

HEYLO HOUSING

SECURED BOND PLC

BOND INVESTOR REPORT

MARCH 2020, PERIOD 2



Business Update

Since inception, the company acquired 116 properties, 23 with its Your Home product and 93 spread across 28 sites from 3 national house builders (Bovis, Linden, Persimmon), and received £2.8m of grant

Rent collection average for the period was 98.90% and has remained in excess of 97% over the lockdown period to date.

The passing rent of the portfolio at 31 March 2020 was ca. £480,000 which had increased to ca. £510,000 by the date of this report. This is

more than sufficient to meet interest payments on the bonds going forward.

The company currently has cash balances of ca. £300,000 and also expects to achieve further initial sales of ca. £400,000 which together it will invest in further properties in due course.

The rent on these further initial sales and the further properties is expected to be ca. £40,000 taking the total passing rent when fully invested to ca. £550,000.

Issuance Date	29/10/2018
GBP	GBP
Amount issued	£20,000,000
Retained by company	£4,575,600
Publicly held	£15,424,400
Current Accreted Aggregate Notional Amount (CNIA)	£15,799,213
Maturity	2028
Coupon	1.625%
Listing	London
ISIN	XS1880955007

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Base Index Figure	Feb-18	278.1
Limited Index Ratio (t-1)	Sep-19	1.01762
Interest Payment Reference Month : Index (t-1)	Jan-19	283.0
Interest Payment Reference Month : Index (t)	Jul-19	289.5
Limited Indexation Factor : LPI (t)		1.02300
Limited Index Ratio (t)	Mar-20	1.040993

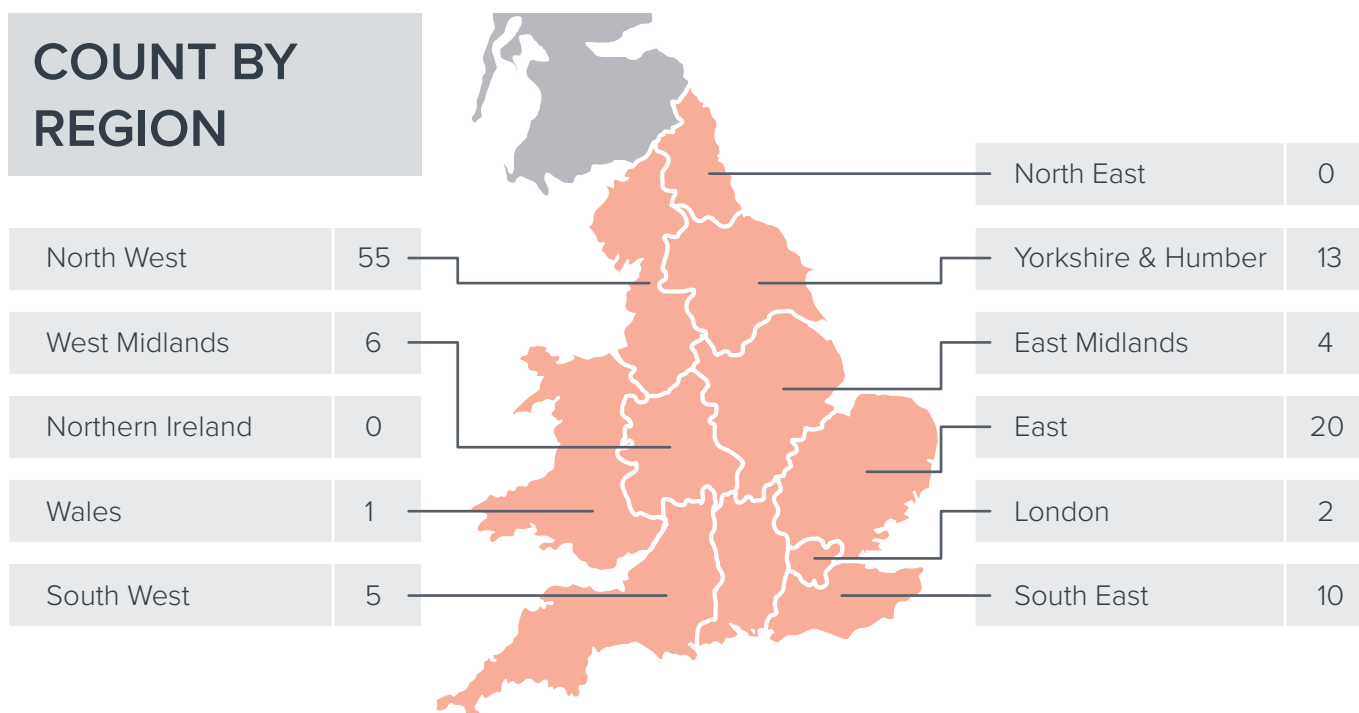
Properties	116
EUV-SH	£21,590,020
Charged cash	£0
Operating cash	£301,316
Aggregate nominal amount of Notes outstanding under the Programme	£15,424,400
Aggregate nominal amount of Notes calculated on the basis of their respective Current Notional Indexed Amount (CNIA)	£15,799,213

Total Payments Received =	£4,044,941
Senior Costs =	£251,928
TPR – SC =	£3,793,013
Total Bond Payments =	£259,129
Debt Service Cover Ratio	1464%

Total Value of Properties =	£21,590,020
Total Aggregate Charged Cash =	£0
CNIA =	£15,799,213
Asset cover	1.37



COUNT BY REGION



COUNT BY TYPE

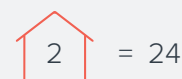
Houses



Flats



COUNT BY BEDROOMS



Rent collection rate in period

98.90%

Number of properties staircasing in period

0