

PLACES FOR PEOPLE TREASURY PLC

Compliance Certificate

Re: Places for People £3,000,000,000 Euro Medium Term Note Programme

To: Tony Petrou
M&G Trustee Company Limited
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 and Castle Rock Edinvar Housing Association Limited (together, the Financial Covenantors)

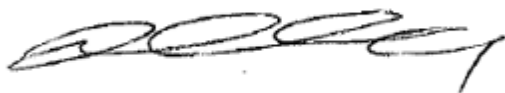
Date: 26 September 2025

1. This Compliance Certificate is provided pursuant to Section 13.1 (g) of the Trust Deed dated 20 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, 16 July 2019, 24 July 2020, 11 December 2020, 16 December 2021, 16 December 2022 and 3 April 2023 relating to the £3,000,000,000 Euro Medium Term Note Programme dated 20 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, 16 July 2019, 24 July 2020, 11 December 2020, 16 December 2021, 3 April 2023 and 23 August 2023. 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 2024 to 31 March 2025 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 25 £000
Value of housing stock	8,580,934
Fixed Asset Investment	717,900
Stock & WIP	246,911
Total properties value	9,545,745
Less: secured debt	(527,960)
Less: Public Sector Grant	(1,657,869)
Net available properties value	7,359,916
Total unsecured debt	3,957,591
Ratio - Net available properties value / Total unsecured debt	1.86

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