

## UPP Bond 1 Issuer PLC – Results for the year ended 31 August 2022

15 December 2022

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### UPP BOND 1 ISSUER PLC

UPP Bond 1 Issuer PLC is pleased to announce the Consolidated Report and Accounts of UPP Bond 1 Holdings Limited ('Holdco'), the reporting Parent undertaking of UPP Bond 1 Issuer PLC, for the year ended 31 August 2022.

The 2022 Investor Report and the Results Presentation are available on the UPP Investor Centre at: [www.upp-ltd.com/investor-centre/announcements](http://www.upp-ltd.com/investor-centre/announcements)

Business highlights include:

- Occupancy for 2021/22 of 99.8 per cent (2020/21 of 96.6 per cent)
- Turnover up by 5.4%, reflecting higher occupancy and RPI-linked annual term rental income increases
- Gross profit increasing in line with turnover
- Completed significant works at Plymouth, focused on protecting UPP's cost position
- Historic Annual Debt Service Coverage Ratios comfortably above lock-up triggers
- 2022/23 budgeted occupancy in excess of 99 per cent across the portfolio
- A significant programme of asset investment works totalling £7.7m across the Bond portfolio
- Customer satisfaction scores of 88.9 per cent when residents were asked whether they would recommend UPP accommodation to future students
- Committed to achieving net zero carbon by 2035 using the Science Based Targets initiative

Elaine Hewitt, Chief Executive Officer, commented;

"Despite challenging macro-economic conditions, the results for UPP Bond 1 Holdings Limited for the financial year ended 31 August 2022 continue to underline the robust nature of the UPP business model, with turnover up by 5.4 per cent year on year to £71.5 million and gross profit increasing by 7 per cent to £51.3 million. EBITDA reduced slightly, with a margin of 62 per cent, reflecting remedial costs incurred at the Plymouth AssetCo – an investment on defect management aimed at protecting our position in the long term.

At UPP we have a strong focus on environmental awareness and action, driven not just by our own ambition but by the concerns and priorities of our students and university partners. This year we took the formal step to be accountable on our Net Zero carbon footprint, publicly committing to achieving this by 2035 via the Science Based Targets initiative. Furthermore, the Group continued to report under GRESB (the Global Real Estate Sustainability Benchmark) and saw its performance increase by 9 per cent to 75 per cent.

Whilst the impact of inflation is likely to create an increase in our short to medium-term cost base, we are actively seeking to mitigate these effects, especially with respect to utilities.

Looking forward, occupancy for 2022/23 is budgeted to be in excess of 99 per cent with projected outturns likely to exceed this. This reflects strong market conditions both for domestic and international long-term demand. The outlook is underpinned by a growing number of 18-year-olds requiring an extra 350,000 higher education places by 2030 and

a continuing structural undersupply of accommodation in the marketplace. The assets composing UPP Bond 1 Holdings remain well positioned for current market conditions, offering a wide range of accommodation, priced on an all-inclusive basis, with services delivered by our experienced operational teams.”

For further information, please email UPP Investor Relations at [investor.relations@upp-ltd.com](mailto:investor.relations@upp-ltd.com) or call +44 (0)20 7398 7200.