



Propifi Bonds Plc



Fixed Rate Senior Secured Notes £300M Series
Maturity 18th January 2030

Propifi
BONDS PLC

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

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

OVERVIEW

Propifi is a specialist provider of legally secured, first-charge bridging loans tailored for commercial property developers. With a strong emphasis on the social housing, assisted living, and retirement living sectors, Propifi operates across the UK to support impactful and sustainable development.

Since launching its Senior Secured Bond Program in 2020, Propifi has channelled millions of pounds into affordable housing projects. The company has consistently delivered on its promise of an 8.1%+ return to its network of High Net Worth and Sophisticated Investors.

Based in Coventry, UK, Propifi has maintained a solid track record of meeting all financial obligations, ensuring timely and full payments to noteholders under its Medium-Term Note Programme.

STRATEGIC GROWTH AND PARTNERSHIPS

In 2024, Propifi expanded its reach through strategic alliances with two key players in the affordable housing space:

Nexus Housing Developments UK – a fast-growing developer focused on site acquisition, development, and refurbishment.

Social Housing Gateway – a trusted operator known for its partnerships with Local Authorities, the Home Office, and other government bodies, delivering high-quality, affordable homes with a strong emphasis on tenant satisfaction.

Through these partnerships, Propifi plans to invest an additional £170 million into social housing over the next 12 months. This initiative supports the UK Government's goal of building 500,000 new affordable homes, with the Gross Development Value (GDV) of Propifi-backed projects expected to exceed £500 million.

INVESTMENT OPPORTUNITY

Propifi Bonds Plc presents an attractive opportunity through its Investment Grade Senior Secured Notes, offering a fixed annual returns of 10.1, 9.1% & 8.1%. These bonds are issued within a trust-based structure, making them bankruptcy-remote and designed to prioritize investor protection.

Capital raised is strategically deployed across the UK's social housing, assisted living, and retirement living sectors. Each project is underpinned by rental agreements secured with the UK Central Government before construction is completed, ensuring stability and predictability.

Since its inception in 2020, Propifi Bonds Plc has built a proven track record, consistently fulfilling its commitments with on-time coupon and redemption payments from day one.

ABOUT THE UNDERLYING SECURITY

Each bond issued under the Propifi Bonds plc program is secured by a first legal charge over property assets provided by borrowers of Propifi Investments Ltd. This gives bondholders priority rights in the event of default.

In addition to these property-backed securities, all assets of Propifi Investments Ltd—including cash reserves—are pledged as collateral for the bonds. This enhances the overall security of the investment.

To further strengthen investor protection, borrowers provide personal guarantees, offering additional recourse beyond the value of the secured assets.

All collateral is held by an independent security trustee, Truva Services Ltd, on behalf of bondholders. This structure ensures that, in the event of default or insolvency of the issuer, the underlying security remains protected and is managed independently for the benefit of investors.

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CONSERVATIVE LENDING STRATEGY

Propifi employs a prudent lending approach, capping its Loan-to-Value (LTV) ratio at a maximum of 70%. This conservative threshold helps mitigate risk by ensuring that loans do not exceed 70% of a property's independently appraised value, thereby limiting exposure to market fluctuations.

An independent Loans & Property (L&P) administrator monitors compliance with this ratio and is authorized to take corrective action—including asset liquidation—if the threshold is breached. Furthermore, all interest and fees are deducted upfront, resulting in an effective LTV of approximately 54%.

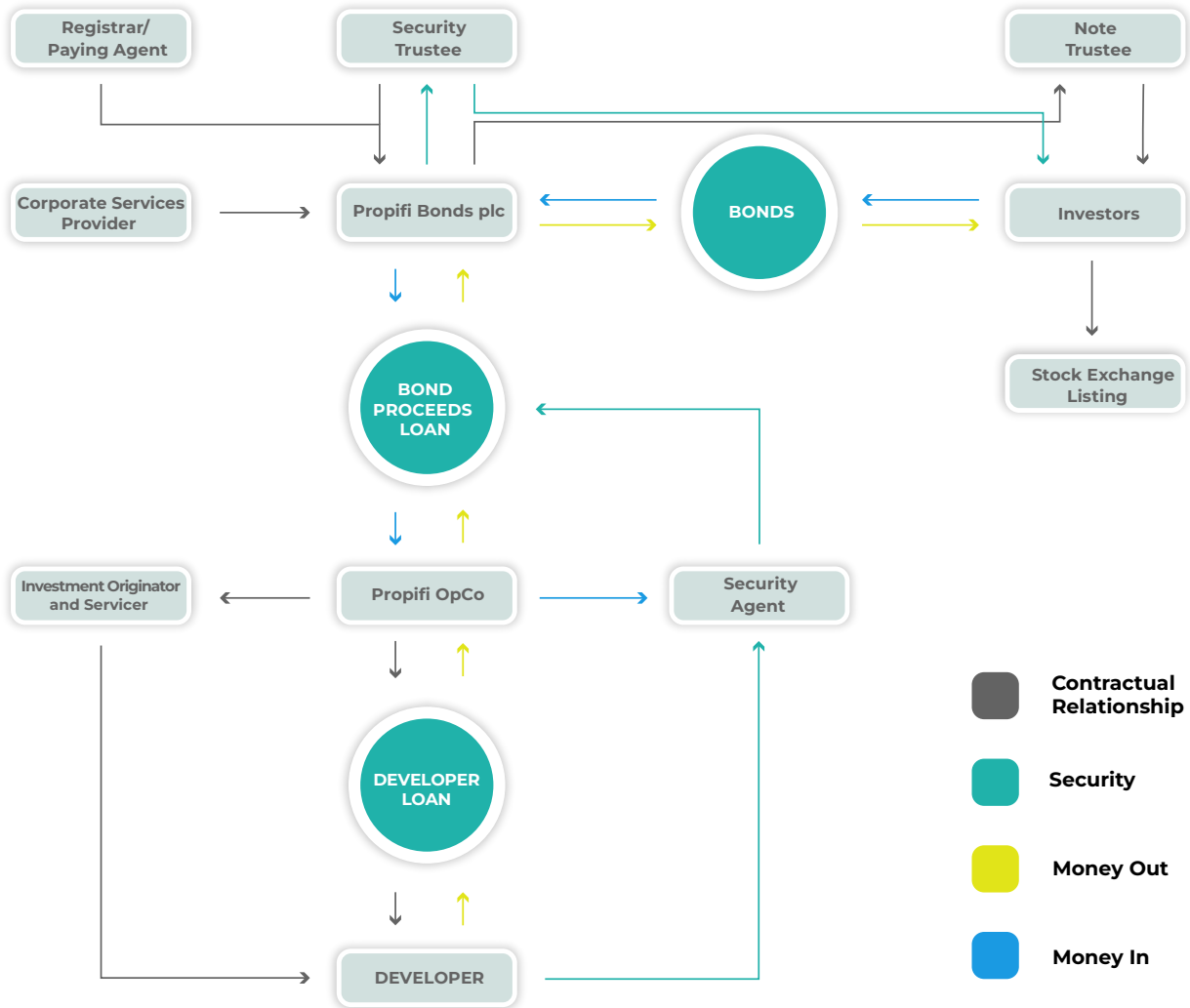
TARGETED USE OF FUNDS

Proceeds from the bond issuance are exclusively invested in the UK property market, with a strong emphasis on Social Housing. These developments are designed to accommodate tenants supported by the UK Central Government, with rental agreements secured prior to project completion.

Key Features Explained

- **Investment Grade Bond:** Indicates a relatively low risk of default, rated by credit agencies as a safe investment.
- **UK Social Housing Arena:** The bond is tied to the social housing sector in the UK, which is often supported by government funding and considered stable.
- **5-Year Track Record:** Demonstrates reliability in paying interest (coupon) and repaying principal at maturity.
- **Fixed Return of 10.1%, 9.1% & 8.1% (Paid Quarterly):** Offers a predictable income stream, with interest paid every three months.
- **Senior Secured:** Investors have a higher claim on assets in case of default—this adds a layer of security.
- **Listed on Boerse Frankfurt:** Publicly traded on a major European exchange, which adds transparency and liquidity.
- **GBP, USD, & EUR Denominated:** Available in multiple currencies, offering flexibility for international investors.
- **UK Asset-backed:** The bond is secured by tangible UK-based assets, reducing risk.
- **UK Government Contracts in Place:** Suggests a stable revenue stream from government-backed agreements.

INVESTMENT STRUCTURE



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	18.01.30
Issue Size	Up to GBP £5B - £300M Series
Listing	Boerse Frankfurt
Coupon	10.1%, 9.1%, 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
Rating	Investment Grade (stable outlook)
Payment Periods	10.1% until 30 June 2026
	9.1% until 30 June 2027
	8.1% until Maturity - January 2030

KEY PARTIES

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

Latest completed development - Brook Road, Liverpool

Before



After



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