

MORHOMES PLC

Annual General Meeting and Shareholder video conference 8 September 2022

Agenda

11.00	Welcome (to include AGM formal business)	Neil Hadden, Chair, MORhomes
11.10	Update on MORhomes business	Patrick Symington, CEO, MORhomes
11.25	Strategic challenges for HA business plans including rents, development and stock investment. Discussion around the political and policy landscape both in the immediate future and the long-term	Gavin Smart, CEO, Chartered Institute of Housing
11.40	Investor's perspective on lending to housing associations	Fiona Dickinson, Investment Director, abrdn
12.00	Close	

• WE ARE CURRENTLY ADMITTING PARTICIPANTS •

• PLEASE MUTE YOURSELF UNTIL INVITED TO SPEAK •





WELCOME (including AGM
formal business)

NEIL HADDEN, CHAIR



Proxy votes received



Resolution	Votes
1. Report and Financial Statements to 31 March 2022 adopted	For: 100%
2. KPMG reappointed as auditor and Directors authorised to set fees	For: 100%
3. Directors may allot securities up to £2,100,000 nominal amount	For: 100%
Reappointments:	
4. Malcolm Charles Cooper	For: 100%
5. Neil John Hadden	For: 100%
6. Jane Elizabeth Pilcher	For: 100%
7. Geraldine Lesley Howley	For: 100%
8. Anjila Thomas	For: 100%
9. Charles Basil Tilley	For: 100%
10. Patrick John Symington	For: 100%
Special resolutions:	
11. Directors empowered to allot securities (conferred by Resolution 3) as if section 561(1) of the Companies Act 2006 did not apply	For: 100%



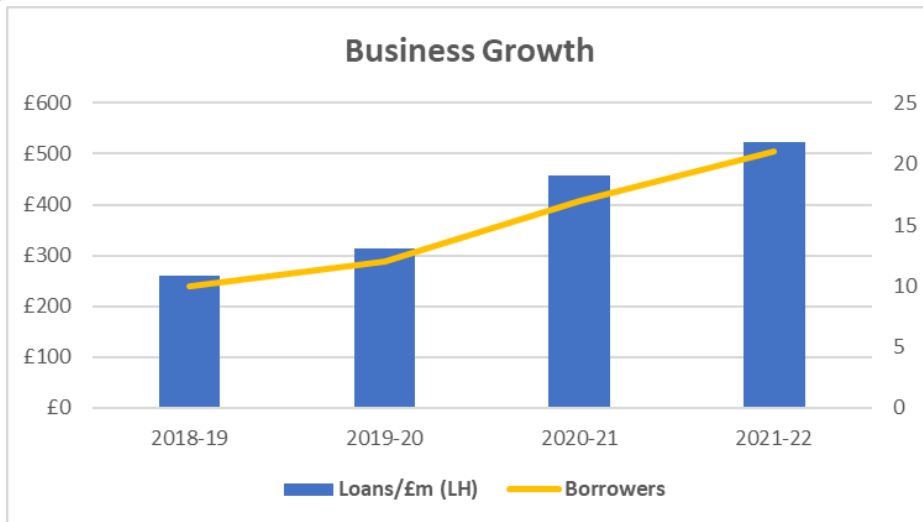
Update on MORhomes Business

Patrick Symington
Chief Executive

**** Confidential to MORhomes shareholders****



Highlights of the year 2021-22



- **Business Growth continues**
 - Passed £500m landmark
 - Passed 20 borrowers landmark
- **Sustainability Bond launched**
 - New 30 year maturity
- **S&P rating outlook revised upwards**
- **Bond spread improving v comparators**
- **Successful Board recruitment**
 - Strong, refreshed and more diverse
 - Working effectively

Financial results for the year



“The speed that all sides were able to turn around the transaction was faster than we could have achieved anywhere else.”

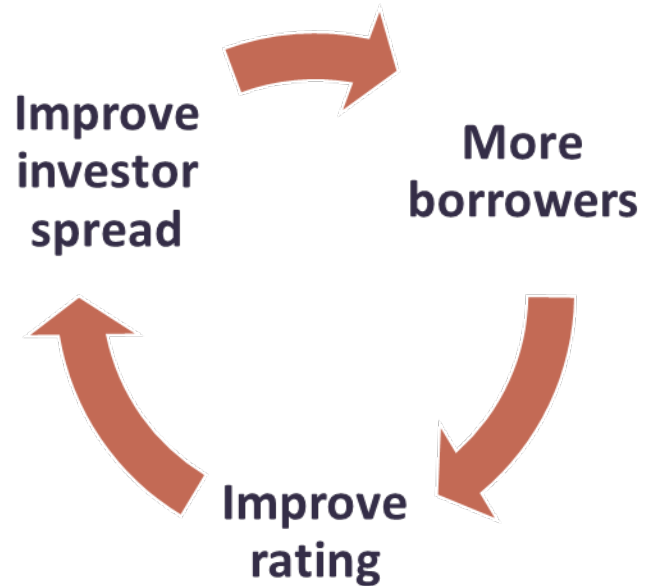
Mark Mayler, Group Finance Director, Selwood Housing

- **Building financial strength**
 - Building loan book
 - Underlying loans strong
 - Increasing shareholder funds despite loss as we invest in building business
 - Operating costs below budget
- **Proving strength of business model**
 - Unique benefits for borrowers
 - Established sound financial position

Consistent Strategy



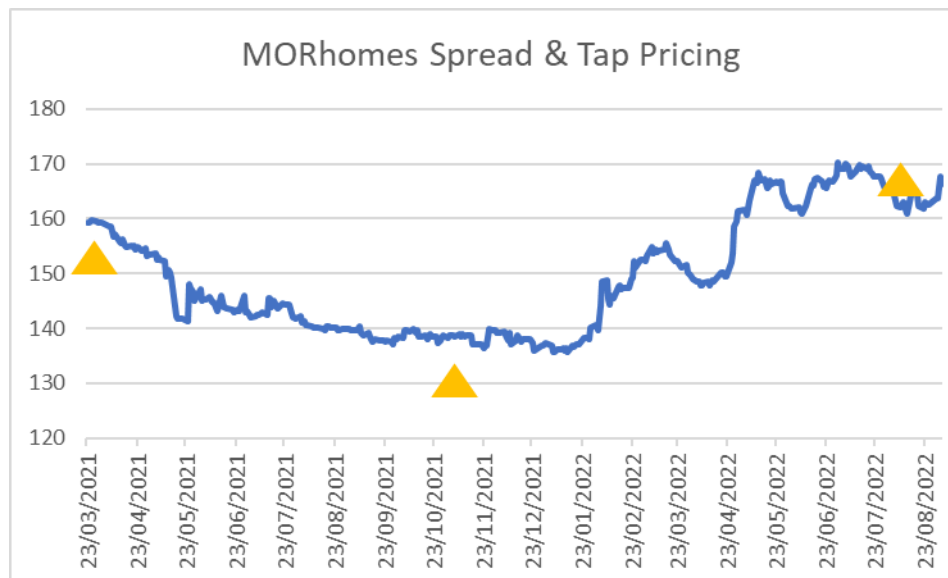
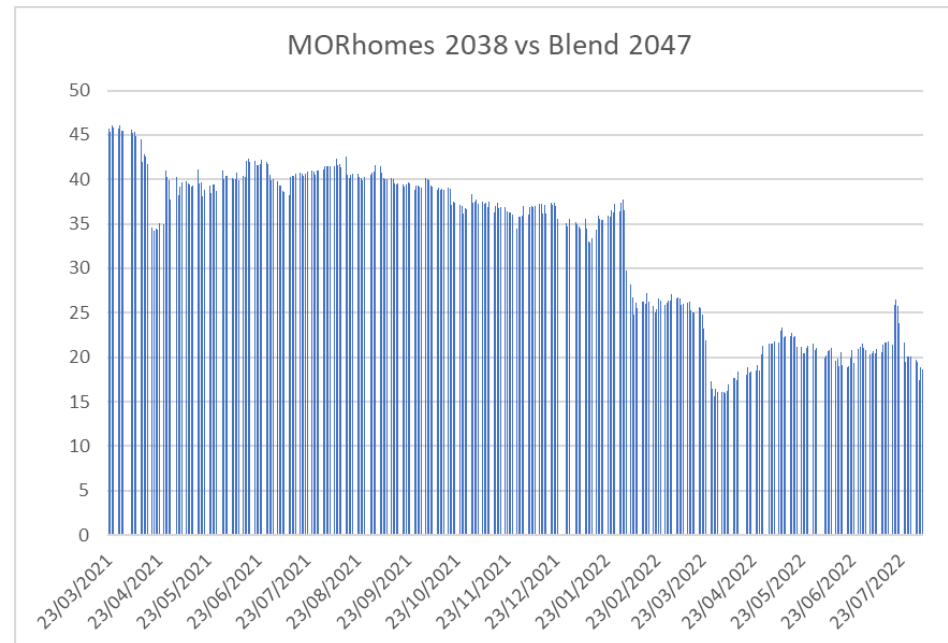
1. **Build loan book**
2. **Build investor confidence**
3. **Build governance and operational excellence**



Relative bond spread trends positive



- Comparative spread tightened considerably
- Strong demand for MH bonds - reverse enquiries/ new investors
- Enables taps close to/ inside secondary trading price

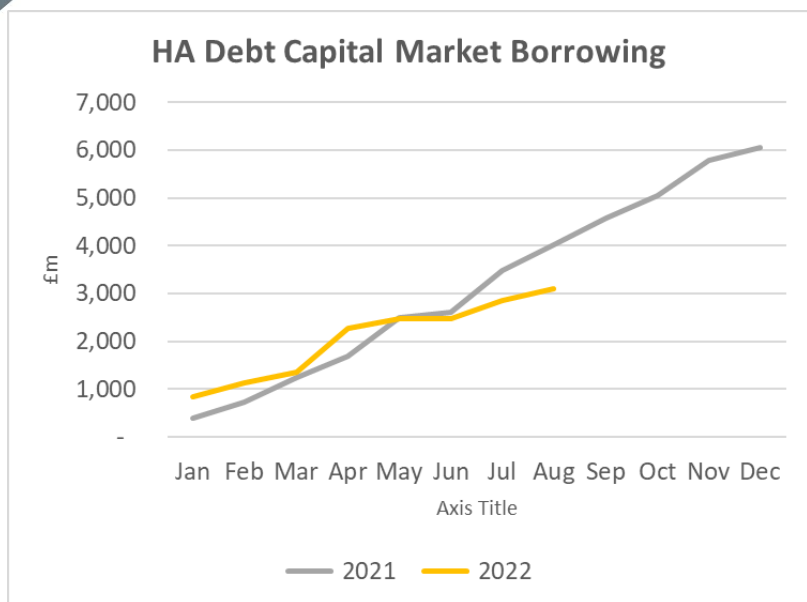


Source: Bloomberg

Outlook



- Major economic disruption continues
- Borrowers very adept at responding to change/ maintaining financial strength
- Challenges ahead
 - Likely rent cap, cost inflation
 - Competing priorities (affordability, stock investment, new development)
- We expect borrowers to continue to balance priorities and manage financial strength
- Still significant borrowing demand from HAs
 - Increased interest in flexible borrowing, smaller amounts
 - Plays to MORhomes strengths ...



Source: Chatham Financial

Unique benefits of MORhomes



- **Speed and efficiency of borrowing (taking market opportunities)**
- **Standard docs, a year to get security in place**
- **Standby liquidity at minimal cost**
- **£10m minimum loan amount**
- **Security flexibility & efficiency**
- **Minimal business covenants**
- **Strong sustainability offer**
- **The sector's own vehicle, here for the long-term**

**The right choice for 22
borrowers to date!**

**Offer very relevant in
current market conditions**

Questions



**BORROW
TODAY**

—
**BUILD FOR
TOMORROW**

