

Registered No: 08255980

**UPP Bond 1 Issuer plc**  
**Unaudited financial statements**

**For the six months ended 28 February 2026**

# UPP Bond 1 Issuer plc

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# **UPP Bond 1 Issuer plc**

## **Unaudited financial statements**

### **For the six months ended 28 February 2026**

#### **Principal activity**

UPP Bond 1 Issuer plc (“the Company”) commenced trading on 5 March 2013. The principal activity of the Company is that of a financing company.

On 5 March 2013 the Company issued £307,100,000 of fully amortising fixed rate senior secured notes and £75,000,000 of fully amortising RPI index-linked senior secured notes. On 9 December 2014 the Company issued a further £149,700,000 of fully amortising RPI index-linked senior secured notes. These are all listed on the Irish Stock Exchange. The proceeds of this issuance were on-lent on the same terms and conditions to seven fellow group companies to enable them to refinance their senior bank facilities and associated costs.

# UPP Bond 1 Issuer plc

## Statement of comprehensive income

### for six months ended 28 February 2026

		Unaudited	Unaudited
		Six months	Six months
		ended 28	ended 28
		February 2026	February 2025
	Notes	£'000	£'000
Other income		1	1
<b>Gross profit</b>		<b>1</b>	<b>1</b>
Operating Expenses		(1)	-
<b>Operating profit</b>		<b>-</b>	<b>1</b>
Finance income	6	16,119	15,677
Finance costs	7	(16,078)	(15,676)
<b>Profit/(loss) on ordinary activities before taxation</b>		<b>41</b>	<b>2</b>
Tax charge on loss on ordinary activities	8	-	-
<b>Profit/(loss) for the period attributable to owners of the parent</b>		<b>41</b>	<b>2</b>
<b>Total comprehensive income/(loss) for the period attributable to owners of the parent</b>		<b>41</b>	<b>2</b>

The above results all relate to continuing operations.

The notes on pages 7 to 21 form part of these financial statements

# UPP Bond 1 Issuer plc

## Statement of financial position

### as at 28 February 2026

		<b>Unaudited</b>	31 August 2025
	Notes	<b>28 February</b>	
		<b>2026</b>	
		<b>£'000</b>	£'000
<b>Fixed assets</b>			
Loans to group undertakings	10	476,666	484,359
<b>Current assets</b>			
Debtors: due within one year	9	40,080	38,460
Debtors: due after more than one year	11	38,343	39,304
Cash		15	15
		<b>78,438</b>	<b>77,779</b>
Creditors: amounts falling due within one year	12	(37,240)	(35,661)
<b>Net current assets</b>		<b>41,198</b>	<b>42,118</b>
Creditors: amounts falling due after more than one year	13	(515,014)	(523,668)
<b>Net assets</b>		<b>2,850</b>	<b>2,809</b>
<b>Share capital and reserves</b>			
Called up share capital	15	50	50
Capital Contributions		6,580	6,580
Retained earnings		(3,780)	(3,821)
		<b>2,850</b>	<b>2,809</b>

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The notes on pages 7 to 21 form part of these financial statements

# UPP Bond 1 Issuer plc

## Statement of changes in equity

### for the six months ended 28 February 2026

Attributable to owners of the parent

	Share capital	Capital Contributions	Retained earnings	Total
	£'000	£'000	£'000	£'000
At 1 September 2024	50	6,580	(3,700)	2,930
Profit/(Loss) for the financial period	-	-	2	2
<b>Balance at 28 February 2025</b>	<b>50</b>	<b>6,580</b>	<b>(3,698)</b>	<b>2,932</b>
At 1 March 2025	50	6,580	(3,698)	2,932
Loss for the financial period	-	-	(123)	(123)
<b>Balance at 31 August 2025</b>	<b>50</b>	<b>6,580</b>	<b>(3,821)</b>	<b>2,809</b>
At 1 September 2025	50	6,580	(3,821)	2,809
Profit for the financial period	-	-	41	41
<b>Balance at 28 February 2026</b>	<b>50</b>	<b>6,580</b>	<b>(3,780)</b>	<b>2,850</b>

The notes on pages 7 to 21 form part of these financial statements.

**UPP Bond 1 Issuer plc**  
**Statement of cash flows**  
**for the six months ended 28 February 2025**

	Unaudited Six months ended 28 February 2026 £'000	Unaudited Six months ended 28 February 2025 £'000
<b>Cash flows from operating activities</b>		
Profit for the period	41	2
Adjustments for:		
Net interest expense included in profit or loss	(41)	(1)
<b>Net cash generated from operating activities</b>	<u>-</u>	<u>1</u>
<b>Cash flows from investing activities</b>		
Repayments of loans received from fellow group undertakings	21,122	22,000
<b>Net cash inflow from investing activities</b>	<u>21,122</u>	<u>22,000</u>
<b>Cash flows from financing activities</b>		
Cash outflow from repayment of fixed rate debt	(9,259)	(8,391)
Cash outflow from repayment of index-linked debt	(3,608)	(3,478)
Interest paid	(8,255)	(10,132)
<b>Net cash flow generated from financing activities</b>	<u>(21,122)</u>	<u>(22,001)</u>
<b>Net increase in cash and cash equivalents</b>	<u>-</u>	<u>-</u>
Cash and cash equivalents at 1 September	15	20,256
<b>Cash and cash equivalents at 28 February</b>	<u>15</u>	<u>20,256</u>

The notes on pages 7 to 21 form part of these financial statements.

# UPP Bond 1 Issuer plc

## Notes to the financial statements

### for the six months ended 28 February 2026

#### 1. Company information

UPP Bond 1 Issuer plc is a company registered and domiciled in England and Wales. The registered office is First Floor, 12 Arthur Street, London, England, EC4R 9AB.

#### 2. Basis of preparation

UPP Bond 1 Issuer plc is a company registered and domiciled in England and Wales. These financial statements have been prepared in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102 – ‘The financial reporting standard applicable in the United Kingdom and Republic of Ireland’ (‘FRS 102’), and with the Companies Act 2006.

The financial statements are presented in GBP (£), which is the Company's functional currency, rounded to the nearest thousand.

For the purpose of these financial statements and the relevant notes provided the comparative period is for the six-months ended 29 February 2025 for the Statement of Comprehensive Income and 31 August 2025 for the Statement of Financial Position.

##### *Going Concern*

The financial statements have been prepared on a going concern basis, which the directors consider to be appropriate for the following reasons.

In preparing these financial statements, the directors have considered the impact of the current inflationary environment on the ability of the Company to continue as a going concern by preparing a cash flow forecast through to 31 August 2027, modelling a severe but plausible downside scenario that demonstrates that the Company is expected to have sufficient funds to meet its obligations as they fall due over the period of at least 12 months from the date of approval of the financial statements.

The Company's cash flows depend on other companies that operate within Bond I Holdings Limited group. A key feature of the contractual arrangements of those companies with the universities is that the university counterparty bears the risk of in-year rental income collection once students have been contracted for the rooms. In addition, there are contractual mechanisms in place that allow for rental uplifts as a result of inflation.

For the 2025/26 academic year, five of the companies that operate within the Bond I Holdings Limited group has secured sufficient occupancy to remain compliant with its financial covenants. Nottingham and Broadgate Park SPVs have lower occupancy levels than 97% in FY25/26, Nottingham is projected to be below AssetCo trigger ratio levels and subject to enhanced reporting. The directors anticipate that the entities' university counterparties will meet their payment obligations as they fall due, even in the severe but plausible downside scenario and, as a result, the risk around revenues leading to non-compliance with financial covenants for the 2025/26 year remains low. The directors consider the entities costs to be reasonably controllable and, whilst there are likely to be increased costs arising from inflationary pressures, these are either likely to be offset by cost savings elsewhere or not considered sufficient to threaten the viability of the business.

The directors believe that the fundamentals of the student accommodation market remain supportive of the long-term success of the business.

On this basis, the directors are confident that the Company will have sufficient funds to meet its liabilities as they fall due for at least twelve months from the date of approval of the financial statements, and therefore have prepared the financial statements on a going concern basis.

# UPP Bond 1 Issuer plc

## Notes to the financial statements

### for the six months ended 28 February 2026

#### 3. Significant judgements and sources of estimation uncertainty

##### *Judgement applied to classification of index-linked financial instruments*

The Company's index linked senior secured notes are fully amortising with both principal repayments and real interest adjusted semi-annually by the change in the RPI index.

Management have concluded that despite both principal and interest being linked to RPI, these links are not leveraged because both principal and interest repayment obligations change in the same proportion and therefore the condition in paragraph 11.9(a) and paragraph 11.9(aA) of FRS 102 relating to the classification of basic financial instruments is met and the Company's index linked financial instruments are classified as basic and carried at amortised cost.

##### *Estimation used to calculate the fair value of derivative financial instruments*

Derivative financial instruments comprise RPI swaps.

The fair value of these swaps is determined using discounted cash flow analysis on the expected cash flows of each derivative. This analysis reflects the contractual terms of the derivatives, including the period to maturity, and uses observable market-based inputs, including interest rate curves, spot and forward rates, as well as option volatility.

In estimating the fair value of the RPI swaps, the Company incorporates credit valuation adjustments and debit valuation adjustments to appropriately reflect both its own non-performance risk and the respective counterparty's non-performance risk, which are subjective in nature and require significant judgement. In adjusting the fair value of its derivative contracts for the effect of non-performance risk, the Company has considered the impact of netting and any applicable credit enhancements, such as collateral postings, thresholds, mutual puts, and guarantees.

#### 4. Principal accounting policies

##### a) Financial assets

##### *Loan, prepayments and loans to fellow group undertakings*

Loans made to fellow group undertakings are initially measured at fair value net of transaction costs and then they are subsequently measured at amortised cost using the effective interest rate method less impairment.

A financial asset not carried at fair value through profit or loss is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. Interest on the impaired asset continues to be recognised through the unwinding of the discount. Impairment losses are recognised in profit or loss. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

Loans to group undertakings are presented as fixed asset investments as they are intended for use on a continuing basis in the business.

# UPP Bond 1 Issuer plc

## Notes to the financial statements

### for the six months ended 28 February 2026

#### 4. Principal accounting policies (continued)

##### (b) Interest receivable and similar income

Interest income is recognised in profit and loss as it accrues, using the effective interest method. Interest receivable and similar income also include gains arising on the change in fair value of derivatives recognised.

##### (c) Financial liabilities

###### *Loans and secured notes*

Loans and secured notes are initially measured at fair value, net of transaction costs. They are then subsequently measured at amortised cost using the effective interest method, with interest expense recognised on the basis of the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the effected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

Where loans have been received at below market terms from fellow group undertakings at the direction of this Company's parent, the difference between the proceeds and fair value is taken to capital contributions within equity.

Where the financial liability has variable cash flows, such as the index linked bonds, the change in RPI is charged to the profit and loss in the period to which it relates.

Short term creditors are measured at the transaction price.

##### (d) Interest payable and similar charges

Financing costs, comprising interest payable on loans, secured notes and the costs incurred in connection with the arrangement of borrowings are recognised in profit or loss using the effective interest rate method.

Financing costs also include losses arising on the change in fair value arising on the change in fair value of derivatives recognised.

# UPP Bond 1 Issuer plc

## Notes to the financial statements

### for the six months ended 28 February 2026

#### 4. Principal accounting policies (continued)

##### (e) Derivative financial instruments

The Company entered into derivative financial instruments, being RPI swaps, to manage its exposure to RPI. The Company also has back-to-back external swaps which materially offset in fair value terms with the swaps with fellow group undertakings.

Derivatives are initially recognised at fair value at the date a derivative is entered into and are subsequently re-measured to their fair value at each reporting date. The fair value of the derivatives has been determined on a transfer value basis, which takes into consideration the price the instrument could be replaced with by another one with the same remaining terms. To that end, a calibration of usual valuation models has been performed on the trade date for each derivative to determine an initial spread to be added onto market conditions applied at each period end. Those market interest rates and inflation curves for a replacement have been used, deriving future cash flows based on forward rates and discounting them to produce their reported value. The Company has used a third-party expert to assist with valuing such instruments.

The resulting gain or loss is recognised in the profit or loss immediately. Derivatives are carried as assets when the fair value is positive and as liabilities when the fair value is negative.

The Company does not apply hedge accounting within these financial statements.

##### (f) Current and deferred tax

The tax charge for the period represents the sum of the tax currently payable and deferred tax based on the taxable profit for the period.

Deferred tax is recognised on all timing differences at the reporting date. Timing differences are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenditure in tax assessment in periods different from those in which they are recognised in the financial statements. Deferred tax assets are only recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is calculated at the tax rates that are expected to apply to the taxable profit (tax loss) of the periods in which it expects the deferred tax asset to be realised or the deferred tax liability to be settled on the basis of tax rates that have been enacted or substantively enacted by the end of the reporting period.

##### (g) Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

# UPP Bond 1 Issuer plc

## Notes to the financial statements

### for the six months ended 28 February 2026

#### 4. Principal accounting policies (continued)

##### (h) Equity and reserves

Share capital represents the nominal value of the shares that have been issued.

Where loans have been received at below market terms from fellow group undertakings at the direction of this company's parent, the difference between the proceeds and fair value is taken to capital contributions within equity.

Retained earnings includes all retained profits since incorporation.

All transactions with owners of the parent are recorded separately within equity.

##### (i) Segment information

FRS 102 requires operating segments to be determined based on the Company's internal reporting to the Chief Operating Decision Maker ('CODM') as they are primarily responsible for the allocation of resources to segments and the assessment of the performance of each segment.

The principal activity of the company is that of a financing company. Management consider that there is only one operating segment, as this is the lowest level at which discrete financial information is available. All of the Company's income is generated from UK operations.

The measurement policies the Company uses for segment reporting under FRS 102 are the same as those used in its financial statements.

##### (j) Related party transactions

The Company is a wholly owned subsidiary of UPP Group Holdings Limited and as such the Company has taken advantage of the related party transaction exemption of FRS102.33.1A not to disclose related party transactions between two or more members of a group that are wholly owned by the group.

#### 5. Directors' remuneration

The immediate parent company, UPP Bond 1 Limited, paid a fee of £3,176 (2025: £3,898) to CSC Directors (No.3) Limited in respect of services performed in connection with the management of the affairs of the Company for the six months to 28 February 2026.

No other directors of the Company received payment for services performed in relation to the management of the Company. The Company does not remunerate its Directors directly. The directors provide services to a group of over 50 UK companies and therefore the amount of remuneration for the directors' qualifying services is clearly inconsequential and so has not been disclosed.

There are no employees in the Company (2025 - nil).

# UPP Bond 1 Issuer plc

## Notes to the financial statements

### for the six months ended 28 February 2026

#### 6. Interest receivable and similar income

	<b>Unaudited Six months ended 28 February 2026 £'000</b>	Unaudited Six months ended 28 February 2025 £'000
<i>Finance assets held at amortised cost</i>		
Interest from on-loan agreements with fellow group undertakings calculated using the effective interest rate method	8,631	8,960
Indexation of index-linked on-loans	6,047	4,872
<b>Total effective interest receivable from on-loans</b>	<b>14,678</b>	<b>13,832</b>
Bank interest receivable	480	467
<b>Finance assets held at amortised cost</b>	<b>15,158</b>	<b>14,299</b>
<i>Held at fair value through profit or loss</i>		
Fair value movement on derivative financial instruments	961	1,378
	<b>16,119</b>	<b>15,677</b>

#### 7. Interest payable and similar charges

	<b>Unaudited Six months ended 28 February 2026 £'000</b>	Unaudited Six months ended 28 February 2025 £'000
<i>Financial liabilities measured at amortised cost</i>		
Interest on secured bond notes payable in more than five years, calculated using the effective interest rate method	8,631	8,960
Indexation of index-linked bonds	6,048	4,872
<b>Total effective interest payable on bond notes</b>	<b>14,679</b>	<b>13,832</b>
Interest paid on cash balances held on behalf of fellow group undertakings	438	470
<b>Financial liabilities measured at amortised cost</b>	<b>15,117</b>	<b>14,302</b>
<i>Held at fair value through profit or loss</i>		
Fair value movement on derivative financial instruments	961	1,374
	<b>16,078</b>	<b>15,676</b>

# UPP Bond 1 Issuer plc

## Notes to the financial statements

### for the six months ended 28 February 2025

#### 8. Tax on loss on ordinary activities

UPP REIT Holdings Limited is a Real Estate Investment Trust ('REIT'). As a result, the deferred tax accrued to the date of conversion in respect of assets and liabilities of the qualifying property rental business has been released due to the relevant temporary differences no longer being taxable on reversal.

As a result of converting to a REIT, the Company and Group no longer pays UK corporation tax on profits and gains from qualifying property rental business providing it meets certain conditions. Non-qualifying profits and gains continue to be subject to UK corporation tax as normal.

#### 9. Debtors: amounts falling due within one year

	<b>Unaudited</b> <b>28 February</b> <b>2026</b> <b>£'000</b>	31 August 2025 £'000
Fixed rate to fellow group undertakings	11,524	10,562
Index linked loans to fellow group undertakings	7,099	6,812
Amounts owed by parent company	-	54
Other receivables	21,457	21,032
	<b>40,080</b>	<b>38,460</b>

A six-month term deposit amounting to £21,457k (2025: £21,032k) is presented under other receivables. The term deposit has a maturity of less than twelve months from the reporting date and is therefore classified as a current financial asset.

Amounts owed by parent company are interest free and repayable on demand. The terms and conditions of the loan receivables are disclosed in note 10.

#### 10. Loans to group undertakings

	<b>Unaudited</b> <b>28 February</b> <b>2026</b> <b>£'000</b>	31 August 2025 £'000
Fixed rate loans to fellow group undertakings	209,190	219,183
Index inked loans to fellow group undertakings	267,476	265,176
	<b>476,666</b>	<b>523,663</b>

# UPP Bond 1 Issuer plc

## Notes to the financial statements

### for the six months ended 28 February 2026

#### 10. Loans to group undertakings (continued)

##### Loans to fellow group companies

The loans to fellow group companies were made on 5 March 2013 from the proceeds of an issuance by the Company of £307,100,000 of fully amortising fixed rate senior secured notes and £75,000,000 of fully amortising RPI index-linked senior secured notes. An additional £149,700,000 was made on 9 December 2014 from the proceeds of issuance by the Company of fully amortising RPI index-linked senior secured notes. The proceeds of these loans enabled these fellow group companies to refinance their previous bank facilities and associated costs. The loan attracts the same interest as senior secured notes (note 13).

	<b>Unaudited</b>
	<b>28 February</b>
	<b>2026</b>
	£'000
Brought forward at 1 September 2025	484,359
Index linked loans to fellow group undertakings	14,678
Interest received*	(8,255)
Movement on debtor <1yr	(1,249)
Capital repayments	(12,867)
<b>Carried forward at 28 February 2026</b>	<b>476,666</b>

The amounts above are related to interest payable on senior debt. Within the statement of cash flows, the interest paid is elected to be disclosed within operating cash flows, along with interest received from group undertakings. As a result, they have not been disclosed on a gross basis within the cash flow statement.

The carrying amount of financial assets represents the maximum credit exposure. The Company's management assessed the recoverability of the loans to be repaid by reviewing the cash flow forecast prepared for the fellow group companies and did not identify any objective evidence of impairment. Management concluded that the credit risk is not significant and did not recognise impairment in relation to the loan receivables. Management has elected to disclose interest income and costs within operating cashflows due to the nature of the business.

These loans bear the same terms and conditions as the secured notes, see note 13.

\*This represents the interest received for the loan to group undertakings only and excludes cash received on deposit accounts.

# UPP Bond 1 Issuer plc

## Notes to the financial statements

### for the six months ended 28 February 2026

#### 11. Debtors: amounts falling due after more than one year

##### Derivative financial instruments

	<b>Unaudited 28 February 2026</b>	31 August 2025
	<b>£'000</b>	£'000
Derivative financial instruments	<b>38,343</b>	39,304

On 5 March 2013 the Company entered into RPI swaps with these fellow group companies, and the amount above reflects the fair value of these instruments at the year-end date. The RPI swap is for a period of 27 years from March 2013, commencing in February 2015 and finishing in February 2040.

These loans bear the same terms and conditions as the secured notes, see note 14.

Type	Valuation technique
Derivative instruments	The fair values of the derivative interest rate swap contracts and inflation swap contracts are estimated by discounting expected future cash flows using market interest rates and market inflation rates.

#### 12. Creditors: amounts falling due within one year

	<b>Unaudited 28 February 2026</b>	31 August 2025
	<b>£'000</b>	£'000
Fixed rate senior secured notes, net of transaction costs	11,524	10,562
Index linked senior secured notes, net of transaction costs	7,098	6,812
Loans from fellow group undertakings	18,618	18,287
	<b>37,240</b>	<b>35,661</b>

Included within loans from fellow group undertakings is a loan to fund debt service reserve balance that is sized to be adequate to cover the next six months of service costs of the senior secured notes. This amount is reviewed every six months and increased or decreased accordingly. Interest on these loans is paid at the rate at which the Company earns interest on the cash balances it holds.

# UPP Bond 1 Issuer plc

## Notes to the financial statements

### for the six months ended 28 February 2026

#### 13. Creditors: amounts falling due after more than one year

	<b>Unaudited</b>	31 August
	<b>28 February</b>	2025
	<b>2026</b>	2025
	<b>£'000</b>	£'000
Fixed rate senior secured notes, net of transaction costs (see note 14)	209,190	219,183
Index-linked senior secured notes, net of transaction costs (see note 14)	267,476	265,176
Derivative financial instruments (see note 16)	38,348	39,309
	<b><u>515,014</u></b>	<b><u>523,668</u></b>

#### 14. Borrowings

This note provides information about the contractual terms of the Company's interest-bearing loans and borrowings. For more information about the Company's exposure to interest rate risk, see note 15.

On 5 March 2013 the Company issued £307,100,000 of fully amortising fixed rate senior secured notes, and £75,000,000 of fully amortising RPI index-linked senior secured notes, listed on the Irish Stock Exchange. The proceeds of this issuance were on-lent on the same terms and conditions to six fellow group companies to enable them to repay their previous bank facilities and associated costs.

The fixed rate senior secured notes are fully amortising by 2040 and bear interest at 4.9023%, with repayments commencing on 31 August 2013.

The index-linked senior secured notes are fully amortising by 2047 with a real interest rate of 2.7291% increasing semi-annually by RPI. The notional amount of these notes at issuance was £75,000,000 and repayments are scheduled to commence in August 2038.

On the same day the Company entered into derivative financial instruments, being RPI swaps with three external counterparties. These instruments are mirrored with matching derivative instruments to the six fellow group undertakings. This is to manage the exposure of this company to RPI movements from loan receipts from fellow group undertakings where revenue streams are sensitive to inflation rate risk. See note 15. The fair values of these instruments are included within Debtors: amounts falling due after more than in year and Creditors: amounts falling due after more than one year.

On 9 December 2014 the Company, issued £149,700,000 of fully amortising RPI index-linked senior secured notes, listed on the Irish Stock Exchange. The proceeds of this issuance were on-lent on the same terms and conditions to UPP (Exeter) Limited to enable that company to refinance its senior bank facilities and some associated costs.

The index-linked senior secured notes are fully amortising by 2049 with a real interest rate of 1.0370% increasing semi-annually by RPI. The principal amounts repayable increase semi-annually by RPI with repayments commencing in August 2015.

The senior secured notes issued are secured against the assets of the Company and seven related undertakings all 100% owned by the parent company UPP Bond 1 Limited.

# UPP Bond 1 Issuer plc

## Notes to the financial statements

### for the six months ended 28 February 2026

#### 15. Called up share capital

	Unaudited 28 February 2026 £'000	31 August 2025 £'000
<b>Issued, allotted, called up and fully paid</b>		
Total shares at 28 February 2026 and 31 August 2025	<b>50</b>	50

The Ordinary shares have the rights and restrictions as set out in the amended Articles of Association of the Company. The shares have attached to them full voting, dividend and capital distribution (including on winding up) rights; they do not confer any rights of redemption.

#### 16. Financial risk management

The use of financial instruments is managed under policies and procedures approved by the Board. These are designed to reduce the financial risks faced by the Company, which relate to credit, interest and liquidity risks, which arise in the normal course of the Company's business.

##### Credit risk

Financial instruments which potentially expose the Company to credit risk consist primarily of cash and loans receivable from fellow group undertakings. Cash is deposited only with major financial institutions that are rated and their current rating is equivalent to Standard & Poor credit rating A+.

The Company funds its financing activities through the provision of on-loan arrangements with seven fellow group undertakings. All payments due in the period under these on-loan arrangements were received.

Each fellow group company has an individual on-loan arrangement with the Company, however under the Common Term Agreements there is a cross collateralisation agreement in place allowing the pooling of each of the bond participants surplus cash (after operating expenses and relevant on-loan debt service), which can be used to support any underperforming bond participants.

At the period end date, the credit risk was concentrated with the seven fellow group undertakings. The maximum exposure to credit risk is represented by the carrying amount of each financial asset. The Company's management assess the recoverability of the loans to be repaid by reviewing the cash flow forecast prepared for the fellow group companies and did not identify any indication of impairment. Management concluded that the credit risk is not significant and did not recognise impairment in relation to the loan receivables.

# UPP Bond 1 Issuer plc

## Notes to the financial statements

### for the six months ended 28 February 2026

#### 16. Financial risk management (continued)

The loans to fellow group undertakings are aged as follows and are not past due, nor impaired:

	<b>Unaudited</b>	
	<b>28 February</b>	31 August
	<b>2026</b>	2025
	<b>£'000</b>	£'000
Within one year	18,622	17,374
Between one and two years	19,126	18,231
Between two and five years	62,061	59,622
After more than five years	433,827	445,815
	<b>533,636</b>	<b>541,042</b>

#### Interest rate risk

Through the issue of fixed rate loan notes the Company has mitigated its exposure to interest rate fluctuations on that portion of its borrowings. The index-linked loan notes have a real fixed rate that is linked to RPI (see below).

#### Inflation rate risk

The Company funds its financing activities through the provision of on-loan arrangements to seven fellow group undertakings. The ability of the fellow group undertakings to repay these on-loans is sensitive to inflation rate risk as these fellow group undertakings provide student accommodation where the growth in rental income is linked to the movement in RPI.

To mitigate the risk of inflation movements impacting on the Company's ability to service the fixed rate tranche of the bond debt the Company has entered into RPI swaps and then issued onward RPI swaps to the fellow group undertakings that have entered into fixed rate on-loan arrangements with the Company.

As at 28 February 2026, the Company has economically hedged this risk by carrying the following derivatives, all initially entered into on 5 March 2013, details of which are as follows:

#### *External hedge arrangements*

- a 27-year RPI swaps commencing in August 2013 and finishing in February 2040
- a 24-year RPI swaps commencing in June 2016 and finishing in February 2040
- a 27-year RPI swap commencing in March 2013 and finishing in February 2040

The notional amounts swapped for each period have been determined with reference to a percentage of the fixed rate bond servicing costs and split equally over the three hedge counterparties. On each of these swap arrangements the external hedge counterparty pays or receives a fixed amount, and the Company pays or receives a floating amount. Hedge accounting is not applied to these arrangements.

# UPP Bond 1 Issuer plc

## Notes to the financial statements

### for the six months ended 28 February 2026

#### 16. Financial risk management (continued)

##### *Hedge arrangements with fellow group undertakings*

- a 26-year RPI swap with UPP (Alcuin) Limited commencing in February 2014 and finishing in February 2040
- a 26-year RPI swap with UPP (Broadgate Park) Holdings Limited commencing in February 2014 and finishing in February 2040
- a 26-year RPI swap with UPP (Kent Student Accommodation) Limited commencing in February 2014 and finishing in February 2040
- a 26-year RPI swap with UPP (Nottingham) Limited commencing in February 2014 and finishing in February 2040
- a 26-year RPI swap with UPP (Oxford Brookes) Limited commencing in February 2014 and finishing in February 2040
- a 26-year RPI swap with UPP (Plymouth Three) Limited commencing in February 2014 and finishing in February 2040

The notional amounts swapped for each period have been determined with reference to a percentage of the debt service costs of the fixed rate tranche of the relevant company's on-loan agreement with the Company. On each of these swap arrangements the Company pays or receives a fixed amount, and the fellow group undertaking pays or receives a floating amount. Hedge accounting is not applied to these arrangements.

##### **Foreign currency risk**

The Company operates entirely in the UK and is not exposed to any foreign currency risks.

##### **Liquidity risk**

The Company prepares annual cash flow forecasts reflecting known commitments and anticipated payments received from its on-loan arrangements. The Company has available cash flow from these on-loan arrangements to fund present commitments.

##### *Terms and debt repayment schedule*

	Currency	Effective interest rate (%)	Year of maturity	Book value
				Feb 2026 £'000
Fixed rate senior secured notes	£	4.9023%	2040	220,714
Index linked senior secured notes issued 5 March 2013	£	2.7291%	2047	118,934
Index linked senior secured notes issued 9 December 2014	£	1.0370%	2049	155,640
Loans from fellow group undertakings	£	4.9202%	On demand	18,618
Derivative financial instruments	£		2040	38,348
				<b>552,254</b>

The loans from fellow group companies are to fund a debt service reserve account that is sized to be adequate to cover the next six months of service costs of both tranches of the senior secured notes. This amount is reviewed every six months and increased or decreased accordingly. Interest on these loans is paid at the rate at which the Company earns interest on the cash balances it holds.

# UPP Bond 1 Issuer plc

## Notes to the financial statements

### for the six months ended 28 February 2026

#### 16. Financial risk management (continued)

##### Capital risk management

The Company maintains a debt service reserve account to cover the next six months of service costs of both tranches of the senior secured notes. The Company manages its capital to ensure it will be able to continue as a going concern.

The Company's capital structure is as follows:

	<b>Unaudited 28 February 2026 £'000</b>	Unaudited 28 February 2025 £'000
Capital contributions	6,580	6,580
Equity	50	50
	<b><u>6,630</u></b>	<b><u>6,630</u></b>

##### Financial Instrument categories

The carrying amounts of financial assets and liabilities by categories shown in the statement of financial position are as follows:

	<b>Unaudited Carrying amount 28 February 2026 £'000</b>	Carrying amount 31 August 2025 £000
<b>Financial assets</b>		
<i>Financial assets held at amortised cost</i>		
Cash at bank and in hand	15	15
Other receivables	21,457	21,032
Amounts owed by parent company	-	54
Loans from fellow group undertakings (note 10)	495,289	501,733
<b>Total financial assets held at amortised cost</b>	<b><u>516,761</u></b>	<b><u>522,834</u></b>
<i>Measured at fair value through profit and loss</i>		
Derivative financial instruments assets (note 11)	<u>38,343</u>	<u>39,304</u>
<b>Financial liabilities</b>		
<i>Financial liabilities measured at amortised cost:</i>		
Fixed rate senior secured noted (notes 12/13)	220,714	229,745
Index linked senior secured notes (notes 12/13)	274,574	271,988
Loans from fellow group undertakings (notes 12/13)	18,618	18,287
<b>Total financial liabilities measured at amortised cost:</b>	<b><u>513,906</u></b>	<b><u>520,020</u></b>
<i>Measured at fair value through profit or loss</i>		
Derivative financial instruments liabilities (notes 12)	<u>38,348</u>	<u>39,309</u>

# UPP Bond 1 Issuer plc

## Notes to the financial statements

### for the six months ended 28 February 2026

#### 17. Parent undertaking and controlling party

The Company's immediate parent undertaking is UPP Bond 1 Limited, whose immediate parent company is UPP Bond 1 Holdings Limited.

The parent company of UPP Bond 1 Holdings Limited is UPP Group Limited. UPP Group Limited is a wholly owned subsidiary of UPP Group Holdings Limited. UPP Group Holdings Limited is a wholly owned subsidiary of UPP REIT Holdings Limited.

UPP REIT Holdings Limited is controlled by a 60% stake held by Stichting Depository PGM Infrastructure Funds ("PGM"), incorporated in The Netherlands.

The parent undertaking of the largest group of which the Company is a member and for which group accounts are prepared is UPP REIT Holdings Limited.

The parent undertaking of the smallest group of which the Company is a member and for which group accounts are prepared is UPP Bond 1 Holdings Limited.

Copies of the UPP Bond 1 Holdings Limited accounts can be obtained from Companies House, Crown Way, Cardiff CF14 3UZ, once they have been filed. Copies of the UPP REIT Holdings Limited accounts can be obtained from [www.upp-ltd.com](http://www.upp-ltd.com), once they have been published.