Loan Portfolio Annual Return 2025-2026

Landlord name:	
RSL Reg. No.:	
Report generated date:	

Approval	
Date approved:	
Approver:	
Approver job title	

Submission		
Nil return		
Date of Return		
Accounting year-end		
Number of housing units owned by RSL		
Number of housing units used for Security		
Unencumbered housing units		
What Percentage of unencumbered housing units has a Positive value?		
Does a Lender have a floating charge over the company assets?		
Loan Debt Outstanding	Less than 1 year	
	Between 1 and 2 years	
	Beyond 2 years and up to 5 years	
	Greater than 5 years	
	Total Loan Debt Outstanding	
Total value of Loan interest payable for the Financial Year (£'000s)		
Loan interest payable Comments		

Submission Comments

Covenants for Loans

Covenant Sequence Number	Type of Covenant applied	How is this Covenant calculated?	Required levels	Frequency of reporting to lender	Date of last report to lender	Actual levels achieved at that date
1	Interest Cover	Adjusted Operating Surplus (EBITDA) in respect of each Financial Year during the period from and including 1 April 2023 expressed as a percentage of Net Interest Payable in respect of each such Financial Year shall not be less than one hundred per cent (160%).	1.6	Quarterly	31/03/2026	3.06
2	Gearing (%)	Maximum 60% and calculated as Total Financial Indebtedness : Historic Cost of Properties.	not greater than 60%	Quarterly	31/03/2026	41%
3	Asset Cover	Value of secured stock must be greater than the loan by at least 110% EUV SH and where applicable MVST 125%	> than 110%	Quarterly	31/03/2026	175%

Facilities

Facility Reference Number	Name of Lender	Charge holder	Security Trustee in place?	Start Date	End Date	Total Facility (£'000s)	Reason for Total Facility Change	Balance of Facility Outstanding (£'000s)	Facility Undrawn (£'000s)	Next five years?	Undrawn Facility for?	Undrawn Facility Details
SHTRBS3110	Royal Bank of Scotland plc		No	01/10/2020	30/09/2045	45,000.0		40,674.1	3,400.0	Yes	New Build - Social Housing	
Totals						45,000.0		40,674.1	3,400.0			

Facilities

Facility Reference Number	Name of Lender	New Facility?	Funds Committed?	Fees - Arrangement	Fees - Non-utilisation	Fees - Other	Fees - Details	All lenders within this syndicate	Linked to ESG Credentials?	Facility Comments
SHTRBS3110	Royal Bank of Scotland plc	No	Yes	Yes	Yes	No			No	RBS Facility £45m

Loans

Facility Reference Number	Loan Reference Number	Loan Type	Purpose of Loan	Loan Purpose Details	Total Loan Amt (£'000s)	Balance O/S (£'000s)	Balance O/S Comments	Repmnt Terms	Repmnt Terms Comments	Ref Int Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	First Cap Repmnt Date	Final Cap Repmnt Date	First Int Pmnt Date	Interest is being
SHTRBS3110	RBSFIXED11420	Fixed Rate Loan	Refinancing		10,000.0	10,000.0		Interest only - Bullet repayment at end of term from refinancing		Fixed Rate Percentage		6.4500%		30/09/2034	30/10/2020	Paid
SHTRBS3110	RBSFIXED11421	Fixed Rate Loan	Refinancing		10,600.0	10,207.4		Interest only followed by structured capital repayments		Fixed Rate Percentage		2.4503%	30/09/2025	08/10/2045	30/10/2020	Paid
SHTRBS3110	RBSFIXED11423	Fixed Rate Loan	Refinancing		14,400.0	13,866.7		Interest only followed by structured capital repayments		Fixed Rate Percentage		5.0520%	30/09/2025	08/10/2045	30/10/2020	Paid
SHTRBS3110	RBSREVLNF11422	Revolving Loan / Credit Facility	Refinancing		10,000.0	6,600.0		Interest only - Bullet repayment at end of term from refinancing		SONIA	1.3000%			30/09/2030	30/10/2020	Paid
SHTRBS3110 Total					45,000.0	40,674.1										
Totals					45,000.0	40,674.1										

Loans

Facility Reference Number	Loan Reference Number	New Loan?	Loan fully repaid?	Start Date	Fin cap Rep Date Ind	Current deal expiry date	Forward fixes neg with Lender?	Fees - Arrangement	Fees - Non-utilisation	Fees - Other	Fees - Details	Percentage of Security provided by Social Housing assets (%)	Value of Security provided by Social Housing units (£'000s)	Basis of valuation	Date of valuation	Loan not linked to Covenant	Loan Comments
SHTRBS3110	RBSFIXED11420	No	No	01/10/2020	Yes			Yes	No	No		100.00%	71,025.0	EUV-SH without sales	15/12/2023		RBS Facility B
SHTRBS3110	RBSFIXED11421	No	No	01/10/2020	Yes			Yes	No	No		100.00%	71,025.0	EUV-SH without sales	15/12/2023		RBS Facility C
SHTRBS3110	RBSFIXED11423	No	No	01/10/2020	Yes			Yes	No	No		100.00%	71,025.0	EUV-SH without sales	15/12/2023		RBS Facility A
SHTRBS3110	RBSREVLNF11422	No	No	01/10/2020	Yes			Yes	Yes	No		100.00%	71,025.0	EUV-SH without sales	15/12/2023		Facility D

Loans Covenants

Facility Reference Number	Loan Reference Number	Covenant Sequence Number	Type of Covenant applied	How is this Covenant calculated?	Required levels	Frequency of reporting to lender	Actual levels achieved at that date
SHTRBS3110	RBSFIXED11420	1	Interest Cover	Adjusted Operating Surplus (EBITDA) in respect of each Financial Year during the period from and including 1 April 2023 expressed as a percentage of Net Interest Payable in respect of each such Financial Year shall not be less than one hundred per cent (160%).	1.6	Quarterly	3.06
SHTRBS3110	RBSFIXED11420	2	Gearing (%)	Maximum 60% and calculated as Total Financial Indebtedness : Historic Cost of Properties.	not greater than 60%	Quarterly	41%
SHTRBS3110	RBSFIXED11420	3	Asset Cover	Value of secured stock must be greater than the loan by at least 110% EUV SH and where applicable MVST 125%	> than 110%	Quarterly	175%
SHTRBS3110	RBSFIXED11421	1	Interest Cover	Adjusted Operating Surplus (EBITDA) in respect of each Financial Year during the period from and including 1 April 2023 expressed as a percentage of Net Interest Payable in respect of each such Financial Year shall not be less than one hundred per cent (160%).	1.6	Quarterly	3.06
SHTRBS3110	RBSFIXED11421	2	Gearing (%)	Maximum 60% and calculated as Total Financial Indebtedness : Historic Cost of Properties.	not greater than 60%	Quarterly	41%
SHTRBS3110	RBSFIXED11421	3	Asset Cover	Value of secured stock must be greater than the loan by at least 110% EUV SH and where applicable MVST 125%	> than 110%	Quarterly	175%
SHTRBS3110	RBSFIXED11423	1	Interest Cover	Adjusted Operating Surplus (EBITDA) in respect of each Financial Year during the period from and including 1 April 2023 expressed as a percentage of Net Interest Payable in respect of each such Financial Year shall not be less than one hundred per cent (160%).	1.6	Quarterly	3.06
SHTRBS3110	RBSFIXED11423	2	Gearing (%)	Maximum 60% and calculated as Total Financial Indebtedness : Historic Cost of Properties.	not greater than 60%	Quarterly	41%
SHTRBS3110	RBSFIXED11423	3	Asset Cover	Value of secured stock must be greater than the loan by at least 110% EUV SH and where applicable MVST 125%	> than 110%	Quarterly	175%
SHTRBS3110	RBSREVLNF11422	1	Interest Cover	Adjusted Operating Surplus (EBITDA) in respect of each Financial Year during the period from and including 1 April 2023 expressed as a percentage of Net Interest Payable in respect of each such Financial Year shall not be less than one hundred per cent (160%).	1.6	Quarterly	3.06
SHTRBS3110	RBSREVLNF11422	2	Gearing (%)	Maximum 60% and calculated as Total Financial Indebtedness : Historic Cost of Properties.	not greater than 60%	Quarterly	41%
SHTRBS3110	RBSREVLNF11422	3	Asset Cover	Value of secured stock must be greater than the loan by at least 110% EUV SH and	> than 110%	Quarterly	175%

Facility Reference Number	Loan Reference Number	Covenant Sequence Number	Type of Covenant applied	How is this Covenant calculated?	Required levels	Frequency of reporting to lender	Actual levels achieved at that date
				where applicable MVST 125%			

Embedded Interest Rate Derivatives

Facility Reference Number	Loan Reference Number	Sequence Number	Derivative Type	Amount (£'000s)	Date From	Date To	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)

IGF Lend

Sequence Number	Name of the organisation that the funding is provided to	Relationship to RSL	Amount Provided (£'000s)	Balance O/S (£'000s)	Purpose of Loan	Purpose of Loan Details	Duration of funding arrangement (months)	Start Date	End Date	First Repayment Date	Is Funding Provided Part of Funds Borrowed?	Loan Reference Number	Lender aware of on Lending Arrangement?
1	East End Housing Development Company Limited	Subsidiary	59.0	59.0	Capital Purchase (give details)	To purchase a flat	300	09/09/2009	03/11/2034	03/11/2034	Yes	RBSFIXED001	Yes
2	East End Housing Development Company Limited	Subsidiary	55.1	55.1	Capital Purchase (give details)	Purchase of flat for mid-market rent	300	31/12/2009	01/12/2034	01/12/2034	Yes	RBSFIXED11420	Yes
3	East End Housing Development Company Limited	Subsidiary	73.0	73.0	Capital Purchase (give details)	Purchase of flat	300	26/08/2010	08/06/2035	08/06/2035	Yes	RBSFIXED001	Yes
4	East End Housing Development Company Limited	Subsidiary	50.1	50.1	Capital Purchase (give details)	Purchase of Flat	300	21/09/2011	31/08/2036	31/08/2036	Yes	RBSFIXED11420	Yes
5	East End Housing Development Company Ltd	Subsidiary	30.0	30.0	Capital Purchase (give details)	Purchase a flat for market rent	300	08/10/2013	07/10/2038	07/10/2038	Yes	RBSFIXED001	Yes
6	East End Housing Development Company Ltd	Subsidiary	56.0	56.0	Capital Purchase (give details)	Purchase a flat for market rent	300	28/08/2013	27/08/2038	27/08/2038	Yes	RBSFIXED001	Yes
7	East End Housing Development Company Ltd	Subsidiary	40.0	39.5	Capital Purchase (give	Purchase of flat for market rent	300	19/11/2013	18/11/2038	18/11/2038	Yes	RBSFIXED11420	Yes

Sequence Number	Name of the organisation that the funding is provided to	Relationship to RSL	Amount Provided (£'000s)	Balance O/S (£'000s)	Purpose of Loan	Purpose of Loan Details	Duration of funding arrangement (months)	Start Date	End Date	First Repayment Date	Is Funding Provided Part of Funds Borrowed?	Loan Reference Number	Lender aware of on Lending Arrangement?
					details)								
8	East End Housing Development Company Ltd	Subsidiary	41.4	39.7	Capital Purchase (give details)	Purchase of flat for market rent	300	19/11/2013	18/11/2038	18/11/2038	Yes	RBSFIXED11420	Yes
9	East End Housing Development Company Limited	Subsidiary	55.0	53.6	Capital Purchase (give details)	Purchase of Flat	300	27/05/2014	26/05/2039	26/05/2039	Yes	RBSFIXED11420	Yes
1,119	East End Housing Development Company Limited	Subsidiary	45.0	45.0	Capital Purchase (give details)	Purchase a flat	300	26/05/2015	25/05/2040	25/05/2040	Yes	RBSFIXED001	Yes
1,120	East End Housing Development Company Limited	Subsidiary	68.5	68.3	Capital Purchase (give details)	Purchase a flat	300	28/01/2016	27/01/2041	27/01/2041	Yes	RBSFIXED11420	Yes
1,648	East End Housing Development Company Limited	Subsidiary	55.0	50.0	Capital Purchase (give details)	To provide funds to purchase a flat	300	17/03/2017	16/03/2042	16/03/2042	Yes	RBSFIXED001	Yes
2,181	East End Housing Development Company Limited	Subsidiary	50.1	50.1	Capital Purchase (give details)	To provide funds to purchase a flat	300	23/05/2017	22/05/2042	22/05/2042	Yes	RBSFIXED11420	Yes
Totals			678.2	669.4									

IGF Lend

Sequence Number	Name of the organisation that the funding is provided to	Security taken?	Type of Security	Type of Security details	Value of Security (£'000s)	Loan Agreement in Place?	Loan Type	Repmnt Period (months)	Repmnt Terms	Repmnt Terms Comments	Reference Interest Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	IGF Lend Comments
1	East End Housing Development Company Limited	Yes	Floating charge (give details)	Floating Charge over EEHDC assets	59.0	Yes	Variable Rate Loan	300	Interest only - Bullet repayment at end of term from cashflow		Rate paid by on lender (for on lending only)	1.0000%		
2	East End Housing Development Company Limited	Yes	Floating charge (give details)	Floating Charge over EEHDC assets	55.0	Yes	Variable Rate Loan	300	Interest only - Bullet repayment at end of term from cashflow		Rate paid by on lender (for on lending only)	1.0000%		
3	East End Housing Development Company Limited	Yes	Floating charge (give details)	Floating Charge over EEHDC assets	73.0	Yes	Variable Rate Loan	300	Interest only - Bullet repayment at end of term from cashflow		Rate paid by on lender (for on lending only)	1.0000%		
4	East End Housing Development Company Limited	Yes	Floating charge (give details)	Floating Charge over EEHDC assets	52.0	Yes	Variable Rate Loan	300	Interest only - Bullet repayment at end of term from cashflow		Rate paid by on lender (for on lending only)	1.0000%		
5	East End Housing Development Company Ltd	Yes	Floating charge (give details)	Floating charge over EEHDC assets	30.0	Yes	Variable Rate Loan	300	Interest only - Bullet repayment at end of term from cashflow		Rate paid by on lender (for on lending only)	1.0000%		
6	East End Housing Development Company Ltd	Yes	Floating charge (give details)	Floating Charge over EEHDC assets	56.0	Yes	Variable Rate Loan	300	Interest only - Bullet repayment at end of term from cashflow		Rate paid by on lender (for on lending only)	1.0000%		
7	East End Housing Development Company Ltd	Yes	Floating charge (give details)	Floating Charge over EEHDC assets	44.0	Yes	Variable Rate Loan	300	Interest only - Bullet repayment at end of term		Rate paid by on lender (for on lending	1.0000%		

Sequence Number	Name of the organisation that the funding is provided to	Security taken?	Type of Security	Type of Security details	Value of Security (£'000s)	Loan Agreement in Place?	Loan Type	Repmnt Period (months)	Repmnt Terms	Repmnt Terms Comments	Reference Interest Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	IGF Lend Comments
									from cashflow		only)			
8	East End Housing Development Company Ltd	Yes	Floating charge (give details)	Floating Charge over EEHDC assets	45.0	Yes	Variable Rate Loan	300	Interest only - Bullet repayment at end of term from cashflow		Rate paid by on lender (for on lending only)	1.0000%		
9	East End Housing Development Company Limited	Yes	Standard security over stock (give details)	First Ranking Standard Security plus Floating Charge	55.0	Yes	Variable Rate Loan	300	Interest only - Bullet repayment at end of term from cashflow		Rate paid by on lender (for on lending only)	1.0000%		
1,119	East End Housing Development Company Limited	Yes	Floating charge (give details)	Floating Charge over the assets of EEHDC	45.0	Yes	Variable Rate Loan	300	Interest only - Bullet repayment at end of term from cashflow		Rate paid by on lender (for on lending only)	1.0000%		
1,120	East End Housing Development Company Limited	Yes	Floating charge (give details)	Floating Charge over the assets of EEHDC	68.5	Yes	Variable Rate Loan	300	Interest only - Bullet repayment at end of term from cashflow		Rate paid by on lender (for on lending only)	1.0000%		
1,648	East End Housing Development Company Limited	Yes	Standard security over stock (give details)	The Association holds a first ranking standard security	55.0	Yes	Variable Rate Loan	300	Interest only - Bullet repayment at end of term from cashflow		Rate paid by on lender (for on lending only)	1.0000%		
2,181	East End Housing Development Company Limited	Yes	Standard security over stock (give details)	The Association holds a first ranking standard security	50.0	Yes	Variable Rate Loan	300	Interest only - Bullet repayment at end of term from cashflow		Rate paid by on lender (for on lending only)	1.0000%		

IGF Borrow

Sequence Number	Name of organisation that the funding is provided from	Relationship to RSL	Amount Received (£'000s)	Balance O/S (£'000s)	Purpose of Loan	Purpose of Loan Details	Duration of funding arrangement (months)	Start Date	End Date	First repayment date

IGF Borrow

Sequence Number	Name of organisation that the funding is provided from	Security taken?	Type of Security	Type of Security Details	Value of Security (£'000s)	Loan Agreement in place?	Loan Type	Repmnt Period (months)	Repmnt Terms	Repmnt Terms Comments	Reference Interest Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	IGF Borrow Comments

ISDAs

Sequence Number	Name of Lender	Amount (£'000s)	Start Date	End Date	Reference Interest Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	Mark to Market Threshold before collateral calls (£'000s)	Mark to Market Value (£'000s)	Date of Mark to Market Valuation	Implied loss or gain on Mark to Market Valuation (£'000s)	Type of collateral calls	Under which method are they marked?	Frequency of Call	ISDA Comments

ISDA Covenants

ISDA Sequence Number	Sequence Number	Type of covenant applied	How is this Covenant calculated?	Required levels	Frequency of reporting to lender	Date of last report to lender	Actual levels achieved at that date