

# BROADGATE (CASH MANAGEMENT) LIMITED

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## Broadgate Financing PLC Quarterly Report

5 April 2018

	Common Code	ISIN	Opening Balance (£)	Amortisation (£)	Closing Balance (£)
Class A1 Principal Amount Outstanding	21309206	XS0213092066	163,636,200.00	3,408,750.00	160,227,450.00
Class A2 Principal Amount Outstanding	21189766	XS0211897664	200,680,830.00	3,168,270.00	197,512,560.00
Class A3 Principal Amount Outstanding	21189782	XS0211897821	175,000,000.00	0.00	175,000,000.00
Class A4 Principal Amount Outstanding	21309265	XS0213092652	400,000,000.00	0.00	400,000,000.00
Class B Principal Amount Outstanding	21189804	XS0211898043	365,000,000.00	0.00	365,000,000.00
Class C1 Principal Amount Outstanding	21309303	XS0213093031	39,166,510.00	4,895,520.00	34,270,990.00
Class C2 Principal Amount Outstanding	21189812	XS0211898126	204,250,000.00	716,810.00	203,533,190.00
Class D Principal Amount Outstanding	21309362	XS0213093627	17,250,000.00	750,000.00	16,500,000.00

Senior Expenses Paid (£) 0.00

	Scheduled (£)	Paid (£)
Class A1 Interest	370,350.00	370,350.00
Class A1 Principal	3,408,750.00	3,408,750.00
Class A2 Interest	2,482,830.00	2,482,830.00
Class A2 Principal	3,168,270.00	3,168,270.00
Class A3 Interest	2,122,050.00	2,122,050.00
Class A3 Principal	0.00	0.00
Class A4 Interest	4,820,800.00	4,820,800.00
Class A4 Principal	0.00	0.00
Class B Interest	4,561,040.00	4,561,040.00
Class B Principal	0.00	0.00
Class C1 Interest	142,410.00	142,410.00
Class C1 Principal	4,895,520.00	4,895,520.00
Class C2 Interest	2,602,790.00	2,602,790.00
Class C2 Principal	716,810.00	716,810.00
Class D Interest	89,700.00	89,700.00
Class D Principal	750,000.00	750,000.00

LIBOR fixing for next period 0.72287%

Floating Bonds LIBOR + margin

Rate for next quarter

Class A1	1.12287%
Class C1	1.68287%
Class D	2.32287%

Early Redemption of Bonds

and premium, if any £nil

Liquidity Facility Commitments (£) 185,000,000.00

Cash Reserves

Cash Reserves Account (£) 15,000,000.00

Drawings from Available

Liquidity Funds £nil

Additional Information

Works are onsite at the 135 Bishopsgate refurbishment, Eataly has signed an agreement for lease for 42,000 sq ft on the ground and first floors of the building, targeting June 2019 completion.

At 100 Liverpool Street an agreement for lease with Sumitomo Mitsui Banking Corporation Europe Limited was signed for 161,000sq ft, taking three lower floors of the building on a 20 year lease. On-site works for the major refurbishment continues with a completion date in January 2020.

Works are onsite at the 1 Finsbury Avenue refurbishment, and Mimecast have signed taking 79,000 sq ft, targeting an early 2019 completion date.

A resolution to grant planning permission has been received for the refurbishment of 2-3 Finsbury Avenue, which increases the area from 189,000 sq ft to 560,000 sq ft.

Other Information Provided

See attached Borrower Quarterly Report

By the Borrower and

Property Companies

## Broadgate (Funding) 2005 Limited Quarterly Report

5 April 2018

	Opening Balance (£)	Amortisation (£)	Closing Balance (£)
Term A1 Loan balance	163,636,200.00	3,408,750.00	160,227,450.00
Term A2 Loan balance	200,680,830.00	3,168,270.00	197,512,560.00
Term A3 Loan balance	175,000,000.00	0.00	175,000,000.00
Term A4 Loan balance	400,000,000.00	0.00	400,000,000.00
Term B Loan balance	365,000,000.00	0.00	365,000,000.00
Term C1 Loan balance	39,166,510.00	4,895,520.00	34,270,990.00
Term C2 Loan balance	204,250,000.00	716,810.00	203,533,190.00
Term D Loan balance	17,250,000.00	750,000.00	16,500,000.00

Borrower Senior Expenses Paid (£) 4,550,970.75

	Scheduled (£)	Paid (£)
Term A1 Loan interest	2,109,911.71	2,109,911.71
Term A1 Loan principal	3,408,750.00	3,408,750.00
Term A2 Loan interest	2,482,923.57	2,482,923.57
Term A2 Loan principal	3,168,270.00	3,168,270.00
Term A3 Loan interest	2,122,312.50	2,122,312.50
Term A3 Loan principal	0.00	0.00
Term A4 Loan interest	4,821,000.00	4,821,000.00
Term A4 Loan principal	0.00	0.00
Term B Loan interest	4,561,587.50	4,561,587.50
Term B Loan principal	0.00	0.00
Term C1 Loan interest	567,107.46	567,107.46
Term C1 Loan principal	4,895,520.00	4,895,520.00
Term C2 Loan interest	2,603,166.25	2,603,166.25
Term C2 Loan principal	716,810.00	716,810.00
Term D Loan interest	276,812.88	276,812.88
Term D Loan principal	750,000.00	750,000.00

Net Coverage Ratio: 129%

Gross Coverage Ratio: 174%

Property Substitution

None

Early prepayment of Term Loans and payment of premium, if any

£nil

Cash Reserves

£nil

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*These Quarterly Reports are not, and are not accompanied by, an invitation to effect any transaction with any person, or to make use of any services provided by any person.*

*These Quarterly Reports are not, and are not accompanied by, an inducement.*

*These Quarterly Reports do not refer to, and are not accompanied by, a reference to any price for any investments or any yield on any such investments.*