

FINANCING OPTIONS AND PROJECT AGREEMENTS SUMMARY

Financing options and project agreements

Financing options	Project agreements for council
Council sell the site to a private sector specialist student accommodation provider	Freehold sale contract
Council contract direct with Engie under a Design and Build contract and then own the building in the long term	PWLB loan agreement – Council/PWLB Construction contract – Council/Engie Parent company guarantees – Engie/Engie parent/ Council Design and professional team appointments – Council/ consultants Warranties – Council/consultants/subcontractors Development management agreement – Council/ development manager (eg Cityheart) Nominations agreement – Council/HCA Underleases to commercial occupiers- Council/commercial occupiers Management agreement – Council/Cityheart
Special Purpose Vehicle (“SPV”) established which is wholly owned by the Council	Company constitutional documents (articles and shareholders’ agreement) – Council/SPV PWLB loan agreement – Council/PWLB

	<p>Loan agreement – Council/SPV</p> <p>Construction contract – SPV/Engie</p> <p>Parent company guarantees – Engie/Engie parent/ Council</p> <p>Design and professional team appointments – SPV/ consultants</p> <p>Warranties – Council/consultants/subcontractors</p> <p>Development management agreement – SPV/ development manager (eg Cityheart)</p> <p>Nominations agreement – SPV/HCA</p> <p>Underleases to commercial occupiers- SPV/commercial occupiers</p> <p>Management agreement – SPV/Cityheart</p>
Special Purpose Vehicle established and owned by a private sector organisation with the Council providing funding support	<p>Conditional agreement for 150 year headlease- Council/Fund</p> <p>150 year headlease- Council/Fund</p> <p>Put and call option on lease- Council/Fund</p> <p>Funder’s direct agreement- Council/Fund</p> <p>Default facility and securities documents- Council/Fund</p>