

Indicative terms

Issuer	Allia Ltd
Programme	Allia has established a bond-issuing programme under which it may issue bonds from time to time, each series being on its own terms.
Minimum investment	£TBC
Term	5-8 years by agreement with each investor
Repayment	Bullet
Coupon	To be agreed with each investor at a rate reflecting the social and environmental purposes of the investment; paid annually in arrear
Target issue date	18 December 2023
Amount	The aggregate principal amount of the bonds outstanding under the programme is limited to £10,000,000
Security	All bonds issued under the programme share a first charge over the Future Business Centre Cambridge and a floating charge over rental income from the building
Limited recourse	Bondholder recourse is limited to the security
LTV covenant	The value of the property shall at all times be no less than 1.1 x the issuer's total liabilities under the bond programme
Information covenants	Allia will provide bondholders with: <ul style="list-style-type: none"> its audited financial statements as soon as published (and in any event within [180] days of year end); an annual report of social and environmental impact
Transfer	The bonds will be transferable but will not be admitted to trading on a recognised stock exchange
Purchase	The issuer may at any time purchase bonds from individual bondholders at any price without making a general offer to bondholders
Early redemption	Each series of bonds may be redeemed early in full at par at the issuer's option at any time in the 12 months prior to the relevant maturity date
Extension	The issuer may elect to extend the maturity date of any series of bonds by six months; should it do so, the coupon in the extended period shall be increased by 1%.

This document is a market sounding to gauge potential interest in bonds proposed to be issued by Allia Ltd. It is not an offer to sell or a confirmation of an offer to buy any bonds described in this document.

Allia Ltd is a community benefit society, registered under the Co-operative and Community Benefit Societies Act 2014 (No. 28861R) and recognised by HMRC as a charity (XR29468). Registered office: Allia Future Business Centre, King's Hedges Road, Cambridge CB4 2HY.