

# Propiteer Capital PLC Bond

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# Propiteer Capital PLC

At Propiteer Capital PLC, our purpose is to empower our customers to invest with confidence. We offer an established development portfolio of over 19 projects, working with global property brands and high-quality construction teams to deliver attractive and sought after property investment opportunities that are asset backed, providing security to your funds.

## The Partnerships

We work closely with our developer partner, Propiteer Limited, to source our development sites. Propiteer Limited extends our collaborative relationship to other strategic partnerships with key stakeholders including city councils, government agents, and world-class hotel brands such as Hilton and Marriott.

## Key Points:

Our portfolio features branded hotels, bespoke luxury homes and apartments across the UK and Ireland, including town centre redevelopments and hotel and leisure facilities.

Our strategic partnerships help acquire nationwide locations that are in high demand and well-set to enjoy future economic growth and regeneration.

Our exclusive, unique developments are cherry-picked based on their profitability and demand, ensuring suitable return opportunities. Our focus is to present new and exciting investment opportunities in high-quality assets and vibrant locations with competitive and attractive profit options.

# Propiteer Capital PLC & The Collateral Manager

## Propiteer Capital PLC

The Issuer is a public limited company registered and incorporated in England and Wales (with registration number 12101322). The Issuer is a special purpose vehicle set up to issue asset-backed securities with the net proceeds from each issue being used to procure Borrower Loans from Borrowers secured against the Collateral. The Issuer will have an investment strategy focused on procuring facilities which are advanced to various sized enterprises. The decision to procure loans will reside with the Credit Committee of the Collateral Manager, who will consider a variety of procurement opportunities. The Collateral Manager has appointed external and independent non-executive directors to oversee the independence of the Credit Committee.

## The Collateral Manager

The Collateral Manager will manage the loan portfolios on behalf of the Issuer and has, under the terms of the Collateral Management Agreement, agreed with the Issuer to provide a well-respected advisory board made up of individuals who will act as its Credit Committee. The Credit Committee members have experience and backgrounds in all aspects of real estate property development including commercial and residential, development, refurbishment and long-term rental income portfolios.

The Credit Committee will approve a panel of some of the UK's leading valuation firms including Savills, Knight Frank, Colliers, CBRE and Gerald Eve.

Independent valuations will be made by selected members of the panel valuing the assets provided as security by borrowers and overseen by the Credit Committee.

# Bond Terms

## CONTRACTUAL TERMS OF THE BOND

Specified Currency or Currencies:	US Dollars (\$) Series Raise \$50,000,000
Specified Denominations:	\$10,000 minimum with integral multiples of \$1 in excess thereof
Issue Date:	20th May 2023
Interest Commencement Date:	Date of Purchase
Maturity Date:	4th June 2027
Interest Basis:	9.00 per cent Fixed Rate per annum
Redemption/Payment Basis:	Subject to any purchase and cancellation or early redemption, the Bonds will be redeemed on the Maturity Date at 100 per cent of their nominal amount. Description of Collateral: Legal charge over freehold and / or leasehold property and / or debenture over a property holding special purpose vehicle.

## PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

Fixed Rate Bond Provisions:	Applicable
Rate of Interest:	9.00 per cent, per annum
Interest Payment Date(s):	9.00 per cent per annum paid biannually from 4th January 2024 and each subsequent 4th July and 4th January each year
Fixed Coupon Amount(s):	\$90.00 per Calculation Amount
Day Count Fraction:	365

## GENERAL PROVISIONS APPLICABLE TO THE BONDS

Form of Bonds:	Registered Bonds
CREST:	Registered Bonds will be deposited with Euroclear UK & Ireland Limited in accordance With the Uncertificated Securities Regulations 2001 (SI2001 No. 3755) including any modification Thereof for the time being in force (the "CREST Regulations") and the rules, regulations, procedures, facilities and requirements as defined In the CREST Regulations at the appropriate time.



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