Heylo Housing
Secured Bond PLC

Bond Investor Report

September 2025

Business Overview

As of 30th Sep 2025, the company owns and manages 115 properties, 112 with its Home Reach product and 3 with its Your Home product and spread across 48 sites, and received £2.9m of grant.

Rent collection average for period was 102.6%.

The passing rent of the portfolio at 30th September 2025 was £509,155

Issuance Date	29/10/2018
GBP	GBP
Amount issued	£20,000,000
Retained by company	£4,575,600
Publicly held	£15,424,400
Current Accreted Aggregate Notional Amount (CNIA)	£21,725,082
Maturity	2028
Coupon	1.625%
Listing	London
ISIN	XS1880955007

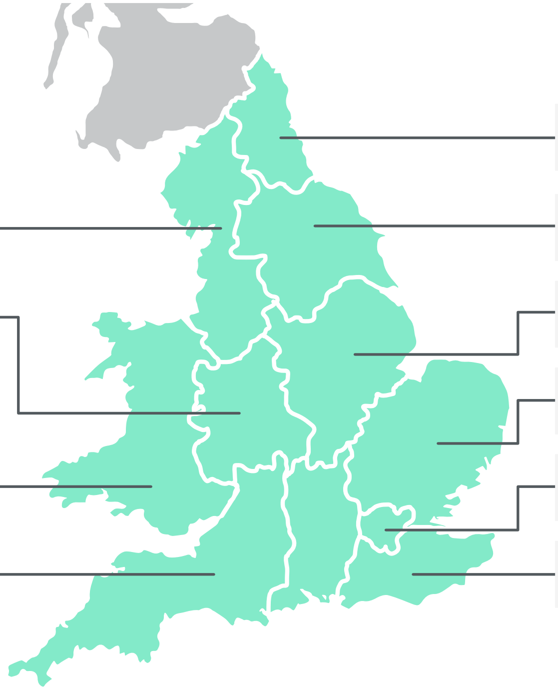
Base Index Figure	Feb-18	278.1
Limited Index Ratio (t-1)	Mar-25	1.393386
Interest Payment Reference Month : Index (t-1)	Jul-24	387.5
Interest Payment Reference Month : Index (t)	Jan-25	391.7
Limited Indexation Factor : LPI (t)		1.010839
Limited Index Ratio (t)	Mar-25	1.408488

Properties	115
EUV-SH	£25,218,260
Charged cash	£800,009
Operating cash	£0
"Aggregate nominal amount of Notes outstanding under the Programme"	£15,424,400
"Aggregate nominal amount of Notes calculated on the basis of their respective Current Notional Indexed Amount (CNIA)"	£21,725,082

Total Payments Received =	£3,306,002
Senior Costs =	£331,264
TPR – SC =	£2,974,739
Total Bond Payments =	£350,134
Debt Service Cover Ratio	8.50

Total Value of Properties =	£25,218,260
Total Aggregate Charged Cash =	£800,009
CNIA =	£21,725,082
Asset cover	1.21

Count by Region



North East	3
North West	46
Yorkshire & Humber	11
West Midlands	9
East Midlands	6
East	16
Wales	1
London	2
South West	12
South East	9

Count by Type

Houses	Apartments
99	16

Count by Bedrooms

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
10	25	64	16

Count Total

115

Rent Collection

average for period

102.6%

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Find out more about heylo:
heylohousing.com

View the properties available:
homereach.org.uk

heylo

Information correct at time of publication 27th November 2025