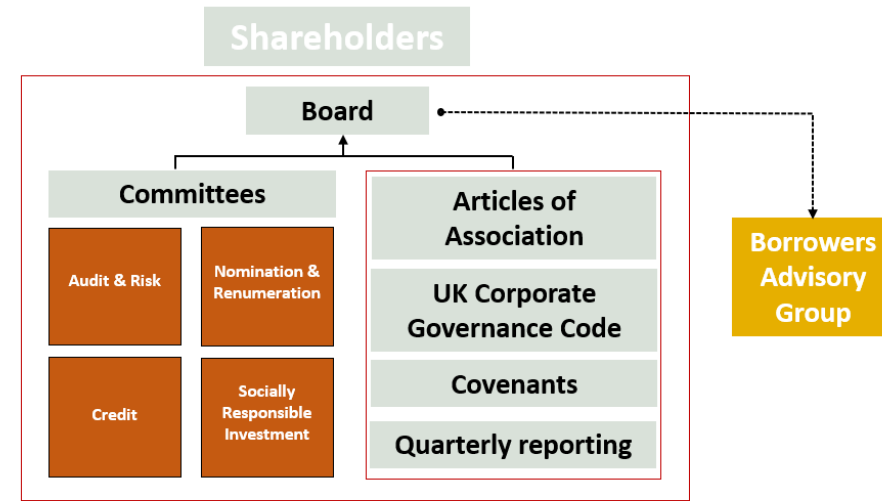


INTRODUCTION TO MORHOMES PLC



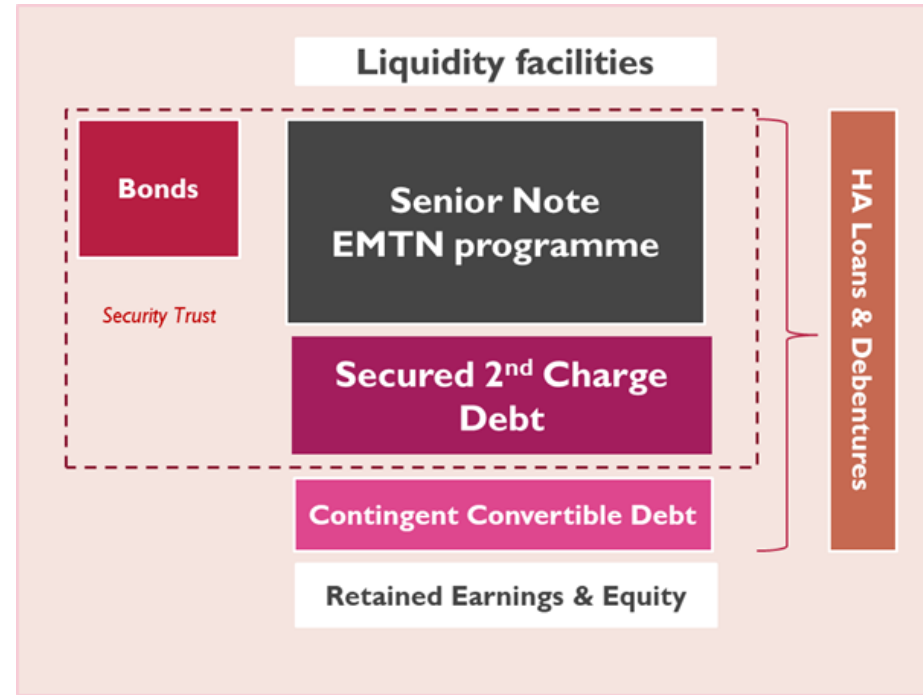
Updated November 2021

Unique Governance Structure



- PLC with highest standards of corporate governance [Read More](#)
- Shares owned by regulated, not-for-profit UK housing associations
- Borrowers must be shareholders
- Public debt traded on the London Stock Exchange
- All bonds are Social Bonds or Sustainability Bonds [Read More](#)

Unique Financial Structure



4 Layers of financial protection for senior bond holders



Benefits for Borrowers

- Speed and efficiency
- Flexibility on type of security accepted
- Standby liquidity
- Security at drawdown not required
- Low transaction costs and management resource
- A Lender you own
- £10m minimum borrowing amount
- Standard documentation and minimal business covenants

[Read More](#)

Benefits for Investors

- One stop shop to access HA sector
- Benchmark Size, repeat issues
 - Risk spread (by geography/size/type of HA)
- Credit management and monitoring
 - Unique credit model and understanding of borrowers
 - Access to unpublished financial forecast data
 - Ratings mainly equivalent to A+ or A
 - [Read More](#)
- Financial structure with loss buffers
- Back to back loan structure eliminates interest rate risk
- Government support for the sector
- Social and Sustainability bond programmes

MORhomes' members (head offices)



“The company assesses its credit risk policies effectively and closely monitors its lending portfolio's asset quality” (S&P Global Ratings Research Update 2 Dec 2020)