



Propifi Bonds Plc

Fixed Rate Senior Secured Notes £300M Series

Maturity 18th January 2030

**Stockbrook
Capital**

Propifi
BONDS PLC

EUR ISIN: GB00BS6XKH52
GBP ISIN: GB00BS6XKG46
USD ISIN: GB00BS6XKJ76

**Strictly Private and Confidential
Capital is at Risk. No FSCS Cover**

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OVERVIEW

Propifi specializes in providing legally secured first-charge bridging loans to commercial property developers, with a dedicated focus on the social housing, assisted living, and retirement sectors across the UK.

Since the launch of its inaugural Senior Secured Bond Program in 2020, Propifi has invested tens of millions into affordable housing initiatives, fulfilling its commitment to deliver an 8.1% return to its network of High Net Worth and Sophisticated Investors. Headquartered in Coventry, UK, Propifi has consistently met its financial obligations, ensuring timely and full payments to noteholders for each series of its Medium-Term Note Programme.

In 2024, Propifi Bonds PLC took significant steps to broaden its impact by solidifying strategic partnerships with the rapidly growing Nexus Housing Developments UK and the innovative Social Housing Gateway. These collaborations are aimed at bolstering investments in the affordable housing sector.

Through these partnerships, Propifi plans to allocate an additional £170 million for social housing investments over the next 12 months. This initiative aligns with the UK Government's commitment to constructing 500,000 new affordable homes, with the Gross Development Value (GDV) of projects supported by Propifi expected to surpass £500 million.

Nexus Housing Developments UK will spearhead the development and refurbishment of all acquired sites, while the completion of these projects will fall under the management of the Social Housing Gateway team. Known for its successful collaborations with Local Authorities, the Home Office, and broader Government networks, Social Housing Gateway is dedicated to delivering high-quality, affordable homes with a strong focus on customer satisfaction.

INVESTMENT OPPORTUNITY

Propifi Bonds Plc offers Investment Grade Senior Secured Notes with a fixed annual return of 8.1%. These bonds are structured within a trust framework, ensuring they are bankruptcy-remote and designed for investor security. Funds are strategically allocated to the UK social housing, assisted living, and retirement sectors, with rental contracts secured with the UK Central Government prior to project completion. Since its launch in 2020, Propifi Bonds Plc has established a strong track record, consistently meeting its obligations by delivering full and timely coupon and redemption payments from the outset.

ABOUT THE UNDERLYING SECURITY

Every bond issued under the Propifi Bonds plc program is backed by a first charge over property assets from borrowers of Propifi Investments Ltd granting it priority in case of default. In addition to the borrower assets, all assets of Propifi Investments Ltd, including cash, are pledged as collateral for the bonds issued by Propifi Bonds plc.

An additional layer of security is provided by personal guarantees offered by borrowers. These guarantees offer recourse for bondholders beyond the value of the underlying collateral. The bonds are legally protected in the case of Propifi's default or insolvency.

The bonds' collateral is held by an independent trustee (Truva Services Ltd) on behalf of the bond holders. This ensures that if the Issuer defaulted or went into insolvency it would not affect the security being relied upon by the bond holders as this would be managed by the security trustee.

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Warning:

The content of this promotion has not been approved by an authorised person within the meaning of the Financial Services and Markets Act 2000. Reliance on this promotion for the purpose of engaging in any investment activity may expose an individual to a significant risk of losing all of the property or other assets invested.

This promotion is made by Propifi Bonds Plc, incorporated in England and Wales with company number 12648541 and having its registered address at The Quadrant, Coventry, West Midlands, CV1 2EL.

Requests for further information or other enquiries about this promotion may be sent to the address above or by email to enquiries@propifi.co.uk

Propifi adopts a conservative lending strategy, maintaining a maximum Loan-to-Value (LTV) ratio of 70%. This approach minimizes risk by ensuring that loans do not exceed 70% of a property's appraised value, reducing exposure to potential losses from property value fluctuations. An independent L&P administrator oversees this ratio and is empowered to take corrective measures, including asset liquidation, if the limit is breached. Additionally, all interest and fees are deducted upfront, resulting in an effective LTV position of approximately 54%.

Funds raised through the bond are exclusively deployed into the UK property market, with a primary focus on Social Housing. These properties serve tenants supported by the UK Central Government, with rental contracts secured in advance of project completion.

KEY FEATURES

- Investment Grade Bond
- UK Social Housing Arena
- 5 Year Track record of coupon payments and redemption at maturity
- Fixed Return of 8.1% (paid quarterly)
- Senior Secured
- Listed on Boerse Frankfurt Stock Exchange
- GBP, USD, & EUR denominated
- UK Asset-backed
- UK Government Contracts in Place

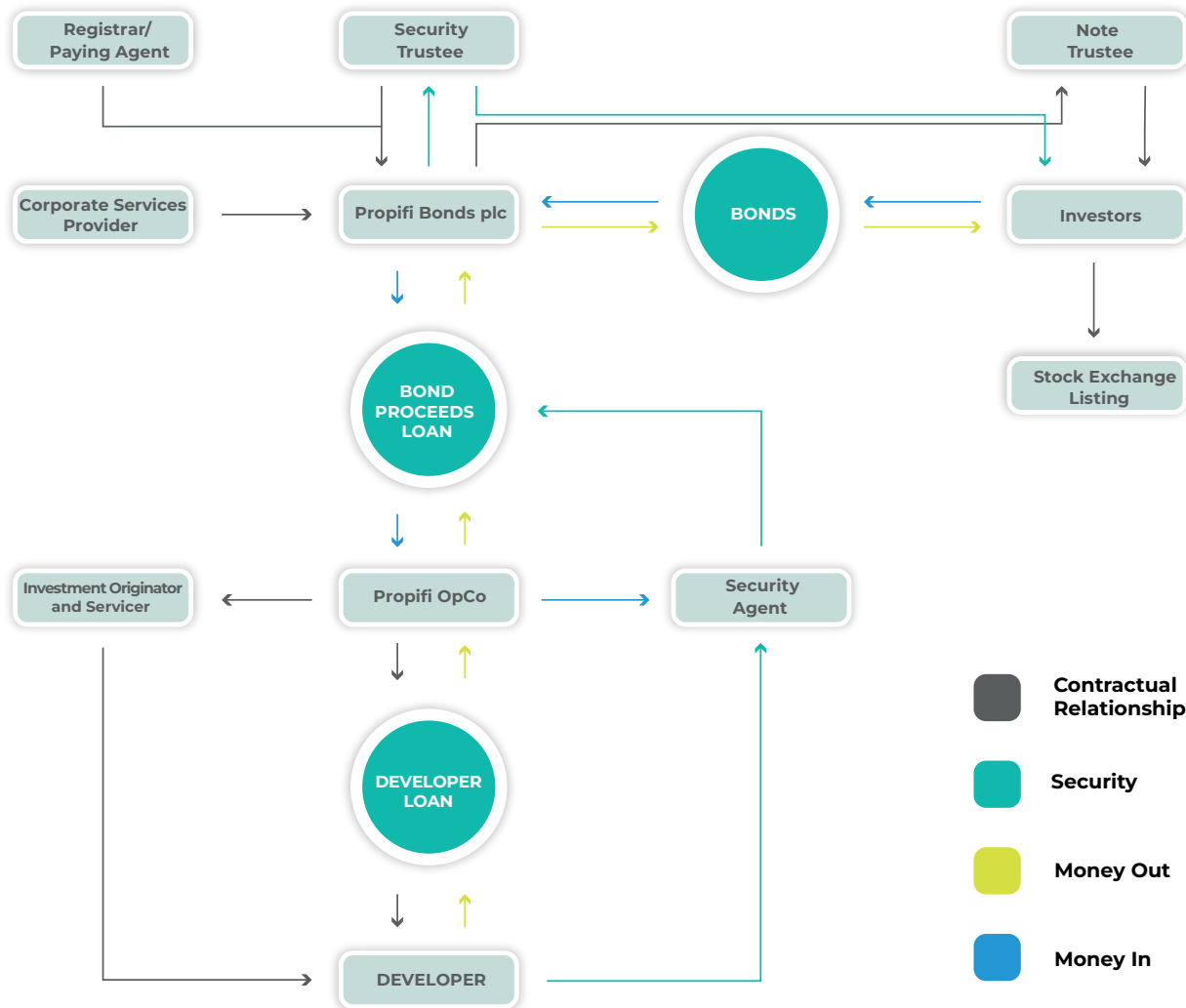
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INVESTMENT STRUCTURE



For more information contact:
enquiries@propifi.co.uk

GBP
ISSUER: PROPIFI BONDS PLC
SEDOL: BS6XKG4
ISIN: GB00BS6XKG46
OPOL: XFRA

USD
ISSUER: PROPIFI BONDS
PLC SEDOL: BS6XKJ7
ISIN: GB00BS6XKJ76
OPOL: XFRA

EUR
ISSUER: PROPIFI BONDS PLC
SEDOL: BS6XKH5
ISIN: GB00BS6XKH52
OPOL: XFRA

BOND INFORMATION

Issuer	Propifi Bonds PLC
Maturity	13.01.30
Issue Size	Up to GBP £5B - £300M Series
Listing	Boerse Frankfurt
Coupon	8.1% Paid quarterly
Status	Senior Secured Debt under English Law
ISIN GBP	GB00BS6XKG46
ISIN USD	GB00BS6XKJ76
ISIN EUR	GB00BS6XKH52
Liquidity	Traded daily and Freely Transferable
Eligibility	UCITS, SIPP, SSAS, QROPS, Portfolio Bonds and Investment Platforms
Clearing/Settlement	Crest/Euroclear
Rating	Investment Grade (stable outlook)

KEY PARTIES

Servicer and Loan Originator	Propifi Investments LTD
Issuer	Propifi Bonds PLC
Trustee	Truva Corp.
Registrar	Avenir Registrars Limited

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