These arrangements relating to rental increases and decreases do not apply to Scotland. The Scottish government does not stipulate a basis upon which rents charged for social housing in Scotland should be increased. There are, however, provisions in the Scottish Social Housing Charter (the **Charter**), a document issued by the Scottish Ministers which sets out the standards and outcomes which Scottish registered social landlords (**Scottish RSLs**) should aim to achieve when performing housing activities, in relation to rent setting. The powers of Scottish Ministers to prepare and publish the Charter are contained in the Housing (Scotland) Act 2010 (the **2010 Act**) and the Scottish Housing Regulator may take enforcement action against a Scottish RSL for failure to comply with the terms of the Charter. The current revised Charter is expected to remain in force for five years, and be replaced on 1st April, 2022 after consultation with stakeholders in 2021.

Under the terms of the 2010 Act and the Charter, Scottish RSLs are required to set rents in consultation with their tenants and to ensure that such rents are affordable. In the event that the Scottish Housing Regulator considered that a Scottish RSL had set rents which were unaffordable to its tenants the Scottish Housing Regulator would have the power to serve an enforcement notice on the Scottish RSL requiring the Scottish RSL to take action to remedy such failure, including reducing the level of rent set. There is a risk that a Scottish Authorised Borrower may be required by the Scottish Housing Regulator to set rents at a level below that which such Authorised Borrower considers is necessary to cover its operating costs and liabilities, including meeting its payment obligations on a timely basis under the Loan Agreement to which it is a party.

Pursuant to their powers under the Housing Associations Act 1985, the Housing Act 1996 and the Housing (Wales) Measure 2011, the Welsh Ministers have the power to set standards of performance in relation to Welsh registered social landlords' (**Welsh RSLs**) rents. They currently publish Welsh RSLs' target rent bands including annual statements in relation to increases to those rents. Each year the Welsh Ministers introduce new rent policy tables which supersede previous years. The current rent policy table applies to sheltered as well as general needs stock (although not extra care or supported housing). This policy calculates annual rent increases by the increase in CPI (the relevant CPI figure taken from the September prior to the rent increase) plus 1.5 per cent. The exception to this general rent increase rule is where CPI falls outside a range of between 0 per cent. and 4 per cent. (in which case the Minister for Housing and Regeneration makes a decision on the level of rent increases to be applied in that year only). On 12th December, 2018, the Welsh Government announced that its one year social housing rent settlement for Welsh RSLs would be limited to an increase of CPI only.

In Northern Ireland, the Department for Communities is the regulatory authority for registered social housing providers (**RSHPs**). Although it publishes regulatory guidance, this does not prescribe particular rent increase requirements.

The Housing Executive (the public housing authority for Northern Ireland) uses a set formula to work out how much rent it should charge for each of its properties. Each property is given a number of "points", depending on its building type, age, size and various other factors, and then each year the Housing Executive sets an increased monetary value for a "point", and tenants' rents are increased accordingly.

Although many RSHPs in Northern Ireland will follow the same system that the Housing Executive uses (and the Housing Executive may ask RSHPs generally to use a particular rent increase each year), such arrangements are not compulsory, and so RSHPs are able to adopt their own rent policies (for example by increasing rents annually by a factor related to the increase in CPI).

The Issuer is dependent on receiving payments under the Loan Agreement from THFC to fund payments in respect of the Bonds, and any risk of the Authorised Borrowers not being able to fund payments under their respective Authorised Loans may have an adverse effect on THFC's ability to make payments under the Loan Agreement and, in turn, an adverse effect on the Issuer's ability to make payments in respect of the Bonds.

### **Non-payment Risks**

The tenants of the Authorised Borrowers' properties are personally responsible for the rental payments on the relevant occupied properties. In the event that any such tenants fail to pay rent in full or fail to pay rent in full on a timely basis, this could also affect the ability of the relevant Authorised Borrower to meet its payment obligations under the Authorised Loan to which it is a party and, in turn, the ability of the Issuer to make payments in respect of the Bonds.

### **Regulatory Risk**

The funding and regulation of housing associations has undergone significant change in recent years. Bondholders are exposed to the creditworthiness of Authorised Borrowers and any change in the regulatory framework for social housing in England from 1st April, 2015 issued by the Regulator of Social Housing (the **Regulatory Framework**) which could lead to Authorised Borrowers being less tightly regulated may increase the risks associated with this exposure.

The Housing and Regeneration Act 2008, as amended by the Localism Act 2011, (the **Act**) and the Housing and Planning Act 2016 make provision for the regulation of social housing provision in England. On 1st October, 2018, the Legislative Reform (Regulator of Social Housing) (England) Order 2018 came into effect, confirming the formal establishment of the Regulator of Social Housing as a standalone organisation. There is a clear distinction between the Regulator of Social Housing's role in relation to economic regulation and its role in relation to consumer regulation. The Regulator of Social Housing regulates registered providers of social housing in accordance with the standards set out in the Regulatory Framework (the **Standards**). Compliance with the Standards for governance and financial viability within the Regulatory Framework may result in increased costs for some registered providers of social housing but much of what is required is already normal practice in the sector. Any breach of the Standards could lead to the exercise of the Regulator of Social Housing's statutory powers although enforcement of the Standards other than those relating to governance and financial viability, rent and value for money is restricted to cases in which there is, or there is a risk of, serious detriment to tenants (including future tenants). The Regulator of Social Housing adopts a proportionate approach with an emphasis on self-regulation and co-regulation. In practice, use of statutory powers is rare. Serious non-compliance with the economic standard is more likely to lead to a downgrade of the Regulator of Social Housing's published regulatory judgements and agreement with the Regulator of Social Housing of the corrective action to be taken. Any such intervention by the Regulator of

Social Housing in respect of an Authorised Borrower may adversely impact the ability of such Authorised Borrower to make payments in respect of its Authorised Loan.

In response to the Office for National Statistics (ONS) classifying housing associations as public bodies resulting in their debt being reflected in the public sector balance sheet, the UK government enacted a series of deregulation measures from 2017 onwards. As a result, in November 2017 the ONS reclassified English private registered providers as Private Non-Financial Corporations.

The view of Moody's is that, if there is a weakening of the regulatory controls of the UK government, resulting in diminished regulatory oversight, the impact will be credit negative. S&P has also stated that lighter regulation may not be entirely supportive for English registered providers of social housing's credit profiles given the existing regulatory regime's positive impact on standards of financial policies, strategy and management, and asset quality, among other areas. Any weakening of the regulatory oversight by the UK government may therefore result in a decrease in the UK government's tools for providing financial support if an English Authorised Borrower were in financial stress and may therefore adversely affect such Authorised Borrower's ability to make payments under its Authorised Loan, THFC's ability to make payments under the Loan Agreement and, in turn, the Issuer's ability to meet its obligations in respect of the Bonds.

Wales, Scotland and Northern Ireland are the subject of separate regulatory and funding regimes.

The Welsh Ministers regulate social housing in Wales and have powers under the Housing Associations Act 1985, the Housing Act 1996 and the Wales Measure 2011 in respect of both the registration and regulation of Welsh RSLs and the funding of social housing.

The Scottish Housing Regulator exercises the functions set out in Part 3 of the Housing (Scotland) Act 2001 relating to registration, regulation and inspection of Scottish RSLs in Scotland. Subsequently, the 2010 Act has formally restated and expanded the powers of the Scottish Housing Regulator and contains many of the same key concepts as those contained in the Housing and Regeneration Act 2008.

The ONS reclassification referred to above in relation to housing associations in England also affected Welsh RSLs, Scottish RSLs and Northern Irish RSHPs. Measures to facilitate the deregulation of the social housing sector in Wales were introduced in The Regulation of Registered Social Landlords (Wales) Act 2018 which received Royal Assent on 13th June, 2018. These measures include the removal of the disposals regime, the removal of the constitutional consents regime, and the reduction of local authority influence over the boards of Welsh RSLs. On 15th August, 2018, The Regulation of Registered Social Landlords (Wales) Act 2018 (Commencement and Transitional Provision) Order 2018 brought the relevant provisions of the Act into force and necessary legislative changes (relating to the disposals regime) were made by The Regulation of Registered Social Landlords (Wales) Act 2018 (Consequential Amendments) Regulations 2018.

On 28th June, 2018, the ONS published a classification decision confirming that it has reclassified Welsh RSLs as private non-financial corporations with effect from 13th June, 2018.

There have not been any proposed amendments to the regulatory regime which currently applies in Northern Ireland.

Further details of the regulatory regimes in England, Wales, Scotland and Northern Ireland are set out in "*Regulation of housing associations*" in the section headed "*Description of the Authorised Borrowers*".

### **Increased Devolution for Scotland**

Following the independence referendum in Scotland, the Scotland Act 2016 increased devolution of powers and responsibilities to the Scottish government.

The legislation includes an increase in the Scottish government's power to set thresholds of income tax rates and bands and to raise borrowings. It also gives the Scottish government powers in relation to the housing elements of Universal Credit, the aim of which is to simplify the benefits system and improve work incentives. Among other things, the Scottish government has the power to vary the under-occupancy charge and set local housing allowance rates.

Using its powers under the Scotland Act 2016, the Scottish government enacted The Universal Credit (Claims and Payments) (Scotland) Regulations 2017, effective from October 2017, which allows people claiming Universal Credit and living in Scotland to choose to be paid their Universal Credit either monthly or twice monthly, and to be able to request that the housing costs in their award of Universal Credit be paid direct to their landlord.

It cannot presently be said with certainty what the impact, if any, on Bond Issuance Authorised Borrowers which are Scottish RSLs might be of any such additional powers being devolved to and exercised by the Scottish government.

### **Housing Grant Risk**

The Authorised Borrowers receive grant funding from a variety of sources, including (in the case of English Authorised Borrowers) the HCA (trading as **Homes England**) and the GLA (for activity within Greater London) and (in the case of Scottish Authorised Borrowers) the Scottish Ministers. Due to the nature of grant funding, there is a risk that the amount of funding available and the terms of grants will vary. Following approval of a grant there is a risk that Homes England, the GLA or the Scottish Ministers, as the case may be, may revise the terms of a grant and reduce entitlement, suspend or cancel any instalment of such a grant. On account of failure to comply with conditions associated with the grant or a disposal of the property funded by a grant, the grant may be required to be repaid or reused. Any such reduction in, withdrawal of, repayment or re-use of grant funding could adversely impact the future development and/or the financial standing of a Borrower and, accordingly, may adversely affect its ability to meet its financial obligations under its Authorised Loan which, in turn, could adversely affect the Issuer's ability to make payments on the Bonds.

### **Moratorium**

Under the Housing and Planning Act 2016, in order to protect the interests of tenants and to preserve the housing stock of a registered provider of social housing within the social housing sector, a 28 working day moratorium will apply on the disposal of land (including the enforcement of any security) by an insolvent non-profit registered provider of social housing upon certain steps being taken in relation to that provider.

Similar moratorium procedures apply in Wales with powers vested in the Welsh Ministers under Schedule 1 to, the Housing Act 1996. In Scotland, similar provisions apply under the 2010 Act although the relevant moratorium is 56 days (after notice of the step in respect of which it began is given), but it can be extended by the Scottish Housing Regulator. The Regulator of Social Housing in England or the Scottish Housing Regulator in Scotland will then seek to agree proposals about the future ownership and management of the provider's land with its secured creditors. The Welsh Ministers may appoint an interim manager of a Welsh RSL to manage during a moratorium on the sale of the land, pursuant to the Wales Measure 2011.

The moratorium procedure may adversely affect THFC's ability to enforce the security provided by Authorised Borrowers as it stipulates actions that must be taken by a secured creditor prior to that secured creditor being able to enforce its security and gives powers to the Regulator of Social Housing in respect of certain secured assets. This may have an adverse effect on THFC's ability to make payments under the Loan Agreement and, in turn, have an adverse effect on the Issuer's ability to make payments in respect of the Bonds. See also "*Housing Administration*".

## **Housing Administration**

Currently, as most registered providers of social housing are registered societies within the meaning of the Co-operative and Community Benefit Societies Act 2014 they are not subject to administration. The Housing and Planning Act 2016 introduced a special administration regime in England called housing administration, under which a court may appoint a qualified insolvency practitioner (a **housing administrator**) to manage the affairs, business and property of a registered provider of social housing at risk of insolvency, following an application from the Secretary of State for Housing, Communities and Local Government, or the Regulator of Social Housing.

The housing administrator has two objectives. Objective 1 consists of the rescue of the registered provider of social housing as a going concern / achieving a better result for its creditors than possible on a winding-up / realising property to distribute to more secured or preferential creditors. Objective 2 is to keep the organisation's social housing under the ownership of a registered provider of social housing. Whilst the housing administrator is expected to work towards both these objectives, the first objective has been explicitly stated as being the priority.

When a housing administration order has been made, creditors cannot appoint their own administrator or enforce their security. They also have no veto over the Housing Administrator's proposals. Planning obligations under section 106 of the Town and Country Planning Act 1990 will not bind land disposed of by the housing administrator.

The Secretary of State for Housing, Communities and Local Government is able to make grants or loans to help the registered provider of social housing achieve the objectives mentioned above, indemnify the housing administrator or his or her corporate employer against loss, damages and liabilities connected to the performance of the role, and guarantee the repayment of any sum plus interest borrowed by the registered provider of social housing, or the discharge or any other financial obligation it incurs in connection with its borrowing whilst the order is in force.

Whilst the 28-day moratorium under the Act remains an option under this new regime, in practice, the appointment of the housing administrator will buy significantly more time before land belonging to a registered provider of social housing may be disposed of to meet its liabilities. This is likely to mean that cash flows used to make payments to creditors may be disrupted for a longer period and restoration of these cash flows may be less certain under the new regime. At present, since the 28-day period cannot be extended without the agreement of all of the creditors, any creditor can enforce their security after that point. This is not possible under the new regime. However, the administrator does have a duty to respect creditor interests under Objective 1 and must achieve the best price reasonably obtainable for any properties sold.

The Housing Administration (England and Wales) Rules 2018 came into effect on 5th July, 2018. Regulations to implement the housing administrator regime in the form of The Insolvency of Registered Providers of Social Housing Regulations 2018 came into force on 3rd July, 2018.

## **Valuation Risk**

The reduction in an English Authorised Borrower's rental income by 1 per cent. per annum for four years from April 2016 (see "*Rental growth risk*" above) will have an impact on the value of such Authorised Borrower's properties when valued on the basis of existing use value for social housing (**EUV-SH**).

The impact on EUV-SH for accounts purposes was considered by two valuers within the housing sector – Savills and Jones Lang LaSalle, who concluded that there would likely be in the order of a 20 per cent. to 30 per cent. drop in the value of the stock for the purposes of the balance sheet for a registered provider of social housing although, depending on the characteristics of the stock, the fall could be above this range.



As far as valuations on the basis of EUV-SH for loan security purposes are concerned, section 24 of the Welfare Reform and Work Act 2016 provides an exemption for a mortgagee in possession (a **MIP**) and a purchaser therefrom which would enable them to avoid the future implementation of cuts in rents after the acquisition date. The valuation should therefore reflect the fact that the price paid by a purchaser from a MIP would not be reduced by any requirement to make further cuts but should also reflect any cuts which already have been made before the date of valuation. Therefore, for valuations reported with a valuation date after 1st April, 2016, rents will have been reduced by 1 per cent. and further reduced progressively by 1 per cent. per annum over the period to the financial year 2019-20.

The stated conclusion of the valuers on this point regarding rent assumptions for security valuations is that, without the ability to adjust rents and other mitigation, the fall in EUV-SH values over time would be 20 per cent. to 30 per cent. or more. However, this may be mitigated by actions by any Authorised Borrower in terms of reducing operating costs as well as the potential for a buyer from a MIP to take advantage of the protections within the draft legislation to return rents to the level they would have been at under the previous rents regime. No clear figure has been provided by the valuers at the present time for the combined net effect.

It appears likely also that the discount rate used in valuations will increase slightly, by between 0.25 per cent. and 0.50 per cent., which also will reduce EUV-SH valuations.

It is therefore possible that the number of properties which an Authorised Borrower will need to provide as security to secure its other borrowings will increase over time.

Social housing rent increases will be limited to CPI plus 1 per cent. from 2020 to 2025. However, in order to implement this change, the Secretary of State will need to direct the Regulator of Social Housing to change the Rent Standard. In the absence of any change, the current Rent Standard would continue to apply.

There has been some discussion by valuers that the removal of the disposal consent regime as part of the UK government's deregulation measures (see "*Regulatory Risks*" above) may lead to an increase in EUV-SH over time as the behaviours of the market change. The ability to sell most assets in the open market without a consent may also lead to an increased use of market value subject to tenancy (**MV-ST**) valuations.

## **Construction Risk**

Bondholders should be aware of the widely reported issues relating to combustible cladding affixed to residential tower blocks in the wake of the Grenfell Tower tragedy on 14th June, 2017. A number of such properties known to have similar cladding to that used in Grenfell Tower are owned by registered providers of social housing.

The MHCLG wrote to local authority and housing association landlords on 18th June, 2017, asking them to identify all their residential tower blocks (specifically properties over 18 metres in height), identify those residential tower blocks with aluminium type external cladding and inspect those properties to establish whether the cladding panels were made of an Aluminium Composite Material, so that they could be submitted for testing through a process established by the MHCLG. At the date of this Offering Circular, the Issuer understands that appropriate interim mitigation measures have been adopted by the Authorised Borrowers in all relevant properties.

On 3rd July, 2018, the UK government provided details as to how local authority landlords and registered providers of social housing in England may apply for grants to fund the removal and replacement of unsafe cladding on properties owned by them. Until these risks are resolved, amongst other things, these risks may impact upon the expenses incurred by an Authorised Borrower associated with inspecting and refurbishing existing residential properties, rental income produced by these properties, the value of its existing investments, and the ability of Authorised Borrowers to obtain insurance for such properties. This could, in turn, impact upon an Authorised Borrower's cash flow and its ability to satisfy any covenants which it is

required to maintain pursuant to the terms of existing facility arrangements or the relevant Authorised Loan. It could also impact upon the ability of an Authorised Borrower or a mortgagee in possession to dispose of such properties and the value at which any such disposal is undertaken.

### **Merger Risk**

The Authorised Borrowers may merge or consider merging with another entity which could give rise to risks such as management distraction, the incurring of additional costs and, in the case of a merger, merger execution and implementation risks. The risk profile of the merged entity may be better or worse than that existing before any such merger.

### **Pensions Acts**

Under the Pensions Act 2004, a person that is an employer in relation to certain occupational pension schemes, or "connected with" or an "associate" of such an employer, can be subject to either a contribution notice or a financial support direction in relation to that occupational pension scheme issued by the Pensions Regulator (contribution notices and financial support directions require financial support to be given to a pension scheme). The Administrator is an employer participating in such a defined benefit occupational scheme and certain of its employees (some of whom are also directors of THFC) are members of the board of directors of the Issuer. On this basis, the Issuer is likely to be treated as "connected with" either or both of the Administrator and/or THFC.

A contribution notice may be issued by the Pensions Regulator against the Issuer or against THFC if it is party to an act, or a deliberate failure to act (or a series of acts or deliberate failures to act), the main purpose or one of the main purposes of which is either (i) to prevent the recovery of the whole or any part of a debt which is, or might become, due from the employer under Section 75 of the Pensions Act 1995 or (ii) to prevent such a debt becoming due, to compromise or otherwise settle such a debt, or to reduce the amount of such a debt which would otherwise become due.

Further, a contribution notice may be issued by the Pensions Regulator against the Issuer or THFC where it considers that an act, or a deliberate failure to act (or a series of acts or deliberate failures to act) is "materially detrimental" to the likelihood of a person receiving the accrued pension scheme benefits. This is a wide power and means that the Pension Regulator does not have to show an intention to prevent the recovery of an employer debt to the pension scheme under Section 75 of the Pensions Act 1995.

A contribution notice in either case can be issued up to six years after such acts or failures to act.

A financial support direction could be served by the Pensions Regulator on the Issuer where the Administrator (as the employer in respect of the pension scheme) is insufficiently resourced or is a service company (i.e. a company whose turnover is solely or mainly derived from providing services to other group companies). An employer is deemed to be insufficiently resourced pursuant to the Pensions Act 2004 if the value of its resources is less than 50 per cent. of the pension scheme's deficit (calculated on an annuity buy-out basis) and at that time there is a connected or associated person or persons with sufficient resources (or connected or associated persons with sufficient aggregate resources) to meet at least 50 per cent. of the pension scheme's deficit when combined with the employer's resources. A financial support direction may only be issued if the relevant conditions are met within a "look-back period" of 24 months ending when the Regulator issues a warning notice to the parties directly affected by the financial support direction under consideration.

The Administrator's most recent audited accounts indicate that the value of its resources is currently in excess of 50 per cent. of the pension scheme's deficit (calculated on an annuity buy-out basis at the last available actuarial valuation, carried out as at 30th September, 2017). As the Administrator is a service company to THFC and to the Issuer, a financial support direction could be issued against THFC or the Issuer

at any time even if the Administrator's resources are not subsequently valued at less than 50 per cent. of the pension scheme's deficit.

However, the Pensions Regulator can only issue a contribution notice or financial support direction where it considers that it is reasonable to do so, having regard to a number of factors.

If a contribution notice or financial support direction were to be issued against the Issuer or THFC, this could adversely affect Bondholders.

The Administrator complies with its funding obligations under the Pensions Act 2004 in relation to the defined benefit scheme. On 31st March, 2017 the Administrator closed the defined benefit pension scheme to future accrual.

### **The relationship of the UK with the European Union may affect the business of the Authorised Borrowers**

On 29th March, 2017, the UK invoked article 50 of the Lisbon Treaty and officially notified the European Union (EU) of its decision to withdraw from the EU. This commenced the formal two-year process of negotiations regarding the terms of the withdrawal and the framework for the future relationship between the UK and the EU (the **article 50 withdrawal agreement**). As part of those negotiations, a transitional period has been agreed in principle which would extend the application of EU law, and provide for continuing access to the EU single market, until the end of 2020.

It remains uncertain whether the article 50 withdrawal agreement will be finalised and ratified by the UK and the EU ahead of the 29th March, 2019 deadline. If it is not ratified, the Treaty on the European Union and the Treaty on the Functioning of the European Union will cease to apply to the UK from that date. Whilst continuing to negotiate the article 50 withdrawal agreement, the UK Government has therefore commenced preparations for a "hard" Brexit or "no-deal" Brexit to minimise the risks for firms and businesses associated with an exit with no transitional agreement. This has included publishing draft secondary legislation under powers provided in the EU (Withdrawal) Act 2018 to ensure that there is a functioning statute book on 30th March, 2019. The European authorities have not provided UK firms and businesses with similar assurances in preparation for a "hard" Brexit.

Due to the on-going political uncertainty as regards the terms of the UK's withdrawal from the EU and the structure of the future relationship, the precise impact on the business of the Authorised Borrowers is difficult to determine. As such, no assurance can be given that such matters would not adversely affect the ability of the Authorised Borrowers to satisfy their obligations under their Loan Agreements and, in turn, the Issuer to satisfy its obligations under the Bonds and/or the market value and/or the liquidity of the Bonds in the secondary market.

### **Liquidation Expenses**

The costs and expenses of a liquidation (including certain tax charges) will be payable out of floating charge assets in priority to the claims of the floating charge-holder. In respect of certain litigation expenses of the liquidator only, this is subject to approval of the amount of such expenses by the floating charge-holder (or, in certain circumstances, the court) pursuant to provisions set out in the Insolvency Rules 1986.

Therefore, upon the enforcement of the floating charge security granted by the Issuer and/or THFC, respectively, floating charge realisations which would otherwise be available to satisfy the claims of secured creditors will be reduced by at least a significant proportion of any liquidation expenses. There can be no assurance that the Bondholders will not be adversely affected by such a reduction in floating charge realisations.

## **Application of some of the insolvency provisions of the Insolvency Act 1986 and Companies Act 2006 to registered societies**

As a result of the Co-operative and Community Benefit Societies and Credit Unions (Arrangements, Reconstructions and Administration) Order 2014 (the **2014 Order**), registered societies became subject to certain restructuring and insolvency procedures set out in the Insolvency Act 1986 (as modified by the 2014 Order) with effect from 6th April, 2014. As a result of the amendments introduced by the 2014 Order, administration applies to all registered societies (such as THFC), save that there is an exemption for those registered societies which are also registered providers of social housing or registered social landlords (see "*Housing Administration*" above).

Any lender to THFC which takes a qualifying floating charge on or after 6th April, 2014 would not, due to section 65 of the Co-operative and Community Benefit Societies Act 2014, be entitled to appoint an administrative receiver, however a holder of a qualifying floating charge would be entitled to appoint an administrator. If an administrator is appointed in respect of THFC, creditors with the benefit of security would be subject to a moratorium and to the usual rules relating to the "prescribed part" to fund a distribution to THFC's unsecured creditors. When compared to the position if an administrative receiver is appointed, this may reduce the amount available to secured creditors, such as the Issuer.

### **Modification, Waivers and Substitution**

The Conditions and the Trust Deed contain provisions for calling meetings of Bondholders to consider matters affecting their interests generally. These provisions permit defined majorities to bind all Bondholders, including Bondholders who did not attend and vote at the relevant meeting and Bondholders who voted in a manner contrary to the majority.

The Trustee may, without the consent of the Bondholders (but subject to confirmation from the Rating Agency (as defined in the Conditions) that its then current rating of the Bonds would not be adversely affected), (i) agree to any modification of, or to the waiver or authorisation of any breach or proposed breach of, any of the Conditions or any of the provisions of the Trust Deed or determine that any Event of Default or Potential Event of Default (as defined in the Trust Deed) shall not be treated as such (provided that, in any such case, it is not, in the opinion of the Trustee, materially prejudicial to the interests of the Bondholders) or (ii) agree to any modification which, in its opinion, is of a formal, minor or technical nature or to correct a manifest or proven error.

Furthermore, while each Bond Issuance Authorised Loan will comply with THFC's core terms as required in THFC's existing trust deeds (the current terms of which are described in "*Existing THFC Core Terms relating to Authorised Loans*"), the core terms may be modified from time to time without the consent of the Bondholders (although the consent of THFC's stockholders would be required for any modification which would be materially prejudicial to their interests).

### **Denominations involving Integral Multiples: Definitive Bonds**

The Bonds have denominations consisting of a minimum Specified Denomination (as defined in the Conditions) of £100,000 plus one or more higher integral multiples of £1,000. It is possible that such Bonds may be traded in amounts that are not integral multiples of such minimum Specified Denomination. In such a case a holder who, as a result of trading such amounts, holds an amount which is less than the minimum Specified Denomination in his account with the relevant clearing system at the relevant time may not receive a definitive Bond in respect of such holding (should definitive Bonds be printed) and would need to purchase a principal amount of Bonds such that its holding amounts to a Specified Denomination.

If definitive Bonds are issued, holders should be aware that definitive Bonds which have a denomination that is not an integral multiple of the minimum Specified Denomination may be illiquid and difficult to trade.

## **Redemption prior to maturity**

In the event that the Bonds become repayable for any reason prior to maturity, if the Bonds are redeemed at par and that is less than the Redemption Price (as defined in Condition 8.2), it may not be possible for an investor to reinvest the redemption proceeds at an effective yield as high as the yield on the Bonds. Condition 8.2 provides for redemption at par in the case of an Illegality Prepayment or a Tax Prepayment (each as defined in the Loan Agreement) and in the case of an Optional Prepayment (as defined in the Loan Agreement), if an event of default has occurred under any Relevant Authorised Loan Agreement (as defined in the Loan Agreement) and the date of prepayment under the Loan Agreement is within 18 months of the date of such Relevant Authorised Loan Agreement.

## **Operational Risk**

As an entity with a lending portfolio operating in the City of London, THFC is exposed to many types of operational risk that are inherent in financing operations, such as the ability to access its premises, cyber-attack, failure of payment systems and failure of internal controls as well as the consequences of fraud and other criminal activities, health and safety and environmental issues and acts of terrorism. These operational risks could have a material adverse effect on THFC's business, its financial condition and prospects and/or the results of THFC's operations.

Notwithstanding anything in this risk factor, this risk factor should not be taken as implying that the THFC will be unable to comply with its obligations as an entity with securities admitted to the Official List and admitted to trading on the London Stock Exchange's regulated market.

## **Exchange rate risks and exchange controls**

The Issuer will pay principal and interest on the Bonds in Sterling (the **Issuer's Currency**). This presents certain risks relating to currency conversions if an investor's financial activities are denominated principally in a currency or currency unit (the **Investor's Currency**) other than the Issuer's Currency. These include the risk that exchange rates may significantly change (including changes due to devaluation of the Issuer's Currency or revaluation of the Investor's Currency) and the risk that authorities with jurisdiction over the Investor's Currency may impose or modify exchange controls. Any appreciation in the value of the Investor's Currency relative to the Issuer's Currency would decrease (i) the Investor's Currency-equivalent yield on the Bonds, (ii) the Investor's Currency equivalent value of the principal payable on the Bonds and (iii) the Investor's Currency equivalent market value of the Bonds.

## **Legal investment considerations may restrict certain investments**

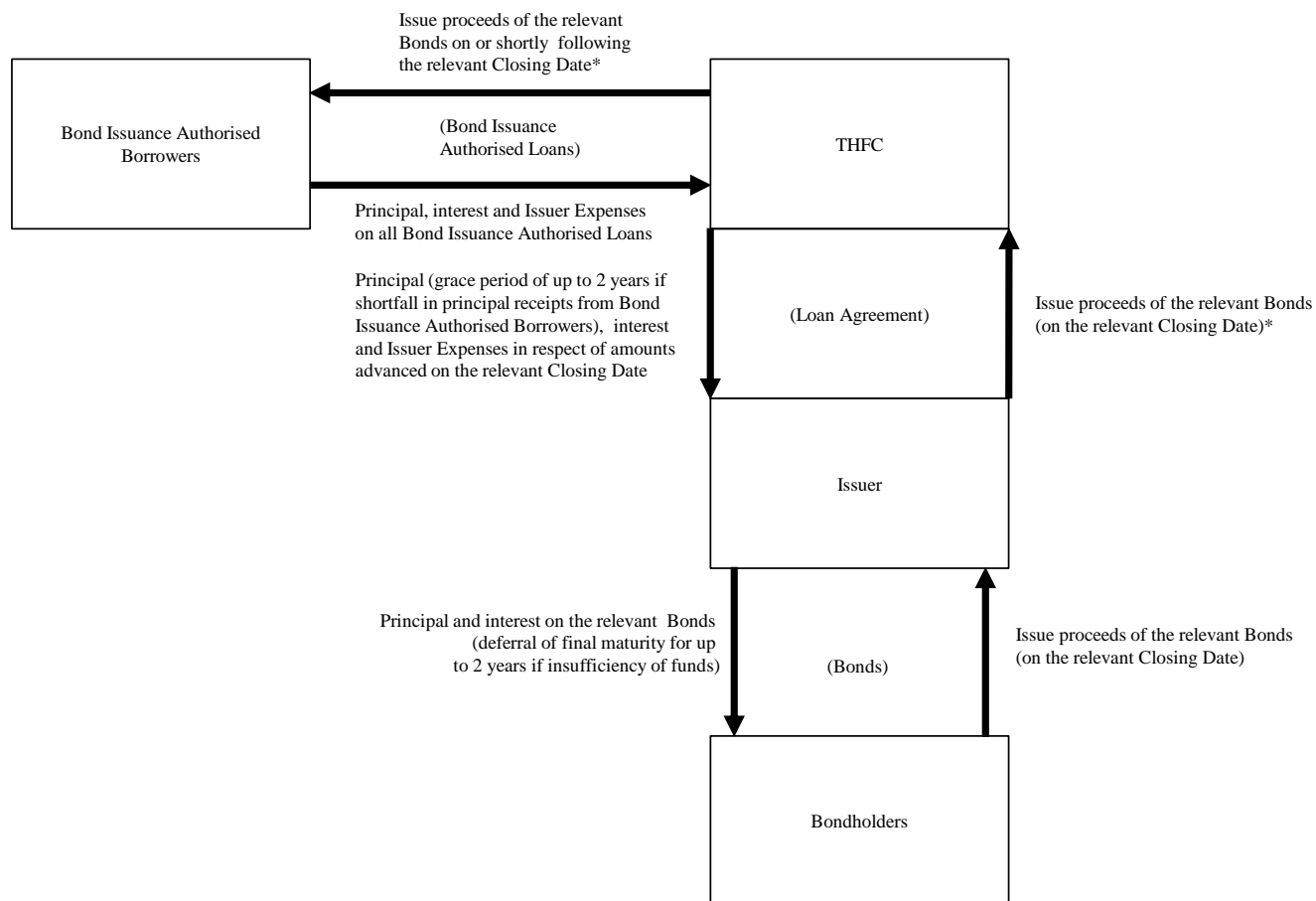
The investment activities of certain investors are subject to legal investment laws and regulations, or review or regulation by certain authorities. Each potential investor should consult its legal advisers to determine whether and to what extent (1) Bonds are legal investments for it, (2) Bonds can be used as collateral for various types of borrowing and (3) other restrictions apply to its purchase or pledge of any Bonds. Financial institutions should consult their legal advisors or the appropriate regulators to determine the appropriate treatment of Bonds under any applicable risk-based capital or similar rules.

## **TRANSACTION OVERVIEW**

*The following transaction overview does not purport to be complete and is taken from, and is qualified in its entirety by, the remainder of this Offering Circular. Capitalised terms have the meanings ascribed to them in the Conditions.*

## DIAGRAM OF PRINCIPAL CASH FLOWS

The diagram below depicts the main features of the structure of the transaction as a whole and its principal cash flows, which will affect the amount receivable by the Bondholders under the Bonds.



\* The proceeds of any issue of Fungible Bonds (as defined below) may also be applied to the making of further advances to THFC under the Loan Agreement (and then on-lent to the Bond Authorised Issuance Borrowers) on terms that the drawdown of such further advances may be postponed by THFC for up to 18 months (at which time, in any event, the remaining proceeds of such issue not drawn down shall be advanced to THFC), as further described in Condition 17.

The proceeds of any Retained Bonds, once sold, will be advanced under the Loan Agreement at that time.

## THE ISSUE

Issuer:	T.H.F.C. (Funding No.3) Plc.
Issue:	£83,000,000 5.20 per cent. Secured Bonds due 2043/2045 (including £41,500,000 of Retained Bonds).
Form and Denomination	The Ninth Issue Bonds will be issued in bearer form in denomination(s) of £100,000 and integral multiples of £1,000 in excess thereof up to and including £199,000. No Bonds in definitive form will be issued with a denomination above £199,000. The Ninth Issue Bonds will be represented by a global bond which will be exchangeable for definitive bearer Bonds only in certain limited circumstances (see " <i>Summary of Provisions Relating to the Ninth Issue Bonds While Represented by the Ninth Issue Global Bond</i> ").
Status and Security:	The Bonds will constitute secured obligations of the Issuer and will rank <i>pari passu</i> without any preference among themselves. The Bonds will be secured by a first floating charge on the Issuer's undertaking, property and assets and by an assignment by way of security of the benefit of the floating charge granted to the Issuer by THFC to secure THFC's obligations under the Loan Agreement. The Bonds will rank <i>pari passu</i> in point of security with any New Bonds (as defined in Condition 17) issued by the Issuer.
Interest:	5.20 per cent. per annum payable in arrear by equal half-yearly instalments on 11th April and 11th October in each year, commencing on 11th April, 2019 and accruing with effect from and including 11th October, 2018.
Final Redemption:	Unless redeemed early as described below, the Bonds are scheduled to be redeemed on the Expected Maturity Date (11th October, 2043). However, if and to the extent that insufficient funds are received from THFC under the Loan Agreement to enable redemption in full on the Expected Maturity Date, the redemption of the Bonds will be postponed to a date not later than the Legal Maturity Date (11th October, 2045).
Early Redemption:	As further described in Condition 8.2, the Bonds may be redeemed before the Expected Maturity Date (in whole or in part) if and to the extent that the Loan Agreement is prepaid. Such prepayment may occur as a result of: <ul style="list-style-type: none"><li>(i) illegality or a tax gross up obligation under the Loan Agreement being triggered, in which event the Bonds shall be redeemed at par; or</li><li>(ii) optional prepayment under the Loan Agreement, in which event the Bonds shall be redeemed at either par, if a default has occurred in relation to the on-lending of such proceeds to a Bond Issuance Authorised Borrower by THFC and the date of prepayment under the Loan Agreement is within 18 months of the date of the loan agreement pursuant to which such proceeds</li></ul>



were on-lent to such Bond Issuance Authorised Borrower, as further described below, or, otherwise, the higher of par and the Redemption Price (as defined in Condition 8.2); or

- (iii) default prepayment under the Loan Agreement, in which event the Bonds shall be redeemed at the higher of par and the Redemption Price.

See further "*Summary of the Loan Agreement*".

**Withholding Taxes (if any):**

As further described in Condition 9, all payments in respect of the Bonds will be made free and clear of, and without deduction for, withholding taxes imposed by the United Kingdom or any political subdivision thereof or any authority thereof or therein having the power to tax, unless required by law. In such event, the Issuer will not be obliged to make any additional payments to Bondholders in respect of the deduction, nor will it be required to redeem the Bonds.

**Retained Bonds:**

On the Original Closing Date, the Issuer purchased £30,500,000 in principal amount of the Original Bonds (the **Original Retained Bonds**) from the Managers. On the Second Issue Closing Date, the Issuer purchased £15,000,000 in principal amount of the Second Issue Bonds (the **Second Issue Retained Bonds**) from the Managers. On the Third Issue Closing Date, the Issuer purchased £10,000,000 in principal amount of the Third Issue Bonds (the **Third Issue Retained Bonds**) from the Managers. On the Fourth Issue Closing Date, the Issuer purchased £5,000,000 in principal amount of the Fourth Issue Bonds (the **Fourth Issue Retained Bonds**) from the Managers. On the Fifth Issue Closing Date, the Issuer purchased £2,000,000 in principal amount of the Fifth Issue Bonds (the **Fifth Issue Retained Bonds**). On the Seventh Issue Closing Date, the Issuer purchased £93,000,000 in principal amount of the Seventh Issue Bonds (the **Seventh Issue Retained Bonds**). On the Eighth Issue Closing Date, the Issuer purchased £60,500,000 in principal amount of the Eighth Issue Bonds (the **Eighth Issue Retained Bonds**). The Issuer will immediately purchase £41,500,000 in principal amount of the Ninth Issue Bonds (the **Ninth Issue Retained Bonds** and, together with the Original Retained Bonds, the Second Issue Retained Bonds, the Third Issue Retained Bonds, the Fourth Issue Retained Bonds, the Fifth Issue Retained Bonds, the Seventh Issue Retained Bonds and the Eighth Issue Retained Bonds, the **Retained Bonds**) from the Managers on the Ninth Issue Closing Date.

The Issuer may sell or dispose of all or some of the Retained Bonds in the market by private treaty at any time. Upon the sale of all or part of the Retained Bonds, the Issuer will advance the gross proceeds of such sale to THFC pursuant to the Loan Agreement, for on-lending by THFC to Bond Issuance Authorised Borrowers, with THFC reimbursing the Issuer for the expenses of the sale and on-lending of the sale proceeds.

Until sold or disposed of, the Retained Bonds will be held by a custodian pursuant to a bond custody agreement dated the Original Closing Date, as supplemented by a first supplemental custody

agreement dated 25th January, 2012, a second supplemental custody agreement dated 25th April, 2012, a third supplemental custody agreement dated 27th September, 2012, a fourth supplemental custody agreement dated 15th April, 2013, a fifth supplemental custody agreement dated 4th August, 2017, a sixth supplemental custody agreement dated 20th March, 2018 and a seventh supplemental custody agreement dated 25th January, 2019, between the Issuer and The Bank of New York Mellon, London Branch as bond custodian (the **Custody Agreement**).

As at the date of this Offering Circular, the Issuer has sold £134,500,000 in principal amount of the Retained Bonds.

Governing Law:	English law.
Trustee:	The Law Debenture Trust Corporation p.l.c.
Administrator:	T.H.F.C. (Services) Limited. All of the shares in T.H.F.C. (Services) Limited are owned by THFC.
Use of Proceeds:	<p>The gross proceeds of the issue of the Ninth Issue Bonds (excluding the Ninth Issue Retained Bonds), being approximately £54,160,523.57, will be lent to THFC pursuant to the Loan Agreement on the Ninth Issue Closing Date. The net proceeds of the issue of the Ninth Issue Bonds (after taking account of the expenses of the issue) will amount to approximately £54,077,523.57. THFC will lend such proceeds (with the exception of a sum equivalent to 106 days' accrued interest, which will be retained by THFC) to the Ninth Bond Issuance Authorised Borrowers (as defined under "<i>Description of the Authorised Borrowers</i>"), for the purposes and on the terms set out under "<i>Description of the Authorised Borrowers</i>", with the Ninth Bond Issuance Authorised Borrowers reimbursing THFC for the expenses of the issue.</p>

The gross proceeds of the sale of Ninth Issue Retained Bonds to a third party will be lent to THFC pursuant to the Loan Agreement, with THFC reimbursing the Issuer for the expenses of the sale. THFC will lend such proceeds (with the exception of a sum equivalent to the relevant number of days' accrued interest, which will be retained by THFC) to the Ninth Bond Issuance Authorised Borrowers, for the purposes and on the terms set out under "*Description of the Authorised Borrowers*", with the Ninth Bond Issuance Authorised Borrowers reimbursing THFC for the expenses of the sale.

The Loan Agreement and the Bond Issuance Authorised Loans have characteristics that demonstrate capacity to produce funds to service any payments due and payable on the Bonds.

## **THE LOAN AGREEMENT**

The Issuer entered into an amendment and restatement agreement on or about 18th January, 2019 in relation to a loan agreement with THFC dated 5th October, 2011 (as amended and restated by a first amendment and restatement agreement entered into by the Issuer and THFC on 18th January, 2012, a second amendment and restatement agreement entered into by the Issuer and THFC on 18th April, 2012, a third amendment and

restatement agreement entered into by the Issuer and THFC on 20th September, 2012, a fourth amendment and restatement agreement entered into by the Issuer and THFC on 8th April, 2013, a fifth amendment and restatement agreement entered into by the Issuer and THFC on 8th October, 2013, a sixth amendment and restatement agreement entered into by the Issuer and THFC on 28th July, 2017 and a seventh amendment and restatement agreement entered into by the Issuer and THFC on 13th March, 2018) pursuant to which the Issuer will lend the proceeds of the issue of the Ninth Issue Bonds (or, in the case of the Ninth Issue Retained Bonds, the proceeds of the sale of the Ninth Issue Retained Bonds to a third party) to THFC, as further described in "*Summary of the Loan Agreement*". Such moneys (with the exception of a sum equivalent to the 106 days' accrued interest referred to above (or, in the case of the Ninth Issue Retained Bonds, a sum equivalent to the relevant number of days' accrued interest), which will be retained by THFC) will then be lent to the Ninth Bond Issuance Authorised Borrowers as further described in "*Description of the Authorised Borrowers*".

## DOCUMENTS INCORPORATED BY REFERENCE

The following documents, which have previously been published and which have been filed with the Financial Conduct Authority, shall be incorporated in, and form part of, this Offering Circular:

- (a) the auditors' report and audited financial statements of the Issuer for the financial year ending on 31st December, 2016, including the information set out at the following pages in particular:

Statement of Financial Position.....	Page 9
Statement of Comprehensive Income.....	Page 8
Notes to the Financial Statements .....	Pages 11 to 22
Independent Auditors' Report.....	Pages 6 to 7

and any other information incorporated by reference that is not included in the cross-reference list above is considered to be additional information to be disclosed to investors rather than information required by the relevant Annexes of Commission Regulation (EC) No 809/2004 implementing the Prospectus Directive (the **Prospectus Regulation**); and

- (b) the auditors' report and audited financial statements of the Issuer for the financial year ending on 31st December, 2017, including the information set out at the following pages in particular:

Statement of Financial Position.....	Page 10
Statement of Comprehensive Income.....	Page 9
Notes to the Financial Statements .....	Pages 12 to 23
Independent Auditors' Report.....	Pages 6 to 8

and any other information incorporated by reference that is not included in the cross-reference list above is considered to be additional information to be disclosed to investors rather than information required by the relevant Annexes of the Prospectus Regulation.

Copies of documents incorporated by reference in this Offering Circular can be obtained from the registered office of the Issuer, 4th Floor, 107 Cannon Street, London EC4N 5AF, during usual business hours on any weekday (Saturdays and public holidays excepted) and will be made available on the website of the Regulatory News Service operated by the London Stock Exchange at <http://www.londonstockexchange.com/exchange/news/market-news/market-news-home.html>.

Any documents themselves incorporated by reference in the documents incorporated by reference in this Offering Circular shall not form part of this Offering Circular.

## CONDITIONS OF THE NINTH ISSUE BONDS

*The following is the text of the Conditions of the Ninth Issue Bonds which (subject to modification) will be endorsed on each Ninth Issue Bond in definitive form (if issued):*

The £83,000,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Ninth Issue Bonds** and, together with the Original Bonds, the Second Issue Bonds, the Third Issue Bonds, the Fourth Issue Bonds, the Fifth Issue Bonds, the Sixth Issue Bonds, the Seventh Issue Bonds and the Eighth Issue Bonds (each as defined below), the **Bonds**, which expression shall in these Conditions, unless the context otherwise requires, include any Fungible Bonds issued pursuant to Condition 17), including the Ninth Issue Retained Bonds (as defined below), of T.H.F.C. (Funding No.3) Plc (the **Issuer**) are constituted and secured by an eighth supplemental trust deed dated 25th January, 2019 (the **Eighth Supplemental Trust Deed**) made between the Issuer and The Law Debenture Trust Corporation p.l.c. (the **Trustee**, which expression shall include its successor(s)) as trustee for the holders of the Bonds (the **Bondholders**) and the holders of the interest coupons appertaining to the Bonds (the **Couponholders** and the **Coupons** respectively, which expressions shall, unless the context otherwise requires, include the talons for further interest coupons (the **Talons**) and the holders of the Talons). The Eighth Supplemental Trust Deed is supplemental to the trust deed dated 11th October, 2011 (the **Principal Trust Deed**) made between the same parties and constituting the £100,000,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Original Bonds**) issued by the Issuer on 11th October, 2011 (the **Original Closing Date**), the first supplemental trust deed dated 25th January, 2012 (the **First Supplemental Trust Deed**) made between the same parties and constituting the £131,000,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Second Issue Bonds**) issued by the Issuer on 25th January, 2012 (the **Second Issue Closing Date**), the second supplemental trust deed dated 25th April, 2012 (the **Second Supplemental Trust Deed**) made between the same parties and constituting the £130,500,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Third Issue Bonds**) issued by the Issuer on 25th April, 2012 (the **Third Issue Closing Date**), the third supplemental trust deed dated 27th September, 2012 (the **Third Supplemental Trust Deed**) made between the same parties and constituting the £127,100,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Fourth Issue Bonds**) issued by the Issuer on 27th September, 2012 (the **Fourth Issue Closing Date**), the fourth supplemental trust deed dated 15th April, 2013 (the **Fourth Supplemental Trust Deed**) made between the same parties and constituting the £55,200,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Fifth Issue Bonds**) issued by the Issuer on 15th April, 2013 (the **Fifth Issue Closing Date**), the fifth supplemental trust deed dated 15th October, 2013 (the **Fifth Supplemental Trust Deed**) made between the same parties and constituting the £81,500,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Sixth Issue Bonds**) issued by the Issuer on 15th October, 2013 (the **Sixth Issue Closing Date**), the sixth supplemental trust deed dated 4th August, 2017 (the **Sixth Supplemental Trust Deed**) made between the same parties and constituting the £186,000,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Seventh Issue Bonds**) issued by the Issuer on 4th August, 2017 (the **Seventh Issue Closing Date**) and the seventh supplemental trust deed dated 20th March, 2018 (the **Seventh Supplemental Trust Deed** and, together with the Principal Trust Deed, the First Supplemental Trust Deed, the Second Supplemental Trust Deed, the Third Supplemental Trust Deed, the Fourth Supplemental Trust Deed, the Fifth Supplemental Trust Deed, the Sixth Supplemental Trust Deed and the Eighth Supplemental Trust Deed, the **Trust Deed**) made between the same parties and constituting the £121,000,000 5.20 per cent. Secured Bonds due 2043/2045 (the **Eighth Issue Bonds**) issued by the Issuer on 20th March, 2018 (the **Eighth Issue Closing Date**).

The Ninth Issue Bonds will, on issue, pursuant to Condition 17, be consolidated and form a single series with the Original Bonds, the Second Issue Bonds, the Third Issue Bonds, the Fourth Issue Bonds, the Fifth Issue Bonds, the Sixth Issue Bonds, the Seventh Issue Bonds and the Eighth Issue Bonds.

The statements in these Conditions include summaries of, and are subject to, the detailed provisions of and definitions in the Trust Deed. Copies of the Trust Deed, the paying agency agreement dated 11th October, 2011 as supplemented by the first supplemental paying agency agreement dated 25th January, 2012, the second supplemental paying agency agreement dated 25th April, 2012, the third supplemental paying agency agreement dated 27th September, 2012, the fourth supplemental paying agency agreement dated 15th April,

2013, the fifth supplemental paying agency agreement dated 15th October, 2013, the sixth supplemental paying agency agreement dated 4th August, 2017, the seventh supplemental paying agency agreement dated 20th March, 2018 and the eighth supplemental paying agency agreement dated 25th January, 2019 (together, the **Paying Agency Agreement**) made between the Issuer, the initial Paying Agent and the Trustee, the custody agreement dated 11th October, 2011 as supplemented by the first supplemental custody agreement dated 25th January, 2012, the second supplemental custody agreement dated 25th April, 2012, the third supplemental custody agreement dated 27th September, 2012, the fourth supplemental custody agreement dated 15th April, 2013, the fifth supplemental custody agreement dated 4th August, 2017, the sixth supplemental custody agreement dated 20th March, 2018 and the seventh supplemental custody agreement dated 25th January, 2019 (together, the **Custody Agreement**) made between the Issuer and The Bank of New York Mellon, London Branch (the **Custodian**), the loan agreement dated 5th October, 2011 (as amended and restated by an amendment and restatement agreement dated 18th January, 2012, a second amendment and restatement agreement dated 18th April, 2012, a third amendment and restatement agreement dated 20th September, 2012, a fourth amendment and restatement agreement dated 8th April, 2013, a fifth amendment and restatement agreement dated 8th October, 2013, a sixth amendment and restatement agreement dated 28th July, 2017, a seventh amendment and restatement agreement dated 13th March, 2018 and an eighth amendment and restatement agreement dated 18th January, 2019, the **Loan Agreement**) made between the Issuer and The Housing Finance Corporation Limited (**THFC**) and the deeds of accession entered into on 5th October, 2011, 18th January, 2012, 18th April, 2012, 20th September, 2012, 8th April, 2013, 8th October, 2013, 28th July, 2017, 13th March, 2018 and 18th January, 2019 (together, the **Deeds of Accession**) made between the Issuer and THFC to the deed of priority dated 29th December, 2010 made between, *inter alios*, the Issuer and THFC (the **Deed of Priority**) are available for inspection upon reasonable notice during normal business hours by the Bondholders and the Couponholders at the registered office for the time being of the Trustee, being at the date of issue of the Ninth Issue Bonds at Fifth Floor, 100 Wood Street, London EC2V 7EX, and at the specified office of the Paying Agent. The Bondholders and the Couponholders are entitled to the benefit of, are bound by, and are deemed to have notice of, all the provisions of the Trust Deed, the Paying Agency Agreement, the Custody Agreement, the Loan Agreement, the Deeds of Accession and the Deed of Priority applicable to them.

## 1. DEFINITIONS

For the purposes of the Conditions:

**Administrator means** T.H.F.C. (Services) Limited or any successor or replacement administrator under the Corporate Services Agreement;

**Authorised Advisers means** (in respect of the Original Bonds, the Second Issue Bonds, the Third Issue Bonds, the Fourth Issue Bonds, the Fifth Issue Bonds and the Sixth Issue Bonds) RBC Europe Limited and The Royal Bank of Scotland plc and (in respect of the Seventh Issue Bonds, the Eighth Issue Bonds and the Ninth Issue Bonds) HSBC Bank plc and RBC Europe Limited;

**Available THFC Receipts means** all amounts from time to time received, and available for distribution, in relation to the Bonds by the Issuer, the Trustee or any receiver appointed by the Issuer or the Trustee;

**Business Day means** any day other than a Saturday or a Sunday on which banks are open for business in London;

**Corporate Services Agreement means** the corporate services agreement dated 30th September, 2011 between the Issuer and T.H.F.C. (Services) Limited or any successor or replacement agreement;

**Eighth Issue Retained Bonds means** £60,500,000 in principal amount of the Eighth Issue Bonds purchased by the Issuer on the Eighth Issue Closing Date;

**Enforcement Priority of Payments** has the meaning given in Condition 4.3;

**Event of Default** has the meaning given in Condition 11;

**Expected Maturity Date** means 11th October, 2043;

**Fifth Issue Retained Bonds** means £2,000,000 in principal amount of the Fifth Issue Bonds purchased by the Issuer on the Fifth Issue Closing Date;

**Fourth Issue Retained Bonds** means £5,000,000 in principal amount of the Fourth Issue Bonds purchased by the Issuer on the Fourth Issue Closing Date;

**Fungible Bonds** has the meaning given in Condition 17;

**Further Bonds** has the meaning given in Condition 17;

**Issuer Expenses** means amounts due and payable by the Issuer (i) in respect of fees and expenses (including indemnities) to the Trustee under the Trust Deed, (ii) to the Paying Agent under the Paying Agency Agreement, (iii) to the Custodian under the Custody Agreement, (iv) to the independent accountants, agents and counsel of the Issuer for fees and expenses (including amounts payable in connection with the preparation of tax forms on behalf of the Issuer and any registered office fees), (v) to any other person in respect of any governmental fee, charge or tax, (vi) to the relevant Managers in respect of any amounts payable in respect of indemnities under the Subscription Agreement, (vii) to the Rating Agency (in respect of fees and expenses in connection with the ratings of the Bonds, including the annual fees payable to the Rating Agency for monitoring such rating), (viii) to the relevant Authorised Advisers, the UK Listing Authority and the London Stock Exchange in respect of the listing of the Bonds, (ix) to the Administrator under the Corporate Services Agreement, and (x) to any other person in respect of any other fees or expenses (including indemnities) permitted under the Trust Deed and the documents delivered pursuant to or in connection with the Trust Deed and the Bonds;

**Legal Maturity Date** means 11th October, 2045;

**Managers** means (in respect of the Original Bonds, the Second Issue Bonds, the Third Issue Bonds, the Fourth Issue Bonds, the Fifth Issue Bonds and the Sixth Issue Bonds) RBC Europe Limited and The Royal Bank of Scotland plc and (in respect of the Seventh Issue Bonds, the Eighth Issue Bonds and the Ninth Issue Bonds) HSBC Bank plc and RBC Europe Limited;

**New Bonds** has the meaning given in Condition 17;

**Ninth Issue Closing Date** means 25th January, 2019;

**Ninth Issue Retained Bonds** means £41,500,000 in principal amount of the Ninth Issue Bonds purchased by the Issuer on the Ninth Issue Closing Date;

**Original Retained Bonds** means £30,500,000 in principal amount of the Bonds purchased by the Issuer on the Original Closing Date;

**Parent** means T.H.F.C. (Funding No.3) Holdings Limited;

**Paying Agent** means The Bank of New York Mellon, London Branch, or any successor or replacement paying agent under the Paying Agency Agreement;

**Payment Date** means 11th April and 11th October of each year commencing on 11th April, 2019 up to, and including, the Legal Maturity Date. If any Payment Date would otherwise fall on a day which is not a Business Day, it shall be postponed to the next day which is a Business Day unless it would thereby fall into the next calendar month, in which event it shall be brought forward to the immediately preceding Business Day;

**Payment Period** means the period beginning on and including 11th October, 2018 and ending on but excluding the first Payment Date and each successive period beginning on and including a Payment Date and ending on but excluding the succeeding Payment Date;

**Pre-Enforcement Priority of Payments** has the meaning given in Condition 6.2;

**Presentation Date** means a day which (subject to Condition 10):

- (a) is or falls after the relevant due date;
- (b) is a day on which commercial banks and foreign exchange markets settle payments and are open for general business in the place of the specified office of the Paying Agent at which the Bond or Coupon is presented for payment; and
- (c) in the case of payment by credit or transfer to a Sterling account in London as referred to in Condition 7.2, is a Business Day;

**Rating Agency** means S&P Global Ratings Europe Limited (or any successor to its ratings business);

**Relevant Date** means the date on which the payment first becomes due but, if the full amount of the money payable has not been received by the Paying Agent or the Trustee on or before the due date, it means the date on which, the full amount of the money having been so received, notice to that effect has been duly given to the Bondholders by the Issuer in accordance with Condition 14;

**Relevant Jurisdiction** means the United Kingdom or any political subdivision or any authority thereof or therein having power to tax or any other jurisdiction or any political subdivision or any authority thereof or therein having power to tax to which the Issuer becomes subject in respect of payments made by it of principal and interest on the Bonds and Coupons;

**Retained Bonds** means the Original Retained Bonds, the Second Issue Retained Bonds, the Third Issue Retained Bonds, the Fourth Issue Retained Bonds, the Fifth Issue Retained Bonds, the Seventh Issue Retained Bonds, the Eighth Issue Retained Bonds and the Ninth Issue Retained Bonds;

**Second Issue Retained Bonds** means £15,000,000 in principal amount of the Second Issue Bonds purchased by the Issuer on the Second Issue Closing Date;

**Seventh Issue Retained Bonds** means £93,000,000 in principal amount of the Seventh Issue Bonds purchased by the Issuer on the Seventh Issue Closing Date;

**Specified Denomination** means £100,000 and integral multiples of £1,000 in excess thereof up to and including £199,000;

**Sterling** means the lawful currency for the time being of the United Kingdom;

**Subscription Agreement** means each of the subscription agreement dated 7th October, 2011, the second issue subscription agreement dated 23rd January, 2012, the third issue subscription agreement dated 23rd April, 2012, the fourth issue subscription agreement dated



25th September, 2012, the fifth issue subscription agreement dated 11th April, 2013, the sixth issue subscription agreement dated 11th October, 2013, the seventh issue subscription agreement dated 2nd August, 2017, the eighth issue subscription agreement dated 16th March, 2018 and the ninth issue subscription agreement dated 23rd January, 2019 between the Issuer, THFC and the relevant Managers;

**Taxes** means present or future taxes, duties, assessments or governmental charges of whatever nature imposed or levied by or on behalf of a Relevant Jurisdiction; and

**Third Issue Retained Bonds** means £10,000,000 in principal amount of the Third Issue Bonds purchased by the Issuer on the Third Issue Closing Date.

## **2. FORM, DENOMINATION AND TITLE**

### **2.1 Form and Denomination**

The Bonds are in bearer form, serially numbered, in the Specified Denomination(s) with Coupons and one Talon attached on issue. Bonds of one Specified Denomination may not be exchanged for Bonds of another Specified Denomination.

### **2.2 Title**

Title to the Bonds and to the Coupons will pass by delivery.

### **2.3 Holder Absolute Owner**

The Issuer, the Paying Agent and the Trustee may (to the fullest extent permitted by applicable laws) deem and treat the bearer of any Bond or Coupon as the absolute owner for all purposes (whether or not the Bond or Coupon shall be overdue and notwithstanding any notice of ownership or writing on the Bond or Coupon or any notice of previous loss or theft of the Bond or Coupon or of any trust or interest therein) and shall not be required to obtain any proof thereof or as to the identity of such bearer.

### **2.4 Retained Bonds**

- (a) The Original Retained Bonds, the Second Issue Retained Bonds, the Third Issue Retained Bonds, the Fourth Issue Retained Bonds, the Fifth Issue Retained Bonds, the Seventh Issue Retained Bonds and the Eighth Issue Retained Bonds have been, and the Ninth Issue Retained Bonds will be, (in each case, together with the related Coupons and Talons) purchased by and held by or for the account of the Issuer following issue and may be sold or otherwise disposed of in whole or in part by private treaty at any time, and shall cease to be Retained Bonds to the extent of and upon such sale or disposal.
- (b) Retained Bonds shall, pending sale or disposal by the Issuer, carry the same rights and be subject in all respects to the same Conditions as the other Bonds, except that the Retained Bonds will not be treated as outstanding for the purposes of determining quorum or voting at meetings of Bondholders or of considering the interests of the Bondholders save as otherwise provided in the Trust Deed. Bonds which have ceased to be Retained Bonds shall carry the same rights and be subject in all respects to the same Conditions as the other Bonds.

## **3. STATUS**

The Bond and the Coupons are secured obligations of the Issuer and rank *pari passu* with any New Bonds (and the coupons relating thereto) and without any preference among themselves. The Bonds

are secured by the security set out in Condition 4 but (upon enforcement) rank subordinate in priority in point of payment to any claims of, *inter alios*, the Trustee against the Issuer as set out in the Enforcement Priority of Payments in Condition 4.3.

## **4. SECURITY**

### **4.1 Security**

Pursuant to the Trust Deed, the obligations of the Issuer under, *inter alia*, the Bonds, the Coupons, the Trust Deed, the Paying Agency Agreement and the Custody Agreement are secured by:

- (a) a first floating charge on the whole of the Issuer's undertaking, property and assets, whatsoever and wheresoever situated, present and future, in favour of the Trustee; and
- (b) a first ranking assignment by way of security of the benefit of the floating charge granted to the Issuer by THFC pursuant to the Loan Agreement.

Such charge and assignment shall, pursuant to the Trust Deed, rank *pari passu* with the security for any New Bonds issued by the Issuer.

### **4.2 Enforcement of security**

The security granted by the Issuer as referred to in Condition 4.1 will become enforceable upon the occurrence of an Event of Default as provided in Condition 11 or upon a default in payment by the Issuer on final redemption, in which event the Trustee may, in its discretion, and if so requested in writing by holders of at least one-fifth in aggregate principal amount of the Bonds (excluding the Retained Bonds) then outstanding or by an Extraordinary Resolution (as defined in the Trust Deed) of the Bondholders shall, subject to being indemnified to its satisfaction, and without any liability as to the consequence of such action and without having regard to individual Bondholders or Couponholders, take action immediately to enforce such security (including without limitation converting the floating charge into a fixed charge).

In addition, pursuant to the assignment referred to in Condition 4.1(b), upon the occurrence of an Event of Default (as defined in the Loan Agreement) under the Loan Agreement (whether or not the security granted by the Issuer as referred to in Condition 4.1 has become enforceable), the Trustee may, in its discretion, and if so requested in writing by holders of at least one-fifth in aggregate principal amount of the Bonds (excluding the Retained Bonds) then outstanding or if so requested by an Extraordinary Resolution of the Bondholders shall, subject to being indemnified to its satisfaction, and without any liability as to the consequence of such action and without having regard to individual Bondholders or Couponholders, take action (as assignee of, and attorney for, the Issuer) immediately to enforce the floating charge granted to the Issuer by THFC pursuant to the Loan Agreement.

### **4.3 Application of proceeds**

The Trust Deed requires that all monies received by or on behalf of the Trustee following enforcement with respect to the Bonds and/or the security therefor (in the event that the Bonds have become due and repayable in full) and apportioned by the Trustee to the Bonds pursuant to the Trust Deed shall be applied according to the following priority (the **Enforcement Priority of Payments**):

- (a) to the payment of the fees, costs, charges, expenses and liabilities incurred by the Trustee or any receiver in connection with the enforcement of security and any other unpaid fees and expenses of the Trustee (including, but not limited to, all amounts payable to the Trustee under the Trust Deed);

- (b) to the payment, on a *pari passu* and *pro rata* basis, of all amounts owing to the Paying Agent under the Paying Agency Agreement and the Custodian under the Custody Agreement;
- (c) to the payment, on a *pari passu* and *pro rata* basis, of any other due but unpaid Issuer Expenses relating to the Bonds;
- (d) to the payment, on a *pari passu* and *pro rata* basis, of any due but unpaid interest on the Bonds;
- (e) to the payment, on a *pari passu* and *pro rata* basis, of the principal due and payable on the Bonds; and
- (f) any surplus to the Issuer and any other person entitled thereto.

## 5. RESTRICTIONS ON ISSUER'S ACTIVITIES

So long as any of the Bonds remains outstanding, the Issuer will not, without the prior written consent of the Trustee, incur any other indebtedness or engage in any activity or business (other than the issue of Further Bonds, the investment of the proceeds of Further Bonds (in accordance with Condition 17), the performance of its obligations under the Bonds, the Coupons, the Trust Deed, the Paying Agency Agreement, the Custody Agreement, the Loan Agreement, the Deeds of Accession, the Deed of Priority, the Corporate Services Agreement and other related transactions and the performance of its obligations under any New Bonds, the agreements and other deeds relating thereto and other related transactions and in connection with the provision of administrative services to manage the affairs of the Issuer and to maintain its corporate existence), declare or pay any dividends (save as provided in the Trust Deed), have any employees or subsidiary companies, consolidate or merge with any other person, convey or transfer its properties or assets substantially as an entirety to any person (save as provided in the Trust Deed), give any guarantee or indemnity or grant any security interest over its assets other than pursuant to, or as permitted by, the Trust Deed.

## 6. INTEREST

### 6.1 Interest Rate and Payment Dates

The Ninth Issue Bonds bear interest from and including 11th October, 2018 at the rate of 5.20 per cent. per annum, payable in arrear by equal half-yearly instalments on each Payment Date. The first payment (for the first Payment Period) shall be made on 11th April, 2019.

### 6.2 Pre-Enforcement Priority of Payments

Prior to the Bonds having become due and repayable in full and the security in respect of the Bonds being enforced as described in Condition 4.2 and subject as provided in the Trust Deed, on the Ninth Issue Closing Date and each Payment Date up to, and including, the Expected Maturity Date (and, if the Bonds are not redeemed in full on the Expected Maturity Date, each Payment Date up to, and including, the Legal Maturity Date), the Issuer shall apply the Available THFC Receipts in the order set out below (the **Pre-Enforcement Priority of Payments**):

- (a) to the payment of any accrued and unpaid taxes and statutory fees owing by the Issuer to any tax authority;
- (b) to the payment of any unpaid fees and expenses of the Trustee (including, but not limited to, all amounts payable to the Trustee under the Trust Deed);

- (c) to the payment, on a *pari passu* and *pro rata* basis, of all amounts owing to the Paying Agent under the Paying Agency Agreement and the Custodian under the Custody Agreement;
- (d) to the payment, on a *pari passu* and *pro rata* basis, of any other due but unpaid Issuer Expenses relating to the Bonds;
- (e) (in the case of payment on a Payment Date) to the payment, on a *pari passu* and *pro rata* basis, of the interest due and payable on the Bonds in respect of the Payment Period ending on such Payment Date; and
- (f) to the payment, on a *pari passu* and *pro rata* basis, of any principal due and payable on the Bonds.

### **6.3 Interest Accrual**

Each Bond will cease to bear interest from and including the date on which it is due to be redeemed unless, upon due presentation, payment of the principal in respect of the Bond is improperly withheld or refused or unless default is otherwise made in respect of payment, in which event interest shall continue to accrue as provided in the Trust Deed.

### **6.4 Calculation of Broken Interest**

When interest is required to be calculated in respect of a period of less than a full Payment Period, it shall be calculated on the basis of (a) the actual number of days in the period from and including the date from which interest begins to accrue (the **Accrual Date**) to but excluding the date on which it falls due divided by (b) the actual number of days from and including the Accrual Date to but excluding the next following Payment Date multiplied by two.

## **7. PAYMENTS AND EXCHANGES OF TALONS**

### **7.1 Payments in respect of Bonds**

Payments of principal and interest in respect of each Bond will be made against presentation and surrender (or, in the case of part payment only, endorsement) of the Bond, except that payments of interest due on a Payment Date will be made against presentation and surrender (or, in the case of part payment only, endorsement) of the relevant Coupon, in each case at the specified office outside the United States of the Paying Agent.

### **7.2 Method of Payment**

Payments will be made by credit or transfer to an account in Sterling maintained by the payee with or, at the option of the payee, by a cheque in Sterling drawn on, a bank in London.

### **7.3 Missing Unmatured Coupons**

Each Bond should be presented for payment together with all relative unmatured Coupons (which expression shall, for the avoidance of doubt, include Coupons falling to be issued on exchange of matured Talons). Upon the date on which any Bond becomes due and repayable, all unmatured Coupons appertaining to the Bond (whether or not attached) shall become void and no payment shall be made in respect of such Coupons.

#### **7.4 Payments subject to Applicable Laws**

Payments in respect of principal and interest on the Bonds are subject in all cases to any fiscal or other laws and regulations applicable in the place of payment, but without prejudice to the provisions of Condition 9.

#### **7.5 Payment only on a Presentation Date**

A holder shall be entitled to present a Bond or Coupon for payment only on a Presentation Date and shall not, except as provided in Condition 6, be entitled to any further interest or other payment if a Presentation Date is after the due date.

#### **7.6 Exchange of Talons**

On and after the Payment Date on which the final Coupon comprised in any Coupon sheet matures, the Talon comprised in the Coupon sheet may be surrendered at the specified office of the Paying Agent in exchange for a further Coupon sheet (including any appropriate further Talon), subject to the provisions of Condition 10. Each Talon shall, for the purposes of these Conditions, be deemed to mature on the Payment Date on which the final Coupon comprised in the relative Coupon sheet matures.

#### **7.7 Initial Paying Agent**

The name of the initial Paying Agent and its initial specified office are set out at the end of these Conditions. The Issuer reserves the right, subject to the prior written approval of the Trustee, at any time to vary or terminate the appointment of the Paying Agent and to appoint additional or other Paying Agents provided that:

- (a) there will at all times be a Paying Agent;
- (b) there will at all times be at least one Paying Agent having its specified office in a European city which so long as the Bonds are admitted to official listing on the London Stock Exchange shall be London or such other place as the UK Listing Authority may approve; and
- (c) the Issuer undertakes that it will ensure that it maintains a Paying Agent in a Member State of the European Union that is not obliged to withhold or deduct tax pursuant to European Council Directive 2003/48/EC on the taxation of savings income or any law implementing or complying with, or introduced in order to conform to, such Directive.

Notice of any termination or appointment and of any change in specified office will be given to the Bondholders promptly by the Issuer in accordance with Condition 14.

### **8. REDEMPTION AND PURCHASE**

#### **8.1 Final Redemption of the Bonds**

No payments of principal under the Bonds shall be made prior to the Expected Maturity Date except on an early redemption of the Bonds in accordance with Conditions 8.2 or 11. All outstanding Bonds not redeemed on or prior to the Expected Maturity Date will be redeemed in accordance with the Pre-Enforcement Priority of Payments on each date on which funds are available in the period from and including the Expected Maturity Date to and including the Legal Maturity Date, until redemption and payment in full of all amounts (including principal and interest) payable in respect of the Bonds. All interest accrued on the Bonds will be paid in accordance with the Pre-Enforcement

Priority of Payments on each Payment Date to and including the Legal Maturity Date, until redemption and payment in full of all amounts (including principal and interest) payable in respect of the relevant Bonds.

## 8.2 Early Redemption

If the Loan (as defined in the Loan Agreement) becomes prepayable in whole or in part prior to the relevant repayment date as specified in the Loan Agreement, then the Issuer shall (subject to the receipt by it from THFC under the Loan Agreement of sufficient funds to enable it to redeem the relevant principal amount of the Bonds in full, together with accrued interest) redeem Bonds in an aggregate principal amount equal to the nominal amount of the Loan being prepaid on the date which is three Business Days after that on which payment is made by THFC under the Loan Agreement. Redemption of the Bonds pursuant to this Condition shall:

- (a) in the case of an Illegality Prepayment or a Tax Prepayment (each as defined in the Loan Agreement), be made at par (together with any interest accrued up to and including the date of redemption);
- (b) in the case of an Optional Prepayment (as defined in the Loan Agreement), if an event of default has occurred under any Relevant Authorised Loan Agreement (as defined in the Loan Agreement) and the date of prepayment under the Loan Agreement is within 18 months of the date of such Relevant Authorised Loan Agreement, be made at par (together with any interest accrued up to and including the date of redemption); or
- (c) in the case of a Default Prepayment (as defined in the Loan Agreement) or an Optional Prepayment (other than as described in sub-clause (b) above), be made at the higher of the following:
  - (i) par; and
  - (ii) the price (the **Redemption Price**), determined by a market maker selected by the Trustee (the **Market Maker**) and expressed as a percentage (rounded to three decimal places, 0.0005 being rounded upwards), at which the Gross Redemption Yield on the Bonds, if they were to be purchased at such price on the fifth dealing day prior to the due date for redemption of the Bonds (the **Determination Date**), would be equal to the sum of (i) the Gross Redemption Yield on the Determination Date of 4½% Treasury Gilt 2042 or, if such gilt is no longer in issue or (in the opinion of the Market Maker) is not of sufficient size to be an accurate benchmark, of such other United Kingdom gilt as the Trustee, with the advice of three brokers or market-makers operating in the gilt-edged market, shall determine to be appropriate (the **Reference Gilt**), on the basis of the middle market price of the Reference Gilt prevailing at 11.00 a.m. on the Determination Date and (ii) 0.20 per cent.;

in each case, together with any interest accrued up to and including the date of redemption.

The **Gross Redemption Yield** on the Bonds and on the Reference Gilt will be expressed as a percentage and will be calculated on the basis indicated by the United Kingdom Debt Management Office in the paper "Formulae for Calculating Gilt Prices from Yields" dated 16th March, 2005 (as amended or supplemented from time to time) in the sub-section of Section One: Price/Yield Formulae, titled "Conventional Gilts; Double-dated and Undated Gilts with Assumed (or Actual) Redemption on a Quasi-Coupon Date".

Notice of any such redemption as is provided in this Condition 8.2 shall be given by the Issuer to the Trustee, the Paying Agent and the Bondholders as promptly as practicable.

In the case of a partial redemption of Bonds, Bonds to be redeemed will be selected in such place as the Trustee may approve and in such manner and at such time as the Trustee may deem appropriate and fair. Notice of any such selection will be given by the Issuer to the Bondholders as promptly as practicable. Each notice will specify the date fixed for redemption and the aggregate principal amount of the Bonds to be redeemed, the serial numbers of the Bonds called for redemption, the serial numbers of Bonds previously called for redemption and not presented for payment and the aggregate principal amount of the Bonds which will be outstanding after the partial redemption.

### **8.3 Purchase of Bonds by THFC or a Bond Issuance Authorised Borrower**

THFC or any Bond Issuance Authorised Borrower (as defined in the Loan Agreement) may at any time purchase Bonds on the London Stock Exchange or by tender (available to all Bondholders alike) or by private treaty at any price. Following any such purchase, THFC or such Bond Issuance Authorised Borrower (as the case may be) may surrender the Bonds to the Issuer to be cancelled. An amount equal to the principal amount of the Bonds being surrendered shall be deemed prepaid under the Loan Agreement (but, for the avoidance of doubt, without triggering a redemption under Condition 8.2). Such surrendered and cancelled Bonds shall not be available for reissue.

### **8.4 Purchase of Bonds by Issuer**

The Issuer may not at any time purchase Bonds, other than the Retained Bonds and any Fungible Bonds issued by the Issuer pursuant to Condition 17 that are also to be retained by the Issuer upon issue.

### **8.5 Cancellation**

All Bonds redeemed by the Issuer pursuant to Condition 8.2 shall be cancelled and may not be resold or reissued.

The Issuer may cancel any Retained Bonds held by it or on its behalf at any time following a request by THFC, pursuant to the Loan Agreement, to cancel a corresponding amount of the undrawn portion of the Commitment (as defined in the Loan Agreement).

## **9. TAXATION**

All payments in respect of the Bonds by or on behalf of the Issuer shall be made without withholding or deduction for, or on account of, any Taxes, unless the withholding or deduction of the Taxes is required by law. In that event, the Issuer will not be obliged to make any additional payments to Bondholders or Couponholders in respect of such withholding or deduction. Any such withholding or deduction will not constitute an Event of Default under Condition 11.

## **10. PRESCRIPTION**

Bonds and Coupons (which for this purpose shall not include Talons) will become void unless presented for payment within periods of 10 years (in the case of principal) and five years (in the case of interest) from the Relevant Date in respect of the Bonds or, as the case may be, the Coupons, subject to the provisions of Condition 7. There shall not be included in any Coupon sheet issued upon exchange of a Talon any Coupon which would be void upon issue under this paragraph or Condition 7.

## **11. EVENTS OF DEFAULT**

If any Event of Default (as defined below) occurs and is continuing, then the Trustee at its discretion may, and if so requested in writing by the holders of at least one-fifth of the aggregate outstanding

principal amount of the Bonds (excluding the Retained Bonds) or if so requested by an Extraordinary Resolution of the Bondholders shall (subject to being indemnified to its satisfaction), give notice to the Issuer that the Bonds are, and they shall accordingly immediately become, due and repayable at the higher of par and the Redemption Price (calculated in accordance with Condition 8.2) together with accrued interest. Upon the occurrence of an Event of Default, the security shall become enforceable as referred to in Condition 4.2. Each of the following events is an **Event of Default**:

- (a) if the Issuer shall default in the payment when due of any monies payable on early redemption of the whole or any part of the Bonds or for a period of 14 days in the payment of any interest due on the Bonds;
- (b) if the Issuer fails to perform or observe any of its other obligations under the Bonds, the Coupons or the Trust Deed, the breach of which obligation the Trustee certifies to be materially prejudicial to the interests of the Bondholders, and (except in any case where the Trustee considers the failure to be incapable of remedy or certifies that in its opinion any delay would be materially prejudicial to the interests of the Bondholders when no continuation or notice as is hereinafter mentioned will be required) such failure continues for a period of 21 days (or such longer period as the Trustee may permit) next following the service by the Trustee upon the Issuer of notice requiring the same to be remedied;
- (c) if any order shall be made by any competent court or any resolution passed for the winding up or dissolution of the Issuer (save for the purposes of amalgamation, merger, consolidation, reorganisation or other similar arrangement on terms approved by the Trustee) or the Issuer becomes unable to pay its debts as and when they fall due, or is deemed unable to pay its debts within the meaning of section 123 of the Insolvency Act 1986;
- (d) if (i) proceedings are initiated against the Issuer under any applicable liquidation, insolvency, composition, reorganisation or other similar laws or an application is made (or documents filed with a court) for the appointment of an administrative or other receiver, manager, administrator or other similar official, or an administrative or other receiver, manager, administrator or other similar official is appointed, in relation to the Issuer or, as the case may be, in relation to the whole or any part of the undertaking or assets of the Issuer or an encumbrancer takes possession of the whole or any part of the undertaking or assets of the Issuer, or a distress, execution, attachment, sequestration or other process is levied, enforced upon, sued out or put in force against the whole or any part of the undertaking or assets of the Issuer, and (ii) in any such case (other than the appointment of an administrator or an administrative receiver appointed following presentation of a petition for an administration order), is not discharged within 14 days;
- (e) if the Issuer (or its directors or shareholders) initiates or consents to judicial proceedings relating to itself under any applicable liquidation, insolvency, composition, reorganisation or other similar laws (including the obtaining of a moratorium) or makes a conveyance or assignment for the benefit of, or enters into any composition or other arrangement with, its creditors generally (or any class of its creditors) or any meeting is convened to consider a proposal for an arrangement or composition with its creditors generally (or any class of its creditors); or
- (f) if any event occurs which, under the laws of any Relevant Jurisdiction, has or may have, in the Trustee's opinion, an analogous effect to any of the events referred to in subparagraphs (c) to (e) above.



## **12. EXERCISE AND ENFORCEMENT**

### **12.1 Exercise and Enforcement**

As more particularly provided in the Trust Deed, the Trustee will not be bound as against the Bondholders to take any action (whether to enforce all or any of the security constituted by the Trust Deed or otherwise) unless:

- (a) it has been so requested in writing by the holders of at least one-fifth of the outstanding principal amount of the Bonds (excluding the Retained Bonds) or has been so requested by an Extraordinary Resolution of the Bondholders; and
- (b) it has been indemnified to its satisfaction.

### **12.2 Action by Bondholders**

No Bondholder may take any action against the Issuer to enforce its rights in respect of the Bonds or to enforce all or any of the security constituted by the Trust Deed otherwise than through the Trustee.

## **13. REPLACEMENT OF BONDS AND COUPONS**

Should any Bond or Coupon be lost, stolen, mutilated, defaced or destroyed it may be replaced at the specified office of the Paying Agent upon payment by the claimant of the expenses incurred in connection with the replacement and on such terms as to evidence and indemnity as the Issuer may reasonably require. Mutilated or defaced Bonds or Coupons must be surrendered before replacements will be issued.

## **14. NOTICES**

All notices to the Bondholders will be valid if published in a leading English language daily newspaper published in London or such other English language daily newspaper with general circulation in Europe as the Trustee may approve. It is expected that publication will normally be made in the *Financial Times*. The Issuer shall also ensure that notices are duly published in a manner which complies with the rules and regulations of any stock exchange or relevant authority on which the Bonds are for the time being listed. Any such notice will be deemed to have been given on the date of the first publication or, where required to be published in more than one newspaper, on the date of the first publication in all required newspapers. If publication as provided above is not practicable, notice will be given in such other manner, and shall be deemed to have been given on such date, as the Trustee may approve. Couponholders will be deemed for all purposes to have notice of the contents of any notice given to the Bondholders in accordance with this paragraph.

## **15. MEETINGS OF BONDHOLDERS, MODIFICATION, WAIVER, AUTHORISATION AND DETERMINATION**

### **15.1 Meetings of Bondholders**

The Trust Deed contains provisions for convening meetings of the Bondholders to consider any matter affecting their interests, including the modification or abrogation by Extraordinary Resolution of any of these Conditions or any of the provisions of the Trust Deed. The quorum at any meeting for passing an Extraordinary Resolution will be one or more persons present holding or representing more than 50 per cent. in principal amount of the Bonds (excluding the Retained Bonds) for the time being outstanding, or at any adjourned such meeting one or more persons present holding or representing more than 50 per cent. in principal amount of the Bonds (excluding the Retained

Bonds) for the time being outstanding. The Trust Deed does not contain any provisions requiring higher quorums in any circumstances. An Extraordinary Resolution passed at any meeting of the Bondholders will be binding on all Bondholders, whether or not they are present at the meeting, and on all Couponholders. A resolution (i) in writing signed by or on behalf of the holders of not less than 95 per cent. in principal amount of the Bonds (excluding the Retained Bonds) for the time being outstanding or (ii) given by way of electronic consents through the relevant clearing system(s) (in a form satisfactory to the Trustee) by or on behalf of the holders of not less than 95 per cent. in principal amount of the Bonds (excluding the Retained Bonds) for the time being outstanding, in each case shall be as valid and effectual as an Extraordinary Resolution passed at a meeting of the Bondholders duly convened and held.

## **15.2 Modification, Waiver, Authorisation and Determination**

The Trustee may, without the consent of the Bondholders or Couponholders (but subject to confirmation from the Rating Agency that its then current rating of the Bonds would not be adversely affected), (i) agree to any modification of, or to the waiver or authorisation of any breach or proposed breach of, any of these Conditions or any of the provisions of the Trust Deed or determine that any Event of Default or Potential Event of Default (as defined in the Trust Deed) shall not be treated as such (provided that, in any such case, it is not, in the opinion of the Trustee, materially prejudicial to the interests of the Bondholders) or (ii) agree to any modification which, in its opinion, is of a formal, minor or technical nature or made to correct a manifest or proven error.

## **15.3 Trustee to have Regard to Interests of Bondholders as a Class**

In connection with the exercise by it of any of its trusts, powers, authorities and discretions (including, without limitation, any modification, waiver, authorisation or determination), the Trustee shall have regard to the general interests of the Bondholders as a class but shall not have regard to any interests arising from circumstances particular to individual Bondholders or Couponholders (whatever their number). In particular, but without limitation, it shall not have regard to the consequences of any such exercise for individual Bondholders or Couponholders (whatever their number) resulting from their being for any purpose domiciled or resident in, or otherwise connected with, or subject to the jurisdiction of, any particular territory or any political sub-division thereof. The Trustee shall not be entitled to require, nor shall any Bondholder or Couponholder be entitled to claim, from the Issuer, the Trustee or any other person any indemnification or payment in respect of any tax consequence of any such exercise upon individual Bondholders or Couponholders.

## **15.4 Notification to the Bondholders**

Any modification, waiver, authorisation or determination shall be binding on the Bondholders and the Couponholders and, unless the Trustee agrees otherwise, any modification shall be notified by the Issuer to the Bondholders as soon as practicable thereafter in accordance with Condition 14.

## **16. INDEMNIFICATION OF THE TRUSTEE AND ITS CONTRACTING WITH THE ISSUER**

The Trust Deed contains provisions for the indemnification of the Trustee and for its relief from responsibility, including provisions relieving it from taking action unless indemnified to its satisfaction. The Trustee is entitled to enter into business transactions with the Issuer, THFC, Authorised Borrowers (as defined in the Loan Agreement) and their respective subsidiaries or associated companies, or any of them, without accounting to the Bondholders or Couponholders for any profit resulting therefrom.

## 17. FURTHER ISSUES

Subject to the rest of this Condition 17, the Issuer shall have the power, without the consent of the Trustee, from time to time to:

- (a) create and issue further bonds (**Fungible Bonds**) which will be in bearer form and carry the same terms and conditions in all respects (other than the issue date and in respect of the first payment of interest) as, and shall be consolidated and form a single series and rank *pari passu* with, and share the same security as, the Bonds; and
- (b) create and issue further bonds (**New Bonds** and, together with Fungible Bonds, **Further Bonds**) which will be in bearer form and carry such terms and conditions as the Issuer may at the time of issue thereof determine and will rank *pari passu* in point of security with the Bonds.

Any Further Bonds shall be constituted and secured by a deed supplemental to the Trust Deed (in such form as the Trustee may approve).

The proceeds of any issue of Fungible Bonds may be applied to the making of further advances to THFC under the Loan Agreement and the proceeds of any issue of New Bonds may be applied to the making of an advance under a loan agreement between the Issuer and THFC to be entered into at that time (together with the Loan Agreement, the **THFC Loan Agreements**), in each case on terms that the drawdown of such advances or further advances, as applicable, may be postponed by THFC for up to 18 months. The advances or further advances, as applicable, will be made in whole or in part on 5 Business Days' notice to the Issuer by THFC and the Issuer will, without notice, advance any remaining proceeds not drawn down to THFC on the date falling 18 months after the issue of such Further Bonds. The Issuer will invest any undrawn proceeds of an issue of Further Bonds in suitable investments having regard to the rating assigned to such Further Bonds.

It shall be a condition precedent to the issue of any Fungible Bonds that: (i) they shall be assigned the same rating by the Rating Agency as is then applicable to the Bonds; and (ii) the Issuer shall enter into such other arrangements as may be necessary to obtain the requisite rating by the Rating Agency of the Fungible Bonds. It shall be a condition precedent to the issue of any Further Bonds that the then current rating of the Bonds shall not be adversely affected by such issue.

The Issuer shall not be entitled to issue Further Bonds if any default exists in relation to any amount due from the Issuer or any default exists under any THFC Loan Agreement.

## 18. GOVERNING LAW

The Trust Deed, the Bonds, the Coupons, and any non-contractual obligations arising out of or in connection with the Trust Deed, the Bonds and the Coupons, are governed by, and will be construed in accordance with, English law.

## 19. RIGHTS OF THIRD PARTIES

No rights are conferred on any person under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of the Bonds, but this does not affect any right or remedy of any person which exists or is available apart from that Act.

## **SUMMARY OF PROVISIONS RELATING TO THE NINTH ISSUE BONDS WHILE REPRESENTED BY THE NINTH ISSUE GLOBAL BOND**

*The following is a summary of the provisions to be contained in the Trust Deed to constitute the Ninth Issue Bonds and in the Ninth Issue Global Bond which will apply to, and in some cases modify, the Conditions of the Ninth Issue Bonds while the Ninth Issue Bonds are represented by the Ninth Issue Global Bond.*

### **1. Exchange**

The Ninth Issue Global Bond and the global bonds representing the Original Bonds, the Second Issue Bonds, the Third Issue Bonds, the Fourth Issue Bonds, the Fifth Issue Bonds, the Sixth Issue Bonds, the Seventh Issue Bonds and the Eighth Issue Bonds (together, the **Global Bonds**) will be exchangeable in whole but not in part (free of charge to the holders) for definitive Bonds only:

- (a) upon the happening of any of the events defined in the Trust Deed as "Events of Default";
- (b) if either Euroclear or Clearstream, Luxembourg is closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or announces an intention permanently to cease business or does in fact do so and no alternative clearing system satisfactory to the Trustee is available; or
- (c) if the Issuer would suffer a disadvantage as a result of a change in laws or regulations (taxation or otherwise) or as a result of a change in the practice of Euroclear and/or Clearstream, Luxembourg which would not be suffered were the Bonds in definitive form and a certificate to such effect signed by two Directors of the Issuer is given to the Trustee.

Thereupon (in the case of (a) and (b) above) the holders of the Global Bonds (acting on the instructions of one or more of the Accountholders (as defined below)) or the Trustee may give notice to the Issuer, and (in the case of (c) above) the Issuer may give notice to the Trustee and the Bondholders, of its or their intention to exchange the Global Bonds for definitive Bonds on or after the Exchange Date (as defined below).

On or after the Exchange Date, the holders of the Global Bonds may or, in the case of (c) above, shall surrender the Global Bonds to or to the order of the Paying Agent. In exchange for the Global Bonds the Issuer will deliver, or procure the delivery of, an equal aggregate principal amount of definitive Bonds (having attached to them all Coupons in respect of interest which has not already been paid on the Global Bonds), security printed in accordance with any applicable legal and stock exchange requirements and in or substantially in the form set out in the Trust Deed. On exchange of the Global Bonds, the Issuer will procure that they are cancelled and, if the holders so request, returned to the holders together with any relevant definitive Bonds.

For these purposes, **Exchange Date** means a day specified in the notice requiring exchange falling not less than 60 days after that on which such notice is given and being a day on which banks are open for general business in the place in which the specified office of the Paying Agent is located and, except in the case of exchange pursuant to (b) above, in the place in which the relevant clearing system is located.

### **2. Payments**

Payments of principal and interest in respect of Bonds represented by the Global Bonds will be made against presentation for endorsement and, if no further payment falls to be made in respect of the Bonds, surrender of the relevant Global Bond to the order of the Paying Agent. A record of each payment made will be endorsed on the appropriate part of the schedule to the relevant Global Bond

by or on behalf of the Paying Agent, which endorsement shall be *prima facie* evidence that such payment has been made in respect of the Bonds.

### **3. Notices**

For so long as all of the Bonds are represented by the Global Bonds and the Global Bonds are held on behalf of Euroclear and/or Clearstream, Luxembourg, notices to Bondholders may be given by delivery of the relevant notice to Euroclear and/or Clearstream, Luxembourg (as the case may be) for communication to the relative Accountholders rather than by publication as required by Condition 14.

Whilst any of the Bonds held by a Bondholder are represented by a Global Bond, notices to be given by such Bondholder may be given by such Bondholder (where applicable) through Euroclear and/or Clearstream, Luxembourg and otherwise in such manner as the Paying Agent and Euroclear and Clearstream, Luxembourg may approve for this purpose.

### **4. Accountholders**

For so long as all of the Bonds are represented by the Global Bonds and the Global Bonds are held on behalf of Euroclear and/or Clearstream, Luxembourg, each person (other than Euroclear or Clearstream, Luxembourg) who is for the time being shown in the records of Euroclear or Clearstream, Luxembourg as the holder of a particular principal amount of such Bonds (each an **Accountholder**) (in which regard any certificate or other document issued by Euroclear or Clearstream, Luxembourg as to the principal amount of such Bonds standing to the account of any person shall, in the absence of manifest error, be conclusive and binding for all purposes) shall be treated as the holder of such principal amount of such Bonds for all purposes (including, but not limited to, for the purposes of any quorum requirements of, or the right to demand a poll at, meetings of the Bondholders (other than where such Bonds are Retained Bonds held by the Issuer) and giving notice to the Issuer pursuant to Condition 11) other than with respect to the payment of principal and interest on such principal amount of such Bonds, the right to which shall be vested, as against the Issuer and the Trustee, solely in the bearers of the Global Bonds in accordance with and subject to their terms and the terms of the Trust Deed. Each Accountholder must look solely to Euroclear or Clearstream, Luxembourg, as the case may be, for its share of each payment made to the bearers of the Global Bonds.

### **5. Prescription**

Claims against the Issuer in respect of principal and interest on the Bonds represented by the Global Bonds will be prescribed after 10 years (in the case of principal) and five years (in the case of interest) from the Relevant Date.

### **6. Cancellation**

Cancellation of any Bond represented by a Global Bond and required by the Conditions of the Bonds to be cancelled following its redemption or purchase and surrender will be effected by endorsement by or on behalf of the Paying Agent of the reduction in the principal amount of the relevant Global Bond on the relevant part of the schedule thereto.

### **7. Euroclear and Clearstream, Luxembourg**

References in the Global Bonds and this summary to Euroclear and/or Clearstream, Luxembourg shall be deemed to include references to any other clearing system approved by the Trustee.

## USE OF PROCEEDS

The gross proceeds of the issue of the Ninth Issue Bonds (excluding the Ninth Issue Retained Bonds), being approximately £54,160,523.57, will be lent to THFC pursuant to the Loan Agreement on the Ninth Issue Closing Date. The net proceeds of the issue of such Ninth Issue Bonds (after taking account of the expenses of the issue) will amount to approximately £54,077,523.57. THFC will lend such proceeds (with the exception of a sum equivalent to 106 days' accrued interest, which will be retained by THFC) to the Ninth Bond Issuance Authorised Borrowers for the purposes and on the terms set out under "*Description of the Authorised Borrowers*", with the Ninth Bond Issuance Authorised Borrowers reimbursing THFC for the expenses of the issue.

The gross proceeds of the sale of the Ninth Issue Retained Bonds to a third party will be lent to THFC pursuant to the Loan Agreement, with THFC reimbursing the Issuer for the expenses of the sale. THFC will lend such proceeds (with the exception of a sum equivalent to the relevant number of days' accrued interest, which will be retained by THFC) to the Ninth Bond Issuance Authorised Borrowers, for the purposes and on the terms set out under "*Description of Authorised Borrowers*", with the Ninth Bond Issuance Authorised Borrowers reimbursing THFC for the expenses of the sale.

## DESCRIPTION OF THE ISSUER

### INTRODUCTION

The Issuer was incorporated under the Companies Act 2006 for an unlimited duration and registered on 7th September, 2011 under English law with registration number 07765422. The registered office of the Issuer is 4th Floor, 107 Cannon Street, London EC4N 5AF and its telephone number is (+44) (0)20 7337 9920. The entire issued share capital of the Issuer is held by the Parent, T.H.F.C. (Funding No.3) Holdings Limited, a holding company whose only assets comprise these shares. The entire issued share capital of the Parent is held by T.H.F.C. (Services) Limited (the **Share Trustee**) under the terms of an instrument of trust dated 30th September, 2011 (the **Instrument of Trust**) under which the Share Trustee holds the share capital of the Parent on trust for the benefit of such charities which are bodies corporate, either (a) registered with the Charity Commission with objects which include the provision of housing or (b) registered with the TSA (or any successor body with similar regulatory functions), as the Share Trustee shall determine and failing such determination on trust for the Worldwide Fund for Nature.

### CAPITALISATION AND INDEBTEDNESS

The share capital of the Issuer consists of £50,000 divided into 50,000 ordinary shares of £1 par value each, all of which have been issued one-quarter paid. The paid-up capital of the Issuer is £12,500.

The following table sets out the unaudited capitalisation and indebtedness of the Issuer as extracted from the unaudited accounting records of the Issuer as at 30th September, 2018.

	<b>As at 30th September, 2018</b> <b>(in £)</b>
Share capital .....	12,500.00
The Original Bonds issued in 2011 .....	100,000,000.00
The Second Issue Bonds issued in January, 2012 .....	131,000,000.00
The Third Issue Bonds issued in April, 2012 .....	130,500,000.00
The Fourth Issue Bonds issued in September, 2012.....	127,100,000.00
The Fifth Issue Bonds issued in April, 2013 .....	55,200,000.00
The Sixth Issue Bonds issued in October, 2013 .....	81,500,000.00
The Seventh Issue Bonds issued in August, 2017 .....	186,000,000.00
The Eighth Issue Bonds issued in March, 2018 .....	121,000,000.00
Total Capitalisation and Indebtedness* .....	<u>932,312,500.00</u>

\* The figure for Total Capitalisation and Indebtedness in the above table does not include an amount of £83,000,000 in respect of the Ninth Issue Bonds to be issued on the Ninth Issue Closing Date.

As at 30th September, 2018, other than the Original Bonds, the Second Issue Bonds, the Third Issue Bonds, the Fourth Issue Bonds, the Fifth Issue Bonds, the Sixth Issue Bonds, the Seventh Issue Bonds, the Eighth Issue Bonds and the obligations described in this Offering Circular, the Issuer had no indebtedness, contingent liabilities, guarantees or indebtedness guaranteed by third parties.

References to the "unaudited accounting records" of the Issuer mean the internal accounting systems used by the Issuer to maintain its accounting records, which are reconciled on a monthly basis and from which data is extracted on a basis consistent with the management accounts. Data extracted directly from the accounting records for inclusion in this Offering Circular has not been audited.

### BUSINESS

The Issuer was established as a special purpose vehicle for the limited purpose of the issue of Bonds and Further Bonds and the making of loans (including the Loan) to THFC.

## DIRECTORS

The directors of the Issuer and their principal activities in relation to the Issuer are:

### Directors of the Issuer

<b>Name</b>	<b>Business Address</b>	<b>Principal Activities</b>
Fenella Jane Edge	4th Floor 107 Cannon Street London EC4N 5AF	Group Treasurer, The Housing Finance Corporation Limited  Management of Special Purpose Companies
John Piers Williamson	4th Floor 107 Cannon Street London EC4N 5AF	Chief Executive, The Housing Finance Corporation Limited  Management of Special Purpose Companies
Colin John Burke	4th Floor 107 Cannon Street London EC4N 5AF	Finance Director and Company Secretary, The Housing Finance Corporation Limited  Management of Special Purpose Companies

The secretary of the Issuer is T.H.F.C. (Services) Limited.

With the exception of the above, the Issuer has no employees or non-executive directors.

All of the directors of the Issuer are on the board of THFC and so have a potential conflict of interest with the Issuer.

### T.H.F.C. (SERVICES) LIMITED (THE ADMINISTRATOR)

The Administrator is a wholly owned subsidiary of THFC. The Administrator's business is principally the provision of staff and various management and company secretarial services to members of the THFC group and managed third party loan aggregating companies.

The directors of the Administrator and their principal activities are the same as the directors of THFC (as described in "*Description of THFC*" below).

The Administrator provides certain administrative, secretarial and managerial services to the Issuer, including the keeping of proper accounting and tax records, liaison with THFC as required with relation to payments of interest, principal and any other amounts payable under the Loan Agreement and with the Trustee, THFC and the Paying Agent with respect to payments under the Bonds, the provision of such information and/or documentation as is required under the Trust Deed and providing directors for the Issuer all as more particularly described in the Corporate Services Agreement.

The Corporate Services Agreement may be terminated by:

- (a) either party upon material breach by the other party of any covenant in the Corporate Services Agreement which is not remedied within three months from notice of the material breach; or



- (b) either party upon a default leading to acceleration of the maturity of the Bonds or an event of default under the Loan Agreement.

#### **AUDITORS AND FINANCIAL STATEMENTS**

The Issuer has appointed Nexia Smith & Williamson Audit Limited of 25 Moorgate, London EC2R 6AY as its auditors. Nexia Smith & Williamson Audit Limited are chartered accountants and registered auditors and are members of the Institute of Chartered Accountants in England and Wales. They have audited the annual accounts of the Issuer since October 2014.

## DESCRIPTION OF THFC

### Introduction

The Housing Finance Corporation Limited (**THFC**) was incorporated in England in 1987 and has its registered office at 4th Floor, 107 Cannon Street, London EC4N 5AF.

THFC is a registered society within the meaning of the Co-operative and Community Benefit Societies Act 2014 which is managed by a Board of ten members who are listed below. The Board carries out the equivalent functions of the board of directors of a limited liability company and the use of the term **Directors** hereinafter is to be construed accordingly. The HCA and The National Housing Federation both have the right to appoint a director to the Board. The National Housing Federation is represented on the Board by its Director of Policy and External Affairs. The HCA nominee is its current Assistant Director of Commercial and New Entrants. The remainder of the Board consists of representatives from both the housing association and the commercial sectors, as well as the current Chief Executive of THFC, Group Treasurer of THFC and Finance Director and Company Secretary of THFC.

As at 30th September, 2018, THFC and its lending subsidiaries Affordable Housing Finance Plc, T.H.F.C. (Indexed) Limited, T.H.F.C. (Indexed 2) Limited, T.H.F.C. (First Variable) Limited, T.H.F.C. (Social Housing Finance) Limited, UK Rents (No.1) PLC, T.H.F.C. (Capital) PLC and bLEND Funding Plc (together with T.H.F.C. (Services) Limited (the **Administrator**), the **THFC Group**) had £6,945.3 million of loans outstanding to circa 170 registered providers of social housing, registered social landlords and registered housing associations, of which £2,731.9 million was outstanding in THFC.

### The Business of THFC

The business of THFC is to make Authorised Loans to Authorised Borrowers, which Authorised Loans are in turn financed by means of public and private stock issues and bank loans. The terms of THFC's loans mirror the terms of its borrowings in order that the cash flows from its assets service its cash flows on its borrowings. The difference between the income, including fees, which THFC receives in respect of its Authorised Loans and Permitted Investments and the cost of its borrowings constitutes THFC's principal source of net income. All of THFC's borrowings are secured by means of a *pari passu* floating charge on all of THFC's assets and there is no contractual linkage between the borrowers in relation to Authorised Loans and the trustees or banks in relation to the stock issues or bank loans which are raised initially to fund those loans. Accordingly, a default by an Authorised Borrower under an Authorised Loan will not of itself constitute an event of default under the terms of THFC's relevant Trust Deeds or bank loan agreements.

### THFC Directors

Name	Address	Principal Activities
Scott Lee Bottles	4th Floor 107 Cannon Street London EC4N 5AF	Company Director
Colin John Burke	4th Floor 107 Cannon Street London EC4N 5AF	Finance Director and Company Secretary, The Housing Finance Corporation Limited  Management of Special Purpose Companies

<b>Name</b>	<b>Address</b>	<b>Principal Activities</b>
Fenella Jane Edge	4th Floor 107 Cannon Street London EC4N 5AF	Group Treasurer, The Housing Finance Corporation Limited  Management of Special Purpose Companies
Keith Exford	4th Floor 107 Cannon Street London EC4N 5AF	Company Director
John Parker	4th Floor 107 Cannon Street London EC4N 5AF	Company Director
Gillian Caroline Sarah Payne	4th Floor 107 Cannon Street London EC4N 5AF	Executive Director of Public Impact, The National Housing Federation
Ian Rex Peacock	4th Floor 107 Cannon Street London EC4N 5AF	Company Director  Non-Executive Chairman
William Richard Perry	4th Floor 107 Cannon Street London EC4N 5AF	Assistant Director of Commercial and New Entrants, Regulator of Social Housing
Deborah Shackleton	4th Floor 107 Cannon Street London EC4N 5AF	Company Director  Chair of Grainger Trust
Shirley Diana Smith	4th Floor 107 Cannon Street London EC4N 5AF	Company Director
John Piers Williamson	4th Floor 107 Cannon Street London EC4N 5AF	Chief Executive, The Housing Finance Corporation Limited  Management of Special Purpose Companies

### **THFC Management**

In 1994, THFC established the Administrator as a wholly-owned subsidiary, whose principal place of business is at 4th Floor, 107 Cannon Street, London, EC4N 5AF to provide management and loan administration services, under management agreements, to THFC and its other subsidiaries. THFC entered into such a management agreement (the **Management Agreement**) with the Administrator on 31st March, 1994. The Management Agreement can be terminated by either party by one year's notice in writing or earlier by either party in certain circumstances. No alternative arrangements for management exist.

THFC's executive team (each of whom is employed by the Administrator) consists of Piers Williamson, a former bank treasurer, appointed Chief Executive in October 2002; Fenella Edge, a former bank director,

appointed Group Treasurer in November 2002; David Stokes, appointed Credit and Risk Manager in November 2012; and Colin Burke, a Chartered Accountant, who was appointed Finance Director in July 2014 and Company Secretary in October 2002.

### **Listed Securities**

The following securities of THFC are admitted to the Official List and admitted to trading on the Professional Securities Market regulated by the London Stock Exchange:

5% Debenture Stock 2027, ISIN GB0004410071;

8.625% Debenture Stock 2023, ISIN GB0004398318; and

9.625% Debenture Stock 2025, ISIN GB0004398425.

## CAPITALISATION AND INDEBTEDNESS OF THFC

As at close of business on 31st March, 2018, the consolidated share capital, reserves and indebtedness of THFC as extracted from its audited consolidated accounts were as set out in the following table:

<b>Capital and Reserves of the THFC Group</b>	<b>31st March, 2018</b>
	£000
Called up share capital	—*
Profit and loss account	34,564
	34,564

\*As at 31st March, 2018, the authorised allotted, called up and fully paid share capital of THFC was £9 comprising nine shares of £1 nominal each.

<b>Indebtedness of the THFC Group</b>	<b>31st March, 2018</b>	
	£000	
<b>THFC Debenture Stocks</b>		
£50,954,200	5% Debenture Stock 2027	33,695
£24,662,500	Stepped Coupon Debenture Stock 2019	26,310
£15,000,000	12.04% Annuity Debenture Stock 2021	4,832
£189,100,000	8.625% Debenture Stock 2023	188,100
£8,000,000	8.8% Annuity Debenture Stock 2023	3,408
£13,000,000	10.0938% Annuity Debenture Stock 2024	5,494
£49,450,000	9.625% Debenture Stock 2025	49,450
<b>THFC Bank Loans</b>		
£750,000	Fixed/Variable Rate Facility 2021	113
£24,860,000	Fixed Rate Facility 2023	8,576
£33,000,000	Fixed Rate Facility 2024	13,849
£10,500,000	Fixed Rate Facility 2025	4,989
£8,700,000	Fixed Rate Facility 2028	8,700
£11,000,000	Fixed/Variable Rate Facility 2026	6,710
£6,740,000	Fixed/Variable Rate Facility 2028	4,942
£15,000,000	Variable Rate Facility 2029	7,849
£15,000,000	Fixed/Variable Rate— 25 Year	5,580
£100,000,000	Fixed/Variable Rate Facility – 2025	100,000
£100,000,000	Fixed/Variable Rate Facility – 2040	100,000
£172,500,000	Fixed/Variable Rate Facility – 2040	172,500
£172,500,000	Fixed/Variable Rate Facility – 2040	172,500
£10,000,000	Variable Rate Revolving Credit Facility	-
£400,000,000	Fixed/Variable Rate Facility 2045	400,000
£12,000,000	Fixed Rate Facility 2043	12,000
		1,329,597
<b>THFC Loan from T.H.F.C. (Funding No.1) Plc</b>		
£235,205,000	Long term – 5.125% due 2035 (Bullet)	235,205
<b>THFC Loan from T.H.F.C. (Funding No.2) Plc</b>		
£370,850,000	Long term – 6.35% due 2039 (Bullet)	370,850
<b>THFC Loan from T.H.F.C. (Funding No.3) Plc</b>		
£794,300,000	Long term – 5.20% due 2043 (Bullet)	794,300

**Indebtedness of the THFC Group****31st March, 2018****T.H.F.C. (Social Housing Finance) Limited****Debenture Stocks**

£86,300,000	8.75% Debenture Stock 2016/2021	77,800
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**Bank Loans**

£2,000,000	Fixed Rate Loan 2023	767
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£16,500,000	Fixed Rate Loan 2024	6,954
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£14,900,000	Fixed Rate Loan 2025	6,175
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91,696

**T.H.F.C. (Indexed) Limited Indexed Linked Debenture Stock**

£86,470,000	5.65% Index Linked Debenture Stock 2020	31,128
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**T.H.F.C. (Indexed 2) Limited Indexed Linked Debenture Stock**

£45,850,000	5.50% Index Linked Debenture Stock 2024	37,956
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**T.H.F.C. (First Variable) Limited**

£15,900,000	Variable Rate Loan 2023	4,770
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**UK Rents (No. 1) Plc**

£36,143,000	Rental Securitisation 2025	23,049
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£723,000	Subordinated loan	723
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23,772

**T.H.F.C. (Capital) Plc**

£212,802,000	6.38% Secured Bond 2042	212,802
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£475,000,000	Fixed & Variable Rate Loans	344,688
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557,490

**Affordable Housing Finance Plc**

£500,000,000	Fixed/Variable Rate Facility 2045	500,000
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£600,900,000	Long term - 3.8% due 2042 (Bullet)	600,900
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£1,143,200,000	Long term - 2.893% due 2043 (Bullet)	1,143,200
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£500,000,000	Fixed Rate Facility 2047	500,000
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£500,000,000	Fixed Rate Facility 2048	500,000
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3,244,100

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6,720,864

**Premium/discount**

274,595

**Total**


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6,995,459

## Notes:

- As at 31st March, 2018, the balance of retained earnings on the audited unconsolidated Statement of Financial Position of THFC was £19,658,000.
- At 31st March, 2018, THFC had no outstanding contingent liabilities and guarantees nor any indebtedness guaranteed by a third party.
- All of THFC's borrowings are secured by means of a *pari passu* floating charge on all of THFC's assets.

4 Following the adoption of IFRS by THFC in the year ended 31st March, 2006, loans and debenture stocks are stated at amortised cost. Any discounts or premiums on issue are deducted from/added to the original loan or debenture stock value and charged or credited to the income statement over the expected life of the loan/debenture stock so that the interest payable, as adjusted for the amortisation of discount/premiums, gives a constant yield to maturity.

As at close of business on 30th September, 2018, the consolidated indebtedness of THFC as extracted from its accounting records was as set out in the following table:

<b>Indebtedness of the THFC Group</b>		<b>30th September, 2018</b>
		<b>£000</b>
<b>THFC Debenture Stocks</b>		
£50,954,200	5% Debenture Stock 2027	34,240
£24,662,500	Stepped Coupon Debenture Stock 2019	25,517
£15,000,000	12.04% Annuity Debenture Stock 2021	4,257
£188,100,000	8.625% Debenture Stock 2023	188,100
£8,000,000	8.8% Annuity Debenture Stock 2023	3,129
£10,000,000	10.0938% Annuity Debenture Stock 2024	5,185
£49,450,000	9.625% Debenture Stock 2025	49,450
<b>THFC Bank Loans</b>		
£750,000	Fixed Rate Facility 2021	94
£22,000,000	Fixed Rate Facility 2023 – Annuity	7,966
£33,000,000	Fixed Rate Facility 2024 – Annuity	12,955
£10,500,000	Fixed Rate Facility 2025 – Annuity	4,720
£8,700,000	Fixed Rate Facility 2028 – Bullet	8,700
£11,000,000	Fixed/Variable Rate Facility 2026	6,710
£6,740,000	Fixed/Variable Rate Facility 2028	4,494
£15,000,000	Variable Rate Facility 2029	7,195
£9,300,000	Fixed/Variable Rate	5,580
£100,000,000	Fixed/Variable Rate Facility 2025	100,000
£100,000,000	Fixed/Variable Rate Facility 2040	100,000
£172,500,000	Fixed/Variable Rate Facility 2040	172,500
£172,500,000	Fixed/Variable Rate Facility 2040	172,500
£5,000,000	Variable Rate Revolving Credit Facility	-
400,000,000	Fixed/Variable Rate Facility 2045	400,000
£12,000,000	Fixed Rate Facility 2043	12,000
		<hr/> 1,325,292
<b>THFC Loan from T.H.F.C. (Funding No.1) Plc</b>		
£235,205,000	Long term – 5.125% due 2035 (Bullet)	<hr/> 235,205
<b>THFC Loan from T.H.F.C. (Funding No.2) Plc</b>		
£370,850,000	Long term – 6.35% due 2039 (Bullet)	<hr/> 370,850
<b>THFC Loan from T.H.F.C. (Funding No.3) Plc</b>		
£804,300,000	Long term – 5.20% due 2043 (Bullet)	<hr/> 804,300
<b>T.H.F.C. (Social Housing Finance) Limited</b>		
<b>Debenture Stocks</b>		
£86,300,000	8.75% Debenture Stock 2016/2021	77,800

**Indebtedness of the THFC Group****30th September,  
2018****Bank Loans**

£2,000,000	Fixed Rate Loan 2023	712
£16,500,000	Fixed Rate Loan 2024	6,507
£14,900,000	Fixed Rate Loan 2025	5,760
		<hr/> 90,779

**T.H.F.C. (Indexed) Limited Indexed Linked Debenture Stock**

£87,363,922	5.65% Index Linked Debenture Stock 2020	<hr/> 25,047
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**T.H.F.C. (Indexed 2) Limited Indexed Linked Debenture Stock**

£47,000,000	5.50% Index Linked Debenture Stock 2024	<hr/> 36,465
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**T.H.F.C. (First Variable) Limited**

£15,650,000	Variable Rate Loan 2023	<hr/> 4,345
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**UK Rents (No. 1) PLC**

£36,143,000	Rental Securitisation 2025	22,009
£723,000	Subordinated loan	723
		<hr/> 22,732

**bLEND Funding Plc**

£250,000,000	3.459% Secured Bonds 2047	<hr/> 250,000
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**T.H.F.C. (Capital) PLC**

£212,802,000	6.38% Secured Bond 2042	212,802
£470,155,000	Fixed & Variable Rate Loans	327,275
		<hr/> 540,077

**Affordable Housing Finance Plc**

£500,000,000	Fixed/Variable Rate Facility 2045	500,000
£600,900,000	Long term - 3.8% due 2042 (Bullet)	600,900
£1,143,200,000	Long term - 2.893% due 2043 (Bullet)	1,143,200
£500,000,000	Fixed Rate Facility 2047	500,000
£500,000,000	Fixed Rate Facility 2048	500,000
		<hr/> 3,244,100
		<hr/> 6,949,192

**Premium/discount****273,424****Total****7,222,616**

There has been no material change in the capitalisation and indebtedness and the contingent liabilities and guarantees and the indebtedness guaranteed by third parties since (in the case of capitalisation) 31st March, 2018 and (in the case of indebtedness) 30th September, 2018.

References to the "accounting records" of THFC mean the internal accounting systems used by THFC to maintain its accounting records, which are reconciled on a monthly basis and from which data is extracted on



a basis consistent with the management accounts. Data extracted directly from the accounting records for inclusion in this Offering Circular (other than as extracted from the audited consolidated accounts) has not been audited.

## DESCRIPTION OF THE AUTHORISED BORROWERS

### Authorised Borrowers

Each Authorised Borrower (as defined in the Loan Agreement) is an entity whose principal purpose, objects and powers are to provide, construct, improve, manage, facilitate or encourage the construction or improvement of housing accommodation. Each is either a registered society, a company limited by guarantee or a charitable trust and all are registered providers of social housing, registered social landlords, registered housing associations or registered social housing providers whose activities are regulated by the Regulator of Social Housing (in England), the Welsh Assembly Government (in Wales), the Scottish Housing Regulator (in Scotland) or the Department for Communities (in Northern Ireland). Each Authorised Borrower is prohibited by its constitution from trading for profit and any surplus which may result from its operations may not be distributed, either directly or indirectly, in any way whatsoever among its members.

### The Bond Issuance Authorised Borrowers

THFC has covenanted to the Issuer in the Loan Agreement that the proceeds of the Original Initial Advance, the Second Issue Initial Advance, the Third Issue Initial Advance, the Fourth Issue Initial Advance, the Fifth Issue Initial Advance, the Sixth Issue Initial Advance, the Seventh Issue Initial Advance, the Eighth Issue Initial Advance, the Ninth Issue Initial Advance, any Original Retained Advance, any Second Issue Retained Advance, any Third Issue Retained Advance, any Fourth Issue Retained Advance, any Fifth Issue Retained Advance, any Seventh Issue Retained Advance, any Eighth Issue Retained Advance and any Ninth Issue Retained Advance (each as defined in the Loan Agreement) will be on-lent to specified Authorised Borrowers (the **Bond Issuance Authorised Borrowers**) under separate loan agreements with THFC entered into on or about 5th October, 2011 or (in the case of an onward loan of the whole or any part of an Original Retained Advance) on or after 5th October, 2011 (the **First Bond Issuance Authorised Loans**) or under separate loan agreements with THFC entered into on or about 18th January, 2012 or (in the case of an onward loan of the whole or any part of a Second Issue Retained Advance) on or after 18th January, 2012 (the **Second Bond Issuance Authorised Loans**) or under separate loan agreements with THFC entered into, or amended and restated, on or about 18th April, 2012 (with the exception of the loan agreement between THFC and Network Stadium Housing Association Limited, which is dated 5th October, 2011) or (in the case of an onward loan of the whole or any part of a Third Issue Retained Advance) on or after 18th April, 2012 (the **Third Bond Issuance Authorised Loans**) or under separate loan agreements with THFC entered into on or about 20th September, 2012 or (in the case of an onward loan of the whole or any part of a Fourth Issue Retained Advance) on or after 20th September, 2012 (the **Fourth Bond Issuance Authorised Loans**) or under separate loan agreements with THFC entered into on or about 8th April, 2013 or (in the case of an onward loan of the whole or any part of a Fifth Issue Retained Advance) on or after 8th April, 2013 (the **Fifth Bond Issuance Authorised Loans**) or under separate loan agreements with THFC entered into on or about 8th October, 2013 (the **Sixth Bond Issuance Authorised Loans**) or under separate loan agreements with THFC entered into on or about 28th July, 2017 or (in the case of an onward loan of the whole or any part of a Seventh Issue Retained Advance) on or after 28th July, 2017 (the **Seventh Bond Issuance Authorised Loans**) or under separate loan agreements with THFC entered into, or amended and restated, between 1st February, 2018 and 13th March, 2018 or (in the case of an onward loan of the whole or any part of an Eighth Issue Retained Advance) on or after 13th March, 2018 (the **Eighth Bond Issuance Authorised Loans**) or under separate loan agreements with THFC entered into, or amended and restated, between 20th October, 2018 and 18th January, 2019 or (in the case of an onward loan of the whole or any part of a Ninth Issue Retained Advance) on or after 18th January, 2019 (the **Ninth Bond Issuance Authorised Loans**) and, together with the First Bond Issuance Authorised Loans, the Second Bond Issuance Authorised Loans, the Third Bond Issuance Authorised Loans, the Fourth Bond Issuance Authorised Loans, the Fifth Bond Issuance Authorised Loans, the Sixth Bond Issuance Authorised Loans, the Seventh Bond Issuance Authorised Loans and the Eighth Bond Issuance Authorised Loans, the **Bond Issuance Authorised Loans**).

The terms of each of the Bond Issuance Authorised Loans may provide for further funds to be drawn, or be amended to provide for further funds to be drawn, by a Bond Issuance Authorised Borrower to reflect the onward lending by THFC of the proceeds of sale of Retained Bonds or the proceeds of issue of Fungible Bonds. The Bond Issuance Authorised Borrowers which enter into the Ninth Bond Issuance Authorised Loans are referred to in this Offering Circular as the **Ninth Bond Issuance Authorised Borrowers**.

Each Bond Issuance Authorised Loan has been and will be made by THFC in the normal course of its business and will comply with THFC's core terms as required in THFC's existing trust deeds as amended from time to time (the **Standard Lending Criteria**, the current terms of which are described in "*Existing THFC Core Terms relating to Authorised Loans*"). Each Bond Issuance Authorised Loan is or will be governed by English law. Each Bond Issuance Authorised Loan will have a bullet repayment maturity to take place on 5th October, 2043 with no grace period. Payments of interest and principal under each Bond Issuance Authorised Loan currently outstanding are made to the main bank account of THFC held with Barclays Bank plc as set out in paragraph 10 under "*General Information*". It is anticipated that payments of interest and principal under each Bond Issuance Authorised Loan will continue to be made to such bank account. THFC is obliged under the Loan Agreement to maintain an up-to-date list of Bond Issuance Authorised Loans (as amended or replaced from time to time) which will be provided annually to, and may be inspected at any time by, the Issuer and the Trustee. The Bond Issuance Authorised Borrowers have granted or will grant Fixed Charge Security or an initial charge over cash and where land or property has been or will be charged have received or will receive consent from the relevant regulator in its jurisdiction. It should be noted that THFC is entitled under the terms of its existing trust deeds and the Loan Agreement to allow an Authorised Borrower to swap from fixed charge security to floating charge security. In addition, the Bond Issuance Authorised Borrowers will be required to maintain an interest service reserve equal to 12 months' interest on their respective loans as additional security for the payment of interest under the relevant Bond Issuance Authorised Loan. THFC believes that the interest and other amounts (other than principal) payable by the Bond Issuance Authorised Borrowers will (assuming that the Bond Issuance Authorised Borrowers comply with their obligations under the Bond Issuance Authorised Loans) be sufficient to service all amounts (other than principal) due and payable on the Loan Agreement (when added to the accrued interest being retained by THFC out of the proceeds of the Ninth Issue Bonds lent to it by the Issuer).

### **The Existing Authorised Borrowers**

The **Existing Authorised Borrowers** are borrowers from THFC under loan agreements other than the Ninth Bond Issuance Authorised Loans complying with the relevant Standard Lending Criteria, the current terms of which are described in "*Existing THFC Core Terms relating to Authorised Loans*" (the **Existing Authorised Loans**).

Details of Existing Authorised Loans are set out below:

### **The Housing Finance Corporation Limited**

<b>Authorised Borrowers*</b>	<b>Authorised Loans Existing as at 31st March, 2018<sup>1</sup></b> £000	<b>Other Movements<sup>2</sup></b> £000	<b>New<sup>3</sup></b> £000
A2Dominion Homes Limited	82,218	(135)	
A2Dominion South Limited	50,000		
Accent Housing Limited	11,528	(27)	

\* This list of Authorised Borrowers does not reflect borrower combinations subsequent to 31st March, 2018.

<b>Authorised Borrowers*</b>	<b>Authorised Loans Existing as at 31st March, 2018<sup>1</sup></b>	<b>Other Movements<sup>2</sup></b>	<b>New<sup>3</sup></b>
Accord Housing Association Limited	15,500		
Adactus Housing Association Limited	2,968	(69)	
Agudas Israel Housing Association Limited	150	(5)	
Apex Housing Association Limited	35,000		
Arcon Housing Association Limited	4,000		
Arches Housing Limited	5,100		
ATEB Group Limited	1,000		
Axiom Housing Association Limited	20,663	(12)	
Bernicia Group	15,119		
Bournville Village Trust	20,000		
Bromford Housing Association Limited	57,000		
Bromsgrove District Housing Trust Limited			10,000
Cadwyn Housing Association Limited	5,000		
Cambridge Housing Society Limited	4,200		
Cardiff Community Housing Association Limited	7,500		
Castle Rock Edinvar Housing Association Limited	5,500		
Catalyst Housing Limited	2,908	(122)	
Charter Housing Association Limited	25,000		
Choice Housing Ireland Limited	45,000		
Clanmil Housing Association Limited	30,000		
Clarion Housing Association Limited	3,849	(62)	
Clwyd Alyn Housing Association Limited	7,000		
Coastal Housing Group Limited	35,000		
Connswater Homes Limited	4,000		
Contour Homes Limited	1,833	(167)	
Cornerstone Housing Limited	5,000		
Cotman Housing Association Limited	1,500		
Derwen Cymru Limited	1,500		
Derwent Housing Association Limited	10,000		
Ducane Housing Association Limited	5,000		
Dumfries & Galloway Housing Partnership Limited	40,000		
Dunedin Canmore Housing Limited	16,500		
Eildon Housing Association Limited	10,000		
EMH Housing and Regeneration Limited	25,000		
Equity Housing Group Limited	21,658	(52)	
Estuary Housing Association Limited	30,148	(93)	
Family Housing Association (Birmingham) Limited	6,500		
Friendship Care and Housing Limited	2,000		
Gateway Housing Association Limited	1,250		
Genesis Housing Association Limited	50,500		
Glen Oaks Housing Association Limited	14,300		
Great Places Housing Association Limited	22,602	(102)	
Greenoak Housing Association Limited	3,500		
GreenSquare Group	7,600		
Grwp Cynefin	11,500		
Habinteg Housing Association Limited	2,747	(155)	
Hafod Housing Association Limited	10,000		
Hanover Housing Association	30,000		

<b>Authorised Borrowers*</b>	<b>Authorised Loans Existing as at 31st March, 2018<sup>1</sup></b>	<b>Other Movements<sup>2</sup></b>	<b>New<sup>3</sup></b>
Harrogate Housing Association Limited	2,000		
Hexagon Housing Association Limited	7,000		
Hightown Housing Association Limited	30,807	(73)	
Home Group Limited	45,113	(133)	
Home in Scotland Limited	20,000		
Hyde Housing Association Limited	62,385	(224)	
Innisfree Housing Association Limited	3,000		
Inquilab Housing Association Limited	10,000		
Islington & Shoreditch Housing Association Limited	22,598	(19)	
"Johnnie" Johnson Housing Trust Limited	22,500		
Joseph Rowntree Housing Trust	15,000		
Leeds & Yorkshire Housing Association Limited	3,000		
Leeds Federated Housing Association Limited	13,300		
Liverpool Housing Trust Limited	7,000		
Liverpool Mutual Homes Limited	38,000		
LiveWest Homes Limited	46,254	(476)	
London & Quadrant Housing Trust	15,639	(112)	
Longhurst & Havelok Homes Limited	6,000		
Manningham Housing Association Limited	34,449	(446)	
Melin Homes Limited	22,000		
Metropolitan Housing Trust Limited	30,873	(202)	
Mid Wales Housing Association Limited	3,000		
Midland Heart Limited	37,206	(182)	
Mosscafe St Vincents Housing Group Limited	31,731	(111)	
Network Homes Limited	131,300		
New Gorbals Housing Association Limited	14,000		
Newlon Housing Trust	22,552	(17)	
Newydd Housing Association (1974) Limited	10,000		16,500
North Glasgow Housing Association Limited	8,000		
North London Muslim Housing Association Limited	1,000		
North Wales Housing Association Limited	12,500		
Notting Hill Housing Trust	15,000		
Nottingham Community Housing Association Limited	12,400		
Octavia Housing	10,000		
One Housing Group Limited	42,354	(282)	
One Vision Housing Limited	3,000		
Optivo	40,000		
Origin Housing Limited	29,600		
Paradigm Homes Charitable Housing Association Limited	65,000		
Paragon Asra Housing Limited	23,149	(54)	
Peabody Trust	104,000		
Places for People Homes Limited	2,076	(56)	
Places for People Living+ Limited	4,000		
Plymouth Community Homes Limited	30,000		
Portal Housing Association Limited	21,000		
Radius Housing Association Limited	50,000		
Regenda Limited	3,000		

<b>Authorised Borrowers*</b>	<b>Authorised Loans Existing as at 31st March, 2018<sup>1</sup></b>	<b>Other Movements<sup>2</sup></b>	<b>New<sup>3</sup></b>
Rhondda Housing Association Limited	-	10,000	
Sadeh Lok Limited	650		
Salvation Army Housing Association	3,000		
Sanctuary Housing Association	9,091	(459)	
Sanctuary Scotland Housing Association Limited	15,000		
Soho Housing Association Limited	15,000		
South Yorkshire Housing Association Limited	3,173	(108)	
Southern Housing Group Limited	143,586	(303)	
Sovereign Housing Association	22,000		
Staffordshire Housing Association Limited	14,800		
Taff Housing Association Limited	5,500		
Thames Valley Charitable Housing Association Limited	53,739	(107)	
The Riverside Group Limited	38,408	(279)	
The Swaythling Housing Society Limited	12,000		
Thenue Housing Association Limited	5,000		
Trent and Dove Housing Limited	24,000		
Trident Housing Association Limited	3,500		
Tuntum Housing Association Limited	7,000		
United Welsh Housing Association Limited	64,500		
Vivid Housing Limited	12,759	(82)	
Wales and West Housing Association Limited	56,500		
Wandle Housing Association Limited	21,418		
Waterloo Housing Association Limited	14,000		
West Kent Housing Association	35,000		10,000
West Mercia Homes Limited	10,000		
Westfield Housing Association Limited	6,000		
Westward Housing Group Limited	47,000		
White Horse Housing Association Limited	713	(19)	
Wirral Methodist Housing Association Limited	5,200		
Womens Pioneer Housing Limited	10,000		
Worthing Homes Limited	10,000		
York Housing Association Limited	4,000		
Yorkshire Housing Limited	40,500		
Your Housing Limited	5,000		
<b>Total</b>	<b>2,726,664</b>	<b>5,255</b>	<b>36,500</b>

1 Authorised loans are derived without material change from the audited accounts of THFC dated 31st March, 2018 and reflect the nominal redemption value of those loans.

2 Other movements on loans during the period from 31st March, 2018 to 30th September, 2018 (inclusive).

3 New Authorised Loans are derived without material change from the Ninth Bond Issuance Authorised Loans. A further Ninth Bond Issuance Authorised Loan in a nominal amount of £5,000,000 will be made to a Ninth Bond Issuance Authorised Borrower shortly after the Ninth Issue Closing Date. The difference between the THFC indebtedness and THFC loans to Authorised Borrowers arises through timing differences on principal repayments.

## **Regulation of housing associations**

### *England*

The funding and regulation of housing associations has undergone significant change in recent years. The Legislative Reform (Regulator of Social Housing) (England) Order 2018 made the Regulator of Social Housing a standalone entity, no longer part of the HCA, with effect from 1st October, 2018. The investment function, namely the provision of grant funding for the creation of new social housing is provided through the rebranded arm of the HCA – Homes England.

The objectives of the Regulator of Social Housing are split into economic regulation objectives and consumer regulation objectives.

The economic regulation objectives are:

- to ensure that registered providers of social housing are financially viable and properly managed and perform their functions efficiently and economically;
- to support the provision of social housing sufficient to meet reasonable demands (including by encouraging and promoting private investment in social housing);
- to ensure that value for money is obtained from public investment in social housing;
- to ensure that an unreasonable burden is not imposed (directly or indirectly) on public funds; and
- to guard against the misuse of public funds.

The consumer regulation objectives are:

- to support the provision of social housing that is well managed and of appropriate quality;
- to ensure that actual or potential tenants of social housing have an appropriate degree of choice and protection;
- to ensure that tenants of social housing have the opportunity to be involved in its management and to hold their landlords to account; and
- to encourage registered providers of social housing to contribute to the environmental, social and economic wellbeing of the areas in which the housing is situated.

The Regulator of Social Housing has a duty to exercise its functions in a way that minimises interference and is (as far as is possible) proportionate, consistent, transparent and accountable. These requirements underpin how the Regulator of Social Housing carries out all its functions.

In England, registered providers of social housing are categorised as private registered providers or local authority registered providers and private registered providers may be profit-making or non-profit making. Profit-making registered providers are subject to a slightly different regulatory regime and are not subject to some of the statutory powers of the Regulator of Social Housing. Local authority registered providers are regulated only in respect of the consumer regulation objective.

Regulatory standards have been set by the Regulator of Social Housing. There are three economic standards (governance and financial viability; value for money; and rent) and four consumer standards (tenant involvement and empowerment; home; tenancy and neighbourhood; and community), all of which are supplemented by various guidance and codes of practice which set out more information about how the

Regulator of Social Housing will regulate in practice and how it will gain assurances in order to form judgments on registered providers of social housing.

The Regulator of Social Housing continues to provide proactive regulation of the economic standards, but in relation to the consumer standards it takes a more reactive approach with the use of its statutory powers being restricted to instances where there is a risk of serious detriment to tenants. There is no such restriction in the context of any potential breach of one of the economic standards.

The Regulator of Social Housing has enforcement powers including powers to require information, to make appointments to a private registered provider's board, to issue enforcement notices and penalties, to require payment of compensation to tenants and to outsource management functions as well as to conduct inquiries. The Regulator of Social Housing also has statutory powers under the moratorium powers in the 2008 Act in the event of the insolvency of a registered provider of social housing. Under The Insolvency of Registered Providers of Social Housing Regulations 2018, which came into effect on 4th July, 2018, it has the power to ask the court to appoint a housing administrator under the special administration provisions incorporated within the Housing and Planning Act 2016 (see "*Risk Factors*" for a discussion of housing administration and the 2008 Act moratorium more generally).

As the Regulator of Social Housing takes a risk-based proportionate approach it regulates registered providers of social housing differently depending upon its judgment as to their level of risk exposure. In particular, registered providers of social housing that own fewer than a thousand social housing units are subject to a different and lighter level of regulatory engagement than larger registered providers of social housing.

On 30th October, 2015, the ONS announced the reclassification of housing associations in England from "private non-financial corporations" to "public non-financial corporations" for the purposes of national accounts and other ONS economic statistics, with retrospective effect from 22nd July, 2008. In response the UK government confirmed in November 2015 that it would introduce statutory deregulatory measures with the intention that the private sector status of registered providers of social housing be restored. From April 2017 onwards the Housing and Planning Act 2016 introduced a deregulation regime in respect of certain actions of registered providers of social housing (e.g. removing the requirements for consent to disposing of social housing dwellings and certain other land and obtaining consent prior to undertaking certain constitutional amendments, restructurings or mergers) and replaced those provisions with a notification regime.

From 1st October, 2018, the Legislative Reform (Regulator of Social Housing) (England) Order 2018 came into effect, confirming the formal establishment of the Regulator of Social Housing as a standalone organisation.

#### *Wales, Scotland and Northern Ireland*

Wales, Scotland and Northern Ireland are the subject of separate regulatory and funding regimes, operated by the Welsh Ministers, the Scottish Housing Regulator and the Northern Ireland Department for Social Development, respectively.

#### *Wales*

The Welsh Ministers regulate housing associations in Wales. They have powers under the Housing Associations Act 1985, the Housing Act 1996 and the Housing (Wales) Measure 2011 in respect of both the registration and regulation of Welsh RSLs and the funding of social housing. The Welsh framework is currently set out in the 2017 Regulatory Framework for Housing Associations registered in Wales.

This framework incorporates performance standards specified by the Welsh Ministers which must be met by Welsh RSLs. These cover matters such as effective board and executive management, tenant involvement,



the quality of services, risk management, value for money and viability. Failure to meet a performance standard is grounds for the exercise of enforcement powers. The Welsh Ministers are committed to a regulatory approach based on: proportionality, transparency and openness, consistency and promoting continuous improvement and learning.

The Welsh Ministers also have the power to set standards of performance in relation to Welsh RSL rents. It sets a target rent band for each landlord and landlords are required to operate with average weekly rent levels for each size and type of dwelling that fall within those bands.

In Wales, the Regulation of Registered Social Landlords (Wales) Act 2018 received Royal Assent on 13th June, 2018 and became operative on 15th August, 2018 and, as a result, the ONS has reclassified Welsh RSLs as private sector for ONS purposes.

### *Scotland*

Scottish RSLs are regulated by the Scottish Housing Regulator which was created pursuant to the Housing (Scotland) Act 2010 as independent regulator directly accountable to the Scottish Parliament. Its powers include the maintenance of a register of Scottish RSLs, setting standards of performance, financial management and governance. Its regulatory framework includes six regulatory standards and detailed supporting guidance. The Scottish Ministers have a duty to establish standards and outcomes which Scottish RSLs should aim to achieve and to publish these in a Scottish Social Housing Charter. Each Scottish RSL is responsible for meeting these outcomes and standards set out in the 2012 Scottish Housing Charter. The Scottish Housing Regulator is responsible for monitoring and reporting on this performance against these outcomes and standards. It will name any Scottish RSL it considers to have failed to achieve the outcomes and standards or which it considers to be at risk of doing so. It has the power to set performance improvement targets for individual Scottish RSLs or categories of Scottish RSL.

The Scottish government passed the Housing (Amendment) (Scotland) Act 2018 which received Royal Assent in July 2018. The Act amends the powers of the Scottish Housing Regulator with the intention of reducing any "control" it may have over Scottish RSLs. The Housing (Amendment) (Scotland) Act 2018 (Commencement and savings provisions) Regulations 2018 set out the dates on which various provisions of the Housing (Amendment) (Scotland) Act 2018 will come into force.

### *Northern Ireland*

The Department for Communities is the housing regulator in Northern Ireland. The Department for Communities' functions are set out in article 4 of the Housing (Northern Ireland) Order 1992 and include, amongst other matters, the functions of promoting and assisting the development of registered housing associations in Northern Ireland; facilitating the proper exercise and performance of the functions; and publicising the aims and principles of registered housing associations in Northern Ireland. It is also responsible for establishing and maintaining a register of housing associations in Northern Ireland, for exercising supervision and control over registered housing associations in Northern Ireland and for considering applications for, and to make payments of, grants to registered housing associations in Northern Ireland. The Department for Communities performs equivalent functions in Northern Ireland with regard to the registration and supervisory functions of the regulatory committee for the HCA in England and, to a more limited extent, to the funding functions of Homes England (as its funding abilities are not as extensive as Homes England's). Pursuant to the Housing (Amendment) (Northern Ireland) Order 2006, the funding powers of the Department for Communities were delegated to the Northern Ireland Housing Executive.

## SUMMARY OF THE LOAN AGREEMENT

On 5th October, 2011, the Issuer and THFC entered into a loan agreement (the **Original Loan Agreement**) pursuant to which the Issuer committed to make a loan to THFC in an aggregate principal amount of up to £100,000,000 (the **Original Commitment**). On 18th January, 2012, the Issuer and THFC entered into an amendment and restatement agreement in respect of the Original Loan Agreement (the **First Loan Amendment and Restatement Agreement**) pursuant to which the Issuer committed to make a loan to THFC in an aggregate principal amount of up to £131,000,000 (the **Second Issue Commitment**). On 18th April, 2012, the Issuer and THFC entered into a second amendment and restatement agreement in respect of the Original Loan Agreement (the **Second Loan Amendment and Restatement Agreement**) pursuant to which the Issuer committed to make a loan to THFC in an aggregate principal amount of up to £130,500,000 (the **Third Issue Commitment**). On 20th September, 2012, the Issuer and THFC entered into a third amendment and restatement agreement in respect of the Original Loan Agreement (the **Third Loan Amendment and Restatement Agreement**) pursuant to which the Issuer committed to make a loan to THFC in an aggregate principal amount of up to £127,100,000 (the **Fourth Issue Commitment**). On 8th April, 2013, the Issuer and THFC entered into a fourth amendment and restatement agreement in respect of the Original Loan Agreement (the **Fourth Loan Amendment and Restatement Agreement**) pursuant to which the Issuer committed to make a loan to THFC in an aggregate principal amount of up to a further £55,200,000 (the **Fifth Issue Commitment**). On 8th October, 2013, the Issuer and THFC entered into a fifth amendment and restatement agreement in respect of the Original Loan Agreement (the **Fifth Loan Amendment and Restatement Agreement**) pursuant to which the Issuer committed to make a loan to THFC in an aggregate principal amount of up to a further £81,500,000 (the **Sixth Issue Commitment**). On 28th July, 2017, the Issuer and THFC entered into a sixth amendment and restatement agreement in respect of the Original Loan Agreement (the **Sixth Loan Amendment and Restatement Agreement**) pursuant to which the Issuer committed to make a loan to THFC in an aggregate principal amount of up to a further £186,000,000 (the **Seventh Issue Commitment**). On 13th March, 2018, the Issuer and THFC entered into a seventh amendment and restatement agreement in respect of the Original Loan Agreement (the **Seventh Loan Amendment and Restatement Agreement**) pursuant to which the Issuer committed to make a loan to THFC in an aggregate principal amount of up to a further £121,000,000 (the **Eighth Issue Commitment**). On 18th January, 2019, the Issuer and THFC entered into an eighth amendment and restatement agreement in respect of the Original Loan Agreement (the **Eighth Loan Amendment and Restatement Agreement**) pursuant to which the Issuer committed to make a loan to THFC in an aggregate principal amount of up to a further £83,000,000 (the **Ninth Issue Commitment** and, together with the Original Commitment, the Second Issue Commitment, the Third Issue Commitment, the Fourth Issue Commitment, the Fifth Issue Commitment, the Sixth Issue Commitment, the Seventh Issue Commitment and the Eighth Issue Commitment, the **Commitment**). The Original Loan Agreement, as amended and restated by the First Loan Amendment and Restatement Agreement, the Second Loan Amendment and Restatement Agreement, the Third Loan Amendment and Restatement Agreement, the Fourth Loan Amendment and Restatement Agreement, the Fifth Loan Amendment and Restatement Agreement, the Sixth Loan Amendment and Restatement Agreement, the Seventh Loan Amendment and Restatement Agreement and the Eighth Loan Amendment and Restatement Agreement to incorporate the Second Issue Commitment, the Third Issue Commitment, the Fourth Issue Commitment, the Fifth Issue Commitment, the Sixth Issue Commitment, the Seventh Issue Commitment, the Eighth Issue Commitment and the Ninth Issue Commitment, respectively, is referred to in this Offering Circular as the **Loan Agreement**. The Issuer believes that the interest and other amounts (other than principal) payable by THFC will (assuming THFC complies with its obligations under the Loan Agreement in full) be sufficient to pay the amounts payable under items (a) to (e) of the Pre-Enforcement Priority of Payments, being the amounts required to be paid in order to service all amounts due and payable on the Bonds.

The principal terms of the Loan Agreement are set out below.

## *Advances*

On the Original Closing Date, the Issuer made an advance of £69,500,000 in principal amount (the **Original Initial Advance**) to THFC and THFC made loans to Bond Issuance Authorised Borrowers on or shortly following the Original Closing Date with an aggregate initial principal amount equal to the Original Initial Advance. On the Second Issue Closing Date, the Issuer made an advance of £116,000,000 in principal amount (the **Second Issue Initial Advance**) to THFC and THFC made loans to the Second Bond Issuance Authorised Borrowers on or shortly following the Second Issue Closing Date with an aggregate initial principal amount equal to the Second Issue Initial Advance. On the Third Issue Closing Date, the Issuer made an advance of £120,500,000 in principal amount (the **Third Issue Initial Advance**) to THFC and THFC made loans to the Third Bond Issuance Authorised Borrowers on or shortly following the Third Issue Closing Date with an aggregate initial principal amount equal to the Third Issue Initial Advance. On the Fourth Issue Closing Date, the Issuer made an advance of £122,100,000 in principal amount (the **Fourth Issue Initial Advance**) to THFC and THFC made loans to the Fourth Bond Issuance Authorised Borrowers on or shortly following the Fourth Issue Closing Date with an aggregate initial principal amount equal to the Fourth Issue Initial Advance. On the Fifth Issue Closing Date, the Issuer made an advance of £53,200,000 in principal amount (the **Fifth Issue Initial Advance**) to THFC and THFC made loans to the Fifth Bond Issuance Authorised Borrowers on or shortly following the Fifth Issue Closing Date with an aggregate initial principal amount equal to the Fifth Issue Initial Advance. On the Sixth Issue Closing Date, the Issuer made an advance of £81,500,000 in principal amount (the **Sixth Issue Initial Advance**) to THFC and THFC made loans to the Sixth Bond Issuance Authorised Borrowers on or shortly following the Sixth Issue Closing Date with an aggregate initial principal amount equal to the Sixth Issue Initial Advance. On the Seventh Issue Closing Date, the Issuer made an advance of £93,000,000 in principal amount (the **Seventh Issue Initial Advance**) to THFC and THFC made loans to the Seventh Bond Issuance Authorised Borrowers on or shortly following the Seventh Issue Closing Date with an aggregate initial principal amount equal to the Seventh Issue Initial Advance. On the Eighth Issue Closing Date, the Issuer made an advance of £60,500,000 in principal amount (the **Eighth Issue Initial Advance**) to THFC and THFC made loans to the Eighth Bond Issuance Authorised Borrowers on or shortly following the Eighth Issue Closing Date with an aggregate initial principal amount equal to the Eighth Issue Initial Advance. On the Ninth Issue Closing Date, subject to, *inter alia*, the issue of the Ninth Issue Bonds and the receipt by the Issuer of the proceeds thereof, the Issuer will make an advance of £41,500,000 in principal amount (the **Ninth Issue Initial Advance**) to THFC and THFC will make loans to the Ninth Bond Issuance Authorised Borrowers on or shortly following the Ninth Issue Closing Date with an aggregate initial principal amount equal to the Ninth Issue Initial Advance. Each such advance was, or will be, made in an amount equal to the gross proceeds of the Bonds (excluding any Retained Bonds) issued, or to be issued, on the corresponding Closing Date (each, an **Issue Actual Advance Amount**). If such issue of Bonds was, or is, made at a discount or premium to the principal amount of such Bonds, such advance was, or will be, correspondingly made at a discount or premium, as applicable.

On any date on which the Issuer sells Retained Bonds, in whole or in part, subject to, *inter alia*, the receipt by the Issuer of the net sale proceeds thereof, the Issuer will make a further advance (a **Retained Advance**) with a principal amount equal to the principal amount of the Retained Bonds so sold, where such Retained Advance will be made in an amount equal to the gross sale proceeds of the Retained Bonds so sold (the **Retained Bond Actual Advance Amount**). If such sale of Retained Bonds is made at a discount or premium to the principal amount of such Retained Bonds, such advance shall correspondingly be made at a discount or premium, as applicable. THFC will make loans to the Bond Issuance Authorised Borrowers on or shortly following the date of such sale of the Retained Bonds with an aggregate principal amount equal to the principal amount of the Retained Bonds sold. As at the date of this Offering Circular the Issuer has made Retained Advances in an aggregate principal amount of £134,500,000 and has agreed to make further Retained Advances in an aggregate principal amount of £123,000,000. The aggregate principal amount of the Original Initial Advance, the Second Issue Initial Advance, the Third Issue Initial Advance, the Fourth Issue Initial Advance, the Fifth Issue Initial Advance, the Sixth Issue Initial Advance, the Seventh Issue

Initial Advance, the Eighth Issue Initial Advance and any Retained Advances made under the Loan Agreement, or the principal amount outstanding of such amounts from time to time, shall be the **Loan**.

For the avoidance of doubt, any difference between the principal amount of an advance and the relevant Issue Actual Advance Amount or Retained Bond Actual Advance Amount, as applicable, shall be ignored in determining the amount of the Loan and, *inter alia*, the calculation of interest, principal and any other amounts payable in respect thereon.

Where the Issuer is required to sell any Retained Bonds in order to fund an advance, the Issuer's obligations to fund such advance will be subject to the ability of the Issuer to sell such Retained Bonds to a third party.

For so long as any Retained Bonds are held by or on behalf of the Issuer, THFC may request that an amount of the undrawn portion of the Commitment be cancelled (provided that such amount does not exceed the principal amount of Retained Bonds held by or on behalf of the Issuer at that time). As soon as practicable following any such request, the Issuer shall cancel Retained Bonds in a corresponding amount. Such cancellation of the undrawn portion of the Commitment shall take effect upon the cancellation of such Retained Bonds.

Further loans may be made to THFC in the event that the Issuer issues Further Bonds as more particularly described in Condition 17. Any such arrangements would be made by way of further advances under the Loan Agreement and documented in an amendment to the Loan Agreement (in the case of Fungible Bonds), or by way of new loans documented in new loan agreements (in the case of New Bonds). Such further loans may be made at par, at a premium or at a discount and may be drawn down by THFC at any time in whole or in part up to 18 months after the receipt of the proceeds of Further Bonds by the Issuer (at which time, in any event, any remaining proceeds will be advanced to THFC).

### ***Security***

THFC has granted security in the form of a floating charge to the Issuer in respect of the Loan made under the Loan Agreement. In respect of such floating charge, the Issuer has entered into a deed of accession to a Deed of Priority with THFC's existing lenders and the trustees of THFC's existing stocks and will, on the date of the Eighth Loan Amendment and Restatement Agreement, enter into a further deed of accession to that Deed of Priority. The Issuer will accordingly share in the security granted to all the lenders to THFC and trustees of THFC's stocks in the manner set out in the Deed of Priority.

### ***Interest***

The Original Initial Advance and the Second Issue Initial Advance bear interest from and including 11th October, 2011, the Third Issue Initial Advance bears interest from and including 11th April, 2012, the Fourth Issue Initial Advance bears interest from and including 11th April, 2012, the Fifth Issue Initial Advance bears interest from and including 11th April, 2013, the Sixth Issue Initial Advance bears interest from and including 11th October, 2013, the Seventh Issue Initial Advance bears interest from and including 11th April, 2017, the Eighth Issue Initial Advance bears interest from and including 11th October, 2017 and the Ninth Issue Initial Advance will bear interest from and including 11th October, 2018, at the rate of 5.20 per cent. per annum, payable in arrear (in respect of each interest period ending on a Payment Date under the Bonds) by half-yearly instalments on each Interest Payment Date (which is three Business Days before the relative Payment Date on the Bonds). The first payment in respect of the Ninth Issue Loan (for the period from and including 11th October, 2018, to but excluding 11th April, 2019 and amounting to £1,079,000 (if no Ninth Issue Retained Advances funded by the Ninth Issue Retained Bonds have been made)) shall be made on 8th April, 2019.

## REPAYMENT AND PURCHASE

### *Repayment*

Subject to the provisions described below under "*Events of Default – Grace Period*", THFC shall repay the Loan in full on the Expected Final Repayment Date (which is four Business Days prior to the Expected Maturity Date). Such repayment amount will be paid directly to the Paying Agent by THFC and the Paying Agent will, at the Issuer's direction, apply the same in accordance with the Pre-Enforcement Priority of Payments.

### *Restriction on Prepayment*

THFC may not prepay or repay the Loan otherwise than in accordance with the provisions of the Loan Agreement.

### *Prepayment Provisions*

THFC may, if it has given to the Issuer not less than five weeks' prior written notice to that effect (or such shorter notice period as the Issuer may agree), prepay the whole, or any part, of the Loan (an **Optional Prepayment**). Any such notice of prepayment given by THFC shall be irrevocable and shall specify the date upon which such prepayment is to be made and shall oblige THFC to make such prepayment on such date. Any amount so prepaid may not be redrawn.

Where THFC is obliged to pay to the Issuer any additional amounts pursuant to a requirement to gross up then THFC may on giving ten Business Days' prior written notice to that effect prepay the whole, or any part (in each case representing one or more Bond Issuance Authorised Loans which are themselves prepaying), of the Loan (a **Tax Prepayment**). Any such notice of prepayment given by THFC shall be irrevocable and shall oblige THFC to make such prepayment on the day falling ten Business Days after delivery of the prepayment notice. Any amount so prepaid may not be redrawn.

THFC shall prepay the whole of the Loan where the Issuer declares the Loan, or THFC declares any loan or loans to one or more Bond Issuance Authorised Borrowers, to be immediately due and payable due to illegality (an **Illegality Prepayment**). Any amount so prepaid may not be redrawn.

THFC shall immediately prepay the whole of the Loan where the Issuer declares the Loan to be immediately due and payable following an event of default under the Loan Agreement (a **Default Prepayment**). Any amount so prepaid may not be redrawn.

### *Prepayment Amounts*

THFC shall pay the following amounts in relation to any such prepayment together with all other sums then owed by THFC under the Loan Agreement:

- (a) in the case of an Optional Prepayment not falling within paragraph (b) below or a Default Prepayment, THFC shall prepay an amount equal to the Redemption Price (as defined in Condition 8.2) in relation to the nominal amount of the Loan prepaid together (in each case) with any accrued interest then unpaid;
- (b) in the case of an Optional Prepayment, if an event of default has occurred under a Relevant Authorised Loan Agreement (as defined in the Loan Agreement) and the date of prepayment under such Relevant Authorised Loan Agreement is on or before the date falling five business days prior to the date falling 18 months after the date of such Relevant Authorised Loan Agreement, THFC shall prepay the nominal amount of the Loan (or relevant part thereof) together with any accrued interest then unpaid; and

- (c) in the case of a Tax Prepayment or an Illegality Prepayment, THFC shall prepay the nominal amount of the Loan together with any accrued interest then unpaid.

### ***Upstairs Bonds Purchase***

THFC or any Bond Issuance Authorised Borrower may at any time purchase Bonds on the London Stock Exchange or by tender (available to all Bondholders alike) or by private treaty at any price. Following any such purchase THFC or such Bond Issuance Authorised Borrower may surrender the Bonds to the Issuer to be cancelled. In that event, an amount of the Loan equivalent to the outstanding principal amount of the Bonds being surrendered shall be deemed to be prepaid under the Loan Agreement.

### **GENERAL COVENANTS AND RESTRICTIONS**

So long as any of the Loan remains outstanding, THFC shall:

- (a) use the Loan exclusively for the purposes specified in the Loan Agreement;
- (b) obtain, comply with the terms of and do all that is necessary to maintain in full force and effect all authorisations, approvals, licences and consents required in or by the laws and regulations of England (including, without limitation, its registration under the Co-operative and Community Benefit Societies Act 2014) to enable THFC and each subsidiary which charges its assets in relation to the Loan (each, a **Charging Subsidiary**) lawfully to enter into and perform its obligations under the Loan Agreement and the related security documents or to ensure the legality, validity, enforceability or admissibility in evidence in England of the Loan Agreement and the related security documents;
- (c) promptly inform the Issuer of the occurrence of any potential THFC Default (as defined below) and, upon receipt of a written request to that effect from the Issuer, promptly confirm to the Issuer that, save as previously notified to the Issuer or as notified in such confirmation, no such event has occurred and is continuing;
- (d) immediately upon becoming aware that the same may be threatened or pending and immediately after the commencement thereof give to the Issuer notice in writing of all actions or administrative proceedings of or before any court or other authority which are reasonably likely to have a material adverse effect on its ability to meet its obligations under the Loan Agreement and/or the related security documents;
- (e) observe and perform every covenant and provision contained in the Loan Agreement and in the related security documents;
- (f) carry on its business in accordance with the objects specified in its rules (as amended from time to time);
- (g) carry on and conduct its business and that of each Charging Subsidiary in a proper and efficient manner, keep proper accounting records and therein make true and proper entries of all dealings and transactions of and in relation to its business and keep the said accounting records and all other records relating to its affairs at its registered office or other place or places where the said accounting records and records of similar nature may in the ordinary course be kept and allow the Issuer and any receiver or any person nominated by the Issuer in writing at all reasonable times and for any reasonable purposes in connection with the Loan in circumstances where the Issuer, acting reasonably, is concerned as to the performance by THFC of its obligations under the Loan Agreement or the related security documents to examine and have full access to all its books, accounts and documents relating to its affairs and to investigate such affairs, provided that the Issuer

is obliged to pay the proper costs charges and expenses of and incidental to any such examination and investigation save where a THFC Default has occurred;

- (h) only create or permit to arise or leave outstanding any mortgage or charge created by it or any Charging Subsidiary as security for any stock or Pari Passu Borrowing (as defined in the Loan Agreement) if the same will not rank in priority to the floating charge granted by THFC pursuant to the Loan Agreement and subject to the beneficiary of any such charge entering into a deed in such form as the Issuer shall properly require in order to protect the interests of the Issuer governing the appointment of joint receivers and all other matters incidental to the exercise by the Issuer and such beneficiary of their respective rights under the security documents relating to the Loan and provided further that THFC may create a fixed mortgage or fixed charge by way of security for any borrowing of THFC incurred in the purchase or improvement of the property being mortgaged or charged and which is not given by way of collateral security;
- (i) procure that in any period of three consecutive accounting reference periods of THFC (each a **Relevant Period**) the income of THFC and all Charging Subsidiaries as shown in its audited accounts (that is, before expenditure and taxation) in accordance with normal accounting principles is not less than the aggregate gross expenditure including interest payable on all borrowings of THFC and all Charging Subsidiaries as shown on the same basis during the Relevant Period;
- (j) save as expressly permitted under the Loan Agreement, neither THFC nor any Charging Subsidiary shall sell, transfer or otherwise dispose of (whether by a single transaction or a number of transactions, related or not) the whole or any part of its undertaking or assets being substantial in relation to the undertaking and assets of THFC and the Charging Subsidiaries taken as a whole;
- (k) not, nor permit any Charging Subsidiary to, carry on any undertaking or business except that of making Authorised Loans (as defined in the Loan Agreement) and giving advice to registered providers provided that neither the holding of shares in any subsidiary nor the carrying on of any of the acts and activities described in the THFC Core Terms Trust Deed (as defined in the Loan Agreement) shall be deemed to be in breach of the restriction contained in this paragraph;
- (l) procure that no Charging Subsidiary shall without the prior written consent of the Issuer cease to be a subsidiary of THFC. Power is, however, reserved to THFC or any Charging Subsidiary to procure a members' voluntary winding up of a Charging Subsidiary and the distribution of its surplus assets freed from the floating charge thereon as collateral security for the Loan or its supporting guarantee thereof if such assets are distributed in the winding up to any one or more of THFC or any Charging Subsidiary or Charging Subsidiaries;
- (m) procure that it complies with the provisions of the THFC Core Terms Trust Deed, in particular the schedule thereto which sets out the standard criteria for THFC lending to Authorised Borrowers, as such criteria are from time to time further amended or supplemented; and
- (n) maintain an up-to-date list of Bond Issuance Authorised Loans. Such list shall be provided to the Issuer and to the Trustee on an annual basis and shall be certified by an authorised officer of THFC as being correct, complete and up-to-date. The Issuer and the Trustee shall each have the right upon giving not less than five Business Days' written notice to THFC to inspect the list of Bond Issuance Authorised Loans and the documentation relating thereto.

The provisions referred to in paragraph (m) above currently include (without limitation) a requirement to ensure that THFC's agreements with Authorised Borrowers contain provisions requiring 150 per cent. cover (in the case of fixed charge security) or, in most cases, three times asset cover (in the case of floating charge security). See further "*Existing THFC Core Terms relating to Authorised Loans*".

In determining whether the provisions of paragraph (j) above have been observed and performed, the following transactions shall be disregarded:

- (a) the making of Authorised Loans and the repayment by any Authorised Borrower of any Authorised Loan and the making of further Authorised Loans;
- (b) the application by THFC or any Charging Subsidiary of any funds not immediately required for the purpose of its business or undertaking in the acquisition of investments and the subsequent sale of the same;
- (c) the application of the proceeds of an issue of share or loan capital for the purposes for which such issue is intended as stated in the prospectus, loan document or other issue document;
- (d) the sale, transfer or disposal by THFC or any Charging Subsidiary of the whole or any part of the undertaking or assets to any one or more of THFC and the other Charging Subsidiaries; and
- (e) any transaction to which the Issuer shall have previously given its consent or which is expressly contemplated by the Loan Agreement.

## **EVENTS OF DEFAULT**

### ***THFC Defaults***

If any of the following events (each, a **THFC Default**) occurs and is continuing, the Issuer may (subject to the provisions described under "*Grace Period*" below) declare by written notice to THFC that the Loan is immediately due and payable. A THFC Default shall have occurred if:

- (a) THFC shall default on the due date in the case of the payment of any principal monies payable or for a period of 14 days in the case of the payment of any other monies (not being principal) payable under the Loan Agreement and/or the related security documents provided that where THFC's failure to pay such other monies results from a technical or administrative delay in the transmission of funds and such amount is paid within three Business Days of the due date there shall be no default under this provision;
- (b) THFC or any Charging Subsidiary shall default in the performance or observance of any covenant, undertaking, condition or provision binding on it under or pursuant to the Loan Agreement or the related security documents (other than a default under paragraph (a) above) and (except where such default shall be incapable of remedy) the same shall not be remedied to the satisfaction of the Issuer within twenty one days after notice in writing of such default shall have been given to THFC by the Issuer;
- (c) the security for any other debenture, mortgage or charge of THFC or any Charging Subsidiary shall become enforceable and steps are taken to enforce the same or any unsecured loan stock, debenture or other indebtedness of THFC or any Charging Subsidiary shall by reason of default become repayable prior to the originally scheduled due date for repayment or shall not be repaid when originally scheduled to be due and validly demanded and steps are taken to obtain repayment of the same;
- (d) any representation made by THFC in or pursuant to the Loan Agreement is or proves to have been incorrect or misleading in any material respect when made;
- (e) any guarantee of any loan or debt of any third party given by THFC or any Charging Subsidiary shall not be honoured when due and called on and steps are taken to enforce the same;



- (f) an order shall be made or an effective resolution passed for the winding-up of THFC or any Charging Subsidiary;
- (g) a petition shall be presented for the winding up or dissolution of THFC or any Charging Subsidiary or an encumbrancer shall take possession or a trustee, receiver, administrative receiver or similar officer shall be appointed of the whole of the undertaking, property, assets and rights of THFC or any material part thereof other than by the Issuer which has not been discharged within 14 days of the occurrence thereof;
- (h) a distress, execution or other process shall be levied or enforced or sued out upon or against any material part of the whole of the undertaking, property, assets and rights of THFC and shall not be discharged within twenty one days of being levied or enforced upon or sued out;
- (i) THFC or a Charging Subsidiary shall cease without the consent of the Issuer either to be a registered society or to be incorporated in England or, in the case of a Charging Subsidiary, Wales or Scotland;
- (j) it is or becomes unlawful for THFC or any Charging Subsidiary to perform any of its obligations under the Loan Agreement or the related security documents;
- (k) the related security documents cease to be effective;
- (l) THFC or any Charging Subsidiary ceases to carry on its respective business or a substantial part thereof (except in the case of a Charging Subsidiary in connection with or in pursuance of a winding up for the purposes of a reconstruction or amalgamation of the Charging Subsidiary the terms of which have previously been approved in writing by the Issuer) or THFC or any Charging Subsidiary stops or threatens to stop payment of its obligations generally; or
- (m) THFC shall for the purposes of Section 123 of the Insolvency Act 1986 be deemed to be unable to pay its debts.

### ***Grace Period***

Where a payment of principal THFC Default has occurred under paragraph (a) of "*THFC Defaults*" above and such event has been caused as a direct or indirect consequence of a failure by one or more Bond Issuance Authorised Borrowers (each, a **Defaulting Authorised Borrower**) to pay any amount of principal (the **Downstairs Shortfall**) owing by it to THFC under a Bond Issuance Authorised Loan (a **Downstairs Payment Default**) there shall be deemed, subject to no other event under that paragraph (a) having occurred or subsequently occurring apart from one or more Downstairs Payment Defaults, to be no THFC Default unless and until such failure to pay principal is still continuing on the expiry of the Grace Period (as defined below).

In those circumstances the Issuer shall not be entitled to declare the Loan to be immediately due and repayable until the earlier of (i) the Legal Maturity Date or (ii) two years from the relevant payment failure (the **Grace Period**).

### **EXPENSES**

#### ***Initial Costs***

THFC shall, on the Ninth Issue Closing Date and on the date of each Ninth Issue Retained Advance, reimburse the Issuer such sum as the Issuer shall certify as being the proper costs and expenses (including, without limitation, stock exchange, legal, accountants, financial advisers, managers and printing expenses) and any value added tax incurred and/or payable by the Issuer in respect of the negotiation, preparation and execution of the Eighth Loan Amendment and Restatement Agreement and the related security documents

and all the costs, fees and expenses the Issuer incurs in issuing the Ninth Issue Bonds, selling the Ninth Issue Retained Bonds or, in either case, related thereto and the completion of the transactions contemplated in the Loan Agreement.

### ***Ongoing Costs***

THFC shall from time to time on demand of the Issuer reimburse the Issuer for all proper costs and expenses (including legal fees) and any value added tax incurred by it (a) in connection with the creation of or any substitution or withdrawal of security or any additional security given by THFC or any Charging Subsidiary from time to time and (b) in connection with any prepayment of monies owing to the Issuer under the Loan Agreement (including any costs in respect of redeeming any part of the Bonds incurred by the Issuer as a result thereof).

THFC shall also pay within 14 days of demand of the Issuer the ongoing costs of the Issuer (including without limitation in respect of its administration, annual audit, rating fees and all other costs, fees and expenses relating to the Bonds).

### ***Amendment Costs***

If THFC or any Charging Subsidiary requests an amendment, waiver or consent in respect of the Loan Agreement or any related security document, THFC shall, within three Business Days of demand, reimburse the Issuer for the amount of all pre-agreed costs and expenses (including legal fees) reasonably incurred by the Issuer in responding to, evaluating, negotiating or complying with that request or requirement.

### ***Enforcement Costs***

THFC shall, within three Business Days of demand, pay to the Issuer the amount of all costs and expenses (including legal fees) incurred by the Issuer in connection with the enforcement of, or the preservation of any rights under, the Loan Agreement, the related security documents and any document executed in connection with the Loan Agreement or the related security documents including any losses, costs and expenses incurred by the Issuer in connection with the Bonds and interest thereon as a consequence of the action against THFC or default of THFC.

## **GOVERNING LAW**

The Loan Agreement, and any non-contractual obligations arising out of or in connection with the Loan Agreement, will be governed by and construed in accordance with English law.

## EXISTING THFC CORE TERMS RELATING TO AUTHORISED LOANS

This section contains a summary of the existing core terms (the **Core Terms**) which THFC is required by its existing Trust Deeds to impose on all Authorised Borrowers who borrow monies which have been funded by THFC through the mechanic of a "*pari passu* borrowing" – i.e. a borrowing by THFC which ranks *pari passu* with the money lent by the Issuer under the Loan Agreement through the mechanics of the Deed of Priority.

THFC is entitled to lend money (a) to a borrower which is (i) in England and Wales, a social landlord which is registered in accordance with Sections 1 to 3 of the Housing Act 1996, (ii) in Scotland, a person which is registered with the Scottish Ministers in accordance with the Housing (Scotland) Act 2001 or (iii) in Northern Ireland, a housing association registered with the Northern Ireland Department for Social Development under Articles 14 to 16 of the Housing (Northern Ireland) Order 1992 (each being an **RSL**) or (b) to a subsidiary of an RSL, even if that borrower is not itself an RSL (a **Non-RSL Borrower**).

The Core Terms contain certain limitations in respect of lending to Non-RSL Borrowers including the following:

- (a) Monies lent by THFC to any Non-RSL Borrower are required to be on-lent by that Non-RSL Borrower to one or more RSLs in the same RSL group as the Non-RSL Borrower on terms approved by THFC. Those terms will include terms which are the equivalent of the Core Terms including asset cover and income cover.
- (b) Security arrangements at the underlying RSL borrower level will enable a specific allocation of identified security rather than a proportional allocation.
- (c) THFC will only lend to a Non-RSL Borrower which does not employ a material number of people. This is to guard against the remote likelihood that the Pensions Regulator might issue a financial support direction in relation to a pension scheme which is in deficit.

This is a summary of the Core Terms only and full details are contained in the existing THFC Trust Deeds (one of which, the Trust Deed dated 4th July, 1995, is a document on display) as amended by the fifth special supplemental trust deed dated 15th March, 2010 (which is also a document on display). The Core Terms may be further supplemented or amended from time to time. Any amendment which would be materially prejudicial to the interests of THFC's stockholders may not be made without their consent.

## CORE TERMS

The following is a summary of the Core Terms currently applicable:

### 1. Security

Each Authorised Borrower must create either:

- (a) a first floating charge over the whole or an identifiable part of its property, undertaking and assets in favour of THFC (**Floating Charge Security**); or
- (b) a first fixed charge in favour of THFC (**Fixed Charge Security**).

Both such charges may, if THFC so requires, be all monies charges.

## 2. **Change of Security Basis**

Each Authorised Borrower may, but only with THFC's prior written consent, switch between Floating Charge Security and Fixed Charge Security and between Floating Charge Security over the whole of its property, undertaking and assets and Floating Charge Security over an identifiable part of its property, undertaking and assets.

## 3. **Negative Pledge**

The only charges which may rank ahead of Floating Charge Security are:

- (a) fixed mortgages or charges over property not given by way of collateral security for the indebtedness or other liabilities of any other person; or
- (b) *pari passu* floating charges.

## 4. **Purpose**

Borrowing from THFC may only be used by an RSL in furtherance of the provision of housing (widely defined) or the making of permitted investments or for the payment of necessary ancillary costs. Where monies are borrowed by a Non-RSL Borrower (or to a RSL borrower who wishes to on-lend all or part of the relevant loan), they are required to be on-lent to a RSL who in turn is required only to use such monies in furtherance of the provision of housing (widely defined) or the making of permitted investments or for the payment of necessary ancillary costs.

## 5. **Asset Cover Levels – Fixed Charge Security**

- (a) There must be a fixed asset cover of not less than 150 per cent. of the cover level (which is broadly the nominal redemption value of the loan, net of any amounts standing to the credit of any sinking fund, plus accrued interest) save that 100 per cent. of the value of any cash which forms part of the assets charged to THFC by way of security will satisfy the requirement. After an initial period, Authorised Borrowers will be required to provide charges over real property with a value of not less than 135 per cent. of the value of the loan (net of any amounts standing to the credit of any sinking fund) so there will be an overall limit on the amount of charged cash which will qualify for 100 per cent. treatment when considering the asset cover level.
- (b) THFC may at any time require revaluation of property charged to THFC.
- (c) Withdrawals from Fixed Charge Security may be made if the remaining Fixed Charge Security remains at least two times cover level.
- (d) Substitution of assets supplied as Fixed Charge Security may be made at an equivalent value to the assets being replaced.

## 6. **Asset Cover Level – Floating Charge Security**

All loans made by THFC to Authorised Borrowers from November 1991 onwards (**Post 1991 Borrowers**) require three times asset cover on an accounting test basis where Floating Charge Security is given. If that cover test is not met then the Authorised Borrower is required to provide within 60 days a valuation of real property charged to THFC by fixed charges of at least 150 per cent.

Higher levels of cover are required where an Authorised Borrower provides Floating Charge Security over an identifiable part only of its property, undertaking and assets. To date, no

Authorised Borrower has provided floating charge security over part only of its property, undertaking and assets.

In relation to Authorised Borrowers who have loans made by THFC prior to November 1991, their obligation is to provide 150 per cent. cover in relation to Floating Charge Security on an accounting test basis.

## **7. Fixed Charge Income Cover**

Post 1991 Borrowers who have granted Fixed Charge Security are required to show that the income from the property in charge is not less than 100 per cent. of the amount of interest paid or payable in respect of the loan concerned.

Within three months of so certifying, an Authorised Borrower may withdraw property from the Fixed Charge Security or related security provided that the security remaining will continue to provide not less than 100 per cent. income cover.

In the event that the relevant certificate shows that income cover is below 95 per cent. then such Authorised Borrower has three months to provide additional security to top-up the relevant security to the appropriate amount. Such top-up security will be provided in relation to income cover only and will not be caught by the above referred to Fixed Charge Security asset cover requirement of maintaining security at two times cover level on a withdrawal.

If there is an income cover shortfall whereby net annual income is between 95 per cent. and 100 per cent. of interest payable then the relevant Authorised Borrower will be required within six weeks of the shortfall being identified to deposit in a charged account an amount of cash sufficient to make up the annualised shortfall. In addition, the relevant Authorised Borrower would be required to ensure that income cover from charged assets returns to 100 per cent. within twelve months of the shortfall being identified.

## **8. Floating Charge Income Cover**

Post 1991 Borrowers are required to show on an accounting based test (subject to adjustments as set out in the THFC Trust Deeds) that their income and expenditure account does not show any deficit at the end of each financial period.

In the event that any such Authorised Borrower is unable to comply with this requirement, the Authorised Borrower is required to procure that its auditors provide to THFC a certificate or report confirming that the amount of any deficit will not adversely affect the ability of the Authorised Borrower concerned to perform its obligations under its loan agreement with THFC, and that after taking into account the Authorised Borrower's business as carried on since the end of the relevant accounting period and having regard to the level of reserves of the Authorised Borrower concerned and its projected or expected expenditure and business over the period of 12 months following the date of the auditor's certificate or report, the Authorised Borrower will, in the auditor's opinion, be able to meet its obligations under the loan agreement over such period of 12 months.

THFC may also require the Authorised Borrower concerned to procure the provision of a further certificate or report from a firm of accountants other than the Authorised Borrower's auditors to the effect that in the opinion of the accountants concerned the deficit shown is not materially detrimental to the interests of THFC and does not adversely affect the ability of the Authorised Borrower to meet its obligations under its loan agreement with THFC.

## **9. Borrowing Limit**

Each Post 1991 Borrower who has Floating Charge Security must procure that the aggregate amount of its unsecured borrowings from time to time shall not equal or exceed 5 per cent. of its net assets unless THFC receives a certificate to the effect that any borrowing greater than that amount would not adversely affect the ability of the Authorised Borrower to comply with its obligations to THFC in relation both to its floating charge asset cover and its floating charge income cover requirement.

## **10. On-Lending**

Each Post 1991 Borrower must undertake not to on-lend any monies lent to such Authorised Borrower by THFC without THFC's prior written consent. As noted at paragraph 4 above, THFC may loan monies to Authorised Borrowers on the understanding that all or part of the monies may be on-lent to an Authorised Borrower which is an RSL.

## **11. Disposals**

Any Post 1991 Borrower who has given Floating Charge Security must undertake not to sell, transfer or otherwise dispose of the whole or any part its undertaking or assets being substantial in relation to the undertaking or assets of the Authorised Borrower taken as a whole. Specific transactions are disregarded for the purposes of this covenant including any transactions to which THFC shall previously have given its consent.

## **THFC'S ABILITY TO ACCEPT AMENDMENTS OR GRANT WAIVERS IN RELATION TO THE CORE TERMS**

THFC covenants with its various Trustees (and through the Loan Agreement with the Issuer) that without their prior written consent it will not assent to any modification, abrogation, waiver or release in respect of any of the obligations of any Authorised Borrower under any Authorised Loan if such modification, abrogation, waiver or release would have the effect of making the terms and conditions on which the amount for the time being outstanding is lent less onerous to the Authorised Borrower or less beneficial to THFC than the Core Terms. THFC further covenants that it will promptly and diligently enforce in all material respects the Core Terms and the payment terms of the various loans, unless the relevant Trustee or Trustees and the Issuer as the case may be shall have consented to any waiver or release of any specific default in circumstances where in the opinion of the Trustee concerned the interests of the stockholders, or in the case of the Issuer, in the Issuer's opinion, the interests of the Bondholders, will not be materially prejudiced thereby. The Core Terms may be further supplemented or amended from time to time. Any amendment which would be materially prejudicial to the interests of THFC's stockholders may not be made without their consent.

## **CHARGING SUBSIDIARY**

THFC's existing Trust Deeds and other borrowings and the Loan Agreement contemplate the establishment by THFC of a charging subsidiary or subsidiaries set up to conduct equivalent business to THFC. Although THFC has set up a number of subsidiaries, no subsidiary has yet been set up as a charging subsidiary.

## TAXATION

### UNITED KINGDOM TAXATION

The following deals only with the United Kingdom tax position for persons who are the beneficial owners of Bonds and is a summary of the Issuer's understanding of current United Kingdom law and published practice of HM Revenue & Customs (HMRC) relating to certain aspects of United Kingdom taxation as at the date of this Offering Circular. It is not advice, and is given for information purposes only. References to "interest" refer to interest as that term is understood for United Kingdom tax purposes. Some aspects do not apply to certain classes of person (such as dealers and persons connected with the Issuer) to whom special rules may apply. In this summary references to "Bonds" and "Bondholders" exclude the Retained Bonds and the holders of the Retained Bonds. The United Kingdom tax treatment of prospective Bondholders depends on their individual circumstances and may be subject to change at any time in the future, possibly with retrospective effect. All prospective Bondholders who may be subject to tax in a jurisdiction other than the United Kingdom or who may be unsure as to their tax position should seek their own professional advice concerning the tax consequences of their particular situations.

This is not intended to constitute a complete analysis of all tax consequences relating to the ownership of the Bonds.

#### A. Interest on the Bonds

##### *Payment of interest on the Bonds*

Payments of interest on the Bonds may be made without deduction of or withholding on account of United Kingdom income tax provided that the Bonds carry a right to interest and the Bonds are and continue to be listed on a "recognised stock exchange" within the meaning of section 1005 of the Income Tax Act 2007 (the ITA). The London Stock Exchange is a recognised stock exchange for these purposes. Securities will be treated as listed on the London Stock Exchange if they are included in the Official List (within the meaning of and in accordance with the provisions of Part 6 of the FSMA) and admitted to trading on the London Stock Exchange. Provided, therefore, that the Bonds carry a right to interest and the Bonds are and remain so listed on a "recognised stock exchange", interest on the Bonds will be payable without withholding or deduction on account of United Kingdom tax.

In other cases, an amount must generally be withheld from payments of interest on the Bonds that has a United Kingdom source on account of United Kingdom income tax at the basic rate (currently 20 per cent.), subject to any other available exemptions and reliefs. However, where an applicable double tax treaty provides for a lower rate of withholding tax (or for no tax to be withheld) in relation to a Bondholder, HMRC can issue a notice to the Issuer to pay interest to the Bondholder without deduction of tax (or for interest to be paid with tax deducted at the rate provided for in the relevant double tax treaty).

##### *Further United Kingdom Income Tax Issues*

Interest on the Bonds that constitutes United Kingdom source income for tax purposes may, as such, be subject to income tax by direct assessment even where paid without withholding.

However, interest with a United Kingdom source received without deduction or withholding on account of United Kingdom tax will not be chargeable to United Kingdom tax in the hands of a Bondholder (other than certain trustees) who is not resident for tax purposes in the United Kingdom unless that Bondholder carries on a trade, profession or vocation in the United Kingdom through a

United Kingdom branch or agency in connection with which the interest is received or to which the Bonds are attributable (and where that Bondholder is a company, unless that Bondholder carries on a trade in the United Kingdom through a permanent establishment in connection with which the interest is received or to which the Bonds are attributable). There are exemptions for interest received by certain categories of agent (such as some brokers and investment managers). The provisions of an applicable double taxation treaty may also be relevant for such Bondholders.

#### **B. United Kingdom Corporation Tax Payers**

In general, Bondholders which are within the charge to United Kingdom corporation tax will be charged to tax as income on all returns, profits or gains on, and fluctuations in value of, the Bonds (whether attributable to currency fluctuations or otherwise) broadly in accordance with IFRS or UK GAAP accounting treatment.

#### **C. Other United Kingdom Tax Payers**

##### *Taxation of Chargeable Gains*

A disposal by a Bondholder of a Bond may give rise to a chargeable gain or an allowable loss for the purposes of the UK taxation of chargeable gains.

##### *Accrued Income Scheme*

On a disposal of Bonds by a Bondholder, any interest which has accrued since the last Payment Date may be chargeable to tax as income under the rules of the accrued income scheme as set out in Part 12 of the ITA, if that Bondholder is resident in the United Kingdom or carries on a trade in the United Kingdom through a branch or agency to which the Bonds are attributable.

##### *Taxation of Discount*

The Bonds should not be treated as "deeply discounted securities" for the purposes of Chapter 8 of Part 4 of the Income Tax (Trading and Other Income) Act 2005.

#### **D. Stamp Duty and Stamp Duty Reserve Tax**

No United Kingdom stamp duty or stamp duty reserve tax is payable on the issue of the Bonds or on a transfer by delivery of the Bonds.

### **THE PROPOSED FINANCIAL TRANSACTIONS TAX (FTT)**

On 14th February, 2013, the European Commission published a proposal (the **Commission's Proposal**) for a Directive for a common FTT in Belgium, Germany, Estonia, Greece, Spain, France, Italy, Austria, Portugal, Slovenia and Slovakia (the **Participating Member States**). However, Estonia has since stated that it will not participate.

The Commission's Proposal has very broad scope and could, if introduced, apply to certain dealings in the Bonds (including secondary market transactions) in certain circumstances. Primary market transactions referred to in Article 5(c) of Regulation (EC) No 1287/2006 are expected to be exempt.

Under the Commission's Proposal, the FTT could apply in certain circumstances to persons both within and outside of the Participating Member States. Generally, it would apply to certain dealings in the Bonds where at least one party is a financial institution, and at least one party is established in a Participating Member State. A financial institution may be, or be deemed to be, "established" in a Participating Member State in a broad range of circumstances, including (a) by transacting with a person established in a Participating



Member State or (b) where the financial instrument which is subject to the dealings is issued in a Participating Member State.

However, the Commission's Proposal remains subject to negotiation between the Participating Member States. It may therefore be altered prior to any implementation, the timing of which remains unclear. Additional Member States of the EU may decide to participate.

Prospective holders of the Bonds are advised to seek their own professional advice in relation to the FTT.

## SUBSCRIPTION AND SALE

HSBC Bank plc and RBC Europe Limited (together, the **Managers**) have, pursuant to a ninth issue subscription agreement (the **Ninth Issue Subscription Agreement**) dated on or about 23rd January, 2019, agreed to subscribe or procure subscribers for the Ninth Issue Bonds (other than the Ninth Issue Retained Bonds) at the issue price of 128.993 per cent. of the principal amount of the Ninth Issue Bonds (other than the Ninth Issue Retained Bonds) (plus 106 days' accrued interest in respect of the period from and including 11th October, 2018 to but excluding the Ninth Issue Closing Date at the rate of 5.20 per cent. per annum), less a management commission. The Issuer will also reimburse the Managers in respect of certain of their expenses, and has agreed to indemnify the Managers against certain liabilities, incurred in connection with the issue of the Ninth Issue Bonds. The Ninth Issue Subscription Agreement may be terminated in certain circumstances prior to the issue of the Ninth Issue Bonds.

### *United States*

The Bonds have not been and will not be registered under the Securities Act and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons except in certain transactions exempt from the registration requirements of the Securities Act. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

The Bonds are subject to U.S. tax law requirements and may not be offered, sold or delivered within the United States or its possessions or to a United States person, except in certain transactions permitted by U.S. Treasury regulations. Terms used in this paragraph have the meanings given to them by the U.S. Internal Revenue Code of 1986 and Treasury regulations promulgated thereunder.

Until 40 days after the commencement of the offering of the Bonds, an offer or sale of Bonds within the United States by any dealer (whether or not participating in the offering) may violate the registration requirements of the Securities Act if such offer or sale is made otherwise than in accordance with an available exemption under the Securities Act.

### *Prohibition of sales to EEA Retail Investors*

Each Manager has represented and agreed that it has not offered, sold or otherwise made available and it will not offer, sell or otherwise make available any Bonds to any retail investor in the EEA. For the purposes of this provision, the expression **retail investor** means a person who is one (or more) of the following:

- (a) a retail client as defined in point (11) or Article 4(1) of MiFID II; or
- (b) a customer within the meaning of IMD, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II.

### *United Kingdom*

Each Manager has represented and agreed that, except as permitted by the Ninth Issue Subscription Agreement:

- (a) it has only communicated or caused to be communicated and will only communicate or cause to be communicated an invitation or inducement to engage in investment activity (within the meaning of Section 21 of the FSMA) received by it in connection with the issue or sale of the Ninth Issue Bonds in circumstances in which Section 21(1) of the FSMA does not apply to the Issuer; and
- (b) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to the Ninth Issue Bonds in, from or otherwise involving the United Kingdom.

## ***General***

No action has been taken by the Issuer, THFC or any of the Managers that would, or is intended to, permit a public offer of the Ninth Issue Bonds or possession or distribution of this Offering Circular or any other offering or publicity material relating to the Ninth Issue Bonds in any country or jurisdiction where any such action for that purpose is required. Accordingly, each Manager has undertaken that it will not, directly or indirectly, offer or sell any Ninth Issue Bonds or have in its possession, distribute or publish any offering circular, prospectus, form of application, advertisement or other document or information in any country or jurisdiction except under circumstances that will, to the best of its knowledge and belief, result in compliance with any applicable laws and regulations and all offers and sales of the Ninth Issue Bonds by it will be made on the same terms.

## GENERAL INFORMATION

### Issuer Legal Entity Identifier

1. The Legal Entity Identifier (LEI) of the Issuer is 2138003VKRGBYNDTVV92.

### Authorisation

2. The issue of the Ninth Issue Bonds was duly authorised by a resolution of the Board of Directors of the Issuer dated 14th January, 2019.

### Listing

3. The estimated cost of the admission of the Ninth Issue Bonds to the Official List will be expressed as a percentage of their nominal amount (excluding accrued interest). It is expected that official listing will be granted on or about 28th January, 2019 subject only to the issue of the Ninth Issue Global Bond. Prior to official listing, dealings will be permitted by the London Stock Exchange in accordance with its rules.

### Publication

4. This Offering Circular will be published on the website of the Regulatory News Service operated by the London Stock Exchange at <http://www.londonstockexchange.com/exchange/news/market-news/market-news-home.html>.

### Clearing Systems

5. The Ninth Issue Bonds have been accepted for clearance through Euroclear (1 Boulevard du Roi Albert II, B-1210 Brussels, Belgium) and Clearstream, Luxembourg (42 Avenue JF Kennedy, L-1855 Luxembourg, Luxembourg). The Ninth Issue Bonds will be consolidated and form a single class with the Original Bonds, the Second Issue Bonds, the Third Issue Bonds, the Fourth Issue Bonds, the Fifth Issue Bonds, the Sixth Issue Bonds, the Seventh Issue Bonds and the Eighth Issue Bonds immediately upon issue and thus will have the same ISIN and Common Code as the Original Bonds, the Second Issue Bonds, the Third Issue Bonds, the Fourth Issue Bonds, the Fifth Issue Bonds, the Sixth Issue Bonds, the Seventh Issue Bonds and the Eighth Issue Bonds from the date of their issue. The ISIN for the Bonds is XS0690140032 and the Common Code is 069014003. The CFI for the Bonds is DBFXFB. The FISN for the Bonds is T.H.F.C. (FUNDI/5.2BD 20431011 REST).

### Significant or Material Change

6. There has been no significant change in the financial or trading position of the Issuer since 31st December, 2017, the date of its most recent audited accounts, and there has been no material adverse change in the financial position or prospects of the Issuer since 31st December, 2017, the date of its most recent audited accounts.
7. There has been no significant change in the financial or trading position of THFC since 31st March, 2018 and there has been no material adverse change in the financial position or prospects of THFC since 31st March, 2018.

## **Litigation**

8. There are no governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which the Issuer is aware) in the 12 months preceding the date of this Offering Circular which may have, or have had in the recent past, significant effects on the Issuer's financial position or profitability.
9. There are no governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which THFC is aware) in the 12 months preceding the date of this document which may have, or have had in the recent past, significant effects on THFC's financial position or profitability.

## **Accounts**

10. The current auditors of the Issuer and THFC are Nexia Smith & Williamson Audit Limited. The Issuer's accounts have been audited, without qualification, in accordance with International Standards on Auditing (UK & Ireland) by Nexia Smith & Williamson Audit Limited for each of the two financial years ended on 31st December, 2016 and 31st December, 2017. THFC's accounts have been audited, without qualification, in accordance with International Standards on Auditing (UK & Ireland) by Nexia Smith & Williamson Audit Limited for each of the two financial years ending on 31st March, 2017 and 31st March, 2018. The auditors of the Issuer and THFC have no material interest in either the Issuer or THFC.

Any certificate or report of the auditors of the Issuer or THFC or any other person called for by or provided to the Trustee (whether or not addressed to the Trustee) in accordance with or for the purposes of the Trust Deed may be relied upon by the Trustee as sufficient evidence of the facts stated therein notwithstanding that such certificate or report and/or any engagement letter or other document entered into by the Trustee in connection therewith contains a monetary or other limit on the liability of the auditors of the Issuer or THFC or such other person in respect thereof and notwithstanding that the scope and/or basis of such certificate or report may be limited by any engagement or similar letter or by the terms of the certificate or report itself.

The bank accounts of THFC and the Issuer are and will be held with: Barclays Bank Plc, 1 Churchill Place, London E14 5HP.

## **U.S. Tax**

11. The Bonds and (if issued) Coupons will contain the following legend: "Any United States person who holds this obligation will be subject to limitations under the United States income tax laws, including the limitations provided in Sections 165(j) and 1287(a) of the Internal Revenue Code."

## **Documents**

12. For so long as the Bonds remain outstanding, copies of the following documents will be available for inspection at the registered office of the Issuer, 4th Floor, 107 Cannon Street, London EC4N 5AF, during usual business hours on any weekday (Saturdays and public holidays excepted):
  - (a) the Memorandum and Articles of Association of the Issuer;
  - (b) the auditor's report and audited financial statements of the Issuer for the financial year ending on 31st December, 2016 and the financial year ending on 31st December, 2017;
  - (c) the Rules of THFC;

- (d) the published consolidated accounts of the THFC Group for the financial years ending on 31st March, 2017 and 31st March, 2018;
- (e) the Trust Deed, the Paying Agency Agreement, the Custody Agreement, the Subscription Agreement, the Corporate Services Agreement, the Loan Agreement, the Deed of Priority and the Deeds of Accession;
- (f) the forms of Relevant Authorised Loan Agreements and the associated security documents;
- (g) the trust deed dated 4th July, 1995 referred to under "*Existing THFC Core Terms relating to Authorised Loans*"; and
- (h) the fifth special supplemental trust deed dated 15th March, 2010 referred to under "*Existing THFC Core Terms relating to Authorised Loans*".

### **Post-issuance information**

- 13. The Issuer does not intend to provide any post-issuance transaction information regarding the Bonds, the Loan Agreement or the Bond Issuance Authorised Loans.

### **Third Party Information**

- 14. In respect of the information relating to:
  - (a) the Regulator of Social Housing's report titled "*2018 Global accounts of private registered providers*" on page 9 of this Offering Circular in the section headed "*Risk Factors – Housing Market Risk*" which was obtained from: <https://www.gov.uk/government/publications/2018-global-accounts-of-private-registered-providers>;
  - (b) the latest figures from the Nationwide House Price Index referred to on page 9 of this Offering Circular in the section headed "*Risk Factors – Housing Market Risk*" which was obtained from: <https://www.nationwide.co.uk/about/house-price-index/headlines>;
  - (c) the UK government's response to the consultation on supported housing dated 9th August, 2018 referred to on page 10 of this Offering Circular in the section headed "*Risk Factors – Rental Income, Housing Benefit and Social Housing Spending*" which was obtained from: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/732692/Supported\\_Housing\\_Funding\\_Consultation\\_Response.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/732692/Supported_Housing_Funding_Consultation_Response.pdf);
  - (d) the Universal Credit "roll out" stage referred to on page 10 of this Offering Circular in the section headed "*Risk Factors - Rental Income, Housing Benefit and Social Housing Spending*" which was obtained from: <https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2018-06-07/HCWS745/>;
  - (e) the one month assessment period followed by a seven-day waiting period in relation to Universal Credit referred to on page 11 of this Offering Circular in the section headed "*Risk Factors - Rental Income, Housing Benefit and Social Housing Spending*" which was obtained from: <https://www.gov.uk/government/publications/universal-credit-different-earning-patterns-and-your-payments/universal-credit-different-earning-patterns-and-your-payments-payment-cycles#assessment-period>;
  - (f) the protections put in place in relation to vulnerable tenants in arrears of rent outlined on page 11 of this Offering Circular in the section headed "*Risk Factors - Rental Income,*

*Housing Benefit and Social Housing Spending*" which was obtained from: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/747989/personal-budgeting-support-and-alternative-payment-arrangements.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/747989/personal-budgeting-support-and-alternative-payment-arrangements.pdf);

- (g) the Work and Pensions Secretary's announcement on a new system to be built for landlords outlined on page 11 of this Offering Circular in the section headed "*Risk Factors - Rental Income, Housing Benefit and Social Housing Spending*" which was obtained from: <https://news.rla.org.uk/rudd-announces-new-online-system-for-landlords-to-recvie-direct-apa-payments/>;
- (h) the research by the Residential Landlords Association outlined on page 11 of this Offering Circular in the section headed "*Risk Factors - Rental Income, Housing Benefit and Social Housing Spending*" which was obtained from: <https://news.rla.org.uk/universal-credit-rent-arrears-rocket-says-new-research/>;
- (i) the ability of registered providers to charge Affordable Rents outlined on page 11 of this Offering Circular in the section headed "*Risk Factors - Rental Income, Housing Benefit and Social Housing Spending*" which was obtained from: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/740300/180912\\_Draft\\_policy\\_statement.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740300/180912_Draft_policy_statement.pdf);
- (j) the increase in social rents being capped at 1 per cent. above CPI and exception to the same outlined on page 11 of this Offering Circular in the section headed "*Risk Factors - Rental Growth Risk*" which was obtained from: <https://www.gov.uk/guidance/welfare-reform-and-work-act-2016-social-rent-reduction>;
- (k) the announcement by the UK government on 4th October, 2017 referred to on page 11 of this Offering Circular in the section headed "*Risk Factors - Rental Growth Risk*" which was obtained from: <https://www.gov.uk/government/news/2-billion-boost-for-affordable-housing-and-long-term-deal-for-social-rent>;
- (l) the MHCLG consultation on "Rents for social housing 2020-21" referred to on page 12 of this Offering Circular in the section headed "*Risk Factors - Rental Growth Risk*" which was obtained from: <https://www.gov.uk/government/consultations/rents-for-social-housing-from-2020-to-2021>;
- (m) the Charter updated on 1st April, 2017 referred to on page 12 of this Offering Circular in the section headed "*Risk Factors - Rental Growth Risk*" which was obtained from: <https://www.gov.scot/publications/scottish-social-housing-charter-april-2017/>;
- (n) the rent policy in Wales referred to on page 12 of this Offering Circular in the section headed "*Risk Factors - Rental Growth Risk*" which was obtained from: <https://gov.wales/topics/housing-and-regeneration/services-and-support/managing-social-housing/social-housing-rents-policy/?lang=en>;
- (o) the Northern Ireland Housing Executive's rent formula referred to on page 13 of this Offering Circular in the section headed "*Risk Factors - Rental Growth Risk*" which was obtained from: [https://touch.nihe.gov.uk/rent\\_scheme](https://touch.nihe.gov.uk/rent_scheme);
- (p) the revised Regulatory Framework introduced on 1st April, 2015 referred to on page 13 of this Offering Circular in the section headed "*Risk Factors - Regulatory Risk*" which was obtained from: <https://www.gov.uk/government/collections/regulatory-framework-requirements>;

- (q) the functions of the Regulator of Social Housing referred to on page 13 of this Offering Circular in the section headed "*Risk Factors – Rental Growth Risk*" which was obtained from: <https://www.gov.uk/government/organisations/regulator-of-social-housing/about>;
- (r) the approach of the Regulator of Social Housing to intervention referred to on page 14 of this Offering Circular in the section headed "*Risk Factors – Rental Growth Risk*" which was obtained from: <https://www.gov.uk/government/publications/guidance-on-the-regulators-approach-to-intervention-enforcement-and-use-of-powers>;
- (s) the ONS reclassification of housing associations referred to on page 14 of this Offering Circular in the section headed "*Risk Factors - Rental Growth Risk*" which was obtained from: <https://www.ons.gov.uk/news/statementsandletters/statementonclassificationofenglishhousin gassociationsnovember2017>;
- (t) the ONS reclassification of Welsh RSLs referred to on page 14 of this Offering Circular in the section headed "*Risk Factors - Rental Growth Risk*" which was obtained from: <https://www.ons.gov.uk/news/statementsandletters/statementonclassificationofwelshregister edsociallandlordsjune2018>;
- (u) the impact of EUV-SH for accounts purposes referred to on page 16 of this Offering Circular in the section headed "*Risk Factors – Valuation Risk*" which was obtained from: <http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=0ahUKEwj S9JPA4IPVAhUFI1AKHXwNAZ0QFggiMAA&url=http%3A%2F%2Fresidential.jll.co.uk %2F~%2Fmedia%2FResidential%2Fpublications%2Fpdfs%2Fjll-savills-budget-impact- joint-statement.ashx%3Fla%3Den- GB&usq=AFQjCNEzN7w9DYCS10TE5S51JlldVYrhHA>; and
- (v) correspondence from MHCLG to local authority and housing association landlords on 18th June, 2017 referred to on page 17 of this Offering Circular in the section headed "*Risk Factors – Construction Risk*" which was obtained from: <https://www.gov.uk/government/publications/safety-checks-following-the-grenfell-tower- fire>,

the Issuer confirms that such information has been sourced from a third party, it has been accurately reproduced and that, as far as the Issuer is aware and is able to ascertain from information published by that third party, no facts have been omitted which would render the reproduced information inaccurate or misleading.

## **Yield**

15. Indication of the yield on the Ninth Issue Bonds: 3.447 per cent. (semi-annual). The yield is calculated at the Ninth Issue Closing Date on the basis of the Issue Price. It is not an indication of future yield.



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