

PLACES FOR PEOPLE TREASURY PLC

Compliance Certificate

Re: Places for People £2,000,000,000 Euro Medium Term Note Programme

To: Tony Petrou
Prudential Trustee Company Ltd
10 Fenchurch Ave
London
EC3M 5AG

From: Places for People Treasury PLC
on behalf of each of Places for People Homes Limited, Places for People Living+ Limited, Cotman Housing Association Limited, Derwent Housing Association and Castle Rock Edinvar Housing Association Limited (together, the Financial Covenantors)

Date: 27 September 2021

1. This Compliance Certificate is provided pursuant to Section 13.1 (g) of the Trust Deed dated 20th July 2007 as supplemented on each of 6 May 2010, 6 May 2011, 19 August 2013, 24 November 2015, 25 May 2016, 30 June 2017, 2 August 2018 and 24 July 2020 relating to the £2,000,000,000 Euro Medium Term Note Programme dated 20 July 2007 as supplemented on each of 6 July 2010, 6 May 2011, 19 August 2013, 24 November 2015, 25 May 2016, 30 June 2017, 2 August 2018, 16 July 2019, 24 July 2020 and 11 December 2020. Terms used herein but not otherwise defined shall have the respective meaning given to them in the Trust Deed.
2. During the period accounting period 1 April 2020 to 31 March 2021 and to date we confirm that
 - a. The Issuer has complied with all its obligations under the Trust Deed.
 - b. The Issuer confirms that there has been no Event of Default or Potential Event of Default.
 - c. The Issuer is in compliance as below with the Financial Covenant (Section 5) under the Terms and Conditions of the Notes.

Financial Covenant	As at 31 March 21 £000
Value of housing stock	5,312,771
Fixed Asset Investment	773,522
Stock & WIP	103,907
Total properties value	6,190,200
Less: secured debt	(794,480)
Less: Public Sector Grant	(1,301,098)
Net available properties value	4,094,622
Total unsecured debt	1,981,689
Ratio - Net available properties value / Total unsecured debt	2.07

For and behalf of Places for People Treasury PLC

Authorised Signatory

A handwritten signature in black ink, appearing to read 'AWinstanley', written in a cursive style.

Andrew Winstanley
Group Executive Director – Finance

Authorised Signatory

A handwritten signature in black ink, appearing to read 'MCooper', written in a cursive style.

Matt Cooper
Tax & Treasury Director