

# Propifi Bonds PLC

8.1% Fixed Rate Notes Due 2025

UK Secured Bridging Loans

The issue of the Bonds is for promotion to the limited class of persons listed in FCA COBS Rule 4.7.7 (being (a) certified as a 'high net worth investor', (b) certified as a 'sophisticated investor', (c) self-certified as a 'sophisticated investor' or (d) certified as a 'restricted investor').

**Strictly Private and Confidential - Capital is at Risk. No FSCS Cover**

Propifi Bonds PLC GBP £50m MTN Programme  
Fact Sheet: Series 2020-PB1 ISIN: GB00BLB0B914



# Propifi Bonds PLC

## 8.1% Senior Secured Debt Bond due 2025

Bond funds are secured via legal first charge, to maximum 70% LTV, on UK Property/Land

### OVERVIEW OF PROPIFI BONDS PLC

Propifi Bonds PLC is part of Propifi Holdings (Propifi) which issue legal first charge secured bridging loans to commercial UK property developers. The UK bridging market is estimated to be around £5B. With a senior management team with years of both property finance and development, chaired by Euan McAlpine, Propifi utilises Bonds as one of its funding streams to fill its growing lending pipeline of £100m plus, noting past experience does not guarantee future results.

### THE BOND

Propifi PLC 8.1% 2025 Bond is a potential high yield debt instrument that offers investors fixed returns over a 5-year term. The Bonds are due to provide a fixed annual income to investors by providing Propifi with bridging loan funding.

### KEY FEATURES

- 8.1% interest due quarterly (first payment due after 6 months)
- GBP £ denominated
- Fixed return
- Asset-backed
- Suitable for UCITS, ISA, SIPP, SSAS, QROPS, Portfolio Bonds and Investment Platforms

### ABOUT THE UNDERLYING SECURITY

The Bond is asset backed by way of First Charge taken on Borrowers security. This is taken in respect of the bridging loans made by Propifi in relation to UK Property/Land. The assets are pledged to the trustee under a trust structure. This security on the underlying activity undertaken by Propifi PLC does not guarantee a return of capital or interest in respect of bonds.

### MORE INFORMATION

With the UK bridging loan market valued at £4.5bn (Ernst & Young 2019) there is plenty of opportunity to offer lending. Propifi has an active and growing pipeline of traditional bridging opportunities of £100m, with developing opportunities in government back social housing schemes in excess of £300m.

Propifi assembled an experienced team with a strong track record in Property, Property Finance, Project Management, Processing and Technology to bring a new, easy to access commercial lending opportunities to market, providing much-needed bridging finance for customers, and aiming to delivering high returns of 8% plus for investors.

Propifi has been established specifically to cater to the massive demand for bridging finance in the UK, and to satisfy the increasing appetite for property finance in the face of stagnating traditional lending channels.

Unlike others in the bridging space, providing single funding streams, Propifi are not just lenders but project managers. We understand that our competitive advantage comes from the personal, hands-on, service-led approach that's seriously lacking in an otherwise 'mechanical' sector. We go beyond the brief and have vast experience of getting deals agreed where others have failed.

Propifi retains robust legal opinion from sector specialist lawyers to assist in a compliant approach and model.

### Bond Information

Bond	Propifi Bonds PLC 8.1% 2025
Series number	2020-PB1
Issue Size	Up to GBP £50m
Listing	Stock Exchange
Coupon/Term	8.1% per annum, paid quarterly (first coupon after 6 months) for a 5-year term
Status	Senior Secured Debt under English Law
ISIN	GB00BLB0B914
Liquidity	Transferable, though full term expected
Eligibility	UCITS, ISA, SIPP, SSAS, QROPS, Portfolio Bonds and Investment Platforms
Issue Date	1st June 2020
Clearing/Settlement	Crest, Euroclear, Clearstream
Rating	Eurorating, A- (Outlook Stable)

### Key Parties

Servicer and loan originator	Propifi Investments LTD
Issuer	Propifi Bonds PLC
Security Trustee	Propifi Security Trustees Limited
Registrar	Avenir Registrars Limited
Global Distributor	Zebra Consultancy
Issuer Legal Counsel	Greenwoods LLP

### Dealing/Valuation

Daily: 9am - 5pm GMT  
 Valuation: Weekly  
 Currency: GBP

ISIN: GB00BLB0B914



# How To Purchase Propifi Bonds

The issue of the Bonds is for promotion to the limited class of persons listed in FCA COBS Rule 4.7.7 (being (a) certified as a 'high net worth investor', (b) certified as a 'sophisticated investor', (c) self-certified as a 'sophisticated investor' or (d) certified as a 'restricted investor').

- 1 Complete the Registration of Interest and Investor Certification Form (You'll also be asked for AML/KYC evidence at this point)
- 2 Complete the Investor Subscription Form
- 3 Transfer Bond Subscription Funds
- 4 Via Avenir Regstras Propifi PLC instruct CREST transfer of Bonds
- 5 Receive Bond Note from Propifi PLC

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