

Propifi Bonds Plc



A-rated Fixed Rate Senior Secured Notes £300M Series
Maturity 10th January 2028

Propifi
BONDS PLC

EUR ISIN: GB00BMFXJ334
USD ISIN: GB00BMFXJ557

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

OVERVIEW

A huge market has emerged for large scale developers to access funds for renovations, refurbishments and developments over a short term of 3 to 12 months. As the demand for property finance outstrips supply, bridging loans fill the gaps left by traditional lenders. Bridging provides fast, flexible funding to help property professionals create housing in the UK, funded by an international capital base. Funds are provided more quickly through rigorous, but less bureaucratic, decision-making processes – still allowing for the focus on individual exit routes and asset valuations. This process allows for sensible lending decisions and otherwise inaccessible investment opportunities to be progressed.

Propifi issue legal first charge secured bridging loans to UK commercial property developers. The majority of these developers are a closed group. Around 80% of loans deployed by Propifi are used to fund UK affordable housing projects. A market which has a growing demand and significant under supply - currently a deficit of around 35%.

Chaired by a prominent member of the UK's McAlpine Family, Euan McAlpine has assembled a senior Management Team with over 150 years combined experience in Property, Finance, Project Management, Sales and Technology. The team have delivered a new, easy to access commercial lending opportunity to the market, providing much-needed bridging finance for customers, where the majority of loans are deployed on a "closed bridge" basis - the end user is identified before granting the loan. In most cases the end users are the tenants of the UK's Ministry of Housing and Local Government.

Propifi currently has a growing pipeline of bridging/development finance opportunities of more than £250 Million.

THE BOND

Listed on Boerse Frankfurt Stock Exchange Propifi Bonds Plc, A-Rated, Senior Secured Notes are a high-yield debt instrument and bankruptcy remote. Offering investors fixed returns that are paid on a quarterly basis. The bond was first launched in 2020. The company can demonstrate a successful track record of making coupon payments in full and on time since the date of first issuance.

ABOUT THE UNDERLYING SECURITY

The bond is asset backed by way of first charge taken on borrowers security. This is taken in respect of the bridging loans made by Propifi in relation to UK property/land. The assets are pledged to the trustee under a trust structure.

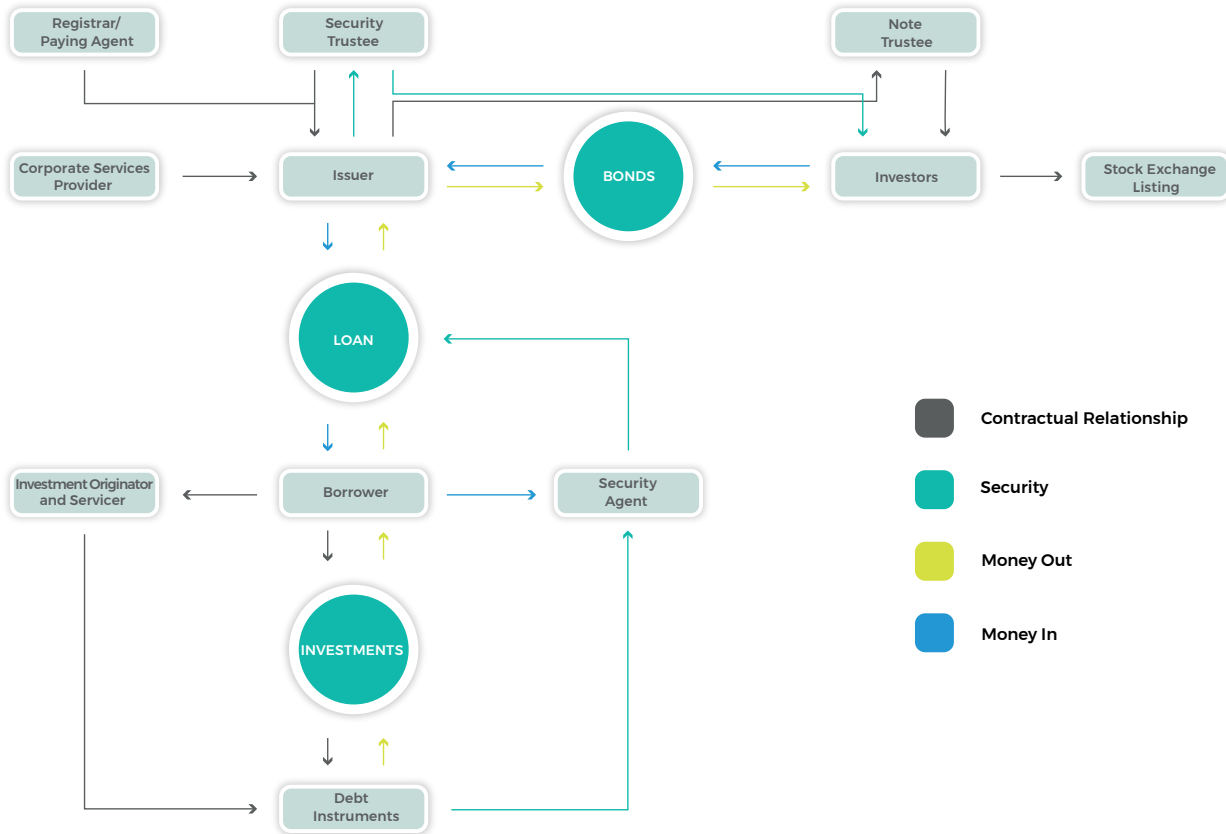
KEY FEATURES

- A- Rated
- Fixed Return
- 10.1% per annum 2023
- 9.1% per annum 2024
- 8.1% per annum 2025 until maturity (interest due quarterly)
- Senior Secured
- Listed on Boerse Frankfurt Stock Exchange
- USD, & EUR denominated
- UK Asset-backed
- Suitable for UCITS, SIPP, SSAS, QROPS, Portfolio Bonds and Investment Platforms
- Track record of making coupon payments in full and on time

Important Notice

This Information document should not be relied upon for making any investment decision in relation to the purchase of bonds issued by Propifi Bonds PLC. Any investment decision should be made solely on the basis of a careful review of the Information Memorandum. Please read the Information Memorandum carefully before you invest.

INVESTMENT STRUCTURE



USD
 ISSUER: PROPIFI BONDS PLC
 USD ISIN: GB00BMFXJ557
 SEDOL: BMFXJ55
 OPOL: XFRA

EUR
 ISSUER: PROPIFI BONDS PLC
 EUR ISIN: GB00BMFXJ334
 SEDOL: BMFXJ33
 OPOL: XFRA

BOND INFORMATION

Issuer	Propifi Bonds PLC
Maturity	10.01.2028
Issue Size	Up to GBP £5B - £300M Series
Listing	Boerse Frankfurt
Coupon	10.1% 2023 - 9.1% 2024 - 8.1% 2025 until maturity
Status	Senior Secured Debt under English Law
ISIN USD	GB00BMFXJ557
ISIN EUR	GB00BMFXJ334
Liquidity	Traded daily and Freely Transferable
Eligibility	UCITS, SIPP, SSAS, QROPS, Portfolio Bonds and Investment Platforms
Clearing/Settlement	Crest/Euroclear
Rating	Investment Grade A- (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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