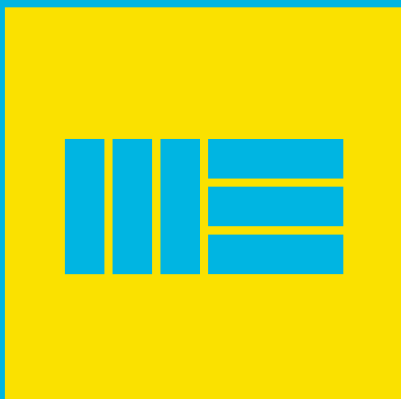


ANNUAL REVALUATION & REPORT AS AT 30TH SEPTEMBER 2025

115 SHARED OWNERSHIP PROPERTIES

PREPARED ON BEHALF OF
HEYLO HOUSING SECURED BOND PLC

26 NOVEMBER 2025



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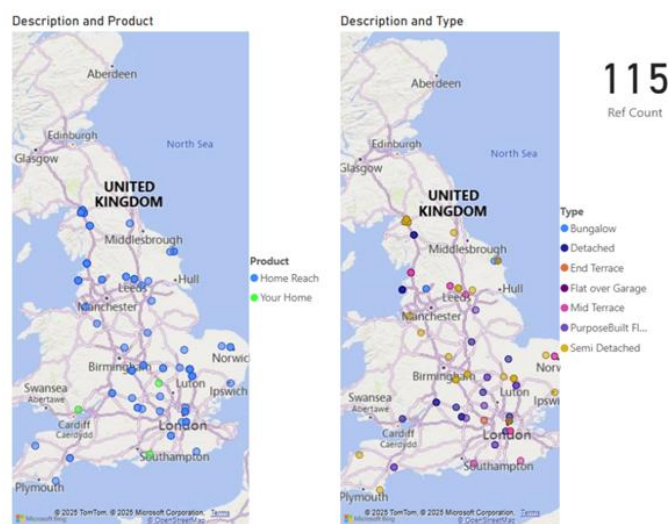
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1. EXECUTIVE SUMMARY

We have been instructed by Heylo to provide a report and valuation in respect of the properties held within Heylo's Housing Secured Bond Plc ("The Pod") as of 30th September 2025. Heylo is a leading 'for profit' provider of shared ownership housing under the Shared Ownership and Affordable Home Programme (SOAHP).

Our valuation is prepared in accordance with the requirements of the *RICS Valuation - Global Standards* which came into effect on 31st January 2025 and the *RICS Valuation – Global Standards: UK National Supplement*, which came into effect on 1st May 2024. Within these, it is defined that shared ownership housing assets should be valued at Existing Use Value for Social Housing ("EU-V-SH"), with the definition set out in the UK National Supplement within UK VPGA 7 - Valuations of registered social housing providers' assets for financial statements.

The Pod contains 112 Home Reach units (last year – 122 units) and 3 Your Home units (last year – 5 units). This reduction is a result of tenants acquiring the balance of the freehold/long leasehold ("Staircasing") and other sales. Properties are located across the United Kingdom. A full schedule of accommodation is included in Appendix 2 and a map showing the geographical spread of the properties is shown below.



We have been advised by Heylo that the gross annual rent receivable from The Pod is £653,058 which has decreased slightly from £665,342 last year despite rental growth as the number of units has reduced. The rent allocation between Home Reach and Your Home is based upon the following breakdown:

- Home Reach: £619,858 per annum (increased by 3.6% compared to last year)
- Your Home: £33,200 per annum (decreased by 50.5% compared to last year)

In line with our instructions, we have relied upon this information as being accurate and correct and have not otherwise verified the rent roll of the Portfolio. All properties are managed in-house by Heylo with approximately 98% of gross rents typically collected each year, which is highly efficient based on predominantly single-family-homes, although our valuation assumes a conservative 96% collection rate, to accommodate more widely adopted management costs and risks associated with the gross rents receivable.

The Pod has been valued using a Discounted Cash Flow (DCF) approach reflecting the rental income from the occupational leases (as advised by Heylo). We have valued the Home Reach and Your Home units using the same DCF models but reflecting different key assumptions. This is because Your Home rents are set initially at a yield of

4.89% rather than Home Reach's 2.75%. Your Home indexing has a 0.75% margin over RPI compared to Home Reach's 0.50%. Another key difference is the treatment of staircasing, where Your Home gives back 75% of any value increase to owner-tenants.

We have provided two EUV-SH approaches to the valuation of the portfolio again this year for the reasons that we detail in the Valuation Methodology section of this Report. We summarise each below:

1. The "Reinvestment" approach assumes that all staircasing is reinvested into replacement social housing properties providing equivalent index-linked rents, as stipulated by the Pod's investors. A summary table of EUV-SH outputs is shown below, comparing the current valuation with the prior year. Underneath the table are more detailed cash flow inputs and outputs provided by the Reinvestment EUV-SH model.

ASSET TYPE	30 SEPTEMBER 2025	30 SEPTEMBER 2024	% CHANGE
Home Reach	£ 24,478,230	£23,491,366	+4.2%
Your Home	£740,030	£1,533,971	-51.8%
TOTAL	£25,218,260	£25,025,338	+0.8%

INPUTS				OUTPUTS			
		HHSB HR	HHSB YH			£24,478,230	£740,030
		HR	YH				
Pod				Output			
Product				OMV adjusted + void sales at 25%		£21,114,088	£613,179
Numerical average hold period so far (for info only)		4.6 yrs	5.3 yrs	Premium over VP		15.9%	20.7%
Staircasing rate		1.75%	3.00%	IRR		5.82%	7.03%
Share of OMV Day One		£17,719,498	£486,650	1x social rent unit (Podplan output)			
OMV adjustment/indexing		12%	26%	EUV-SH incl social rent		£25,218,260	
Number of units in scope excluding social rent		112	3	OMV adjusted + void sales at 25%		£21,727,267	
HPI		3.25%	3.25%	Premium over share of VP		16.1%	
Inflation for rents		2.75%	2.75%	Gross Initial Yield (GIY) whole pod		2.60%	
Additional uplift for rents		0.50%	0.75%	GIY based on average first year's rent		2.54%	4.50%
Reinvestment yield		2.75%	4.89%	Adjusted Year One Rent / Adjusted Day One OMV		2.94%	5.43%
Gross to net rent		96.00%	96.00%	Rightmove (Automated Valuation Model) Market Rent		£1,614,768	£49,032
Rent Day One		£619,858	£33,200	Rightmove Market Rent per unit per week		£277	£314
Gross input rent (averages rent for the year)		£621,408	£33,325	Gross input rent per unit per week		£107	£214
Rent discount rate		5.25%	6.25%	Proportion of passing rent to Market Rent		38%	68%
Reinvestment rent discount rate		5.50%	6.50%				
25% of unsold OMV of units on the market		£1,268,250	£0				
Value uplift kept by Heylo		100.00%	25.00%				
Staircasing/capitalised rent Discount Rate		6.00%	7.00%				
Exit capitalisation		3.00%	5.50%				
Exit costs		1.80%	1.80%				
Reinvest efficiency		109.250%	95.000%				
Reinvest efficiency for		10.00 yrs	10.00 yrs				
Reinvest efficiency thereafter		102.125%	95.000%				
Cashflow length		57.00 yrs	33.00 yrs				

2. The "Reducing Balance" approach assumes that Staircasing proceeds are not reinvested. Also, unlike the Reinvestment approach, its staircasing methodology uses a straight-line basis towards reducing the portfolio whereby at 1.75% staircasing rate for Home Reach, the total cashflow length equates to about 57 years (100% / 1.75%).

ASSET TYPE	30 SEPTEMBER 2025	30 SEPTEMBER 2024	% CHANGE
Home Reach	£ 23,970,325	£22,670,129	+5.7%
Your Home	£686,456	£1,434,889	-52.2%
TOTAL	£24,656,781	£24,105,019	+2.3%

This executive summary is provided for convenient cross reference, however, must be read in conjunction with the remainder of the report; important issues may not be referenced within the summary and detailed consideration should be given to all areas of the full report. Figures shown above exclude VAT.

2. INTRODUCTION

Montagu Evans' Terms of Engagement for this valuation are set out in Appendix 1 of this report with details summarised below.

ADDRESSEE AND RELIANCE

Our Valuation Report is prepared for the sole use of the Pod for their audited accounts. The basis of valuation may not be appropriate for other purposes and should not be so used without prior consultation with us.

PURPOSE AND DATE OF VALUATION

Our valuation report is prepared in order to provide a valuation of the Pod on the basis of EUV-SH assuming Reinvestment and Reducing Balance methodologies as explained further in this report. The Reinvestment methodology reflects the Pod's mandate that all net proceeds from staircasing are reinvested into replacement shared ownership properties. Reducing Balance assumes no such reinvestment is undertaken.

BASIS OF VALUATION

Please refer to Section 3 of this report for commentary regarding the basis our valuation. Please also refer to the valuation caveats within our Terms of Engagement (Appendix 1).

DATE OF VALUATION

30th September 2025

INSURANCE AND LIABILITY

We confirm that Montagu Evans LLP holds appropriate professional Indemnity Insurance as detailed in the Terms of Engagement.

SOURCES OF INFORMATION

Our sources of information are discussed in more detail in Section 4 of this report.

GENERAL ASSUMPTIONS

We outline within the remainder of this report the general assumptions we have used in undertaking our valuation of each residential product.

EXTENT OF INVESTIGATIONS

In accordance with your instructions, our report has been prepared on the basis that we conducted an inspection rate of at least 5% of the portfolio, including older properties, as a Continuous Improvement point raised by auditors last year. Details of six of these inspections have been provided in Appendix 3 showing that all the properties inspected were modern and were in good condition. For the remaining desktop sample appraisals, we have carried out on-line viewings using Google Streetview. Our overall sample rate for this Pod was 31.3% (36 properties).

As agreed, in arriving at our opinion of value we have relied on information provided by Heylo in reply to the list of requested items in our Terms of Engagement. This information was provided by Heylo via email; we have analysed, and sense checked the data.

By agreement with Heylo, the scope of due diligence undertaken by us in providing this valuation report to the above-named party has been limited in certain areas. The extent of the due diligence enquiries we have undertaken and the source of information we have relied upon for the purposes of our valuations are stated in the relevant sections of our report.

VALUER RESPONSIBILITY

We confirm that our valuation has been signed off by Chris Ramsden MRICS who is a partner of the firm and an RICS Registered Valuer, together Gary Howes MRICS and Mark Whitfield MRICS – also RICS Registered Valuers. Chris has been lead-signatory for this valuation for five years so will be rotating off this instruction next year if we are retained as valuer. Mark Whitfield has considerable experience in the valuation of commercial and residential property across the United Kingdom and is a new signatory this year. Gary Howes is a third supplementary signatory and provides continuity with previous years.

3. BASIS OF VALUATION

INTRODUCTION

The Pod comprises a combined 112 'Home Reach' units and 3 'Your Home' units. Home Reach units are aligned with standard shared ownership covenants in alignment with Homes England policy. Your Home is similar but has a higher starting rent and a higher margin over RPI, as well as the owner-tenants retaining a higher proportion of value when staircasing.

Even though each product is structured slightly differently, the basis of valuation adopted is consistent for each with the same methodology being applied, albeit there are nuances in each approach reflective of the differing characteristics of each product type.

DEFINITION OF VALUE

Based on our instructions from Heylo, we have had regard to the requirements of the Red Book in the preparation of our valuation and in particular the UK National Supplement.

The basis of valuation in this report is EUV-SH. In accordance with The Red Book UK VPGA 7 (Valuation of registered social housing providers' assets for financial statements) an affordable housing portfolio is to be valued in accordance with the definition of EUV-SH, as follows:

Existing use value for social housing (EUV-SH) is an opinion of the best price at which the sale of an interest in a property would have been completed unconditionally for a cash consideration at the valuation date, assuming:

- a. a willing seller*
- b. that prior to the valuation date there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest for the agreement of the price and terms and for the completion of the sale*
- c. that the state of the market, level of values and other circumstances were on any earlier assumed date of exchange of contracts, the same as on the date of valuation*
- d. that no account is taken of any additional bid by a prospective purchaser with a special interest*
- e. that both parties to the transaction had acted knowledgeably, prudently and without compulsion*
- f. that the property will continue to be let by a body pursuant to delivery of a service for the existing use*
- g. the vendor would only be able to dispose of the property to organisations intending to manage their housing stock in accordance with the regulatory body's requirements*
- h. that properties temporarily vacant pending re-letting should be valued, if there is a letting demand, on the basis that the prospective purchaser intends to re-let them, rather than with vacant possession and*
- i. that any subsequent sale would be subject to all the same assumptions above*

EUV-SH is similar to Market Value, with the key difference, as inferred above, being the requirement to assess the property assuming a continuation of the existing use and that the vendor is only able to dispose of the property to another registered provider. EUV-SH is aimed at establishing the service potential of the properties, specifically for the delivery of the registered social housing provider's objectives.

As such, any value that may be attributed to a sale of a property with vacant possession for any use different to social housing is to be disregarded. Any assets considered surplus at the date of valuation should be assessed on the basis of Fair Value, although we have been advised that there are no such assets within the subject portfolio.

Whilst we would observe that the market for stock transfers between registered providers is relatively mature, there remains a very low proportion of such assets being traded between registered providers. Consequently, the transfer

of whole portfolios comparable to the subject Pod is rare, with the dearth of market evidence compounded by information barriers restricting the level of detail available (please refer to the Market Commentary section of this report). The age, location, vacant possession value of the assets (at the date of original sale), staircasing and run rate, amongst many other factors, all influence the terms and analysis of any sale.

In our experience, the transparency of transactional data to achieve a full understanding of a portfolio is often variable, thereby restricting the ability to undertake detailed analysis of the sales / transfers that do occur. Therefore, direct market comparisons are difficult when establishing key assumptions, such as discount rates, with the result that we are also guided by the principles of the cash flow of the portfolio (in the context of other investment types) rather than solely using direct comparable stock transfer evidence. We discuss this in more detail in the Valuation Methodology section of this report.

We have not deducted purchaser's costs from our valuations which are reported on a gross basis in view of most registered providers not being subject to the usual levels of stamp duty, or in some cases sales are structured as corporate transactions. Also, no allowance is made in our valuations for any expenses of realisation, nor for taxation (including VAT) which might arise in the event of a disposal and the property will be considered free and clear of all mortgages or other charges which may be secured thereon.

For information purposes, we would observe that there is a draft RICS Professional Standard 'Affordable housing development – valuation considerations' currently under consideration, which finished a period of public consultation on 6th May 2024, but is yet to be published. It is planned to supersede the RICS Guidance Note 'Valuation of land for affordable housing' (2nd edition) and provides a framework for valuing development land but does not include or suggest any amendment to the definition of EUV-SH contained in UK VPGA 7.

4. SOURCES AND VERIFICATION OF INFORMATION

GENERAL

We have relied upon property location and description information provided to us by Heylo. We have verified the accuracy of this information by carrying out office-based research using IT and mapping software.

We have also relied upon the portfolio data provided to us, by way of a Property Accommodation Schedule, which has included the following information.

- a. Property description/type (including bedrooms, tenure, floor area)
- b. Day One 'OMV' for each property (assumed Vacant Possession and is linked to the terms of the original transaction)
- c. Current tenant ownership
- d. Tenant's share of ownership
- e. Tenure and if long leasehold, the expiry date
- f. Gross annual rent receivable (current and historic)
- g. Date each property was acquired
- h. Details of any vacant properties currently being marketed

Within the data provided, as instructed, the ownerships have been split between the Home Reach and Your Home products in view of their different characteristics. The key differences between the products can be summarised as follows:

- The original rents are set at an initial yield of 4.89% in respect of Your Home, whereas Home Reach is based on a more standard AHP rate of 2.75%
- The rental growth indexation for Your Home has a 0.75% margin over RPI, which remains unchanged as Your Home does not fall under the Homes England lease model
- Home Reach leases were subject to indexation at a 0.50% margin over RPI, and this remains unchanged for leases granted prior to October 2023. However, following a change to the guidance from Homes England, leases granted after October 2023 within the Home Reach portfolio are subject to indexation at a margin of 1.0% above CPI
- When Staircasing, an owner-tenant of Your Home secures 75% of any value increase over the original Market Value, whereas the Pod retains 100% of Home Reach's staircasing receipts.

CONDITION AND REPAIR

In accordance with our instructions, we have inspected over 5% of the properties making sure to include older properties to check their condition. Whilst our inspections were external, the properties appeared to be well maintained with no obvious wants of repair and in a marketable condition. For all other properties in the portfolio, which are of a similar age and profile, we have assumed that they are also in reasonable state of repair commensurate with their age, location and use, with no wants of repair that would impact on value.

We have not carried out or been provided with a building or structural survey of any of the properties and are therefore, unable to confirm that no dangerous or deleterious materials have been utilised in their construction. We have assumed for the purposes of our valuation that no such materials are present in view of the relatively modern construction of a large proportion of the properties and their original development by well-established volume house builders. We therefore consider that within the portfolio the use or existence of any deleterious materials will be remote.

For the purpose of our valuation, we have assumed that each property has a useful economic life of in excess of 100 years, on the expectation they will all be subject to an ongoing and preventative maintenance programme by the occupier.

FLOOD RISK

We have not made any checks on The Environment Agency website, this being outside our scope of services. Accordingly, we have not made any adjustment to our valuation in respect of flood risk.

GROUND CONDITIONS

We have not carried out any investigations into the presence of contaminative, or potentially contaminative, substances at the property sites. We can therefore not confirm that the sites are not, nor have ever been, subject to contaminative uses or are contaminated. We have assumed for the purposes of our valuation that no contaminative substances are present on the sites or on neighbouring properties. Again, noting the modern construction of much of the portfolio we would not anticipate any contamination issues being present at levels likely to adversely affect the properties, their value or their use as residential accommodation.

SERVICES

We confirm that we have not carried out a test of any mains services but have assumed that all properties are connected to all mains services.

TOWN PLANNING

We have prepared our valuations on the assumption that all properties have been constructed, implemented and are used in accordance with a valid planning permission.

We have not been provided with any copies of individual Section 106 Agreements or planning consents in respect of the properties within the portfolio and have therefore relied upon the Certificates of Title produced by Pinsent Masons LLP. In line with the documentation they have prepared, our valuations are based on the assumption that there are no contingent liabilities attached to the properties, or unsatisfied planning conditions that may have been incorporated within the original planning consents.

In line with the Certificates of Title, we have further based our valuation on there being no breaches of planning permission or conditions attached thereto, and no enforcement notices have been served against any properties. This is an area for legal consideration by the Bond Issuer's legal advisors.

BUILDING REGULATIONS AND STATUTORY REQUIREMENTS

We have assumed that all properties conform to the Fire Precaution Regulations and are constructed in accordance with Building Control Regulations at the time of construction and all other relevant statutory requirements.

REINSTATEMENT COST ASSESSMENT

In accordance with the terms of our instructions, we have not prepared reinstatement cost assessments of the properties for insurance purposes.

5. LEGAL INTERESTS

TITLE

We have previously been provided with Certificates of Title for the units at the time of charging to the Security Trustee. In reviewing the Certificates of Title, we adopted a sampling approach which did not reveal any unusual or onerous provisions. As such, for any properties not sampled within the Portfolio we have assumed that the Portfolio benefits from a good and marketable freehold or long leasehold Title, free from any onerous burdens or restrictions that would otherwise give rise to a material reduction in value reported within this document.

TENURE

We are informed that the Portfolio contains 115 assets split between two ownership structures as follows:

- 112 Home Reach units
- 3 Your Home units

A full schedule of accommodation is included as Appendix 2.

SHARED OWNERSHIP

Shared ownership schemes are owned freehold or long leasehold by landlords comprising registered social housing providers. The tenant-owner is granted a lease of the part they do not own by the Registered Provider which tends to follow a consistent model. Under the Affordable Homes Programme 2021-2026 (AHP) the Shared Ownership Lease for potential purchasers is for a term of 999 years, replacing the term of 125 years in the previous AHP.

We have analysed the Pod in the below table and note that the majority (75%) of properties are held on a long lease with between 100 years and 200 years unexpired. The next largest category is freehold (13%) and then leases with over 800 years unexpired (10%).

Expiry from	Expiry to	Count	Percentage
01/10/2025	01/10/2125	0	0%
01/10/2125	01/10/2225	86	75%
01/10/2225	01/10/2825	2	2%
01/10/2825	01/01/3500	12	10%
01/01/3500		0	0%
n/a	Freehold	15	13%
TOTAL		115	100%

In valuing the Portfolio, we have not separated the freehold and leasehold properties. It is our belief that when undertaking cashflow valuations of this nature, there is a de-minimis difference between freehold and long leasehold interests, particularly as all leasehold interests extend considerably beyond our cash flow period.

We understand from Heylo that any ground rents are paid by the leaseholder to Heylo, which are then paid to the subsequent freeholder on a pass-through basis with no additional charges being incurred. Therefore, no ground rent investment value is created within the portfolio and as such, any of the proposed legislative changes to the ground rent arrangements, which are likely to see their abolition, or substantive reduction, will not impact the value of the portfolio. Outside of valuation, should the Government's actions lead to the abolition or reduction in ground rent liabilities, it is likely to benefit those leaseholders where ground rents are currently paid through a reduction in their overall outgoings.

Most shared ownership leases are granted by housing associations and are usually in a format approved by Homes England. Homes England approved shared ownership leases must include seven core clauses relating to:

1. Alienation – restrictions on sales and prohibition on subletting.
2. Rent review – rent to be reviewed annually in line with RPI plus an amount, typically ranging from 0.5% to 1.0%. In keeping with the changes in legislation, all new leases agreed after October 2023 no longer use RPI with rents being reviewed annually in line with CPI plus 1.0%, albeit the outcome is likely to be broadly consistent based on the historic differences between CPI and RPI rates. We note this only applies to Home Reach as Your Home will continue to be aligned to RPI plus 0.75% as it is not subject to the Homes England lease structure.
3. Service charge – a service charge contribution must be paid. If there is no service charge the tenant is responsible for all repairs the same as standard owner-occupied housing.
4. Mortgage protection – clause designed to protect a mortgagor's security.
5. Staircasing – clause allowing leaseholder to purchase additional shares of equity.
6. Pre-emption – the landlord has a right of first refusal if the property is sold.
7. Stamp Duty Land Tax – the leaseholder has an option to pay SDLT on either, the initial sale price and the rent, or on the full market value of the property.

We understand the leases granted by Heylo across the 'Home Reach' element of the Pod meet the Homes England requirements whereas Your Home is slightly different – the key differences being the yield used to set the initial rent and the staircasing treatment whereby 75% of the value uplift is retained by the tenant-owner.

MANAGEMENT AGREEMENTS

We are informed that all properties are managed in-house by Heylo. Heylo's in-house management team have confirmed that their actual rent collection rate is about 98% which is very efficient and perhaps reflective of the nature of the portfolio being primarily made up of more valuable houses rather than flats, with the tenants responsible for all repairs.

In undertaking our valuation, we have adopted a minimum rent collection rate of 96% of the gross rents' receivable from the subject properties based on a conservative view of management costs and risks, and the lower assumed collection rates achieved by other registered social housing providers in the market.

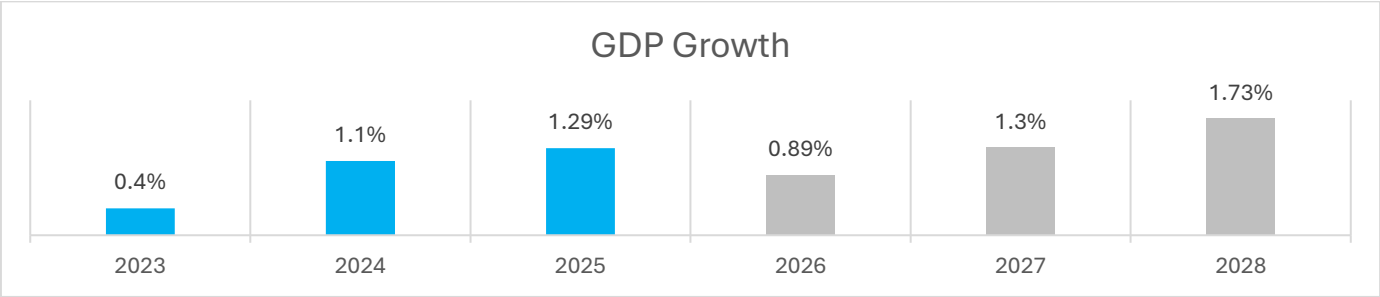
Moving forward, as Heylo will continue to manage the properties in-house we consider their management team to be an appropriate service provider and will retain operational efficiency when compared to utilising separately procured management services, we expect the rent collection rate to be no lower than 96%.

6. MARKET COMMENTARY

ECONOMIC OVERVIEW

GDP

With GDP growth for Q1 at 0.74%, 2025 began with a more promising outlook than initially anticipated, primarily driven by first-time buyers rushing to meet the stamp duty increase deadline and manufacturers ramping up production ahead of Trump’s import tariffs. After this early promise, GDP subsequently dropped to 0.34% in Q2 due to decreased economic activity, and fell again to 0.1% growth in Q3, although year on year growth in Q3 stood at 1.3%. As the chart below shows, forecast GDP is expected to continue on a downward trajectory over the coming quarter and be lower next year before recovering in 2027/28.



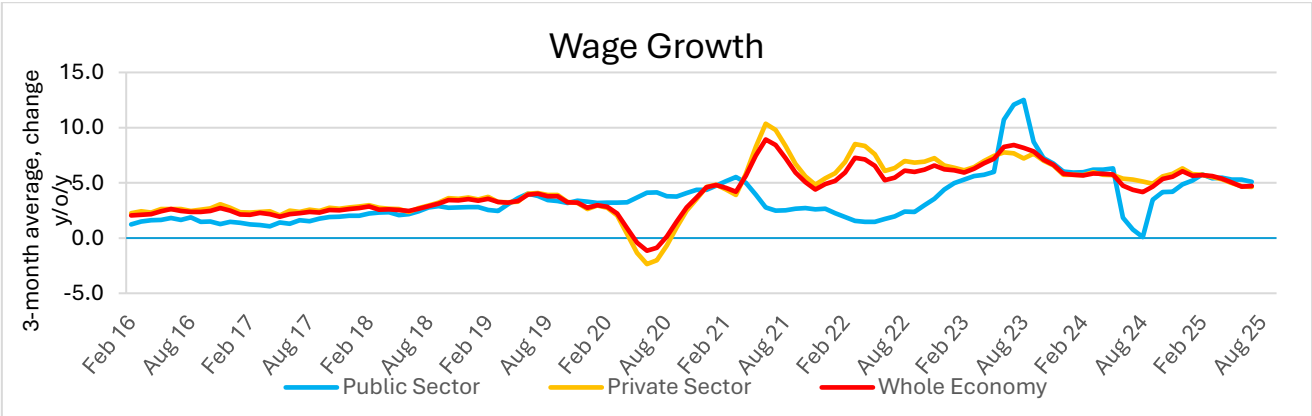
Source: Oxford Economics

UK LABOUR MARKET & UNEMPLOYMENT RATE

In July 2025, the 12-month wage growth across the entire economy stood at 4.7%, representing a 0.1% increase from the previous month. A decline in unemployment has been observed over the past year in both the private sector (4.6%, down from 5.3%) and the public sector (5.1%, down from 5.5%).

Wage growth remained steady at 4.8% through to July 2025, although this represents a decline from 5.7% at the start of the year. The gap between public and private sector pay has gradually narrowed, with public sector wage growth at 5.1% and private sector growth at 4.6%. Public sector wages have recently increased to address staffing shortages and previous pay freezes, while private sector wage growth has slowed due to a cooling job market, thus narrowing the gap between the two.

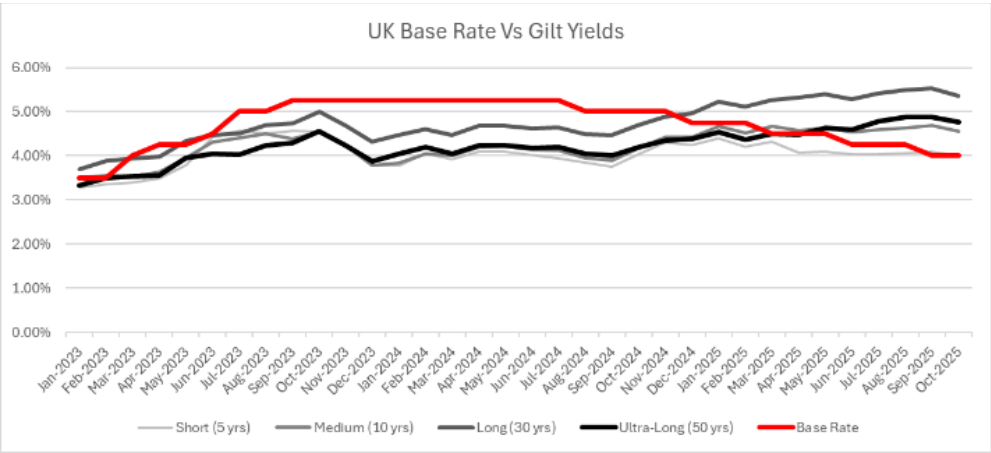
Unemployment has risen from 4.5% in January 2025 to 4.8% in August. This increase is attributed to fewer job vacancies, slower wage growth, sectoral downturns, and higher employer taxes, including the rise in National Insurance Contributions (NIC) that came into effect in early April.



Source: Office of National Statistics

INTEREST RATES, GOVERNMENT BORROWING AND THE RISK-FREE-RATE

Over the past year, 10-year gilts have fluctuated amid higher government borrowing costs, rising from 3.9% in September 2024 to 4.68% in September 2025. However, the Bank of England reduced its base rate from 4.25% to 4.00% in August 2025 and medium-term gilt yields have fallen slightly in October and November this year. As the chart below shows, gilts are lagging base rate movements, but all maturities seemed to peak in September and are now on a downward trajectory, which will reduce borrowing costs.



Source: UK Debt Management Office

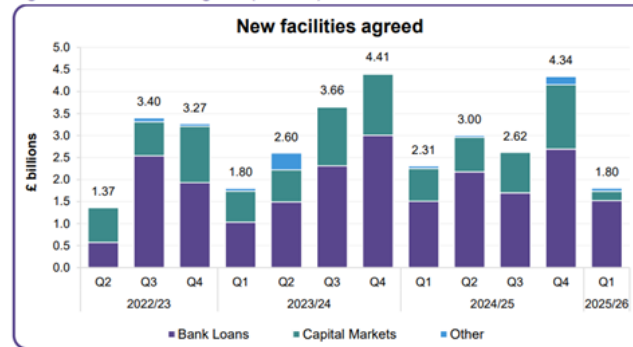
Another benchmark interest rate considered as a ‘risk-free’ rate based on banks overnight borrowing rate is the Sterling Overnight Index Average (SONIA). This has widened its discount to gilt yields for equivalent maturities. The chart below shows that 20-year maturity SONIA rates have increased their discount to gilt yields by approximately 80 BPS.



Source: Barclays Trading

The lower SONIA rate explains why new debt facilities agreed in the affordable housing sector are now predominantly bank loans (based on SONA + margin) rather than capital markets (generally gilts plus a margin just under 100 BPS) as shown by the chart on the next page.

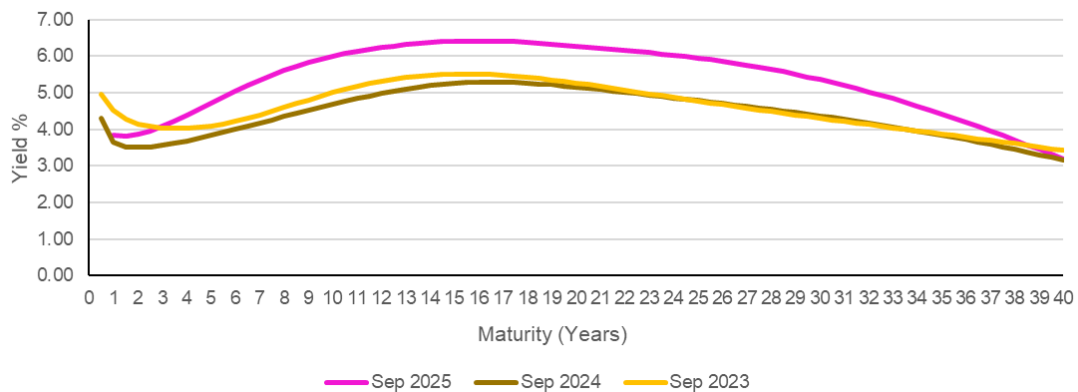
Figure 2: New facilities agreed (£ billion)



Source: Quarterly survey for Q1 (April to June 2025) – GOV.UK

The BOE yield curve takes several factors into account to provide a holistic view on the risk-free-rate of borrowing for longer term maturities. Shared ownership cashflows with relatively low staircasing rates (such as the subject Pod) result in long term EUV-SH cash flows which we consider would derive a risk-free-rate at the far right of the yield curve (i.e., 3-4%). This underpins our analysis of the discount rate discussed in the Valuation Methodology section of this report.

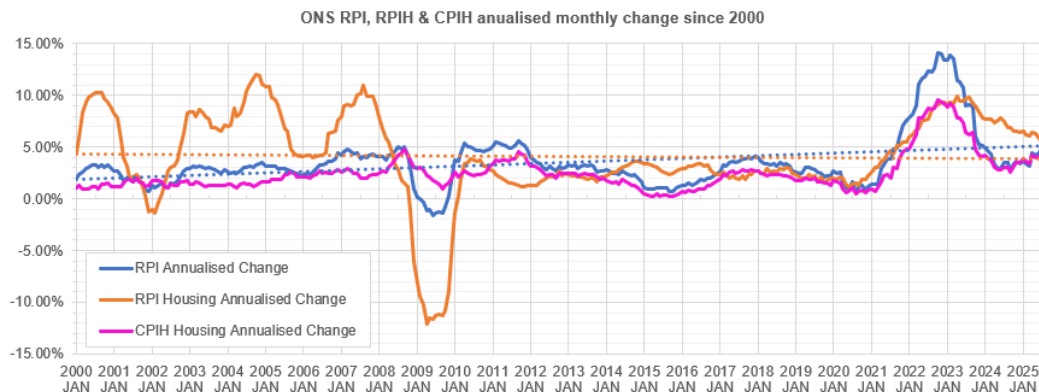
UK Nominal Yield Curve (Source: BoE)



Source: Bank of England

INFLATION

The chart below shows the historic RPI, RPI Housing and CPIH, with associated table to the right showing the changes since January 2010 and January 2000 respectively.

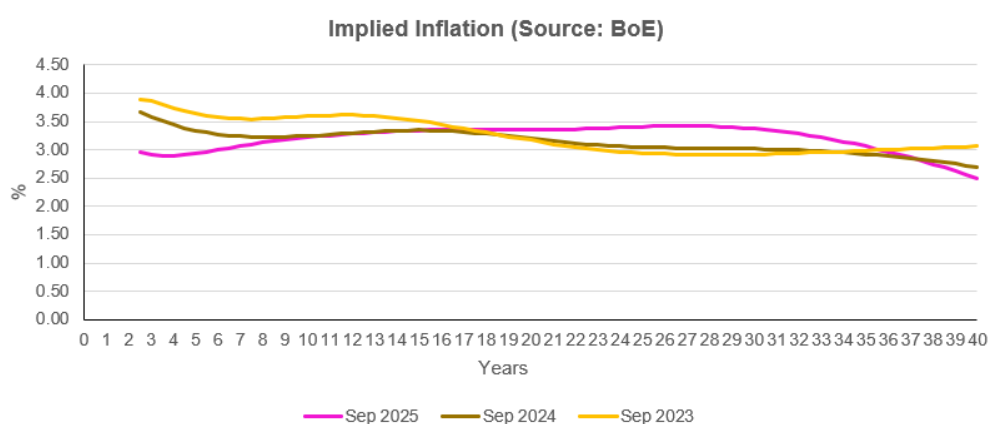


	Since Jan 2010	Since Jan 2000
Average RPI	4.0%	3.5%
Average RPI Housing	3.8%	4.0%
Average CPIH Housing	2.9%	2.6%

Source: ONS

Annualised inflation peaked at 14.17% YoY in October 2022 and RPI Housing peaked at 9.91% YoY in April 2023. Since then both measures have been reducing with higher BoE interest rates playing their part. However, interest rates do not act in isolation and there are several other factors that are outside BoE's control. BoE is cautious about reducing interest rates – tending to follow the Federal Reserve's direction of travel. The Fed's latest rate cut was 25 BPS from 4.25% to 4.0% on 30th September so we anticipate continued support for market commentators' expectations that further BoE rates reductions will be made over the next 12-24 months.

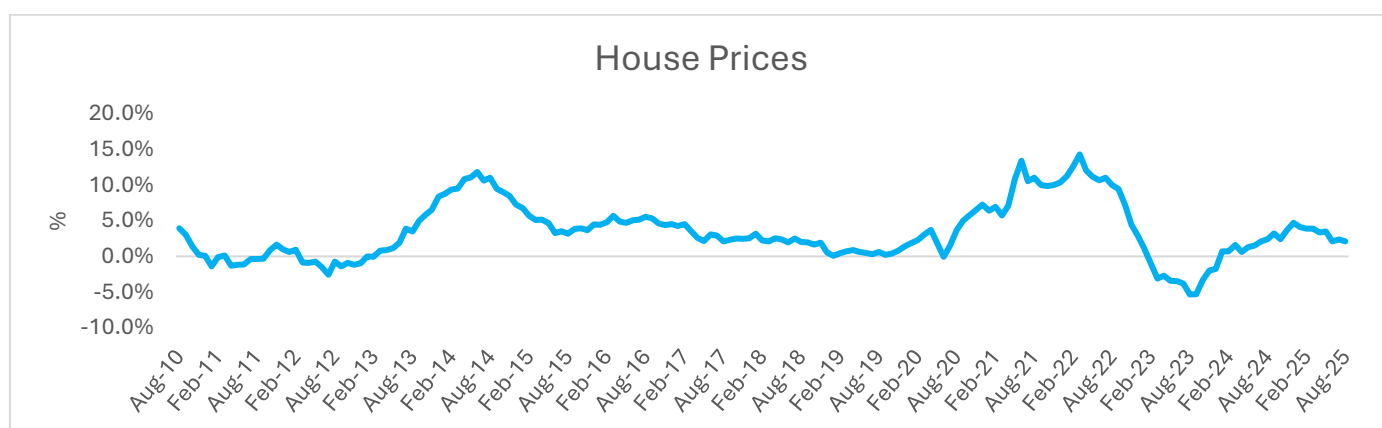
The BoE implied inflation expectations have gradually declined over the past three years. The September 2025 curve (pink) starts lower than the September 2023 and September 2024 curves, suggesting markets now expect significantly lower inflation in the short term although there are higher inflation expectations over the 20 to 35-year timescale. All three curves converge in year 36 with the September 2025 curve falling below the others after that point.



Source: Bank of England

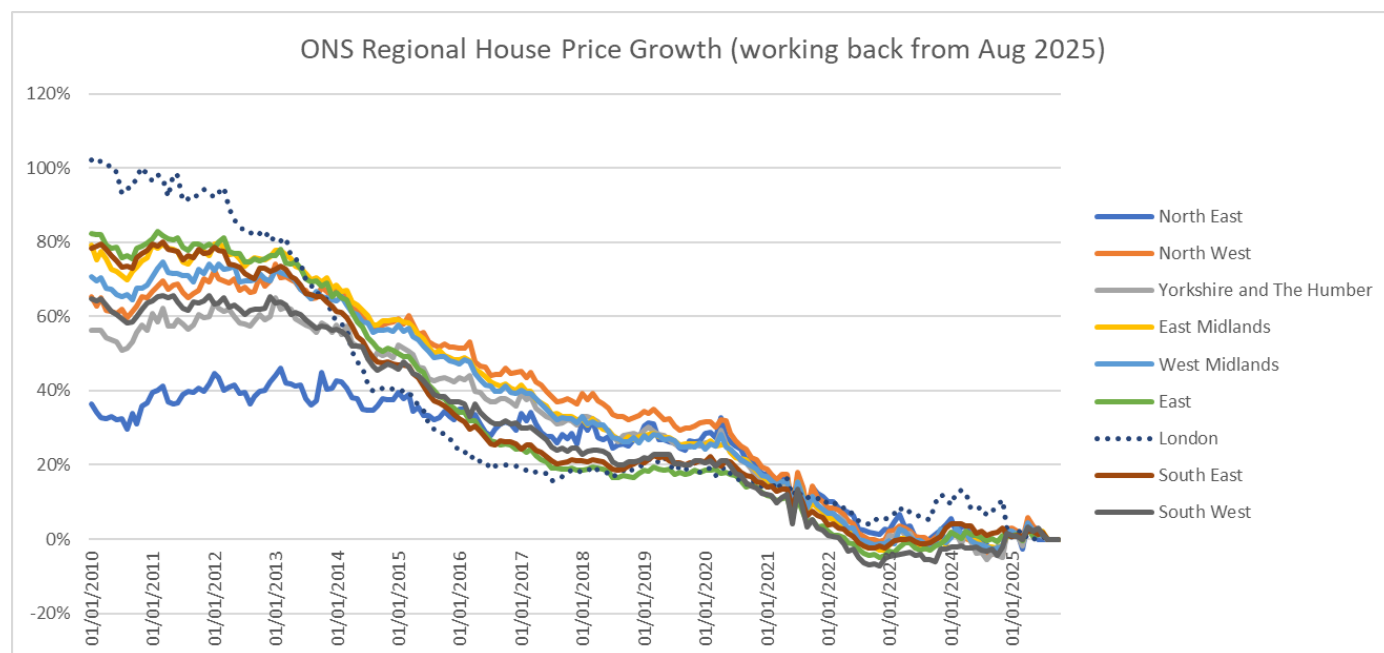
HOUSING MARKET

The annual increase in house prices, as measured by the Nationwide index, remained positive throughout 2025. In August 2025, the rate of annual house price growth was 2.1%, which is slightly lower than the July figure of 2.4%. The trend of house price growth is seemingly set to continue to increase by between 2% and 4% for the rest of the year, with the gradual easing of mortgage rates seemingly likely to help, although there may be risks resulting from the forthcoming budget that could adversely impact growth expectations. Rental increases are showing a similar pattern of modest year-on-year growth of 3 to 4%, and this may increase as the UK struggles with rental demand outpacing housing supply.



Source: Nationwide

ONS data tracks growth by region in the UK. The chart below calculates relative regional growth working backwards from the August 2025 ONS index figure. For example, growth in London is approximately 100% if working back to a purchase price of January 2010. The chart shows that London has been the worst performer for any properties bought in the 2016-2018 time period. For properties purchased in 2018 to 2021 UK regions outside of London have performed well in comparison. This coincides with the purchase date of most of the properties in the subject Pod.



Source: Office of National Statistics

UK AFFORDABLE HOUSING MARKET

The Spring 2025 Budget announced a push to deliver the Government's promised 1.5 million homes by 2029. An additional £2 billion has been promised in grant funding for social and affordable housing. This influx of investment alone is estimated to provide 18,000 new homes for the affordable sectors. Further investment will be made in planning reforms to meet the 2029 deadline, with the Government stating that this in itself will deliver 1.3 million homes.

The Planning and Infrastructure Bill will be the primary vehicle for delivering these homes, with the bill aiming to simplify the housing delivery process and increase the speed of planning. The Bill is currently in the final stages of passage with the third reading in Parliament having passed and only consideration of amendments and royal assent remaining to be completed.

The June 2025 spending review set out further affordable housing investment with the largest generational boost in grant funding. £39 billion has been allocated to the Social and Affordable Homes Programme (SAHP) over 10 years from 2026 to 2036. The Government is hoping to provide Registered providers with certainty in funding availability in the hopes that larger more substantial housing developments will come to fruition.

The spending review confirmed an increase in the settlement of social rent from five year to 10-year settlement with social rent caps at CPI + 1% from April 2026, giving registered providers and investors greater certainty in the long term. We would observe that 'for-profit' social housing providers such as Heylo, this cap was discretionary only.

The spending review has already seen a knock-on effect with both Homes England and GLA having published prospectuses for the SAHP.

It is expected that the imminent Autumn Budget will remain relatively quiet on affordable housing following the substantial announcement in the spring and summer, with more focus on tax reform. However, that is not to say that wider tax implications in the Budget may not have a broader impact on markets and the affordable housing sector in any event.

Demand for affordable housing is continuing to hold firm with 1.3 million households still waiting for social housing in England, according to recent updates from the Ministry of Housing, Communities & Local Government (MHCLG). During 2024-2025 we note 64,762 affordable homes have been delivered in England, an increase of 1% compared to the previous year and is now the highest delivery since 2014-15. Whilst progress is being made with increased completions there is still a significant backlog of housing needed to meet demand.

Market sentiment is currently suggesting traditional Registered Providers will likely decrease their investment into new stock due to demands for investment into the quality of their existing stock, whereas 'for-profit' RPs do not have such demands to meet as they often have less diverse and dated portfolios. It is anticipated that 'for-profit' RPs will underpin investment activity in the market.

Historically, private RPs have made up the majority share of affordable housing delivery and whilst this is still true (77%), local authorities have made significant investments over recent years and now represent 16% of the market.

Growth in affordable rented stock is most likely to slow down with the introduction of the First Homes scheme initiative. It is estimated First Homes (providing discounts to first time buyers and key workers) will likely cut supply from developer Section 106 contributions by an estimated 3,500 homes per year. In comparison, rented homes made up the majority of Section 106 contributions over the last three years, with Developers building 12,039 affordable rented homes on average each year, representing 52% of Section 106 delivery. In addition, a further 3,784 social rented homes were delivered outside of Section 106 requirements. Within the financial year of 2024-25 around 36% of all affordable homes delivered were funded through s106 nil grant agreement which is down from 45% in 2023-24.

In February 2024 the Government expanded the Affordable Homes Guarantee Scheme with a £3 billion boost for both new build and existing accommodation. Whilst the original scheme created in 2020 was set to expire in April 2024 this new round of funding will be available until April 2026 and can be used to upgrade existing stock which previously it did not allow. It is however required that at least half of all loans should be allocated to new build accommodation. This additional funding will be very welcome to RP's as they seek low-cost funding sources and alleviate the pressure of spending on legacy stock.

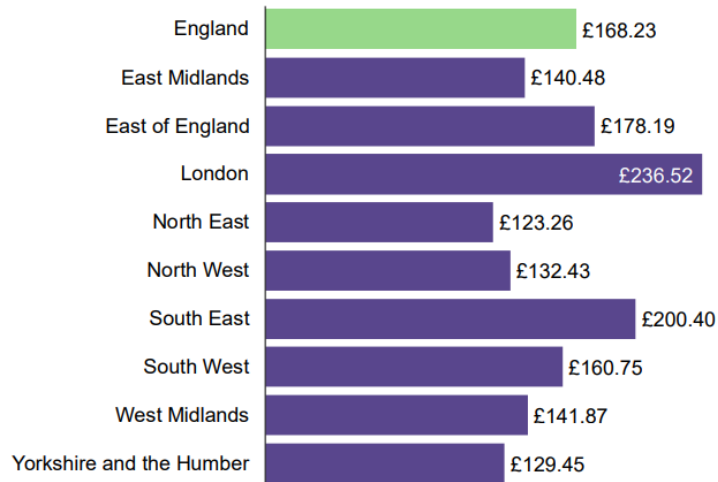
AFFORDABLE RENTS

The subject Pod does not have any "Affordable Rents", so this section is merely for comparison purposes and wider context.

RPs typically set affordable rents at no more than 80% of Market Rent inclusive of service charge. However, this can be capped at the Local Housing Allowance limit. The link to local market rents will be the primary driver for the large variation in average rent levels between regions.

The average weekly cost of affordable rents (general needs) across the country increased between 2024 and 2025. Establishing Market Rents for affordable rent is not tied to inflation meaning it can increase more than CPI +1%. Suggesting that it is likely larger increase will be seen moving forward. The average affordable rent in England is £168.23 per week. The Regions having higher than average weekly rents are London, South East and the East of England.

Affordable Rent general needs gross rent by region (£/ week)



Source: Regulator of Social Housing – Registered Provider Social Housing Stock in England – stocks and rents 2024/25

In terms of percentage change over the last 12 months, affordable rents grew on average by 9.2%, with the East Midlands seeing the highest percentage rise of 9.3% and London seeing the lowest percentage rise of 8.0%.

SHARED OWNERSHIP TRANSFERS BETWEEN REGISTERED PROVIDERS

The table below shows known transfers between Registered Providers since 2017. The timescale is longer than a standard evidence schedule due to the relatively few transactions and limited data on more recent transactions. For example, the transfer of 3,018 units is subject to an NDA; we know many of the details of this transaction (and discuss in more detail in the Valuation Methodology section) but are unable to quote all the facts in the table.

Year	Month	Region	Location	Number of properties	% retained equity	Passing Rent	Estimated VP (Retained Equity)	Indexation	Price paid	Price as % of retained VP	GIY	NIY analysis	Grant
2017		South East	South East and South West	242					£13,000,000			2.70%	
2019		South East	South East (Bicester)	69	51%	£302,274	£10,000,000	RPI + 0.5%	£9,100,000	91%		3.27%	No
2021		East of England	Essex / Norfolk / West Midlands	191	57%	£554,623	£21,924,835	Various	£16,000,000	72.98%	3.44%	3.26%	Yes
2021		South East	London and South East	426	58%	£2,044,430	£79,500,000		£61,000,000	77%		3.14%	Yes
2020		North West	Cheshire / Lancashire / Yorkshire	39					£3,500,000			3.20%	
2021				247	55%	£1,329,818	£48,265,400	Various	£38,394,536	80%	3.46%	3.24%	Yes
2021		South West	Wiltshire	69	56%	£172,242	£6,768,757		£5,250,000	78%	3.28%	3.07%	No
2022		National	National	190		£629,929	£28,100,000		£21,200,000	75%	2.97%	2.78%	Yes
2022		London	London	39		£285,141	£13,825,000		£11,641,380	84%	2.45%	2.29%	Yes
2022		South East	Buckinghamshire	52		£330,013	£11,482,750		£9,744,155	85%	3.39%	3.17%	
2023	August	East of England	Essex	11					£877,551		4.20%	3.51%	No
2023	September	South East		119				RPI+0.5%	£14,300,000		4.06%	3.52%	No
2023	October	East of England	Essex	168		£1,016,000		RPI+0.5%	£25,400,000		4.00%	3.75%	Yes
2024	March	East of England	National	390		£1,496,458	£56,481,925	RPI+0.5%	£35,000,000	62%	4.28%	3.88%	Yes
2024	March	National	National	703	61%	£2,814,146	£103,121,110	RPI+0.5%	£70,178,214	68%	4.01%	3.52%	Yes
2024	August	National	National	3018	56%	Known but confidential		RPI+0.5%	£405,000,000	known but confidential		c.3.80%	Yes
2024	October	National	National	329					£44,062,180		4.37%	4.02%	Yes
2024	July	South East	South East	65				RPI+0.5%	£9,781,156		4.33%	3.82%	No
2025	April	East of England	Essex	154							4.75%	4.46%	Yes
2025	February	South East	Oxfordshire	65				RPI+0.5%	£9,120,587	70%	4.06%	3.56%	No
2025		National	West Midlands	347				RPI+0.5%			4.81%	4.12%	Yes
2025	April	North West	Cheshire	39				RPI+0.5%			4.00%		
2025	April	East of England	Chelmsford	244	59%	£981,324		RPI+0.5%	£24,718,479		3.97%	3.55%	Yes
2025	July	North West	Cheshire	89				RPI+0.5%				4.03%	Yes

When considering the above transfers, it is appropriate to ensure consistency in analysis and application. To derive a net initial yield, adjustments will need to be made when transactions are reported after deduction of purchaser's costs,

noting that the rate of stamp duty will vary from transaction to transaction having regard to the structure adopted. The above table assumes 6.8% purchase costs are deducted from the gross valuation to derive the differences between the gross and net initial yields, although we would caution that not all reported valuations will be derived, or stated on a consistent basis.

To be regarded as “comparable” a valuer must have sufficient information available to them to be able to analyse the terms of the transaction being referenced and consider that analysis in the context of the asset being valued. The appropriateness of a “comparable” will be influenced by a number of factors and the extent to which the terms of a sale mirror the assumptions underlying the definition of EUV-SH. In particular, a valuer will have regard to the following:

- The extent to which a portfolio has been exposed to the open market
- Whether the buyer and seller were willing parties
- The underlying circumstances of the sale (was it distressed or driven by external factors)
- The geographical location of the assets and their potential for house price growth
- Age of the portfolio and the extent to which it has been the subject of rental growth
- The basis of rental analysis (prior, current or following year data)
- Stamp duty and transaction costs

Having regard to the limited number of open market shared ownership portfolio sales, the extended date range of the transactions and the limited information available to analyse them, we do not consider that it is possible to draw any conclusions other than general trends from the shared ownership transactional data that is available. We would further note that given the often non-competitive nature of the market, and the limited adviser pool, there is a risk that the terms agreed (notably on stock transfers) become largely self-fulfilling, which again limits the weight that can be attributed to the terms detailed.

In arriving at this conclusion, we have noted that the 24 transactions listed in the schedule span a 9-year period and a range of economic conditions, only 2 relate to portfolios of more than 500 units and that a significant amount of detail in relation to the terms of each transfer is not available. Importantly, only 4 of the transactions are known to be the product of competitive bidding with the stock exposed to the open market. As such whilst the information has some value in providing context as to the return requirements of RP's generally on a “off-market” basis, it is only one of a number of data-points and comparisons that we have considered in arriving at our opinion of value.

7. VALUATION METHODOLOGY

INTRODUCTION

Our valuation has been prepared in line with the RICS Red Book definition of EUV-SH, which is based on the expected sale of the portfolio in its current use to another Registered Social Housing Provider. Market activity in this sector is motivated in part by the Registered Provider's right to receive an inflation linked rental income, which depending on the index applied, and any cap in place, as regulated by Homes England, could provide a return above the most often used inflation measures.

A Registered Provider in this sector will also benefit from Staircasing receipts, being calculated as a percentage of the Market Value at the date of sale, which gives the Registered Provider the ability to share in house price growth over the period of staircasing.

BACKGROUND – INVESTMENT RATIONALE

Investment in a portfolio of shared ownership assets does not represent a “property investment” in the traditional sense where the full risk of property ownership sits with the investor. Rather, investment in a shared ownership portfolio can be characterised as the acquisition of a portfolio of fractionalised residential assets capable of generating an inflation proofed income and capital return over time, without liability for physical obsolescence and any other risk associated with direct property ownership.

A typical shared ownership investment will yield an income based on a low (2.75%) proportion of the open market value (measured at the point of acquisition by the first occupant) of the individual asset in question, that is then reviewed annually to RPI or CPI plus a fixed margin. Being a low proportion of capital value, the rent paid by the unit occupier is low relative to the market rent and is considered affordable, based on accepted criteria. To an investor it represents a low-risk inflation hedged income stream. In addition, the investor has the prospect of receiving capital repayments in the form of staircasing receipts as the owners of the individual units purchase additional equity in their home over time.

Receipts from staircasing are based on the market value of the home in question and paid by reference to the percentage of additional equity being acquired measured at the date the staircasing occurs. As such, investors in shared ownership portfolios have exposure to the UK residential market and the opportunity to secure capital growth on the equity invested by reference to the changes in UK house prices linked to the location of the asset under consideration.

Consequently, the annual return available to an investor in a shared ownership portfolio represents the rental income received from the assets in the portfolio plus the staircasing receipts received during the investment period. The rental income will be self-determined by reference to the prior year's rent plus the appropriate indexation rate. The staircasing receipts will vary from year to year but are currently assumed to be 1.75% for Home Reach and 3% for Your Home within this Pod. This means that the cash flow horizon is a long one, in the order of 57 years for Home Reach and 33 years for Your Home, assuming a straight-line amortisation of 100% of the equity. Of course, if the same staircasing rate is from year to year and is reinvested, the cash flow could last into perpetuity as long as rental defaults are manageable, and new s106 properties are developed with costs kept low.

Taken across a portfolio of assets the total income return is a long-term inflation “plus” proofed income with the prospect of annual staircasing receipts available for reinvestment, or distribution to investors.

Given the requirement for rents to be affordable and the fact that shared ownership investors are co-investing alongside the unit occupiers (who are likely to have a mortgage, and to whom all repair and outgoing obligations are

passed), the risk of rental default is very low. A more detailed analysis of the affordability of shared ownership housing is set out later in this section.

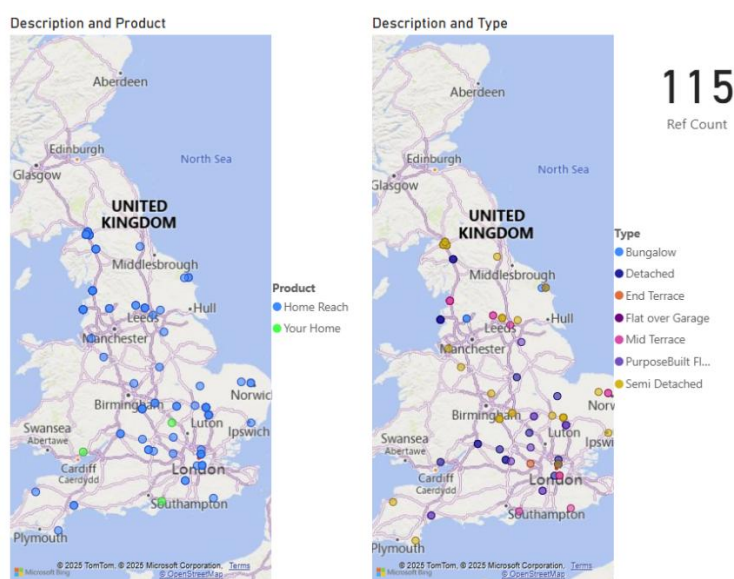
Shared ownership units are a form of affordable housing tenure and as such regulated, meaning that there are barriers to investment. Units are developed by housebuilders and have traditionally been sold to Registered Providers as part of the sale of affordable or social rent housing stock under S106 obligations. Shared ownership units make up a low percentage of the overall affordable housing offer for any new development, and as such have been regarded as a “makeweight” asset by the not-for-profit sector with staircasing receipts often used to fund or subsidise other elements of a RP’s portfolio or meet regulatory obligations.

More recently a number of for-profit investors in social housing have emerged over the past few years including Heylo, Legal and General and Sage.

The investment criteria of a for profit investor (who would be seeking a return on the equity deployed in the investment in question) is different from a not for profit investor, who typically would be a traditional Registered Provider, often with charitable status, and have ownership of a large, often aging, portfolio of units with a mix of tenure types and obligations to repair and maintain.

LOCATION, TYPE AND CONDITION OF THE POD PROPERTIES

The Pod comprises 115 properties located across England as detailed in the map below. Most of the properties are outside London and all but three of the properties are the standard Home Reach product. The majority of the properties are outside of greater London as is preferred for shared ownership portfolios.



The properties are generally modern single-family homes although there are flats in this portfolio as well. Our inspection sample in Appendix 3 shows three older units in the portfolio (still modern) and three new units. All are in a good state of repair.

Percentage share of value owned by Heylo equates to 61% for Home Reach and 66% for Your Home.

DISCOUNTED CASH FLOW ASSUMPTIONS

We have valued the shared ownership properties using a Discounted Cash Flow (DCF) model reflecting the average weighted maturity of the occupational leases. We have valued the equity retained in the shared ownership units on a EUV-SH basis, reflecting the assumption that the properties would be sold as a whole portfolio to another RP.

Whilst we are aware of part-portfolios being transferred in the market over recent years, there is a dearth of directly comparable portfolio transfers, with the limited evidence being of an opaque nature. The transactions tend to be a mix of other tenure types such as ASTs and some of these portfolios have older housing stock than the relatively modern properties in the subject Pod.

In view of the limited number of comparable transactions within the shared ownership portfolio and the limited information that is available to analyse, the RICS EUV-SH guidance supports the use of a Discounted Cash Flow model, provided the key assumptions and discount rates are clearly stated. In many ways, the DCF model is also market facing as many of the inputs are drawn from the analysis of market data and broader investment funds.

In both the analysis of comparables and within the valuation of a shared ownership portfolio, the length of the adopted cash flow can impact the level of value reported even when all inputs are consistent.

REINVESTMENT VS REDUCING BALANCE CASH FLOW METHODOLOGIES

Once Staircasing has run its course on a Reducing Balance basis, the interest held by the Registered Provider eventually reduces to zero and such an ownership model could, therefore, be considered as a wasting asset, not dissimilar to the principles of investing in long leasehold interests. However, the receipt of Staircasing funds during the period of ownership can either be used by the owner for other purposes or, as is the case with the Client's portfolio, reinvested into the purchase of additional shared ownership units to maintain the value of the equity invested in the portfolio.

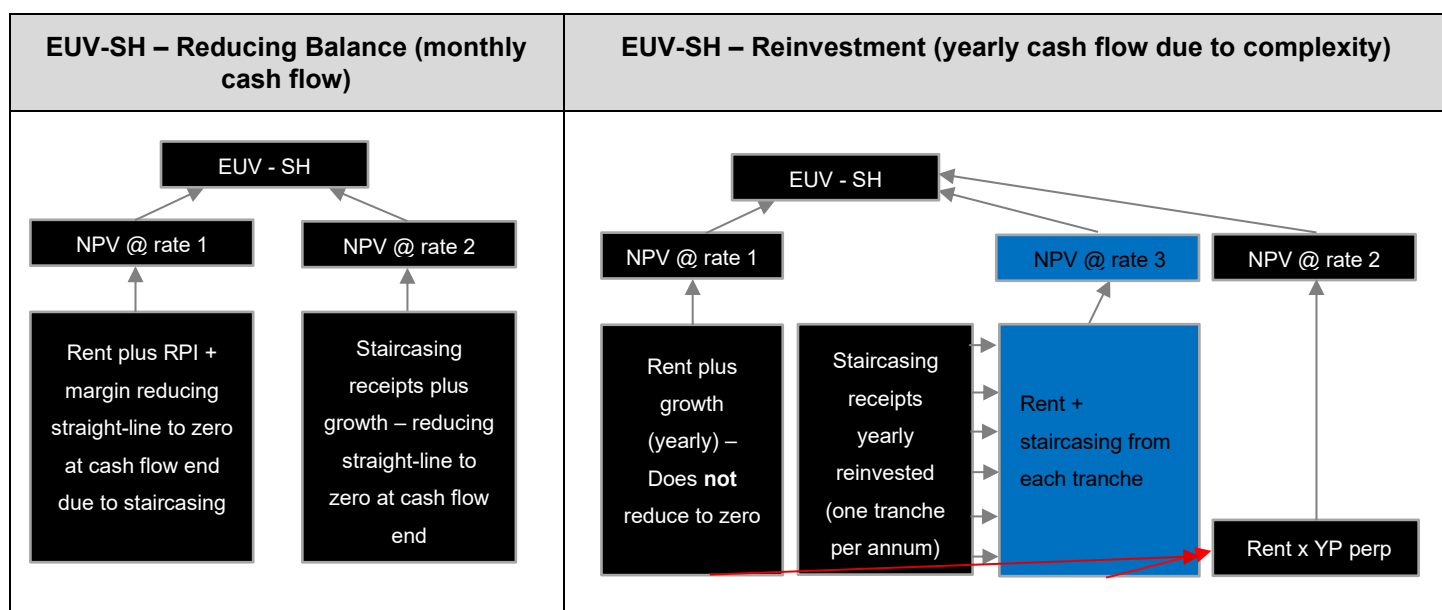
The use of the Reinvestment model provides an effective perpetual income and a replenishing asset base, which is consistent with a traditional freehold ownership. In our view, it is also consistent with the service provision of a Registered Provider as without reinvestment, the otherwise diminishing nature of the portfolio through Staircasing, would ultimately restrict the reprovision of new shared ownership accommodation without alternative funding arrangements being put in place.

That said, the decision to reinvest would lie with the asset owner and different purchasers are likely to have different views as to whether Staircasing receipts should be reinvested. In our experience, whilst there is currently no consistent market view, there is, in our opinion, a strong commercial logic to support the concept of reinvestment.

To reflect this lack of clarity, we have been asked to prepare valuations of the portfolio on both a Reinvestment and a Reducing Balance basis. As noted, there is an obligation on Heylo to reinvest in their agreement with bondholders.

Within the Reducing Balance model, our DCF incorporates the income from both rent and capital receipts derived through Staircasing, with the Reinvestment model recycling the Staircasing income into the purchase of further shared ownership units.

The diagram on the next page summarises the structure of the Reinvestment and Reducing Balance cash flow models.



REINVESTMENT CASH FLOW MODEL

In the Reinvestment model, we have prepared a DCF whereby the proceeds from Staircasing are reinvested into replacement social housing properties providing equivalent index-linked rents. This reflects the arrangements under the Bond as stipulated by the Company's Investors.

In preparing our annual Reinvestment valuation cash flow that models the Pod taking the assumed Staircasing each year and reinvesting at 2.75% for Home Reach and 4.89% for Your Home.

The new Staircasing receipts for the Reinvestment method are totalled each year and converted into rent using the following logic:

- Your Home:** there is no bulk discount when acquiring Your Home units as they are generally acquired individually. Therefore, staircasing receipts (after paying the tenant their share of value increase) are multiplied by 0.95 to allow for fees and tax when reinvesting. This is decapitalised into a rental income by multiplying by 4.89%, which is the yield for the Your Home product and different from the standard 2.75% affordable housing yield for Home Reach (as defined by Homes England).
- Home Reach:** Heylo typically achieves a bulk discount when reinvesting staircasing income by purchasing s106 homes. While there is still a good supply of s106 product we anticipate this to continue for Heylo; on the next page we summarise bulk discounts over the past 12 months consistently leading to 40% discounts. In other words, each £1 of staircasing should be able to purchase £1.67 of new stock before costs (for Your Home we have assumed 5% costs). However, this oversupply of s106 stock is not necessarily a long-term position so we have reduced the over-efficiency to 20% for 10 years, input into the reinvestment model as follows: $120\% \times 95\% = 114\%$. To be conservative, after the first 10 years of the reinvestment cash flows we have reduced the reinvestment over-efficiency to 7.5% and kept the costs at 5% as follows: $107.5\% \times 95\% = 102.125\%$. All Home Reach staircasing reinvestment is decapitalised into an annual rental income by multiplying by 2.75%, which is the set yield for establishing shared ownership rents.

Product	RMS OMV	Count	Average implemented entry price percentage
AHP	£1,697,822	6	57%
CPCA	£1,252,250	9	56%
PSO	£627,000	2	56%
S106	£17,869,156	124	59%
S106 LCP	£5,478,880	37	59%
S106 Standard	£21,190,496	204	60%
S106 Step One	£148,500	1	60%
Section 106	£583,990	5	59%
SOAHP	£785,000	5	60%

The reinvestment rents are grown using different rates for Home Reach and Your Home:

- **Home Reach:** Whilst leases that commenced prior to October 2023 were subject to indexation at RPI + 0.5%, this was changed to the current CPI + 1.0% on 12th October 2023, following publication of the Government Policy Paper announcing that new shared ownership agreements would be based on CPI rather than RPI.

For the reinvestment model we have assumed that the total all-in growth for Home Reach is 3.25% which effectively assumes CPI is 2.25% long term, together with the margin of an additional 1.0%. In our view, and considering the various Government forecasts, we do not consider the long-term CPI + 1.0% to be materially different to the long term RPI + 0.5% and therefore, likely to produce a broadly similar outcome within our DCF. We have therefore, applied the current rate to all rents received from the Home Reach element of the portfolio regardless of the lease start date, as well as to the reinvestment cash flows.

- **Your Home:** RPI + 0.75%. This is not impacted by the change of Government policy on affordable rents, and we have therefore retained this level of indexation to the Your Home properties.

The final period of the reinvestment rent cash flow is capitalised into perpetuity in the final year of the cash flow minus purchaser's costs of 1.8% (we have excluded SDLT as for a large portfolio we have assumed an efficient SPV structure):

- **Home Reach:** 3.00% – equating to the 2.75% decapitalisation yield plus a margin at that point of 25 BPS as some of the rents will be relatively mature by this stage and may have grown closer to market levels.
- **Your Home:** 5.50% – equating to the 4.89% decapitalisation yield rounded up to 5.00% plus a margin of 50 BPS for risk at that point due to potential medium/long term affordability issues mentioned earlier in this section.

RENTS, RENTAL GROWTH AND AFFORDABILITY

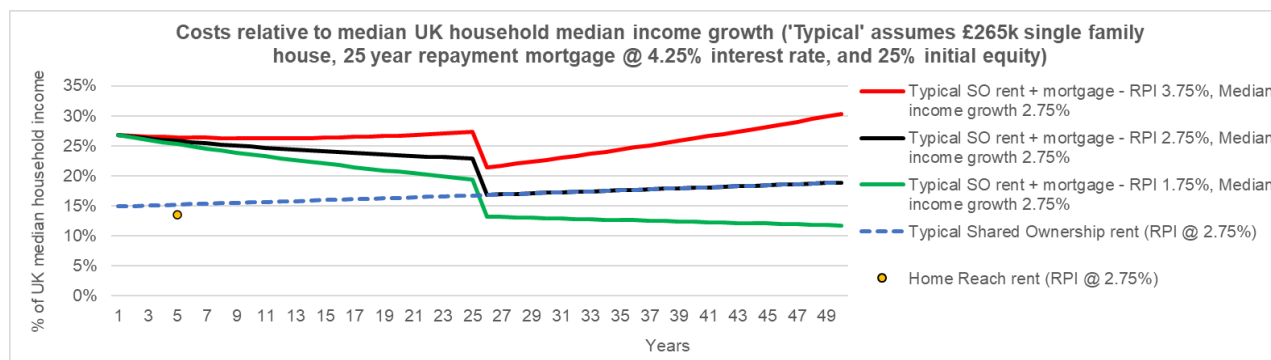
Home Reach

After the known rental increase in April 2026 (based on September-to-September RPI), we have assumed an inflation assumption of 2.75% plus ratchet in alignment with the inflation commentary mentioned in the Market section of this report. The commentary shows that the implied inflation at the far right of the BoE yield curve dips from 3% in year 36 and 2.5% in year 40. We have assumed RPI in the valuation model 2.75% - midway between these two points. We have also considered the fact that RPI since January 2010 has been 4% and RPI since January 2000 has been 3.5%.

The gross rent receivable from the Home Reach shared ownership properties Day One is £619,858 per annum which averages £621,408 for the first year of the cashflows once the April 2026 rent reviews are taken into account. The rent increases each April driven by RPI the year to September the preceding year. Heylo therefore know that the RPI figure for September 2024 to September 2025 was 4.5% plus the additional ratchet above RPI for each product.

The average weekly rent for Home Reach element of the Pod is £107 per week for the first year of the cash flows. This appears to be affordable as it is 38% of the Rightmove AVM estimate of Market Rent for the Home Reach properties and is less than the general needs gross rents mentioned in the Market section of this report (England average: £168 per week). However, we have also analysed long term affordability based on a single-family home family home. We summarise our analysis as follows:

- Median UK household income is assumed to be £36,700 per annum equating to £705.77 per week <https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/incomeandwealth/bulletins/householddisposableincomeandinequality/financialyearending2024>
- Typical single-family property:
 - Price today assumed to be: £265,000 (based on average of value for all Heylo Pods).
 - Starting equity for owner-tenant assumed to be: 25%. Cost covered 100% by 25-year repayment mortgage of £66,250 at 4.25% interest rate. Annual payments calculated to be £4,354 (£83.72 per week).
 - Rent: based on 75% of £265,000 decapitalised at 2.75% equating to £186.90 per week.
- The black line on the below chart reflects the above 'typical' Day One weekly cost of £270.62 divided into the median UK household income. This starts at 27%. Assuming fixed mortgage costs over 25 years, no staircasing, RPI growth of 2.75% per annum, and median household income growth of 2.75%. The percentage 'affordability' of the black line is relatively static until year 25 when it reduces due to the repayment of the mortgage. After that the line grows steadily but still remains affordable. The red and green lines provide a sensitivity view and vary RPI relative to median household income growth. Due to the end of mortgage costs in year 25 the red line (rent RPI 3.75% and median household income growth 2.75%) is still affordable in the long term relative to Day One for the typical unit. This shows how a typical Shared Ownership rental cashflow is low risk and this should be reflected in the discount rate applied.



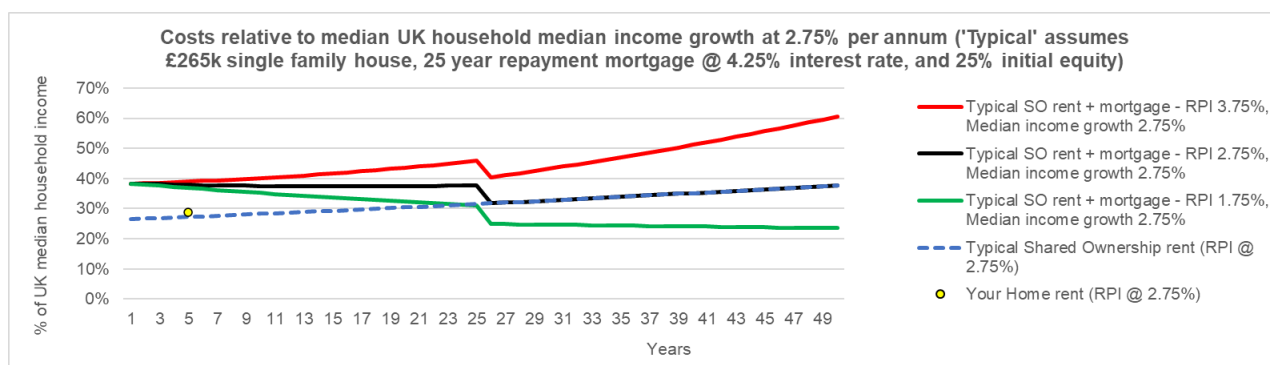
- Home Reach rent averages £107 per week, which we have grown in the above affordability chart at 2.75% per annum plus 0.5% margin. It is denoted by a yellow dot on the chart with the timescale corresponding to the average age of properties in Home Reach. It shows that the Pod correlates with a 'typical' unit rent (blue dashed line).

Your Home

The gross rent receivable from the Your Home shared ownership properties Day One is £33,200 per annum which averages £33,325 for the first year of the cashflows once the April 2026 rent reviews are taken into account.

Your Home rents for the Pod average £214 per week for the first year of the cash flows. This is higher than Home Reach due to a higher initial starting yield of 4.89% and a ratchet that is 25 BPS higher. The subject Pod rent is in line with typical Your Home rent profile as modelled in the chart on the next page.

The chart below shows that the expected (black line) affordability relative to median household income is still affordable over the long term. Where we have increased RPI relative to median household income by 1%, affordability reduced over the medium to long term, albeit this product is targeted to tenant-owners with higher incomes. However, there is preferential treatment for Your Home tenant-owners where they keep 75% of any value increase when staircasing.



OUTGOINGS

As tenant-owners reside on effective Full Repairing and Insuring leases (FRI) our valuation has not made any allowance for outgoings including maintenance, repair and insurance.

We have assumed that all repair obligations lie with the leaseholder, and that any day-to-day and cyclical maintenance will be fully recoverable through a service charge.

We have assumed that any voids or rental arrears are accounted for in applying 96% retention of the gross rental income stream and has been assumed consistently in previous years.

DAY ONE OMV ADJUSTMENT

We have used outputs from Rightmove AVM to calculate current Vacant Possession values ('Adjusted OMVs'). However, where we have sampled a property (31.3% of the Pod on a random basis), we have overridden the Rightmove AVM should the evidence collated support an adjustment to the Rightmove figures.

We have also limited the Rightmove AVM output within a range of +/-7.5% overall, which we have determined by the original Day One OMV of each property, indexed at the appropriate ONS regional growth rate (refer to Market section of this report). The output indexing for the Day One OMV x Heylo Share is 12% for Home Reach and 26% for Your Home as summarised in the below table.

Pod	Home Reach						Your Home					
	Day One OMV x Share	Rightmove x Share	Rightmove x Share, with ONS buffers	As left with Sample overrides	Day One OMV adjustment % to one decimal place	Rounded adjustment for EUV-SH model inputs (for both HR and YH)	Day One OMV x Share	Rightmove x Share	Rightmove x Share, with ONS buffers	As left with Sample overrides	Day One OMV adjustment % to one decimal place	Rounded adjustment for EUV-SH model inputs (for both HR and YH)
Heylo Hou	£17,719,498	£18,554,818	£19,940,917	£19,916,943	12.4%	12.0%	£486,650	£18,554,818	£589,967	£612,750	25.9%	26.0%

Our sampling showed less than a 1% difference between Rightmove AVM (within the limit of Day One OMVs grown by regional ONS) which in our view, justifies the accuracy of this approach. Our analysis of the difference between our sampling and the adjusted Rightmove outputs is shown in the below table.

Pod	Buffer percentage used	Rightmove LOWER Buffer * Share	RightMove * Share	Rightmove UPPER Buffer * Share	Rightmove within ONS buffers without human indexing overrides	Human Sample * Share	Delta
Heylo Housing Secured Bond Plc	7.50%	£6,079,538	£5,976,288	£6,888,228	£6,228,691	£6,227,500	0.0%

Finally, we analysed the Rightmove outputs by Capital Certainty score (provided by Rightmove). The Rightmove AVM provides a Capital Certainty score based on the amount of recent relevant evidence in the locality. We note that the most certain category A properties were very close to our sample checks. The difference increased slightly for category B and then widened for less certain categories C to Uv where the AVM seemed to take a more conservative view as a wider search for evidence was required

Rightmove Capital Certainty	Count	%	2025 VPV	Rightmove	Delta	% Change
A	8	3%	£1,162,500	£1,150,779	£11,721	1.02%
B	13	5%	£2,199,500	£2,138,622	£60,878	2.85%
C	10	4%	£1,853,000	£1,763,233	£89,767	5.09%
D	5	2%	£1,012,500	£923,653	£88,847	9.62%
E	0	0%	£0	£0	£0	0.00%
Uv	0	0%	£0	£0	£0	0.00%
Total	36	100%	£6,227,500	£5,976,288	£251,212	4.20%

HPI

The market value of the retained equity has been increased in our cashflow by reference to the forecast House Price Index ("HPI"). For the HPI, we have maintained last year's input of 3.25% without any adjustment. As discussed in the market section of this report, the residential market is recovering with optimism regarding future mortgage rates and increasing UK population. Our 3.25% HPI assumption is conservative in that it is below the long term 4% annualised RPI Housing since January 2000.

STAIRCASING

We requested Staircasing data from Heylo across all their Pods to create a large sample. An analysis of the data is shown below for Home Reach and Your Home.

Home Reach

PERIOD		STAIRCASING						HEYLO PORTFOLIO SIZE			FULL STAIRCASING RATES	
Year of Staircasing	Year Ended to 30/9	Full Staircasing (by OMV)	Interim Staircasing (by OMV)	Total Staircasing Value (by OMV)	Full Staircasing (by unit #)	Interim Staircasing (by unit #)	Total Staircasing Value (by unit #)	Unit Count	Portfolio Value (Open Market Value of Heylo Owned Portion) Inflated for HPI	Rate	Staircasing % (by Unit)	Staircasing % (by value)
7	2022	12,160,823	2,566,000	14,726,823	116	49	165	7,002	894,984,642	1.6%	1.7%	1.4%
8	2023	15,536,870	1,897,989	17,434,859	142	47	189	7,900	1,044,386,262	1.7%	1.8%	1.5%
9	2024	16,692,101	1,473,918	18,166,019	150	54	204	8,584	1,172,281,008	1.9%	1.7%	1.4%
10	2025	27,161,203	2,676,917	29,838,121	233	69	302	8,230	1,330,721,201	2.7%	2.8%	2.0%
AVERAGE											2.0%	1.6%

Your Home

PERIOD		STAIRCASING						HEYLO PORTFOLIO SIZE			FULL STAIRCASING RATES	
Year of Staircasing	Year Ended to 30/9	Full Staircasing (by OMV)	Interim Staircasing (by OMV)	Total Staircasing Value (by OMV)	Full Staircasing (by unit #)	Interim Staircasing (by unit #)	Total Staircasing Value (by unit #)	Unit Count	Portfolio Value (Open Market Value of Heylo Owned Portion) Inflated for HPI	Rate	Staircasing % (by Unit)	Staircasing % (by value)
7	2022	9,562,113	706,163	10,268,276	50	9	59	468	101,988,469	10.1%	10.7%	9.4%
8	2023	4,123,153	1,211,675	5,334,828	25	12	37	567	124,487,541	4.3%	4.4%	3.3%
9	2024	5,650,900	936,950	6,587,850	29	11	40	727	155,264,449	5.1%	4.0%	3.6%
10	2025	9,342,772	1,164,792	10,507,564	52	19	71	830	180,369,663	7.0%	6.3%	5.2%
AVERAGE											6.3%	5.4%

For Home Reach the analysis meant that we increased the staircasing from 1.5% (last year) to 1.75%, and Your Home from 2.5% to 3% based on the above analysis for all pods. Your Home could be justified as having a higher staircasing rate although the analysis is skewed by increased activity in the market as a result of the end of preferential SDLT treatment in April. Your Home is now assumed to have a higher staircasing rate than typical Shared Ownership portfolios (the tenant-owners keeping 75% of the value uplift contributes to this).

SENSITIVITY ANALYSIS

We have applied a sensitivity analysis to the key EUV-SH inputs for the Pod below focusing on the Reinvestment Model cash flows.

Home Reach

The EUV-SH cashflows are sensitive to number of years analysed as well as the exit capitalisation rate. The green shaded areas below show reinvestment valuation model outputs equal to or in excess of the reported valuation figure.

CF length	Exit cap					Corresponding premium over VP				
	3.50%	3.25%	3.00%	2.75%	2.50%					
42 yrs	22.9m	23.3m	23.7m	24.1m	24.7m	9%	10%	12%	14%	17%
47 yrs	23.3m	23.6m	24.0m	24.4m	24.8m	11%	12%	13%	15%	18%
52 yrs	23.7m	24.0m	24.2m	24.6m	25.0m	12%	13%	15%	16%	18%
57 yrs	24.0m	24.2m	24.5m	24.8m	25.1m	14%	15%	16%	17%	19%
62 yrs	24.3m	24.5m	24.7m	24.9m	25.2m	15%	16%	17%	18%	19%
67 yrs	24.6m	24.7m	24.9m	25.1m	25.3m	17%	17%	18%	19%	20%
72 yrs	24.8m	24.9m	25.1m	25.2m	25.4m	18%	18%	19%	20%	20%

The extension of the sensitivity table to the right-hand side shows the corresponding premium over adjusted OMV figures as another way of analysing the outputs. For the assumed Home Reach 3% exit capitalisation shortening the cash flow by as little as 5 years reduces value by circa £0.2m and premium over OMV by 1%. If the exit capitalisation yield was to reduce by 25 BPS the cash flow could reduce by 5 years and would output a slightly higher figure than the reported valuation.

The two tables below analyse other key inputs – rental inflation, HPI, the rental discount rate and the staircasing/exit discount rate. The sensitivity tables do not include the reinvestment rent discount rate although the cashflows will be less sensitive to this. The output EUV-SH can be shown to be most sensitive to changes in the rental discount rate combined with the base RPI input. The cash flows are still sensitive to similar changes to the staircasing discount rate and HPI in the lower table but less so than the upper table.

Inflation	Rental discount rate					Corresponding premium over VP				
	6.25%	5.75%	5.25%	4.75%	4.25%					
2.25%	20.5m	21.4m	22.5m	23.7m	25.1m	-3%	1%	6%	12%	19%
2.75%	22.3m	23.3m	24.5m	25.9m	27.5m	5%	10%	16%	23%	30%
3.25%	24.3m	25.5m	26.9m	28.5m	30.4m	15%	21%	27%	35%	44%

HPI	Staircasing discount rate					Corresponding premium over VP				
	7.00%	6.50%	6.00%	5.50%	5.00%					
2.75%	22.1m	22.8m	23.7m	24.9m	26.4m	5%	8%	12%	18%	25%
3.25%	22.7m	23.5m	24.5m	25.8m	27.4m	7%	11%	16%	22%	30%
3.75%	23.3m	24.2m	25.3m	26.8m	28.6m	11%	15%	20%	27%	35%

Your Home

We have also provided a detailed sensitivity analysis for Your Home in the three tables below. We note that Your Home is less sensitive to staircasing/exit discount rate (tenant-owners keep 75% of the market upside) but slightly more sensitive to 5-year incremental changes in cash flow length, and more sensitive to changes in rental inflation/rental discount rate. This shows that overall, Your Home is a riskier investment than Home Reach and this justifies higher discount rate assumptions for Your Home.

CF length	Exit cap					Corresponding premium over VP				
	6.00%	5.75%	5.50%	5.25%	5.00%					
18 yrs	0.67m	0.68m	0.69m	0.71m	0.72m	10%	11%	13%	15%	17%
23 yrs	0.70m	0.70m	0.71m	0.72m	0.73m	14%	15%	16%	18%	19%
28 yrs	0.72m	0.72m	0.73m	0.74m	0.74m	17%	18%	19%	20%	21%
33 yrs	0.73m	0.74m	0.74m	0.75m	0.75m	19%	20%	21%	22%	22%
38 yrs	0.74m	0.75m	0.75m	0.75m	0.76m	21%	22%	22%	23%	24%
43 yrs	0.75m	0.75m	0.76m	0.76m	0.76m	23%	23%	23%	24%	24%
48 yrs	0.76m	0.76m	0.76m	0.77m	0.77m	24%	24%	24%	25%	25%

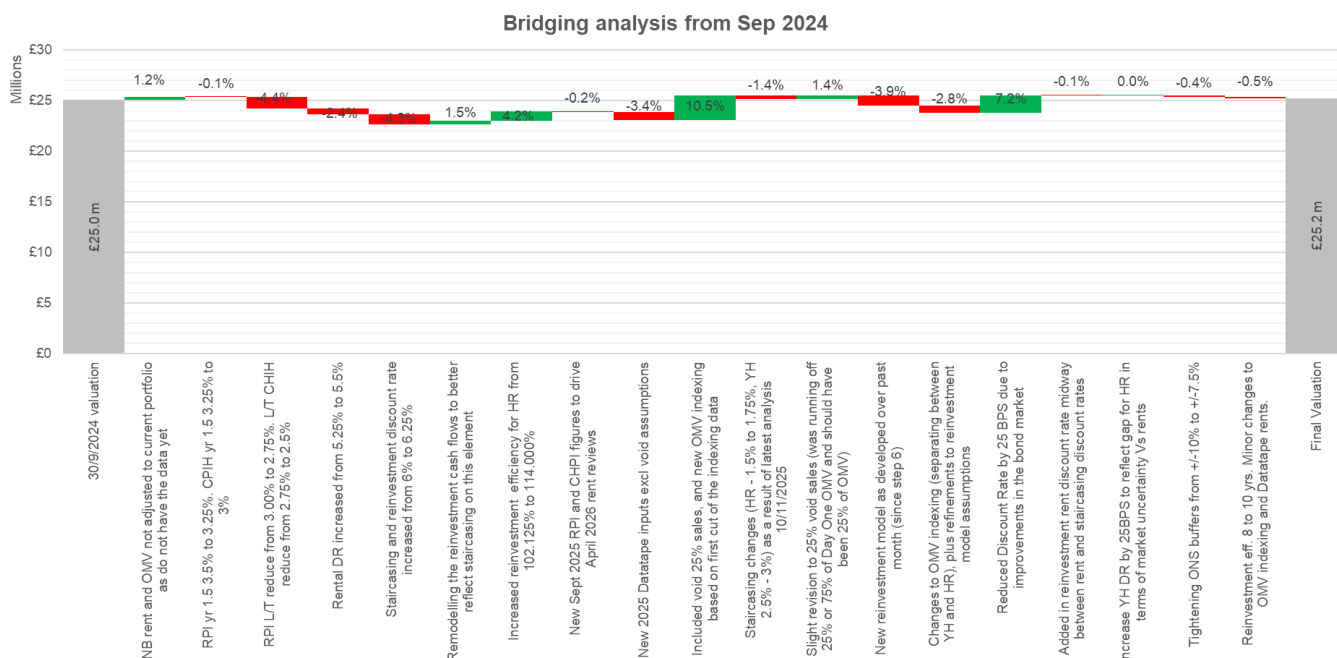
Inflation	Rental discount rate					Corresponding premium over VP				
	7.25%	6.75%	6.25%	5.75%	5.25%					
2.25%	0.65m	0.67m	0.70m	0.72m	0.75m	6%	10%	14%	18%	22%
2.75%	0.69m	0.71m	0.74m	0.77m	0.80m	13%	17%	21%	25%	30%
3.25%	0.73m	0.76m	0.79m	0.82m	0.85m	20%	24%	28%	33%	39%

HPI	Staircasing discount rate					Corresponding premium over VP				
	8.00%	7.50%	7.00%	6.50%	6.00%					
2.75%	0.70m	0.72m	0.74m	0.76m	0.79m	14%	17%	20%	24%	28%
3.25%	0.70m	0.72m	0.74m	0.76m	0.79m	15%	17%	21%	24%	29%
3.75%	0.71m	0.72m	0.74m	0.77m	0.79m	15%	18%	21%	25%	30%

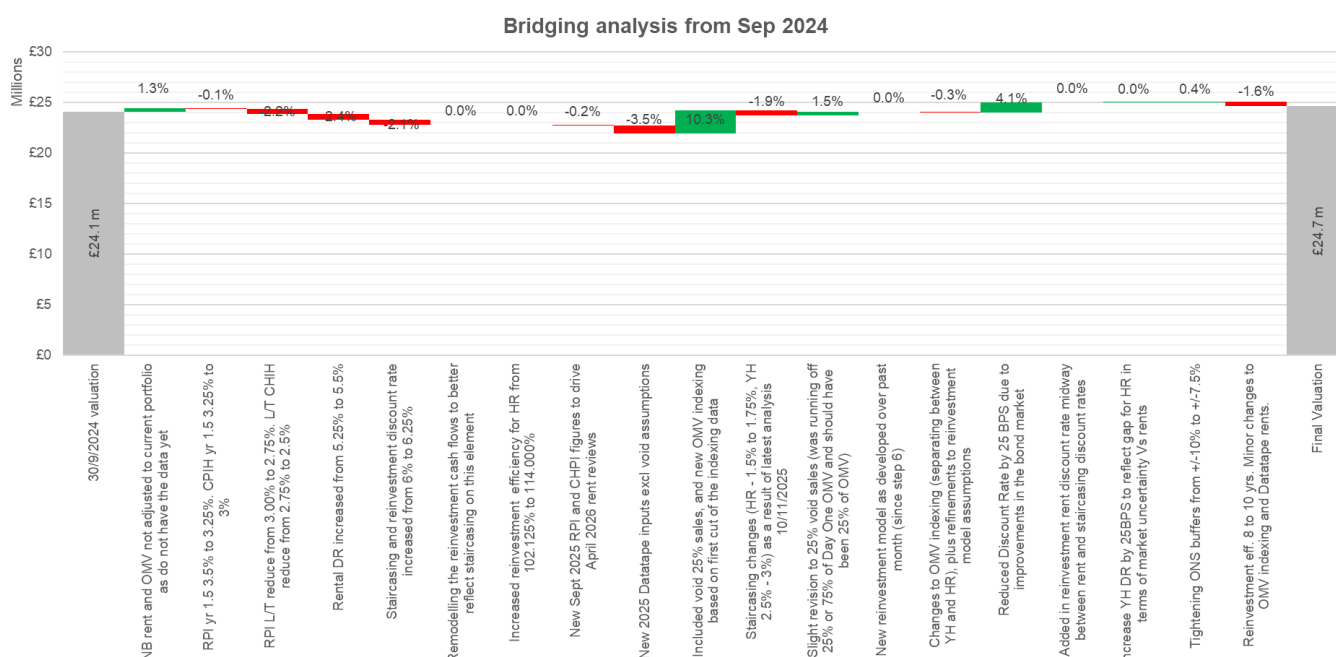
BRIDGING ANALYSIS – HOME REACH AND YOUR HOME COMBINED

We have provided two bridging analysis charts in this section of the report. The first shows the Reinvestment inputs/assumptions and model changes since last year and the second shows the changes to the reducing Balance model inputs and assumptions since last year.

Reinvestment model bridging analysis



Reducing Balance model bridging analysis



The initial steps for both bridging charts are negative when we started the valuation process in early September. This was based on reducing growth inputs at the same time as reducing discount rates.

As the bond market started responding positively to interest rate decreases, we decided to reduce discount rates back again by 25 BPS.

A key positive impact for this pod was how we approached vacant units on the market this year. Rather than recognising 50% of the adjusted day One OMV for units to be sold to new tenant-owners, we have better reflected reality by recognising 25% of the OMV up front and have added 75% of the remaining equity to the OMV input for the cash flow model.

SENSE CHECK OF VALUATION OUTPUTS

As a sense check to the NPV of the forecast future cashflow likely to be derived from the assets in The Pod, we have given consideration to a range of investment metrics notably the yields available from investment in a range of asset classes with similar rental and capital growth characteristics to shared ownership housing.

Whilst we do not regard the terms of stock transfers between RP's as being necessarily representative of market value (as a consequence of the motivations of the transfers and the lack of exposure to the market in the context of and subject to the constraints of EUV-SH), we have noted the pattern of Gross Initial Yields (that is before the deduction of purchasers costs, which lie in the range of <1% to 6.8%).

For the reasons set out in this report, shared ownership housing is a regulated marketplace. Housebuilders are not (usually) Registered Providers and therefore are required to dispose of developed assets on completion. Furthermore, their business model is to earn profit from the development and sale of residential assets and their profit metrics and return on capital employed are based on rapid recycling of investor equity.

Not for profit Registered Providers have seen their ability to acquire new assets severely curtailed as a response to increased regulatory pressure to address backlog maintenance and substandard living conditions in a significant number of older assets across their portfolio. Whilst there have been a number of transfers between Registered

Providers of shared ownership assets, these are generally “off market” transfers with the consideration agreed not being the product of competitive market tension.

For profit participants have, as noted above, their own investment criteria and requirements and suitable and regulated investors will be considering the deployment of capital in shared ownership assets against alternative investment opportunities and the requirements of their own capital providers, which will vary from party to party.

As a consequence, and as recognised by the RICS, great care must be taken when seeking to compare the terms of one shared ownership transaction with another. This statement is made in the context of a market where there have only been a limited number of transactions, the motivations of vendors and purchasers vary and are influenced by a range of party specific circumstances and where the market is generally opaque. Accordingly, the weight that can be attached to the terms of other transactions is limited with an overreliance on such terms leading to the risk of over or undervaluation relative to the assets being valued.

Against this background in arriving at our opinion of EUV-SH as set out within this report, we have primarily had regard to a discounted cashflow valuation which reflects, on a growth explicit basis, the likely future cashflow of the portfolio and then appropriately discounts those receipts to arrive at a Net Present Value. We have sense-checked a number of metrics from that analysis (such as the yield profile and EUV-SH relative to Day One equity) for the purposes of comparison with other shared ownership assets that are known to have traded in the market.

Whilst yields agreed on stock transfers have seemingly increased over the course of 2023-25 (please refer to the transaction table in the Market section of this report), the average rental income yield remains below the cost of funds (equity or debt). This is a function of the uncapped exposure to annual increases in rental income derived from the RPI plus a margin indexation, together with the opportunity to receive capital sums (staircasing receipts).

As noted, the staircasing rates across the Heylo portfolios are assumed to be 1.75% in respect of Home Reach and 3% in respect of Your Home, with those receipts tracking house price growth in the relevant residential market. In terms of overall income return, staircasing adds approximately 50% to the yield derived from each Pod, with that income being available for reinvestment.

Shared ownership cashflows are low risk with rents representing a low percentage of Market Rent. From a traditional property investment perspective, shared ownership assets have investment characteristics that are similar to a range of other property types and tenure structures. These include:

- **Geared ground rent investments** – generally let on long term leases (often in excess of 100 years initially), at rents geared to a percentage of open market value with periodic rent reviews (generally to open market rental value or with inflationary increases). There is the opportunity for capital receipts through lease regears during the term of the lease, albeit the timing of these is unpredictable and they may not emerge at all.

Location	Size	Rent	Sector	Price £m	Yield %	Date	Comment
East Midlands Airport, Derby	12,825 sq ft	£22,000	IN	£0.36	5.84%	Sep-25	Let for 125 years from 1984, rent review every 5th year geared to 17% of Rack Rented Value (upwards only).
Above Bar Street, Southampton	8,977 sq ft	£12,225	RE	£0.25	4.83%	Feb-25	Let for 125 years from 1984, rent geared to 15% of rent receivable from sub tenants. (sub tenants paying £81,500 pa).
Armley Road, Leeds	9,107 sq ft	£5,832	IN	£0.19	3.12%	Nov-24	Let for 123 years from 2018 subject to 5 yearly rent reviews linked to RPI.
Armley Road, Leeds		£12,480	IN	£0.40	3.12%	Nov-24	Let for 125 years from 2016 subject to RPI linked rent reviews 2% collar 4% cap.
Longbrook Street, Exeter & Colston Avenue, Bristol	444 beds	£113,991	RES	£3.45	3.10%	Feb-24	Student Accommodation 444 beds combined across both Properties. Freehold ground rent purchased by Long Leaseholder. Assumed NOI per bed of £3,500 per annum, the ground lease rent equates to 7.3% of NOI. The fund that sold the Properties specialises in inflationary rent increases.
Clayton Hotel, Cambridge			LE	£19.25	2.60%	May-23	Let for 250 years starting in 1991 at a minimum of £250,000. Headrent gearing of 3.00% of the open market rental value of the property.
Airfield Road, Christchurch	N/A	£19,305	IN	£0.69	2.67%	Feb-23	Comprises a site of approx. 0.40 hectares (0.99 acres). 125 years from 01.04.1980 with Rent reviews every 5th year to 15% of the rents received by the Lessee. FR&I.

We are aware that the City Corporation are currently of the view (based on re-gear deals that they are currently negotiating and valuations received) that prime geared ground rents in the range of 3.25-3.5% ARY (offices, A grade / refurbished, <10% gearing, 125 yrs+, 50% min ground rent, 5yearly market reviews). They are rarely traded with Prime City offices rental growth supporting the transactions. A similar rationale applies to the West End. The table on the previous page looks wider afield and summarises ground lease investments outside London. We have focused on ground leases with an element of gearing or rent review mechanisms. Of particular interest is the purchase of two student accommodation properties (by the long leaseholder) in Exeter and Bristol in February for a 3.1% yield. The yield for more recent evidence in Derby and Southampton is higher due to the 17% and 15% gearing respectively; investors prefer under 10% gearing for this type of ground lease investment.

- **Long dated Index linked leases** – often agreed to facilitate the funding of development where occupiers (with an investment grade covenant) are prepared to commit to the long-term occupation of an asset (for example large scale office complexes, hotels and other specialist assets such as health care facilities). Typical lease terms of 25 years or more, let at market rents subject to 5 yearly rent reviews geared to in the increase in CPI (compounded annually but paid 5 yearly) subject to a cap of 4% per annum. Unlike shared ownership assets, the risk of economic and physical obsolescence remains with the investor on lease expiry. The table below provides an example of two typical index linked long dated lease investments. Harefield Road achieves a slightly higher yield reflecting its RPI linked reviews which produce a higher return when compared to CPI (but further away from market levels) and a slightly shorter term.

Location	Size	Rent	Sector	Price £m	Yield %	Date	Comment
12 Harefield Road, Uxbridge	34,562 sq ft	£667,617	RE	£16.02	4.17%	May-25	Two retail units which have undergone refurbishment. Unit 1 is let to Aldi on a 25 year lease commencing in 2025 with five yearly RPI linked rent reviews. Unit 2 is currently vacant and available to let.
Premier Inn, Oxford City Centre	90 Rooms		LE	£18.83	3.99%	Oct-24	Sold on a sale-and-leaseback term, with a 30-year initial term and with five yearly CPI reviews (0-4%).

- **Income strip investments** – generally comprising the grant of a long intermediary leasehold investment interest (typically 30 to 50 years) with the freehold reversion remaining in the ownership of the vendor. The rent payable is sometimes a low percentage of open market value (typically 30% or less) increasing annually by reference to CPI, typically capped. Unlike shared ownership assets, the investor has no opportunity to participate in a capital event.

In terms of comparability with shared ownership assets, yields derived from the sale of long leasehold assets would be higher. This is a function of the fixed nature of the income between rent reviews (which are often less frequent than 5 yearly) compared to the annual indexed income growth of shared ownership assets. Shared ownership assets are also likely to derive more regular staircasing receipts with the prospect of all of the equity being acquired over time. In contrast a lease regear is likely to return only a percentage of the freehold with vacant possession value. As a general rule, lease regears share what is known as “Marriage Value” between the freeholder and leaseholder. Whilst the % shared is a function of the unexpired lease term, typically Marriage Value is shared on a 50:50 basis.

Similarly, a long dated RPI lease would be expected to trade at a yield profile that is higher than a shared ownership asset on the basis of the contrasting growth profiles (5 yearly rent reviews subject to a CPI cap) and vacant possession risk at lease expiry, with no prospect of a capital event. The same rationale also applies to Income Strip investments which, in our experience would trade at a similar yield profile to a long-dated lease, with the lower percentage of market rent payable (and the income certainty that flows from it), offsetting the wasting nature of the investment.

As noted earlier in this Report, there has been one open market sale of a large portfolio (>1,00 properties) of shared ownership assets of similar quality to Heylo (predominantly modern single-family housing, EPC A/B etc) which has

been completed in the last 12 months. This portfolio of just over 3,000 assets is known as the Sparrow portfolio and was sold by Sage (a JV between Blackstone and Regis Group) in August 2024 to USS. The portfolio generated an annual income of approximately £16.5m (we do not know whether this was current, prior or following year rents) and sold for a reported £405m. Based on the reported income, this price reflected a gross initial yield (the basis on which we report our valuations of the Pod) of 4.05%, which is a similar yield to current single family housing (4%-4.5%) Built to Rent yields which we would consider inferior to Shared Ownership as the rents are based on market reviews rather than inflation plus a ratchet, and the tenants do not have an ownership stake so the income stream(s) are less stable.

Whilst the sale represents a market transaction, we are aware that the portfolio had known to be available for approximately two years having first been put on the market in September 2022, with the sale being precipitated by both refinancing and the end of a closed ended fund period. We understand that the vendor was under pressure to liquidate the investment and return equity to investors (and potentially repay stapled debt facilities). We also understand that the vendor had been advised that a break-up of the Portfolio would have increased the liquidity of the portfolio and potentially driven a higher aggregate price.

Notwithstanding this the yield paid of 4.05% is consistent with the yields being agreed in respect of much smaller portfolios of assets that have been traded on an off-market basis. Whilst we note that this yield is in excess of the yield profile derived from our cashflow, the transaction predates our date of valuation by some 12 months and was seemingly driven by a number of factors that may have influenced the terms agreed. In the intervening period Base Rates have reduced as have yields on shorter term debt and ultra long-term debt are largely unchanged. In arriving at our opinion of EUV-SH we have, as detailed, had regard to the spread of yields achieved in relation to a range of asset types and note that the yield derived from the sale of this portfolio sits within the spread of yields detailed within this report.

We conclude by considering some of the key output metrics in the below table from the reinvestment model. Our GIY overall and our premium to share of OMV are keener than the stock transfer levels discussed above. However, we have also sense checked our valuation outputs (refer to screen snip on next page) with yields and expected returns achieved for more established markets such as ground lease investments, which have similar long-term characteristics.

OUTPUTS		
Output	£24,478,230	£740,030
OMV adjusted + void sales at 25%	£21,114,088	£613,179
Premium over VP	15.9%	20.7%
IRR	5.82%	7.03%
1x social rent unit (Podplan output)		
EUV-SH incl social rent	£25,218,260	
OMV adjusted + void sales at 25%	£21,727,267	
Premium over share of VP	16.1%	
Gross Initial Yield (GIY) whole pod	2.60%	
GIY based on average first year's rent	2.54%	4.50%
Adjusted Year One Rent / Adjusted Day One OMV	2.94%	5.43%
Rightmove (Automated Valuation Model) Market Rent	£1,614,768	£49,032
Rightmove Market Rent per unit per week	£277	£314
Gross input rent per unit per week	£107	£214
Proportion of passing rent to Market Rent	38%	68%

Many of the stock transfers show conflicting pricing signals such as the London portfolio of 39 properties which achieved a gross yield of 2.45% (below the GIY for the subject Pod) yet the price was circa 84% of retained VP value. More recently there is the portfolio of 244 properties in Chelmsford in April 2025 where a sub-4% GIY was achieved for new build stock. The ownership equity, GIY, and properties seem to be similar to Sparrow. The percentage of price to OMV was not known but assuming £265,000 per property x 59% equity x 244 units the retained VP was likely to be c.£38m. Therefore, the sale price was only likely to be £24,718,479 / £38,149,400 = 65% of retained VP, whereas at a similar yield and retained equity we understand that Sparrow achieved over 80% of retained VP.

This suggests to us that the simple comparison of sale price to retained VP may not be the most reliable metric in analysing comparable evince and sense checking the DCF outputs of the EUV-SH cash flow model.

8. VALUATION

In line with the annual revaluation of the subject properties, in our opinion the Reinvestment EUV-SH (which is in accordance with the Company's decision not to pay dividends), of the 115 interests held by the Pod as of 30th September 2025, free from any onerous covenants or restrictions and subject to the occupational arrangements set out in this report, is in the sum of:

£25,218,260

(Twenty-Five Million, Two Hundred and Eighteen Thousand, Two Hundred and Sixty Pounds)

In line with the annual revaluation of the subject properties, in our opinion the Reducing Balance EUV-SH (which is not in accordance with the Company's decision to not pay dividends) of the 115 interests held by the Pod as of 30th September 2025, free from any onerous covenants or restrictions and subject to the occupational arrangements set out in this report, is in the sum of:

£24,656,781

(Twenty-Four Million, Six Hundred and Fifty-Six Thousand, Seven Hundred and Eighty-One Pounds)

We would note that these figures are stated before the deduction of any purchaser's costs (including stamp duty and fees). We have not reflected any costs of disposal in our valuation.

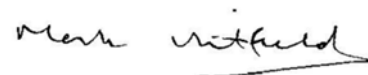
We trust that the information contained within this report is sufficient for your purposes. However, should you wish to discuss any matter in further detail please do not hesitate to contact us.



Chris Ramsden
MRICS
Partner and Registered Valuer
Montagu Evans LLP
chris.ramsden@montagu-evans.co.uk
Date: 26th November 2025



Gary Howes
MRICS
Partner and Registered Valuer
Montagu Evans LLP
gary.howes@montagu-evans.co.uk
Date: 26th November 2025



Mark Whitfield
MRICS
Partner and Registered Valuer
Montagu Evans LLP
mark.whitfield@montagu-evans.co.uk
Date: 26th November 2025

APPENDIX 1.0

TERMS OF ENGAGEMENT



70 St Mary Axe
London
EC3A 8BE
Tel: +44 (0) 20 7493 4002

Strictly private and confidential

Navin Gunasagran
Heylo Housing Secured Bond PLC
6th Floor,
Design Centre East
Chelsea Harbour
London
SW10 0XF

14th October 2025

Dear Navin,

FEE PROPOSAL – HEYLO HOUSING SECURED BOND PLC – ANNUAL PORTFOLIO VALUATION AS AT 30TH SEPTEMBER 2025

Thank you for your request for a Fee Proposal, for Montagu Evans LLP ("**ME**", "**we**", "**our**"), to act for Heylo Housing Secured Bond PLC ("**Client**", "**you**", "**your**") in connection with valuation matters relating to your current property portfolio (the "**Properties**"), and any future acquisition or additional properties notified to ME by you to be included in this instruction.

1. Instructions

We are writing to confirm the details of our fee proposal and to set out our terms of business and also the conditions upon which the valuation will be prepared.

2. Scope

Valuation Report

We will undertake a valuation of the **Properties**.

Our valuation report ("Valuation Report") will comply with the requirement of the minimum content of VPS 3 contained within the Red Book.

The Valuation Report will be produced and emailed to you in PDF format. Hard copy format can be provided if required.

3. The Consultant

Katie Seabourne MRICS, Associate, acting for and on behalf of Montagu Evans LLP, will be responsible for carrying out the scope of work as outlined above, and will be your main point of contact (the "**Consultant**"). Jayesh Jiva will be responsible for data analytics and modelling. The partners overseeing the work and with ultimate responsibility for signing off any reports will be Gary Howes MRICS and Chris Ramsden MRICS.

In accordance with your instructions, in preparing our Valuation Report we will not depart from the mandatory requirements of the Red Book. The Consultant and signatories are Registered Valuers under the RICS Registered Valuers Scheme (VRS).

WWW.MONTAGU-EVANS.CO.UK

LONDON | EDINBURGH | MANCHESTER

Montagu Evans LLP is a limited liability partnership registered in England and Wales with registered number OC312072. Registered office 70 St Mary Axe, London, EC3A 8BE. A list of members names is available at the above address.



We reserve the right should a conflict of interest arise or become apparent to cease providing any services and terminate the Agreement between us. In the event of termination under this paragraph 3, you shall only be liable for any work provided and costs actually incurred up to the date of such termination.

4. The Client

The Valuation Report and any other advice provided under the Agreement is solely intended for you. It will be addressed to:

Heylo Housing Secured Bond PLC
6th Floor,
Design Centre East
Chelsea Harbour
London
SW10 0XF

Our report will be addressed to you and is for your use only (unless otherwise expressly specified), albeit we acknowledge that you may disclose copies of the report to third parties in due course. For the avoidance of doubt, no responsibility and/or liability whatsoever shall be accepted and/or owed to any third party for either the whole, or any part of its contents. Any such third parties who rely upon our report(s) do so at their own risk. Neither the whole nor any part of our report(s) or any reference to it may be included now, nor at any time in the future, in any published document, circular or statement, nor published, referred to or used in any way without our written approval of the form and context in which it may appear.

5. Purpose of the Valuation

The Valuation Report shall be an external report and valuation setting out our opinion of Existing Use Value for Social Housing (EUV-SH) of the portfolio as at 30th September 2025. We have agreed with you that our opinion of value will be prepared with and without special assumptions, with those special assumptions agreed during the course of our instruction clearly set out in our final report.

The valuation will be used for the following purpose:

- Financial reporting (under VPGA 1 of the standard, excluding public sector)

6. Valuer rotation

The mandatory RICS ten year company rotation policy (VPS 3.3-3.5) applies where the assets are owned or part owned by entities whose transferable securities are admitted to trading on a regulated market, or Large companies (those that do not qualify as a micro entity, small or medium company as respectively defined in sections 384a to 384b, 381 to 384, and 465 to 467 of the Companies Act 2006).

For the avoidance of doubt, VPS 3.3-3.5 applies to this valuation as the Client is traded on a regulated market. However, the Client was only incorporated in 2018, and we have been valuing the Properties for less than 10 years.



7. Identification of the Asset to be Valued

The Consultant shall value the freehold and long leasehold interests (either with vacant possession or subject to any leases/tenancies).

The Properties are residential properties held within a shared ownership portfolio that re-invests its staircasing receipts.

8. Basis of Value

The Properties will be valued in pounds sterling on the following bases of value, as defined in the Red Book:

- Existing Use Value – Social Housing (EUV-SH)
- Existing Use Value – Social Housing (EUV-SH) subject to special assumptions (to be agreed and confirmed in Report)

9. Valuation Date

For the purpose of the Valuation Report the date of valuation is 30th September 2025.

10. Extent of Inspection & Investigations

KPMG's recommendation from last year's audit was to include physical inspections in ME's valuation process – "KPMG have recommended that management engage with valuers to agree, for a sample of properties across all companies, physical inspections on an annual or periodic basis as part of valuation exercise to obtain assurance over the condition of the properties". On this basis we propose a 5% inspection sample rate distributed across unit types. For efficiency purposes we will cluster inspections where possible, but will ensure every region in the portfolio is inspected. We will also carry out external inspections due to the administrative burden for the Client in helping arrange the number of inspections required across all the 'in scope' pods this year.

In addition to the new inspections process, we list other information required from the Client below:

- a. An example of the tenancy agreement residents reside upon;
- b. Legal title / sample Report on Title;
- c. Overall staircasing results to date for this portfolio so that we can test our forward-looking staircasing assumptions;
- d. Excel spreadsheet listing property description/type (including bedrooms, tenure), most recent value for each property, current tenant ownership, tenant's share of ownership, gross annual rent receivable (current and historic), and years remaining on each lease.

We will be carrying out sample checks of the Day One OMVs provided by the Client aided this year by a third party AVM appraisal of value by Rightmove that will include capital values, market rents (to gauge affordability) and valuation uncertainty for each property. We have allowed for the cost of the Rightmove AVM appraisals in the fee basis section of this letter.

11. Nature & Source of Information to be Relied Upon

We will rely on information from (but not limited to) the following sources:



- a. information regarding the Properties obtained by you and/or relevant third parties (as identified above). We will take reasonable steps to verify the accuracy of the information.
- b. copies of any plans provided to us by the instructing party or any third parties to include floor plans and elevations, floor areas, etc. We will seek to verify their accuracy where possible at our site inspection by taking appropriate check measurements where possible, where this is not possible, we will assume that the plans/floor areas are accurate.
- c. information provided to us by the instructing party or third-party solicitors to include title documentation, leases, tenancy agreements and tenancy schedules. We will take this information as being accurate.
- d. information available online from, but not limited to, the following websites:

www.landregistry.gov.uk
www.rightmove.co.uk
www.nethouseprices.com
www.promap.co.uk
www.maps.google.co.uk
www.costar.co.uk
www.eig.co.uk
www.gov.uk/environment agency
www.ukradon.org

- e. information obtained from other agents relating to comparable data. Where possible, if the information provided is obtained from an agent not directly involved with the transaction, we will take reasonable steps to verify the information obtained.

12. Assumptions & Special Assumptions

The Valuation Report will be prepared on the Valuation Conditions including the assumptions and special assumptions contained in Appendix A. Should these conditions and assumptions change for any reason, or should further special assumptions be required, then these will be confirmed and agreed with you before the Valuation Report is issued.

It is important to note that we have been asked to report two EUV-SH figures – one based on standard EUV-SH assumptions appropriate for the Properties, and another based on Special Assumptions which will be confirmed during our valuation and clearly set out in our Report.

13. Fee Basis

We propose a fee of **£55 per property** which equates to £6,985 assuming last year's pod size of 127 properties. This is a higher per property fee than last year and includes a 5% external inspection rate, the cost of a Rightmove AVM exercise and the potential cost of sourcing comparable data from the limited number of market participants.

14. Timescales

The final valuation model and report shall be delivered no later than 10th November 2025.



15. Limitation of Liability

Our liability in connection with the Agreement is limited in accordance with the provisions of Clause 5 of our Terms of Business. Your attention is particularly drawn to these provisions. Such limitations of liability shall apply notwithstanding any express or implied term or condition contained in the Agreement, any other agreement between you and ME, or any warranty or representation by ME provided that these limitations shall not exclude any liability for death or personal injury or any other liability for which exclusion or restriction is prohibited by law or for any liability arising as a result of fraud or dishonesty.

For the avoidance of doubt the limitation of liability for this valuation is **£5,000,000**.

16. Data Protection

As mentioned in our Terms of Business, where we have your permission, we may send you details of our products and services. We will process your personal information in accordance with our Privacy Policy found at www.montagu-evans.co.uk/privacy and available on request.

17. Complaints Procedure

A formal procedure exists for dealing with complaints from clients and others and is set out in our Terms of Business in Appendix B.

18. Monitoring under RICS Conduct & Disciplinary Regulations

Please note that reports prepared under the RICS mandatory regulations, along with supporting records, now have to be made available for inspection by the RICS as part of their monitoring procedures, and, therefore, if requested by the RICS, we are obliged to provide such information. Confidentiality between you and Montagu Evans LLP will still be maintained.

Yours sincerely,

CHRIS RAMSDEN

For and on behalf of Montagu Evans LLP

Email: chris.ramsden@montagu-evans.co.uk

Appendix A: Valuation Conditions

Appendix B: Terms of Business

I/We acknowledge receipt of this letter and appendices and agree to its terms. I/We confirm my/our instructions to proceed with the services specified in accordance with this letter and its appendices.

DocuSigned by:

ADDA54ACC17741B.....
 10/29/2025

 Dated

Signed

APPENDIX A
MONTAGU EVANS LLP – VALUATION CONDITIONS

CONDITIONS

Any valuation prepared by ME as part of the Services will be prepared on the following conditions:

1. no allowance will be made as to the effect of Capital Gains Tax, Value Added Tax or other taxation nor any liability that may arise on disposal whether actual or notional. Any individual, corporate or other tax status will not be taken into account although it is important to note that an individual's tax status and the imposition of Value Added Tax may influence values for capital and rental purposes;
2. all valuations are exclusive of VAT and in particular will make no provision for the payment of VAT if a sale of all or any part of a property constitutes a taxable supply;
3. no Title Deeds, Land Registry Certificates or Office Copy Entries will be inspected and no enquiries made that would normally be undertaken by a legal professional. ME will not be liable for the interpretation of your legal position or that of any third party;
4. all plans provided with the valuation will be for illustrative purposes only and any measurements, areas and ages quoted will be estimates;
5. unless expressly stated, no allowance will be made for any expenses relating to the sale, purchase, leasing or otherwise of the Property;
6. a visual but non-intrusive inspection shall be made of so much of the Property as is safely accessible without undue difficulty. Any buildings or structures will be externally inspected whilst the Consultant is stood at ground level within boundaries of the Property and will only be internally inspected if it is reasonable and safe to do so and to the extent the individual circumstances of the Property allow.
7. no inspections of those parts of the Property that are covered, unexposed, inaccessible or unsafe will be undertaken by ME including roof-voids, under-floor voids, attics, cellars and basements with unsafe access. ME will not move any furniture, materials, machinery, vehicles or equipment. ME will not lift or remove any wall, ceiling or floor coverings;
8. ME will not carry out any building or structural surveys, intrusive surveys of whatever nature, asbestos surveys, fire risk assessments, access audits or energy performance surveys, soil surveys, archaeological surveys, ecological surveys, species or habitat surveys in relation to the Property;
9. ME will not test, assess or survey any utility services, appliances or equipment at the Property;
10. ME will not carry out any tests, assessments or investigations to determine whether any hazardous or deleterious materials or inadequate building techniques have been used in the construction of the Property or have since been incorporated;
11. ME will not carry out any specialist investigations into potential or actual pollution or contamination at or near to the Property, or any other environmental issues which may impact the Property;
12. ME will make reasonable enquiries of the local Planning Authority to establish whether the Property has the necessary planning consents for its existing buildings and use and to establish whether there are any planning policies or proposals that could have an impact on the value of the Property. Unless expressly agreed otherwise, these enquiries will not extend to enquiries of the Local Authority's Building Control department;
13. any valuation prepared by ME will not account for any additional value attributable to goodwill, non-fixed equipment, free standing furniture or to fixtures and fittings that are only of value in situ to the present occupier;
14. when valuing two or more Properties or a portfolio, ME will value each Property individually and no allowance will be made, either positive or negative, should it form part of a larger transaction. The total value stated in our report will be the aggregate of the individual values, except where negative values arise in which case these will be stated separately in our report;
15. ME will not take account of any possible effect that the appointment of either an Administrative Receiver, or a Law of Property Act Receiver, might have on the perception of the Property in the market and its subsequent valuation, or the ability of such a Receiver to realise the value of the Property in either of these scenarios;

16. ME will make no allowance for rights, obligations or liabilities arising under the Defective Premises Act 1972, and any valuation prepared by ME will be prepared on the assumption that all fixed plant and machinery complies with applicable laws; and
17. where an indication of current reinstatement costs for insurance purposes is required, ME will provide this solely as a guide and without warranty.

ASSUMPTIONS

Unless expressly stated in the Letter of Engagement or below, ME will carry out all valuations on the basis of the following assumptions and shall have no duty to verify them. If any of the following assumptions are subsequently found not to be valid, then this may affect our valuation:

1. the interest in the Property and title to the Property is good and marketable and not subject to any unusual or onerous restrictions, encumbrances or outgoing;
2. there are no pests, plants, animals or diseases present on the Property or adjoining property that would require our valuation to be altered;
3. the information provided or to be provided by the Client is both accurate and complete and that any plans provided or to be provided by the Client of the Property are materially correct and accurately show the legal ownership and area of the Property;
4. any buildings on the Property have been constructed, are and will be used in accordance with all necessary consents, licences, applicable laws and regulations;
5. the Property is not adversely affected, nor likely to become adversely affected, by any highway, town planning or other schemes or proposals, and that there are no matters adversely affecting value that might be revealed by a local search (or any national equivalent), replies to usual enquiries, or by any statutory notice and that the condition of the Property and its use or intended use is or will be lawful and that all required planning permissions and statutory approvals for the building and for its use, including any extensions or alterations, have been obtained and complied with;
6. any buildings or structures at or adjoining the Property are structurally sound, and that there are no structural, latent or other material defects, including rot and inherently dangerous or unsuitable materials or techniques, that would affect the valuation(s);
7. the Property is connected, or capable of being connected without undue expense and on normal terms to all mains services including, gas, electricity, water, telephone broadband internet and sewerage;
8. all utilities or any other services, appliances or equipment at the Property are in good working order and that any testing thereof would not reveal any defects or deficiencies that would affect our valuation;
9. any parts of the Property we do not inspect are in good condition and free of defects;
10. any building or structural survey, intrusive survey, asbestos survey, fire risk assessment, access audit or energy performance survey, soil survey, archaeological survey, ecological survey, species or habitat survey would not reveal anything that would affect our valuation;
11. all services to the Property and all roads giving access to the Property have been adopted, and that unrestricted access is provided to the Property over all roadways, pathways, corridors, stairways, communal grounds, parking and other areas;
12. in the case of new constructed residential property, the builder is a registered member of the NHBC, the Zurich Municipal Mutual or equivalent and will construct the property to obtain its cover under those memberships;
13. where the Property is tenanted, that the tenant is capable of meeting their obligations and that there are not rent arrears or undisclosed breaches of covenant (where comment is made in respect of a tenant's financial strength, this is only based on the latest credit rating information available to us; no warranty is implied or given in respect of the financial strength of any tenant), or where the property is vacant, that vacant possession is provided;
14. any tenant rental arrears or service charge deficits have been expressly made clear to us, and in the absence of such information we assume all rental and other payments are up to date, with no arrears;
15. where the Property comprises flats or maisonettes, the costs of repairs and maintenance of the Property and grounds are shared equitably between the flats or maisonettes for the block, there are suitable mutually enforceable covenants between all leaseholders

(who are assumed to be jointly liable) and the freeholder/feuholder, that there are no onerous liabilities outstanding and that there are no substantial defects or other matters requiring expenditure expected to result in charges to the leaseholder or freeholder/feuholder of the Property during the next five years equivalent to 10% or more of the reported market value;

16. where the Property is residential leasehold:
 - a. the unexpired lease term is not less than 70 years, at a typical level of ground rent, with no exceptional or onerous covenants upon the leaseholder, and we assume that no enforcement action has been taken by any eligible party with a view to acquiring a freehold or extending the lease term, and that the lease cannot be determined, with all lease terms mutually enforceable;
 - b. with regard to blocks, all leases to tenanted properties are substantially the same, the properties in the building being materially similar and the Property is directly and professionally managed by bonded managing agents; and
 - c. there are no unusual restrictions on assignment or subletting of the Property for residential purposes, no outstanding claims or litigation concerning any leases of the Property (or other properties within the same development), and where the Property benefits from additional amenities within a development, the lease makes adequate provision for the continued enjoyment of them (at no additional charge for such use or maintenance) and for those amenities to be maintained adequately;
17. there are no adverse site or soil conditions, the Property is not adversely affected by the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988, the ground does not contain any archaeological remains, and there is no other matter that would require any allowance for exceptional delay or site or construction costs in our valuation;
18. all flank walls are Party Walls, satisfactory arrangements exist for their maintenance and there are no outstanding notices relating to the Property under the Party Wall etc. Act 1996;
19. no hazardous or deleterious materials or techniques such as high alumina cement, calcium chloride additives, woodwool slabs or asbestos were used in the construction of the Property or have since been incorporated;
20. the Property or neighbouring property is not, and does not have the potential to be, polluted or contaminated or affected by other environmental matters such as mining; and
21. appropriate all risks insurance cover is in place and will continue to be available on commercially acceptable terms, and there are no outstanding claims or disputes; and
22. there are no ongoing insurance claims or disputes relating to the Property (e.g. boundary disputes).

Any additional assumptions to those stated above will be agreed with you in advance and detailed in our report(s).

APPENDIX B

MONTAGU EVANS LLP – TERMS OF BUSINESS – VALUATION SERVICES

The accompanying letter including any appendices (the “**Letter of Engagement**”) may expressly vary the Terms of Business set out below and explains how our fees are calculated. In the event of conflict or inconsistency between the Letter of Engagement and these Terms of Business, the content of the Letter of Engagement shall prevail to the extent of such conflict or inconsistency. You will not be deemed to have instructed us until you have signed and returned to us a copy of the Letter of Engagement, confirming your agreement to our fees, costs, charges and Terms of Business and giving your authority for us to proceed.

The Letter of Engagement and these Terms of Business (once agreed by you) shall constitute the Agreement. The Agreement shall commence on the date that we receive your agreement as provided above (the “**Commencement Date**”).

The services to be delivered by us under the Agreement shall be as set out in the Letter of Engagement (or as amended by agreement between you and us at any time) (the “**Services**”).

In the Agreement:

“**Client**” means the person to whom ME is to provide services in accordance with the Agreement and includes the person to whom the Letter of Engagement is addressed (and “**you**” and “**your**” shall be interpreted accordingly);

“**Code of Practice**” means the Code of Practice 2021 published by the Royal Institution of Chartered Surveyors (RICS);

“**ME**” means Montagu Evans LLP whose registered office is at 70 St Mary Axe, London, EC3A 8BE and any company or limited liability partnership which is in the same group as that LLP (and “**we**”, “**us**” and “**our**” shall be interpreted accordingly); and

“**Red Book**” means the latest edition of Red Book – Global Standards and UK National Supplement published by the Royal Institution of Chartered Surveyors (RICS).

1 Valuation Service – Our Responsibilities

- 1.1 ME shall seek to provide a service such as would be expected of a national firm of consultant surveyors in a proper professional manner and shall perform the Services with all reasonable care and skill and shall act in good faith at all times. Any inspections we carry out will be to a degree we consider to be reasonable, in our professional opinion, taking into account the specific nature of the instruction.
- 1.2 The terms implied by sections 3 to 5 of the Supply of Goods and Services Act 1982 (or any updated, revised or replacement legislation) are, to the fullest extent permitted by law, excluded from the Agreement. Where you are a consumer, the provisions of the Consumer Rights Act 2015 shall apply in respect of the services provided under the Agreement. This gives consumers additional rights, details of which can be found on the Citizens Advice website.
- 1.3 ME will not be liable for a failure to act where information requested by ME is not provided by the Client to ME when requested, or where the Client fails to inform ME of a relevant material change in circumstance.

2 Our fees, costs and charges

- 2.1 The Client is personally responsible for and guarantees payment of our fees, costs and charges as set out herein and in the Letter of Engagement even if the relevant property is held in the name of a different person. If more than one party is to be responsible for ME’s fees, costs and charges, the Letter of Engagement must be signed by all relevant parties (including any guarantor) and their liability (including their obligation to provide any information reasonably required by ME for the performance of the Services) will be joint and several.
- 2.2 If, in connection with Services, the resolution of a dispute with a third party is the subject of litigation or an appeal, all costs including legal fees, court or tribunal costs in connection with such appeal shall be the sole liability of the Client and shall either be paid for direct by the Client or be recharged to the Client by ME as a disbursement and the Client shall indemnify ME in respect of any liability or loss in such matters.

- 2.3 In the case of Services for which our fees are to be paid or reimbursed by a third party the following shall apply:
- 2.3.1 for work in connection with compulsory purchase, wayleaves, the grant of easements and similar work where the acquiring or statutory body is to make a contribution to our professional fees, the Client remains liable for payment of our invoice. Payment of our invoice will not be conditional upon receipt by the Client of any reimbursement of fees or any compensation payment; and
 - 2.3.2 in the case of valuations for loan security purposes where it is agreed that the borrower is responsible for payment of our fees, the Client nevertheless guarantees payment of our fees and we shall be entitled to recover payment of the same from you in the event that the sums are not paid by the borrower for any reason. Payment of our fees shall not be conditional upon the drawdown or any other aspect of the proposed loan; and
 - 2.3.3 for all other areas of work, payment of our invoice by you shall not be delayed because of non-payment of the third party reimbursement.

3 Terms of payment

- 3.1 The basis of ME's fees is set out in the Letter of Engagement. Unless otherwise stated in the Letter of Engagement the Client shall be liable to pay ME's fees either on completion of the Services, or in instalments determined by ME at its sole discretion. Payments are due on the date of the invoice and the final date for payment by the Client shall be 28 days from the date of the invoice.
- 3.2 ME shall be entitled to invoice the Client for disbursements at the time when reasonably and necessarily incurred by ME and such accounts shall be payable by the Client whether or not the Client withdraws its instructions provided such disbursements:
 - 3.2.1 shall not include any mark ups or administrative fees; and
 - 3.2.2 shall have been expressly authorised in advance by the Client.

Invoices for disbursements are due for payment on presentation. ME reserves the right to require substantial costs and charges to be paid in advance. ME also reserves the right to arrange for suppliers to invoice the Client directly for services supplied.

- 3.3 Where Services are provided by ME on an hourly rate or consultancy basis our rates will apply to all time we spend delivering the Services (including but not limited to travel, waiting for appointments, site visits, meetings and preparation of documents). We will maintain time sheets on a daily basis, but if you have any specific reporting requirements these should be notified to ME before entering into the Agreement.
- 3.4 On or after the first anniversary of the Commencement Date, and on an annual basis thereafter, we shall be entitled to increase our fees for work not already executed by giving you not less than 30 days' prior written notice.
- 3.5 Where you are not willing to accept any increase in fees proposed under Clause 3.4 above, you may terminate the Agreement by providing us with 14 days' prior written notice. Upon termination under this Clause 3.5, you shall be liable for all charges incurred up to and including the termination date.
- 3.6 VAT will be payable where applicable at the prevailing rate on all fees, out of pocket expenses and disbursements.
- 3.7 ME reserves the right to charge the Client interest (both before and after any judgment) on any unpaid invoice at the rate of 3% per annum above the base lending rate of Barclays Bank plc calculated on a daily basis from the date 28 days after the date of issue of its invoice until the date of settlement in full.

4 Assignment

You shall not assign, transfer, mortgage, charge, subcontract, delegate, declare a trust over or deal in any other manner with any part of the Services or any of your rights and/or obligations under the Agreement without our prior written consent. Where you by your act or omission do so, you shall indemnify us against all liabilities, costs, expenses, damages and losses (of any type and all interest, penalties and legal costs (calculated on a full indemnity basis) and all other reasonable professional costs and expenses) that we may suffer or incur arising from or in connection with a third party claim relating to the Services. We may assign or transfer any or all of our rights and obligations under the Agreement to any affiliate (being any entity that directly or indirectly

controls, or is controlled by, or is under common control with us) provided that such affiliate agrees in writing with us to be bound by our obligations under the Agreement.

5 **Limitation of Liability**

- 5.1 Subject to Clauses 5.2 and 5.3, the total aggregate liability of ME and that of our partners, members, employees or agents or any of them to you for all claims arising from the same set of circumstances or connected circumstances whether in contract, tort (including negligence) or otherwise for damage caused by, or arising from, our engagement for the supply of the Services by us to you pursuant to these Terms of Business shall be limited to a maximum of £5,000,000 (five million pounds).
- 5.2 Subject to Clause 5.3, ME shall not in any event be liable (under contract, tort, statute, negligence or otherwise) for any loss of profit or loss of business or loss of any anticipated saving or benefit or any indirect or consequential loss or suffered by you or any other person as a result of or in connection with the performance or non-performance of the Services under the Agreement.
- 5.3 Nothing in this Clause 5 shall exclude or limit our liability for:
- 5.3.1 fraud, fraudulent misrepresentation or dishonesty of ME, its partners, members, employees or agents;
- 5.3.2 death or personal injury caused by our negligence or that of our partners, members, employees or agents;
- 5.3.3 breach of the terms implied by section 2 of the Supply of Goods and Services Act 1982 (title and quiet possession) or (in respect of consumers) rights you may have under the Consumer Rights Act 2015; or
- 5.3.4 any other liability which cannot be limited or excluded by law.
- 5.4 ME may rely on information provided by third parties in relation to the Property/Properties in order to provide the Services. Subject to Clause 1.1, we accept no liability or responsibility for any loss or damage arising out of our reasonable reliance on such information (including but not limited to any error(s) contained within any reports which are the result of our reliance on such information).
- 5.5 You may, before agreeing to these Terms of Business, request that we accept a greater liability in respect of a potential loss than is set out in this Clause 5. If you do so, we will notify you in writing whether or not we accept such greater liability and what additional fee will be payable by you in this respect.
- 5.6 Any proceedings arising from or in connection with the Services supplied by us under the Agreement must be commenced within three years from the date when you became aware of or ought reasonably to have become aware of the facts which give rise to the alleged liability of us and in any event not later than three years after any alleged breach of contract or act of negligence or commission of any other tort.
- 5.7 We accept no liability or responsibility for the security, maintenance or repair of, or for any damage to any premises or properties to which the Services relate. The Client shall take all necessary action to protect such premises or property and to ensure that they have adequate insurance cover in place at all times.
- 5.8 So far as is lawful, our partners, members and employees will not incur any separate or individual responsibility or liability whatsoever for any loss or damage suffered by you or any third party howsoever such loss or damage shall have been occasioned, any such liability being the liability of ME. In any event, such persons carrying out work for you shall be entitled to the protection of all the limitations, exclusions, qualifications and defences that are available to us under the Agreement.

6 **Termination**

- 6.1 Unless otherwise agreed, the Agreement shall expire on our completion of the delivery of the Services. Any outstanding invoices must be paid by the Client in accordance with these Terms of Business notwithstanding the expiry of the Agreement.
- 6.2 Prior to expiry, the Agreement may be terminated by ME or the Client on not less than 1 month's prior written notice. Where the Agreement is terminated under this Clause 6.2 prior to completion of the Services, ME shall be entitled to charge:

a) a fair and reasonable proportion of the full fees which would have been payable if the work had been carried through to a conclusion; or

b) a reasonable sum for all the work undertaken up to and including the date of termination based on quantum merit; and

c) any outstanding disbursements properly incurred by ME.

6.3 We may, without liability, terminate the Agreement or, at our option, suspend the provision of any Services immediately on written notice if you fail to pay any sum due to us in accordance with the Agreement.

6.4 If either party is in material breach of the Agreement, the other may immediately terminate the Agreement if the breach is incapable of remedy; or if it is capable of remedy, the other party shall serve on the defaulting party at least 28 days' notice requiring such breach to be remedied and, if such breach is not remedied, the Agreement shall automatically terminate.

6.5 Either party may at its discretion immediately on notice in writing to the other party, terminate the Agreement if the other party becomes insolvent, ceases, or threatens to cease, to carry on business, an encumbrancer takes possession or a receiver is appointed over any of that party's property or assets, that party makes any voluntary arrangement with its creditors or enters into administration or goes into liquidation or bankruptcy (or the nearest legal equivalent in any jurisdiction).

6.6 Within 28 days after termination of the Agreement howsoever caused, we shall submit an account for all fees, costs, expenses and disbursements payable by you and you shall pay all such fees, costs, expenses and disbursements in accordance with Clause 3 above.

6.7 Clauses 5 (Limitation of Liability), 7 (Complaints), 10 (Applicable Law and Jurisdiction), 11 (Employees, Data Protection and IPR), 12 (Anti-bribery and Corruption) and 13 (General) will remain fully in force notwithstanding the termination or expiry of the Agreement.

6.8 Termination or expiry of the Agreement shall not affect any rights, remedies, obligations or liabilities of the parties that have accrued up to the date of termination or expiry, including the right to claim damages in respect of any breach of the Agreement which existed at or before the date of termination or expiry.

7 Complaints

We operate a formal procedure for dealing with complaints, a copy of which is available on request. Our complaints procedure does not apply to any expert witness services or advice, which is separately regulated.

8 The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Proceeds of Crime Act 2002, Terrorism Act 2000, Criminal Finances Act 2017

8.1 Legislation on money laundering and terrorist financing requires us to obtain and have copies of satisfactory evidence of the identity of our clients and their addresses and sometimes of people related to them. Such evidence will be maintained on our records for a minimum of six years.

8.2 If required, we will ask you for evidence of identification and current address and we may perform identity verification checks against third party databases, including using electronic media and by accepting to enter into the Agreement you consent to us using your personal information for this purpose. Where we know or suspect that a transaction on behalf of a client involves money laundering or terrorist financing, we may be required to make a money laundering disclosure. If this happens, we may for legal or regulatory reasons not be able to inform you that a disclosure has been made or the reasons for it and we may have to stop delivering any Services for a period of time and may not be able to tell you why.

8.3 The documents you may be asked to produce (we will need to see the originals and obtain photocopies) include a passport or photo driving licence, and proof of your address in the form of a recent utility bill, bank account statement or credit card statement. Copies of these documents will be maintained on file for a period of at least six years. By signing the Letter of Engagement you agree to provide us promptly with all relevant information if requested to do so and we shall process all such information in accordance with Clause 11.

9 Conflicts of Interest

- 9.1 ME operates an internal policy for identifying and managing conflicts of interest. If, where a conflict arises, we advise that the conflict requires us to cease providing any Services then the Agreement shall terminate in respect of the relevant part of the Services with immediate effect. ME shall be free to act for other clients while we are acting for you unless we have a conflict of interest.
- 9.2 From time to time, ME and/or our members may have interests in other businesses. As part of our internal process we will undertake a Conflict of Interest (COI) check prior to entry into the Agreement and an additional COI check where, in our discretion, we believe it would be prudent to do so. Should any related firm be identified within that process then it will be considered that a potential conflict of interest exists. We will ask you to confirm that you understand the nature of this interest and explain to you how your instruction will be managed to mitigate the effects of any conflict of interest.

10 Applicable Law and Jurisdiction

The Agreement and any dispute or claim (including non-contractual disputes or claims) shall be governed by the laws of England and Wales and any dispute or claim under the Agreement or arising out of or in connection with its subject matter shall be subject to the exclusive jurisdiction of the English and Welsh courts.

11 Employees, Data Protection and IPR

- 11.1 You shall not, without our prior written consent, solicit or entice away or attempt to entice away or authorise the taking of such action by any other person, any member of our staff who has been performing or assisting in the performance of the Services for a period of six months following the end of any such involvement by the individual concerned.
- 11.2 Where you have provided us with your personal information, we will use your information in our working relationship, primarily for the provision of the Services and for related purposes as set out in our Privacy Policy which can be found at www.montagu-evans.co.uk/privacy <http://www.montagu-evans.co.uk/privacy> and is available on request. Purposes for which we may use your information include but are not limited to updating and enhancing client records, carrying out identity verification, credit or anti-fraud checks using third party databases (which may involve disclosure to registered credit reference or fraud prevention agencies who may retain and use this personal information), analysis to help us manage our practice, statutory returns and legal and regulatory compliance. Where you have provided us with the personal information of other parties, you confirm that you have permission to provide such information to us for the purposes set out in this Clause 11.2.
- 11.3 Our use of the personal information referred to in Clause 11.2 above is subject to applicable data protection law and our professional duty of confidentiality. Where we have your permission, we may also use this information to contact you by e-mail, telephone, post or other means of secure electronic communication as are agreed with you from time to time, to provide you with details about our products and services and our forthcoming events.
- 11.4 Certain documents may legally belong to you, but we intend to securely destroy general correspondence and other papers that we store which are more than six years old, except for documents that we consider to be of continuing significance which will be retained for a maximum of 15 years. If you want us to keep particular documents, you must instruct us accordingly. Personal data will be retained and deleted as set out in our Privacy Policy.
- 11.5 All intellectual property rights and other rights in all reports, drawings, photographs, accounts and other documents we create, prepare or produce in connection with the Services shall, unless otherwise agreed, be owned by us. Subject to Clause 11.6 below, we license such rights to you on a non-exclusive, non-transferable, royalty-free basis to the extent reasonably required by you to make reasonable use of all such rights in connection with the Services. If the Services terminate then this licence shall terminate automatically and you shall not be entitled to make any further use of such rights or any materials in which they are contained.
- 11.6 Where we supply intellectual property rights to you in connection with the Services and we do not own such rights, our supply is conditional on us obtaining a licence for you to use such materials on such terms as we may notify to you from time to time.

12 Anti-bribery and Corruption

Both parties shall comply at all times with all applicable laws, regulations and guidance relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010.

13 General

- 13.1 No variation of the Agreement shall be effective or valid unless it is in writing and signed by the parties.
- 13.2 If a provision of the Agreement is found by a court or administrative body of competent jurisdiction to be invalid or unenforceable, its invalidity or unenforceability shall not affect the other provisions of the Agreement which will continue to have effect. If any provision of the Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provisions were deleted, the provision in question shall apply with such modification(s) as may be necessary to make it valid.
- 13.3 You are responsible for all health, safety and environmental matters at your property and shall comply with all applicable health and safety laws, regulations, codes of conduct and guidelines. You shall notify us of any risks relating to health and safety at your property and shall provide us with all documentation relating to such risks and the measures in place to manage those risks.
- 13.4 The Agreement constitutes the entire agreement between the parties and supersedes and extinguishes all previous drafts, agreements, arrangements and understandings between them, whether written or oral, relating to its subject matter. Save where you are acting as a consumer (where you may have additional rights as set out in Clause 1.2 above) each party agrees that it shall have no remedies in respect of any representation or warranty (whether made innocently or negligently) that is not set out in the Agreement.
- 13.5 The parties acknowledge that in entering into the terms set out in the Agreement neither has relied on any oral or written representation or undertaking by the other except as expressly incorporated in the Agreement.
- 13.6 A waiver of any right or remedy under the Agreement or by law is only effective if given in writing and shall not be deemed a waiver of any subsequent right or remedy.
- 13.7 A failure or delay by a party to exercise any right or remedy provided under the Agreement or by law shall not constitute a waiver of that or any other right or remedy, nor shall it prevent or restrict any further exercise of that or any other right or remedy. No single or partial exercise of any right or remedy provided under the Agreement or by law shall prevent or restrict the further exercise of that or any other right or remedy.
- 13.8 A party that waives a right or remedy provided under the Agreement or by law in relation to one party, or takes or fails to take any action against that party, does not affect its rights in relation to any other party.

APPENDIX 2.0

SCHEDULE OF ACCOMMODATION

Reference	Status	Property Owner Name	Property Region	Product	Description	Type	Bedrooms	Lease Type	Lifespan Acquired	Lease Start Date	Lease End Date	Initial OMV	Current OMV	Current Helyo %	Current Tenant %	Postcode	Monthly Rent	Programme	RHS OMV
P002774	Active	Heylo Housing Secured B East Midlands	Home Reach	18 Crocus Gardens	Detached		3	Shared Ownership	14/12/2018	14/12/2018	13/12/2143	£296,995		50%	50%	NG12 4HW	£481.29 SOAHF CME		£148,498
P002819	Active	Heylo Housing Secured B West Midlands	Home Reach	1 Bosworth Avenue	Semi Detached		3	Shared Ownership	14/12/2018	14/12/2018	13/12/2143	£278,995		50%	50%	CV22 5SE	£452.11 SOAHF CME		£139,498
P002821	Active	Heylo Housing Secured B West Midlands	Home Reach	3 Bosworth Avenue	Semi Detached		3	Shared Ownership	14/12/2018	14/12/2018	13/12/2143	£278,995		50%	50%	CV22 5SE	£452.11 SOAHF CME		£139,498
P002900	Active	Heylo Housing Secured B East	Home Reach	2 Duck Hook Walk	N Semi Detached		3	Shared Ownership	14/12/2018	14/12/2018	13/12/2143	£380,000		50%	50%	CB24 1BA	£615.81 SOAHF CME		£190,000
P002901	Active	Heylo Housing Secured B East	Home Reach	3 Duck Hook Walk	N Semi Detached		3	Shared Ownership	17/12/2018	17/12/2018	16/12/2143	£380,000		50%	50%	CB24 1BA	£615.81 SOAHF CME		£190,000
P002903	Active	Heylo Housing Secured B East	Home Reach	1 Duck Hook Walk	N Semi Detached		3	Shared Ownership	14/12/2018	14/12/2018	13/12/2143	£380,000		50%	50%	CB24 1BA	£615.81 SOAHF CME		£190,000
P002905	Active	Heylo Housing Secured B East	Home Reach	7 Duck Hook Walk	N Semi Detached		3	Shared Ownership	17/12/2018	17/12/2018	16/12/2143	£380,000		50%	50%	CB24 1BA	£615.81 SOAHF CME		£190,000
P002906	Active	Heylo Housing Secured B East	Home Reach	8 Duck Hook Walk	N Semi Detached		3	Shared Ownership	14/12/2018	14/12/2018	13/12/2143	£380,000		50%	50%	CB24 1BA	£615.81 SOAHF CME		£190,000
P002908	Active	Heylo Housing Secured B East	Home Reach	10 Duck Hook Walk	Semi Detached		3	Shared Ownership	14/12/2018	14/12/2018	13/12/2143	£360,000		50%	50%	CB24 1BA	£583.40 SOAHF CME		£180,000
P002910	Active	Heylo Housing Secured B East	Home Reach	60 Hobson Avenue	Purpose-Built Flat		1	Shared Ownership	21/12/2018	04/10/2020	30/01/2145	£226,000		75%	25%	NR8 5GW	£366.24 SOAHF CME		£113,000
P002929	Active	Heylo Housing Secured B East	Home Reach	62 Hobson Avenue	Purpose-Built Flat		2	Shared Ownership	21/12/2018	20/11/2020	19/11/2145	£400,000		55%	45%	CB2 9BE	£681.64 SOAHF CME		£220,000
P002931	Active	Heylo Housing Secured B East	Home Reach	66 Hobson Avenue	Purpose-Built Flat		1	Shared Ownership	21/12/2018	13/09/2019	12/09/2144	£410,000		70%	40%	CB2 9BE	£793.34 SOAHF CME		£246,000
P002936	Active	Heylo Housing Secured B East	Home Reach	76 Hobson Avenue	Purpose-Built Flat		1	Shared Ownership	21/12/2018	15/08/2019	14/08/2144	£420,000		70%	30%	CB2 9BE	£948.13 SOAHF CME		£294,000
P002952	Active	Heylo Housing Secured B East	Home Reach	7 George Elliott Row	Semi Detached		3	Shared Ownership	14/12/2018	14/12/2018	13/12/2143	£334,995		50%	50%	NP3 8XQ	£542.87 SOAHF CME		£167,498
P003023	Active	Heylo Housing Secured B West Midlands	Home Reach	52 Palmer Crescent	Semi Detached		2	Shared Ownership	14/12/2018	14/12/2018	13/12/2143	£299,995		50%	50%	CV34 7BD	£486.14 SOAHF CME		£149,998
P003054	Active	Heylo Housing Secured B West Midlands	Home Reach	54 Palmer Crescent	Semi Detached		2	Shared Ownership	14/12/2018	14/12/2018	13/12/2143	£314,995		50%	50%	CV34 7BD	£510.46 SOAHF CME		£157,498
P003055	Active	Heylo Housing Secured B West Midlands	Home Reach	14 Taylor Way	Wan Semi Detached		2	Shared Ownership	14/12/2018	14/12/2018	13/12/2143	£314,995		50%	50%	CV34 7BD	£510.46 SOAHF CME		£157,498
P003056	Active	Heylo Housing Secured B West Midlands	Home Reach	16 Taylor Way	Wan Semi Detached		2	Shared Ownership	14/12/2018	14/12/2018	13/12/2143	£314,995		50%	50%	CV34 7BD	£510.46 SOAHF CME		£157,498
P003064	Active	Heylo Housing Secured B East	Home Reach	40 Falcon Crescent	Mid Terrace		3	Shared Ownership	17/12/2018	17/12/2018	16/12/2143	£226,000		50%	50%	NR8 5GW	£366.24 SOAHF CME		£113,000
P003085	Active	Heylo Housing Secured B East	Home Reach	42 Falcon Crescent	Mid Terrace		3	Shared Ownership	14/12/2018	14/12/2018	13/12/2143	£226,000		50%	50%	NR8 5GW	£366.24 SOAHF CME		£113,000
P003394	Active	Heylo Housing Secured B North West	Home Reach	3 Falcon Way	Nanta Semi Detached		3	Shared Ownership	14/12/2018	14/12/2018	13/12/2143	£224,995		50%	50%	CV5 5XS	£364.62 SOAHF CME		£112,498
P003394	Active	Heylo Housing Secured B Yorkshire and The Humber	Home Reach	39 Peregrine Square	Semi Detached		3	Shared Ownership	17/12/2018	17/12/2018	16/12/2143	£199,950		50%	50%	YO8 9SG	£324.03 SOAHF CME		£99,975
P003946	Active	Heylo Housing Secured B Yorkshire and The Humber	Home Reach	21 Fenton Drive	We Bungalow		2	Shared Ownership	19/12/2018	19/12/2018	18/12/2144	£174,950		50%	50%	YO13 9QY	£283.51 SOAHF CME		£87,475
P003958	Active	Heylo Housing Secured B East	Home Reach	19 Griffin Road	Brw Semi Detached		3	Shared Ownership	18/12/2018	18/12/2018	17/12/2143	£299,995		50%	50%	NP28 4QP	£486.14 SOAHF CME		£149,998
P003973	Active	Heylo Housing Secured B Yorkshire and The Humber	Home Reach	89 Brompton Drive	J Mid Terrace		3	Shared Ownership	17/12/2018	17/12/2018	16/12/2143	£187,500		35%	65%	BD10 0DW	£212.69 SOAHF CME		£65,625
P003974	Active	Heylo Housing Secured B Yorkshire and The Humber	Home Reach	91 Brompton Drive	J Mid Terrace		3	Shared Ownership	18/12/2018	18/12/2018	17/12/2143	£194,950		40%	60%	BD10 0DW	£252.72 SOAHF CME		£77,800
P003986	Active	Heylo Housing Secured B Yorkshire and The Humber	Home Reach	30 Heather Drive	Po Mid Terrace		3	Shared Ownership	31/01/2020	31/01/2020	30/01/2145	£170,000		39%	61%	WF8 2F1	£207.74 SOAHF CME		£66,300
P004020	Active	Heylo Housing Secured B South East	Your Home	21 Lingfield Stacey	Detached		3	Shared Ownership (	23/12/2018	23/12/2018	22/12/2021	£265,000		45%	55%	0	£84.99 No S106 Requirement		£145,750
P004558	Active	Heylo Housing Secured B North West	Home Reach	55 Ashworth Road	L Detached		3	Shared Ownership	28/12/2018	24/07/2019	23/07/2144	£204,995		75%	25%	FY8 2FU	£495.83 SOAHF CME		£153,746
P004559	Active	Heylo Housing Secured B North West	Home Reach	59 Ashworth Road	L Detached		4	Shared Ownership	28/12/2018	06/09/2019	05/09/2144	£220,000		75%	25%	FY8 2FU	£532.12 SOAHF CME		£165,000
P004560	Active	Heylo Housing Secured B North West	Home Reach	69 Ashworth Road	L Detached		4	Shared Ownership	28/12/2018	13/12/2019	12/12/2144	£208,995		75%	25%	FY8 2FU	£493.57 SOAHF CME		£156,746
P004561	Active	Heylo Housing Secured B North West	Home Reach	75 Ashworth Road	L Detached		3	Shared Ownership	28/12/2018	21/06/2019	20/06/2144	£227,995		75%	25%	FY8 2FU	£553.45 SOAHF CME		£170,996
P004562	Active	Heylo Housing Secured B North West	Home Reach	76 Ashworth Road	L Detached		3	Shared Ownership	28/12/2018	02/08/2019	01/08/2144	£220,995		75%	25%	FY8 2FU	£532.12 SOAHF CME		£165,746
P004563	Active	Heylo Housing Secured B North West	Home Reach	104 Ashworth Road	Detached		3	Shared Ownership	28/12/2018	03/02/2020	02/02/2145	£199,995		70%	30%	FY8 2FU	£438.63 SOAHF CME		£139,997
P004565	Active	Heylo Housing Secured B North West	Home Reach	70 St Georges Quay	Mid Terrace		3	Shared Ownership	28/12/2018	25/10/2019	24/10/2144	£209,995		75%	25%	LA1 5UJ	£495.92 SOAHF CME		£157,496
P004566	Active	Heylo Housing Secured B North West	Home Reach	71 St Georges Quay	Mid Terrace		3	Shared Ownership	28/12/2018	20/09/2019	19/09/2144	£204,995		75%	25%	LA1 5UJ	£495.83 SOAHF CME		£153,746
P004567	Active	Heylo Housing Secured B North West	Home Reach	72 St Georges Quay	Mid Terrace		3	Shared Ownership	28/12/2018	13/12/2019	12/12/2144	£204,995		60%	40%	LA1 5UJ	£495.83 SOAHF CME		£153,746
P004568	Active	Heylo Housing Secured B North West	Home Reach	73 St Georges Quay	End Terrace		3	Shared Ownership	28/12/2018	30/08/2019	29/08/2144	£209,995		50%	50%	LA1 5UJ	£338.62 SOAHF CME		£104,998
P004569	Active	Heylo Housing Secured B North West	Home Reach	75 St Georges Quay	End Terrace		3	Shared Ownership	28/12/2018	28/06/2019	27/06/2144	£209,995		50%	50%	LA1 5UJ	£338.63 SOAHF CME		£104,998
P004570	Active	Heylo Housing Secured B North West	Home Reach	76 St Georges Quay	Mid Terrace		3	Shared Ownership	28/12/2018	26/07/2019	25/07/2144	£204,995		50%	50%	LA1 5UJ	£330.55 SOAHF CME		£102,498
P004571	Active	Heylo Housing Secured B North West	Home Reach	77 St Georges Quay	Mid Terrace		3	Shared Ownership	28/12/2018	29/08/2019	28/08/2144	£204,995		50%	50%	LA1 5UJ	£330.55 SOAHF CME		£102,498
P004572	Active	Heylo Housing Secured B North West	Home Reach	78 William Priestly	Detached		2	Shared Ownership	28/12/2018	28/06/2019	27/06/2144	£229,995		55%	45%	LA1 5UJ	£438.63 SOAHF CME		£139,997
P004573	Active	Heylo Housing Secured B North West	Home Reach	27 Blackberry Way	Ct End Terrace		2	Shared Ownership	28/12/2018	06/09/2019	05/09/2144	£129,995		50%	50%	CA2 6RF	£208.61 SOAHF CME		£64,998
P004574	Active	Heylo Housing Secured B North West	Home Reach	29 Blackberry Way	Ct Semi Detached		2	Shared Ownership	28/12/2018	29/11/2019	28/11/2144	£127,995		65%	35%	CA2 6RF	£261.96 SOAHF CME		£83,197
P004575	Active	Heylo Housing Secured B North West	Home Reach	31 Blackberry Way	Ct Semi Detached		2	Shared Ownership	28/12/2018	18/11/2019	04/11/2144	£127,995		57%	43%	CA2 6RF	£222.72 SOAHF CME		£72,997
P004576	Active	Heylo Housing Secured B North West	Home Reach	33 Blackberry Way	Ct Semi Detached		2	Shared Ownership	28/12/2018	04/07/2019	03/07/2144	£129,995		50%	50%	CA3 0FN	£230.86 SOAHF CME		£74,998
P004578	Active	Heylo Housing Secured B North West	Home Reach	88 Glaramara Drive	Detached		3	Shared Ownership	28/12/2018	24/07/2019	23/07/2144	£219,995		67%	33%	CA2 6RF	£475.35 SOAHF CME		£147,397
P004579	Active	Heylo Housing Secured B North West	Home Reach	90 Glaramara Drive	Detached		3	Shared Ownership	28/12/2018	23/08/2019	22/08/2144	£219,995		68%	32%	CA2 6RF	£482.44 SOAHF CME		£149,597
P004580	Active	Heylo Housing Secured B North West	Home Reach	92 Glaramara Drive	End Terrace		3	Shared Ownership	28/12/2018	06/09/2019	05/09/2144	£156,995		31%	69%	CA2 6RF	£156.95 SOAHF CME		£48,668
P004581	Active	Heylo Housing Secured B North West	Home Reach	94 Glaramara Drive	Mid Terrace		3	Shared Ownership	28/12/2018	05/07/2019	04/07/2144	£156,995		25%	75%	CA2 6RF	£126.58 SOAHF CME		£39,249
P004582	Active	Heylo Housing Secured B North West	Home Reach	4 Raisbeck Close	Ct Detached		4	Shared Ownership	28/12/2018	04/07/2019	03/07/2144	£179,995		50%	50%	CA3 0FN	£272.58 SOAHF CME		£87,998
P004583	Active	Heylo Housing Secured B North West	Home Reach	6 Raisbeck Close	Ct Semi Detached		3	Shared Ownership	28/12/2018	13/03/2020	12/03/2145	£179,995		40%	60%	CA3 0FN	£225.59 SOAHF CME		£71,998
P004584	Active	Heylo Housing Secured B North West	Home Reach	12 Raisbeck Close	Ct Semi Detached		3	Shared Ownership	28/12/2018	31/10/2019	30/10/2144	£207,995		75%	25%	CA3 0FN	£491.20 SOAHF CME		£155,996
P004585	Active	Heylo Housing Secured B North West	Home Reach	22 Raisbeck Close	Ct Semi Detached		3	Shared Ownership	28/12/2018	19/07/2019	18/07/2144	£176,995		75%	25%	CA3 0FN	£428.10 SOAHF CME		£132,746
P004586	Active	Heylo Housing Secured B North West	Home Reach	24 Raisbeck Close	Ct Semi Detached		4	Shared Ownership	28/12/2018	04/05/2019	03/05/2145	£229,995		75%	25%	CA3 0FN	£491.20 SOAHF CME		£155,996
P004587	Active	Heylo Housing Secured B North West	Home Reach	26 Raisbeck Close	Ct Detached		3	Shared Ownership	28/12/2018	11/10/2019	10/10/2144	£187,995		50%	50%	CA3 0FN	£295.98 SOAHF CME		£93,998
P004588	Active	Heylo Housing Secured B North West	Home Reach	1 Copper Way	Carl's Detached		2	Shared Ownership	28/12/2018	17/01/2020	16/01/2145	£185,000		75%	25%	CA1 3RF	£434.72 SOAHF CME		£138,750
P004589	Active	Heylo Housing Secured B North West	Home Reach	3 Hollybush Drive	Ca Detached		3	Shared Ownership	28/12/2018	06/02/2020	05/02/2145	£165,000		40%	60%	CA1 3RF	£206.79 SOAHF CME		£66,000
P004590	Active	Heylo Housing Secured B North West	Home Reach	11 Hollybush Drive	Detached		2	Shared Ownership	28/12/2018	03/07/2020	02/07/2145	£165,000		75%	25%	CA1 3RF	£387.72 SOAHF CME		£123,750
P004591	Active	Heylo Housing Secured B North West	Home Reach	13 Hollybush Drive	Detached		2	Shared Ownership	28/12/2018	27/03/2020	26/03/2145	£165,000		50%	50%	CA1 3RF	£254.48 SOAHF CME		£82,500
P004592	Active	Heylo Housing Secured B North West	Home Reach	23 Hollybush Drive	Detached		3	Shared Ownership	28/12/2018	15/05/2020	14/05/2145	£165,000		60%	40%	CA1 3RF	£310.20 SOAHF CME		£99,000
P004593	Active	Heylo Housing Secured B North West	Home Reach	39 Hollybush Drive	Detached		2	Shared Ownership	28/12/2018	21/11/2019	20/11/2144	£185,000		50%	50%	CA1 3RF	£291.26 SOAHF CME		£92,500
P004595	Active	Heylo Housing Secured B North West	Home Reach	26 Sewell Lane	Carl's Semi Detached		3												

APPENDIX 3.0

INSPECTION

SAMPLE

PHOTOGRAPHS

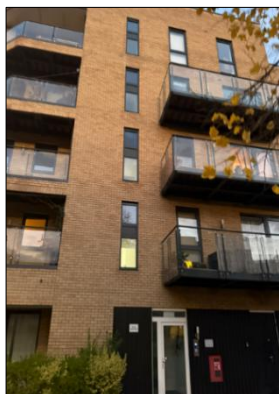
**INSPECTION SAMPLE 2, 3, 5, 7, 8, 10 DUCK
HOOK WALK, NORTHSTOWE, CB24 1BA**

UPRN: P002900, P002901, P002903, P002905,
P002906, P002908. Acquisition date: 14-17
December 2018.



**60,62,66,76 HOBSON AVENUE, TRUMPINGTON,
CB2 9BE**

UPRN: P002928, P002929, P002931, P002936.
Acquisition date: 21 December 2018.



42 ORCHARD WAY, CORBY GLEN, NG33 4EE

UPRN: P016062. Acquisition date: 15 July 2025



19 GRIFFIN ROAD, BRAMPTON, PE28 4QP

UPRN: P003958. Acquisition date: 18 December
2018.



DUKES HEAD CLOSE, THORNEY, PE6 0FX

UPRN: P016097. Acquisition date: 15 July 2025.



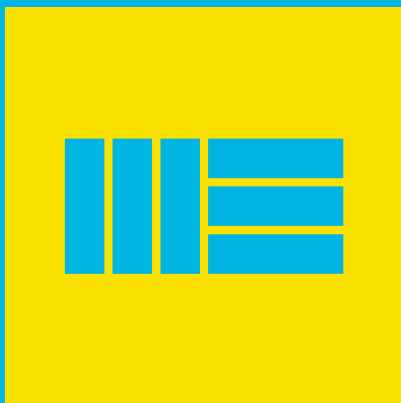
43 ORCHARD WAY, CORBY GLEN, NG33 4EE

UPRN: P016066. Acquisition date: 15 July 2025



MONTAGU EVANS

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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.