

HEYLO HOUSING

SECURED BOND PLC

BOND INVESTOR REPORT

SEPTEMBER 2020



Business overview

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 £2.6m of grant.

In September 2020, 16 Your Home properties were disposed off at an arms length price in order to rebalance portfolio. Proceeds from the sale will be reinvested in due course.

Rent collection average for the period was 98.04% and has remained in excess of 95.5% over the lockdown period to date.

The passing rent of the portfolio at 30 Sep 2020 was £432,285. This is more than sufficient to meet interest payments on the bonds going forward.

The company currently has cash balances of c. £3.1m and also expects to achieve further initial sales of c. £0.1m 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 c. £12,000 taking the total passing rent when fully invested to c£579,000

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)	£16,117,696
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)	Mar-20	1.040993
Interest Payment Reference Month : Index (t-1)	Jul-19	289.5
Interest Payment Reference Month : Index (t)	Jan-20	290.6
Limited Indexation Factor : LPI (t)		1.003800
Limited Index Ratio (t)	Sep-20	1.044948

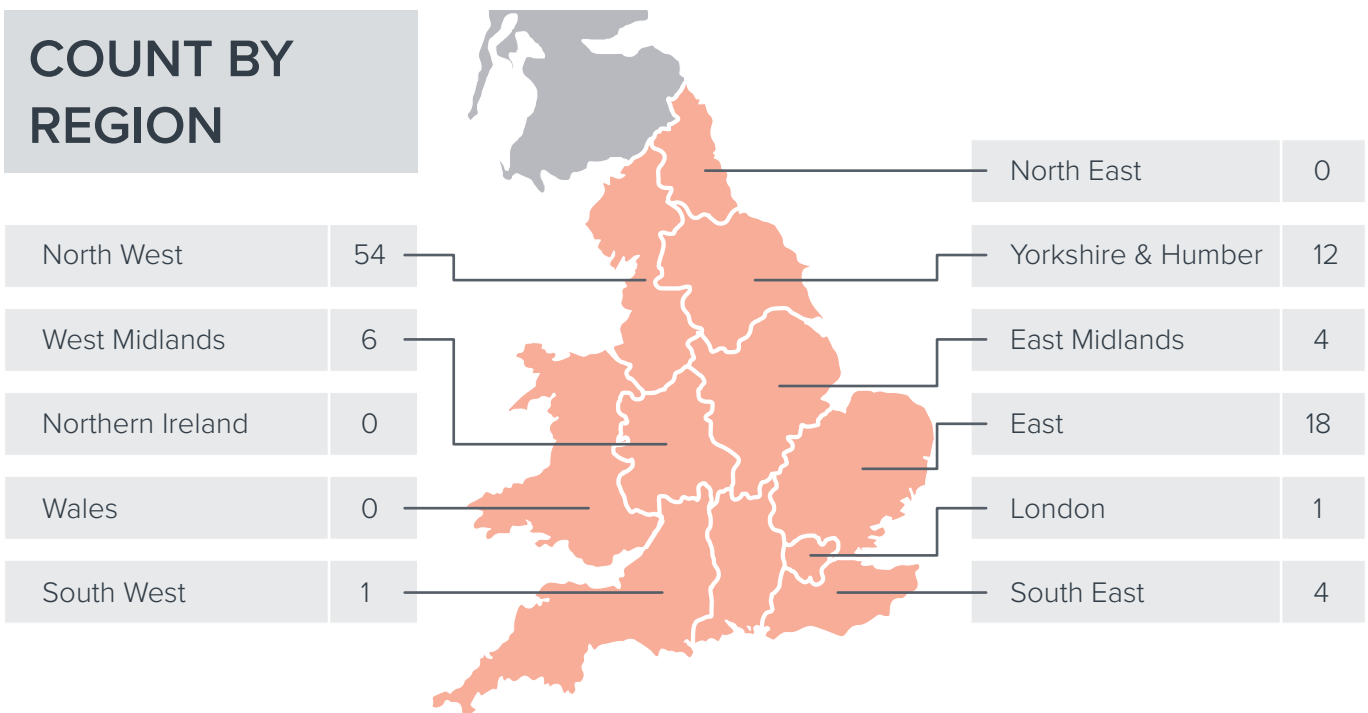
Properties	100
EUV-SH	£17,192,219
Charged cash	£2,997,878
Operating cash	£319,033
Aggregate nominal amount of Notes outstanding under the Programme	£15,424,400
Aggregate nominal amount of Notes calculated on the basis of their respective Current Notional Indexed Amount (CNIA)	£16,117,695

Total Payments Received =	£5,599,785
Senior Costs =	£408,656
TPR – SC =	£5,191,129
Total Bond Payments =	£259,129
Debt Service Cover Ratio	20.03

Total Value of Properties =	£17,192,219
Total Aggregate Charged Cash =	£2,997,878
CNIA =	£16,117,696
Asset cover	1.31



COUNT BY REGION



COUNT BY TYPE

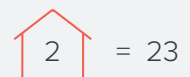
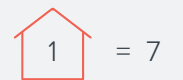
Houses



Flats



COUNT BY BEDROOMS



Rent collection rate in period	98.04%
Number of properties staircasing in period	0