

PART 5

BONDHOLDER REPORT

The Issuer will provide to the Financial Guarantors, the Bond Trustee and the Bondholders a report throughout the Project (semi-annually, until the last Practical Completion Date and then annually following the last Practical Completion Date) as detailed below:

OVERVIEW	
Report Issue Date	03/08/2015
Reporting Period	01/02/2015 - 31/07/2015
Project Company	Holyrood Student Accommodation plc
Bonds	£31,505,000 1.9713 per cent. Indexed-linked Guaranteed Secured Bonds due 28 August 2048 £31,505,000 5.533 per cent. Guaranteed Secured Bonds due 28 August 2048
Current Outstanding Amount	£63,010,000
Project Phase	Construction

RATINGS	S&P	Moody's
Wrapped rating	AA	A2
Outlook	Stable	Stable
Underlying rating	BBB	Baa3
Outlook	Stable	Stable
Most recent rating report	16/6/2015	28/07/2014

COMPLIANCE CERTIFICATION
<ul style="list-style-type: none">• There is not:<ul style="list-style-type: none">o Event of Default or Potential Event of Defaulto Trigger Event• All repeated representations & warranties are correct• ProjectCo, Issuer, HoldCo and IntermediateCo are compliant with all covenants• ProjectCo, Issuer, HoldCo and IntermediateCo are solvent.• No material litigation• No Disputes with the University

PROJECT COMPANY OWNERSHIP

- No changes of ownership have occurred since the inception of the project.

SUMMARY OF PROJECT PERFORMANCE

For the reporting period, provide commentary for relevant topics:

- Key performance indicators:

1. Financial Position

The construction phase of the project is progressing within the funding envelope agreed at Financial Close and no shortfall in funding is anticipated. We do not anticipate the Project Company to be adversely affected by the consequences of the small delay to the completion of the Phase 2 works. Any cost and revenue consequences for the Project Company will be borne by the construction contractor under their subcontract.

2. Rooms Nominated

The Contractor has served an Availability Notice for Phase 2 (577 Rooms).

- Penalties & deductions - "Suitable Alternative Equivalent Accommodation" is not required for Phase 2 minor delay. Any costs associated with any future penalties and/or deductions is borne by the Building Contractor, with no impact on Project Co'.
- Costs incurred to date on maintenance / lifecycle and relevant changes to maintenance schedule - None to date
- Changes to service providers - None
- Material new contracts - None
- Material insurance claims - None
- Variations effected - Amended and Restated Project Agreement dated 6th March 2015, redefining Phase 2 works.
- Details of each Applicable Test pursuant to schedule Part 27 (Restrictive Covenant) of the Project Agreement - None relevant at this time in the project
- Any material actions taken / variations effected - None
- Any other material topics as relevant to the project - None

RESERVE ACCOUNTS**Lifecycle Reserve Account**

£0

Not yet applicable

Debt Service Reserve Account(s)	£0 Not yet applicable
--	--------------------------

FINANCIAL RATIOS					
Aug-Feb period	Components of Ratio	Ratio	Forecast at Financial Close	Trigger level	Default level
ADSCR – Historic	[Operating Cash] [Debt Service]	Data due post completion	Data due post completion	Data due post completion	Data due post completion
ADSCR – Forward-looking	[Operating Cash] [Debt Service]	Data due post completion	Data due post completion	Data due post completion	Data due post completion
BLCR	[PV of Operating Cash] [Cash balances excl reserve accounts] [Debt O/S]	Data due post completion	Data due post completion	Data due post completion	Data due post completion

FINANCIAL RATIOS					
Feb- Aug period	Components of Ratio	Ratio	Forecast at Financial Close	Trigger level	Default level
ADSCR – Historic	[Operating Cash] [Debt Service]	Data due post completion	Data due post completion	Data due post completion	Data due post completion
ADSCR – Forward-looking	[Operating Cash] [Debt Service]	Data due post completion	Data due post completion	Data due post completion	Data due post completion
BLCR	[PV of Operating Cash] [Cash balances excl reserve accounts] [Debt O/S]	Data due post completion	Data due post completion	Data due post completion	Data due post completion

FINANCIAL RATIOS					
Full year to August	Components of Ratio	Ratio	Forecast at Financial Close	Trigger level	Default level
Gross Rent Ratio	[Revenues] [Debt Service]	Data due post completion	Data due post completion	Data due post completion	Data due post completion

TRANSACTION PARTIES	
Issuer	Holyrood Student Accommodation plc
Construction Contractor	Balfour Beatty Construction Scottish & Southern Limited
FM Services Contractor	Cofely Workplace Limited
Bond Trustee	BNY Mellon Corporate Trustee Services Limited
Security Trustee	BNY Mellon Corporate Trustee Services Limited
Account Bank	Barclays Bank plc
Principal Paying Agent	The Bank of New York Mellon, London Branch
Transaction Legal Advisers	Ashurst LLP

Signature:

A. Branchard

Director