

# Propifi Bonds Plc



A- rated Fixed Rate Senior Secured Notes £300M Series  
April 2024 Edition

Propifi  
BONDS PLC

EUR ISIN: GB00BMFXJ334  
GBP ISIN: GB00BMFXJ441  
USD ISIN: GB00BMFXJ557

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Capital is at Risk. No FSCS Cover

## INTRODUCING PROPIFI

In today's UK Social Housing market, the need for expedited access to capital for renovations, refurbishments, and developments spanning 3 to 12 months is paramount. Traditional lenders often fall short in meeting this demand, leaving a gap that bridging loans adeptly fill.

Propifi steps in as a beacon of support for property professionals seeking fast and flexible funding to spearhead housing projects across the UK. Streamlining the funding process, ensuring swift decisions without the bureaucracy, while maintaining a sharp focus on the end user, individual exit strategies and asset valuations.

Our approach enables sensible lending decisions, unlocking investment opportunities that may otherwise remain out of reach. Propifi specializes in issuing legal first charge secured bridging loans to UK commercial property developers, predominantly catering to a select group with the majority of loans allocated to funding UK affordable housing initiatives. This market segment currently facing a staggering 35% shortfall in supply with around 1.5 Million households on the government waiting list.

Led by Euan McAlpine, a distinguished figure from the renowned McAlpine Family in the UK, Propifi boasts a seasoned Management Team with over 150 years of collective experience across Property, Finance, Project Management, Sales, and Technology. Together, we've helped to address the critical need for bridging finance in the market. Notably, a significant portion of our loans operate on a "closed bridge" basis, with our end users often being the tenants of the UK Ministry of Housing and Local Government - identified prior to loan approval.

With a burgeoning pipeline exceeding £250 million in bridging and development finance opportunities, Propifi stands ready to propel your property projects forward with speed.

## A- Rated, UK Asset Backed, Medium Term Senior Secured Notes

Propifi Bonds Plc, listed on the Boerse Frankfurt Stock Exchange, presents a robust opportunity for investors seeking stable returns. Our A- rated, Senior Secured Notes offer a high-yield debt instrument with a trust structure in place that is both reliable and bankruptcy remote.

Since its inaugural launch in 2020, our bond has stood as a beacon of consistency, demonstrating a track record of delivering fixed returns promptly on a quarterly basis. Investors can trust in our proven ability to make coupon payments in full and on time, ensuring peace of mind and financial security.

At Propifi, safeguarding your investment is priority. Our bond is fortified by asset-backed security, providing an extra layer of protection for investors.

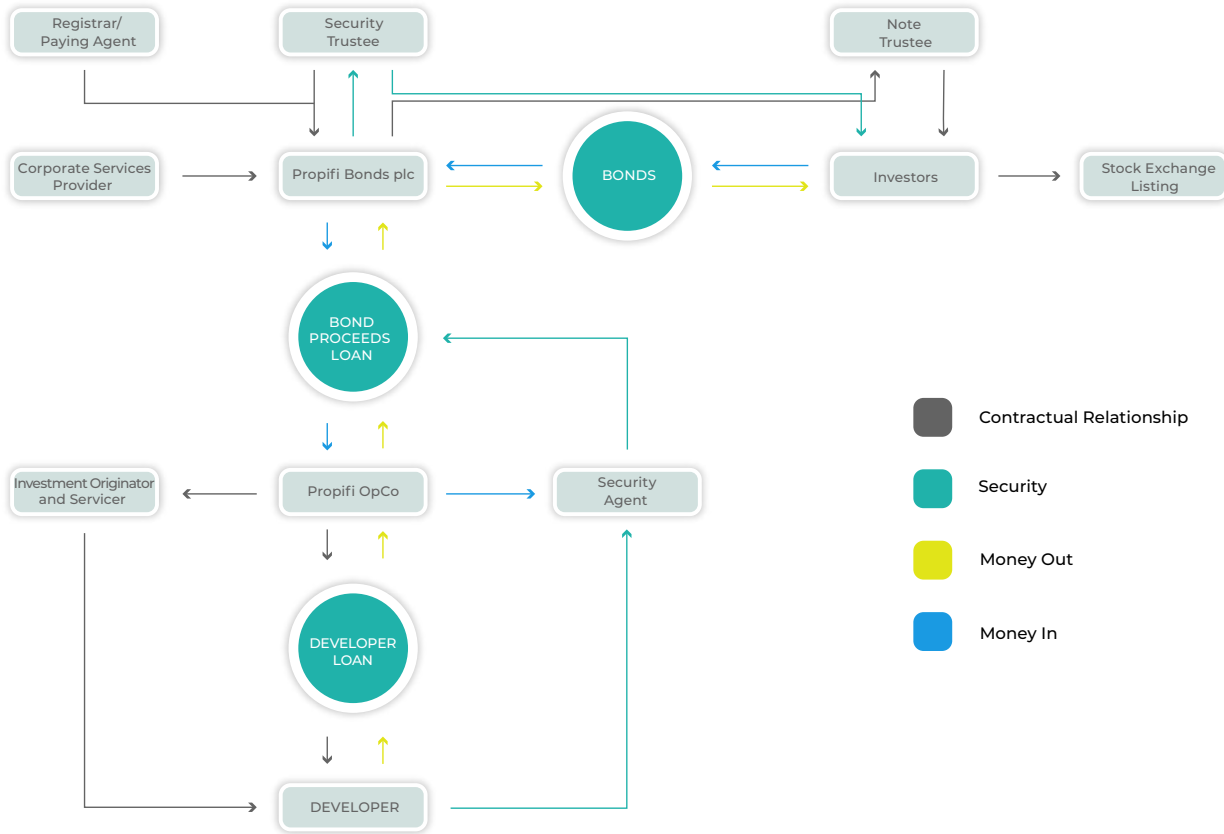
Each bond is supported by a first charge placed on the security of borrowers, a measure taken in relation to the bridging loans extended by Propifi for UK property and land projects. These assets are meticulously pledged to a trustee under a trust structure, ensuring utmost transparency and accountability.

With this robust security framework in place, investors can rest assured that their investments are safeguarded by tangible assets, helping to mitigate risks and enhancing peace of mind.

## FACTS

- UK Housebuilding has halved in 50 years**  
 In 1960s, 3 million homes built.  
 In 2010s, 1.3 million homes built.
- Rise in homeless and temporary accommodation (TA) households**  
 40,000 households homeless in 2019-20.  
 95,000 households in TA in 2020.
- UK House price against salary**  
 In 2000, a home cost 4 x average salary.  
 In 2021, a home cost 8 x average salary.

# INVESTMENT STRUCTURE



For more information contact:  
enquiries@propifi.co.uk

**GBP**  
ISSUER: PROPIFI BONDS PLC  
GBP ISIN: GB00BMFXJ441  
SEDOL: BMFXJ44  
OPOL: XFRA

**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 GBP	GB00BMFXJ441
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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