

KEY INFORMATION DOCUMENT

Golden Lane Housing
3.25% Social Bonds due 2031
 Identifier: XS2357539522
 Issued by: Retail Charity Bonds PLC
<https://rcb-bonds.com>



This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Call +44 845 456 2431 for more information
 Competent Authority: Financial Conduct Authority
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You are about to purchase a product that is not simple and may be difficult to understand.

What is this product?

Type This product is a fixed rate bond. Interest will be paid in two equal instalments on 22 January and 22 July every year (with the first payment being made on 22 January 2022) up to and including the Expected Maturity Date, or the Legal Maturity Date (each as defined below) if the Bonds are deferred, unless the Bonds have previously been redeemed, purchased or cancelled. The interest rate will be 3.25% per annum up to but excluding the Expected Maturity Date and, if repayment of the Bonds is deferred until the Legal Maturity Date, 4.25% per annum from and including the Expected Maturity Date up to but excluding the Legal Maturity Date, representing an increase of 1.00 per cent. per annum to the initial interest rate. On the Expected Maturity Date (i.e. 22 July 2031), or the Legal Maturity Date (i.e. 22 July 2033) (as the case may be) the Issuer is required to repay an amount equal to the face value of the Bonds (i.e. £100 for each Bond) unless the Bonds have previously been redeemed or purchased and cancelled. The Bonds will be issued by Retail Charity Bonds PLC (the "Issuer"), a special purpose entity established for the purpose of issuing asset-backed securities. Its principal activities and corporate objects are limited to issuing debt securities and on-lending the proceeds to charities in the UK and to doing all such other things as are incidental or conducive thereto. The proceeds of the Bonds will be loaned to Golden Lane Housing Ltd (the "Charity") on the terms of a loan agreement to be entered into between the Issuer and the Charity (the "Loan Agreement"). The Issuer's ability to make payments under the Bonds will depend entirely on the Charity making payments to the Issuer under the Loan Agreement.

Objectives The Charity will use the proceeds of the issue of the Bonds to further its charitable objects, including but not limited to the refinancing of a previous loan from the Issuer and the acquisition and/or adaptation of housing for people with one or more learning disabilities.

Intended retail investor Solely for the purposes of the manufacturer's product approval process, the target market assessment in respect of the Bonds has led to the conclusion that: (i) the target market for the Bonds is retail clients, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the "EUWA"), and eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook ("COBS"), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; and (ii) all channels for distribution of the Bonds are appropriate, including investment advice, portfolio management, non-advised sales and pure execution services, subject to the distributor's suitability and appropriateness obligations under COBS, as applicable.

Maturity date The Bonds are expected to be repaid on 22 July 2031 (the "Expected Maturity Date"), however the terms of the Bonds allow for a deferral of the repayment until 22 July 2033 (the "Legal Maturity Date"), as well as early repayment of the Bonds if the Charity (as defined below) elects to make an early repayment pursuant to the terms of the Loan Agreement.

What are the risks and what could I get in return?



← Higher risk
 Lower risk →



The risk indicator assumes you keep the product until the Expected Maturity Date.

The actual risk can vary significantly and, if you cash in at an early stage, you may get back less than you invested. The price of securities can go down as well as up. You may not be able to sell your securities easily or you may have to sell at a price that significantly impacts how much you get back.

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because the Issuer is not able to pay you.

This product has been automatically classified as 5 out of 7, which is a medium-high risk class, because it is unrated. This rates the potential losses from future performance at a medium-high level, and poor market conditions will likely impact the capacity to pay you. This may not reflect the actual risk of an investment in this product.

Risk factors relating to the Issuer, the Charity, and the Bonds are set out in the section headed "Risk Factors" in the Prospectus. Please read them carefully. This product does not include any protection from future market performance so you could lose some or all of your investment. If the Issuer is not able to pay you what is owed, you could lose your entire investment.

Investment GBP 10 000

Scenarios		1 Year	6 Years	10 Years
Stress scenario	What you might get back after costs	9 700.55	6 181.9	4 998.5
	Average return each year	-2.99%	-7.70%	-6.70%
Unfavourable scenario	What you might get back after costs	8 245.7	4 256.7	4 177.9
	Average return each year	-17.54%	-13.27%	-8.36%
Moderate scenario	What you might get back after costs	9 802.0	12 393.2	13 317.1
	Average return each year	-1.98%	3.64%	2.91%
Favourable scenario	What you might get back after costs	12 570.8	13 099.6	13 317.1
	Average return each year	25.71%	4.60%	2.91%

This table shows the money you could get back over the next 10 Years, under different scenarios, assuming that you invest 10 000 GBP. The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products.

The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the investment/product.

The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where the Issuer is not able to pay you.

The figures shown include all the costs of the product itself but may not include all the costs that you pay to your advisor or distributor.

The figures do not take into account your personal tax situation, which may also affect how much you get back.

Also, the figures shown above are calculated in a prescribed and standardised way as required by Regulation (EU) No. 1286/2014 as it forms part of domestic law by virtue of the EUWA and certain associated legislation, regulatory technical standards and guidance. Due to the way the calculations must be carried out and owing to the nature of a fixed income paying bond, certain performance scenario information appears overly optimistic and may be misleading.

What happens if Retail Charity Bonds PLC is unable to pay out?

The Bonds are not protected by the Financial Services Compensation Scheme (the "FSCS"). As a result, neither the FSCS nor anyone else will pay compensation to you upon the failure of the Issuer. If the Charity or the Issuer goes out of business or becomes insolvent or otherwise fails to pay amounts when due under the Loan or on the Bonds (as the case may be), you may lose all or part of your investment in the Bonds.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs.

The amounts shown here are the cumulative costs of the product itself, for three different holding periods.

They include potential early exit penalties. The figures assume you invest 10 000 GBP. The figures are estimates and may change in the future.

Costs over time

The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs and show you the impact that all costs will have on your investment over time.

Investment GBP 10 000

Scenarios If you cash in after 1 Year If you cash in after 6 Years If you cash in after 10 Years

Total costs	0	0	0
Impact on return (RIY) per year	0.00%	0.00%	0.00%

Composition of costs

The table below shows the impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period and the meaning of the different cost categories.

This table shows the impact on return per year

One-off costs	Entry costs	0.00%	No entry costs are payable when you acquire Bonds. However, depending on how you buy these Bonds, you may incur other costs, including broker, commission, platform fees and Stamp Duty. The distributor will provide you with additional documents where necessary.
	Exit costs	0.00%	No exit costs are payable when you dispose of Bonds, although you may be required to pay brokerage fees or commissions.
Ongoing costs	Portfolio transaction costs	0.00%	There are no portfolio transaction costs as there will be no buying or selling of underlying investments for this product.
	Other ongoing costs	0.00%	There are no ongoing costs charged by the Issuer to the investors in the Bonds.
Incidental costs	Performance fees	0.00%	The Issuer does not pay any performance fees.
	Carried interests	0.00%	The Issuer does not pay carried interest.

How long should I hold it and can I take my money out early?

The recommended holding period, from the issue date on 22 July 2021 to the Expected Maturity Date, is 10 years. The Bonds are expected to be listed on the Official List of the Financial Conduct Authority and admitted to trading on the main market of London Stock Exchange plc. The Bonds are also expected to be eligible for London Stock Exchange's electronic Order Book for Retail Bonds. Investors should, in most normal circumstances, be able to sell their Bonds at any time, subject to market conditions, by contacting their stockbroker. As with any investment, there is a risk that an investor could get back less than his/her initial investment or lose his/her initial investment in its entirety. You are referred to the section headed "Risk Factors" in the Prospectus.

How can I complain?

Any complaints about the Bonds may be addressed to Briony Maritz by email to: communications@rcb-bonds.com; or by post to: Future Business Centre, King's Hedges Road, Cambridge, CB4 2HY. Website: www.rcb-bonds.com. Any complaints regarding the purchase, ongoing management or sale of the Bonds should be addressed to the distributor of the Bonds (i.e. your stockbroker, private bank or wealth manager).

Other relevant information

Please see www.rcb-bonds.com for further details and all documentation related to this investment company.

A prospectus dated 1 July 2021 (the "Prospectus") has been prepared and made available to the public in accordance with Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the EUWA. Copies of the Prospectus are available from the website of the Issuer (www.rcb-bonds.com/bonds/golden-lane-housing). Any investment decision should be made solely on the basis of a careful review of the Prospectus. Please therefore read the Prospectus carefully before you invest. You should ensure that you understand and accept the risks relating to an investment in the Bonds before making such an investment. You should seek your own professional investment, legal and tax advice as to whether an investment in the Bonds is suitable for you.

Please note that for the purpose of calculating the performance scenarios and risk calculations a proxy bond was used. This benchmark's performance may not adequately reflect the actual performance of the financial product marketed. In fact, there may be other benchmarks which may provide different outcomes. The Bonds do not have any trading history. In order to comply the manufacturer has made certain assumptions in the application of the relevant UK regulations in relation to cost, performance and risk calculations included in this KID which may have generated more or less favourable outcomes.