



BlueZest Secured Retail Bond PLC - Blue Zest Secured Retail Bond Road Show
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Roadshow Announcement

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BlueZest Secured Retail Bond PLC - Roadshow Announcement

BlueZest Mortgages and Loans Limited ("**BlueZest**"), the specialist mortgage lender, today announces that it has mandated Bedford Row Capital to arrange a series of meetings with fixed income investors in the UK and Channel Islands, to discuss a possible issue of sterling denominated bonds ("**Bonds**"). Any resulting issue of Bonds will be made by another group company, BlueZest Secured Retail Bond PLC (the "**Issuer**"), as part of a bond programme that the Issuer intends to establish. An offer of Bonds may follow, subject to market conditions, and an announcement will be made in due course, if appropriate.

About the bond programme

The Issuer intends to establish a programme for the issue of secured bonds (the "**Programme**").

It is expected that an application will be made for any Bonds issued under the Programme to be listed on the Official List of the Financial Conduct Authority ("**FCA**") and to trading on the regulated market of the London Stock Exchange plc ("**LSE**") and through the Order Book for Fixed Income Securities (OFIS): one of the electronic trading services operated by the LSE for retail bonds.

Bonds issued under the Programme will benefit from a number of security interests to be granted by BlueZest and/or the Issuer (as the case may be). The benefit of such security is expected to be held on behalf of bondholders and other secured creditors by Capita Trust Company Limited as trustee.

The security package includes (without limitation) security granted over and in respect of:

- each UK residential property-backed mortgage loan that BlueZest originates using the proceeds of Bonds;
- a mortgage indemnity guarantee policy, arranged by BlueZest with AmTrust Europe Limited (a global insurer and part of the AmTrust Financial Group who are rated A (Excellent) by AM Best), which is intended to be taken out against each mortgage loan that BlueZest originates using the proceeds of Bonds and so provide insurance against borrower default and subsequent losses suffered by BlueZest; and
- certain bank accounts which are expected to be opened with a global financial institution into which the net proceeds of the issue of Bonds under the Programme will be held (pending utilisation for mortgage loan completions) and collections will be received from customers and held until they are used to pay amounts due on the Bonds.

The Programme is intended to enable the Issuer to regularly issue Bonds in denominations which make them accessible to retail investors. It is expected that the proceeds of each issue of Bonds will be on-lent to BlueZest and used to originate mortgage loans to customers secured against UK residential property and pay certain fees, costs and expenses incurred by BlueZest and the Issuer in connection with each issue of Bonds.

About BlueZest

BlueZest is a specialist mortgage lender which utilises technology in offering a range of carefully tailored Buy to Let and mortgage products. The company's focus is on lending to landlords, developers and small business owners, who have UK residential property to provide as security, by offering them a supportive business relationship as a preferred financing partner with open and honest fee structures, fast decisions, customer-focussed operations, and a commitment to delivering what BlueZest calls 'The BlueZest Advantage'.

BlueZest

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IMPORTANT INFORMATION

This announcement is an advertisement and is not a prospectus for the purposes of EU Directive 2003/71/EC (as amended and as implemented by relevant Member States of the EEA, the "Prospectus Directive"), and/or Part VI of the Financial Services and Markets Act 2000 (the "FSMA"). This announcement is not itself an offer for the sale of any Bonds. Investors should not subscribe for any Bonds referred to in this announcement except on the basis of information in the base prospectus (the "Base Prospectus") in its final form which is expected to be published by the Issuer. Before any offer of Bonds commences, copies of the Base Prospectus will be made available to the public as required by Part VI of the FSMA.

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This announcement does not constitute or form part of any offer or invitation to sell, or any solicitation of any offer to purchase any Bonds.

Any Bonds referred to herein will not be registered under the U.S. Securities Act of 1933, as amended, (the "**Securities Act**"). Subject to certain exceptions, such Bonds may not be offered, sold or delivered within the United States or to, or for the account or benefit of, U.S. persons. Any Bonds referred to herein are expected to be offered and sold outside of the United States in reliance on Regulation S of the Securities Act. There will be no public offering in the United States.

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