

Businesswatch Market digest

Market summary

Base rates	29 November	12 December	24 January	21 February
UK	0.75	0.75	0.75	0.75
US*	1.75	1.75	1.75	1.75
EU	0.00	0.00	0.00	0.00
FTSE 100	7,392.7	7,235.7	7,613.4	7,390.6

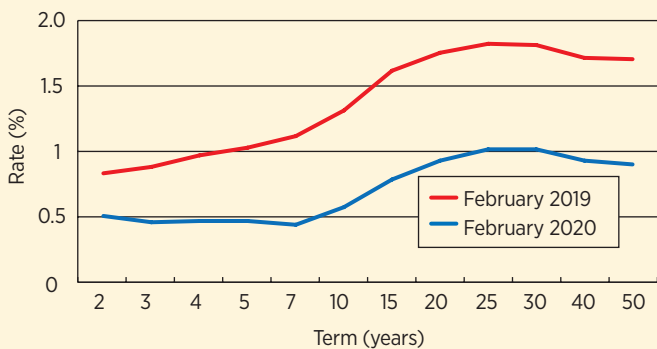
Note: * = current range 1.50-1.75

Gilt yields

	29 November	12 December	24 January	21 February
Two year	0.51	0.56	0.44	0.50
Three year	0.47	0.54	0.39	0.45
Four year	0.49	0.57	0.41	0.46
Five year	0.49	0.58	0.42	0.46
Seven year	0.47	0.58	0.43	0.43
10 year	0.67	0.77	0.61	0.57
15 year	0.93	1.02	0.84	0.79
20 year	1.11	1.18	1.00	0.94
25 year	1.20	1.27	1.09	1.03
30 year	1.20	1.27	1.10	1.03
40 year	1.12	1.17	1.00	0.94
50 year	1.11	1.15	0.99	0.91

Source: Aquila Treasury & Finance Solutions

UK gilt yields



Libor rates

	28 November	11 December	23 January	20 February
One month	0.71	0.70	0.63	0.71
Two month	0.76	0.75	0.66	0.73
Three month	0.79	0.78	0.70	0.75
Six month	0.86	0.86	0.75	0.80
12 month	0.95	0.96	0.81	0.89

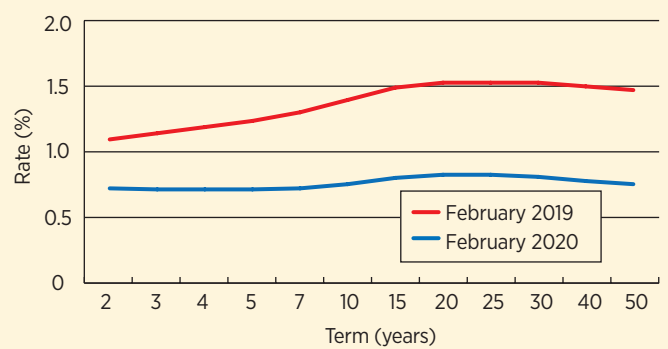
Source: Aquila Treasury & Finance Solutions

Swap rates

	28 November	12 December	24 January	21 February
Two year	0.77	0.80	0.65	0.71
Three year	0.78	0.83	0.66	0.70
Four year	0.80	0.85	0.67	0.70
Five year	0.81	0.88	0.69	0.70
Seven year	0.84	0.92	0.74	0.71
10 year	0.89	0.97	0.80	0.75
15 year	0.96	1.04	0.89	0.81
20 year	0.99	1.07	0.92	0.84
25 year	1.00	1.07	0.92	0.84
30 year	1.01	1.07	0.91	0.82
40 year	0.98	1.04	0.88	0.78
50 year	0.96	1.01	0.84	0.75

Source: Aquila Treasury & Finance Solutions

UK swap rates



Retail bonds

Issuer	Credit rating	Issue date	Nominal £m	Price (p) at 21/02/2020	Change on month (bp)	Yield (%) at 21/02/2020	Change on month (bp)
Places for People 4.25%, 2023	Unrated	12/16	£65	104.20	+0.00	3.48	+0
Places for People 1.00%, 2022	A3 (Moody's)	01/12	£40	122.75	-0.03	inflation linked	n/a
A2Dominion 4.75%, 2022	A+ (Fitch)	10/13	£150	107.53	-0.50	3.58	+8
A2Dominion 4.50%, 2026	A+ (Fitch)	09/14	£150	114.05	-0.18	2.77	+2

Source: London Stock Exchange

UK Treasury reference gilts for housing association bond issues

Reference gilts: letters in brackets refer to bonds, see page overleaf	Yield (%) at 21/02/2020	Change on month (bp)	Reference gilts: letters in brackets refer to bonds, see page overleaf	Yield (%) at 21/02/2020	Change on month (bp)
(c) priced over: Treasury 4.50%, 2034	0.76	n/a	(m) priced over: Treasury 4.75%, 2038	0.87	-8
(d) priced over: Treasury 4.75%, 2020	0.58	+3	(n) priced over: Treasury 4.50%, 2042	0.96	-8
(e) priced over: Treasury 4.00%, 2022	0.46	+8	(p) priced over: Treasury 3.50%, 2045	0.99	-8
(f) priced over: Treasury 2.00%, 2025	0.39	+3	(r) priced over: Treasury 4.25%, 2046	0.98	-8
(g) priced over: Treasury 5.00%, 2025	0.44	+4	(s) priced over: Treasury 4.25%, 2049	0.97	-9
(h) priced over: Treasury 6.00%, 2028	0.48	-1	(t) priced over: Treasury 3.75%, 2052	0.94	-8
(i) priced over: Treasury 4.75%, 2030	0.58	-3	(u) priced over: Treasury 4.25%, 2055	0.91	-9
(j) priced over: Treasury 4.25%, 2032	0.68	-4	(v) priced over: Treasury 1.50%, 2026	0.42	+2
(k) priced over: Treasury 4.25%, 2036	0.82	-6	(w) priced over: Treasury 1.50%, 2047	0.99	-9

Source: UK Debt Management Office

Businesswatch Market digest

Housing association public issues, ranked by maturity date

Securities above £100m (final brackets indicate reference gilt: see table, previous page)	Rating: Moody's/ S&P/Fitch	Date of last issue	Nominal amount £m	Yield at last issue %	Margin at last issue (basis pts)	Yield at 21/02/20 %	Change on month (basis pts)	Margin at 21/02/20 (basis pts)	Change on month (+ or -)
THFC 8.62%, 2023 (e)	-/A/-	12/01	£189	5.65	100	2.02	+8	156	+0
Places for People 5.09%, 2024 (g)	Baa1/A-/A	12/08	£348	6.96	285	1.58	+0	113	-4
Guinness 9.12%, 2025 (g)	A2/A/-	01/95	£110	6.34	80	1.59	+3	115	-1
London & Quadrant 2.625%, 2026 (f)	A3/A-/A+	05/16	£300	2.69	107	1.55	-1	116	-3
Places for People 2.88%, 2026 (v)	Baa1/A-/A	08/16	£400	2.91	225	1.91	-21	149	-23
PRS Finance 1.75%, 2026 (v)	Aa2/-/-	11/16	£265	1.89	46	0.96	+1	54	-1
London & Quadrant 2.63%, 2028 (h)	A3/A-/A+	02/18	£250	2.74	118	1.69	-4	121	-3
A2Dominion 3.5%, 2028 (h)	-/-/A+	11/16	£250	3.81	230	2.23	-2	175	-1
London & Quadrant 2.25%, 2029 (h)	A3/A-/A+	07/17	£250	2.20	100	1.67	-4	118	-3
Clarion Funding 2.63%, 2029 (h)	A3/A/-	01/19	£250	2.72	148	1.44	+1	96	+2
Notting Hill Genesis 2.88%, 2029 (h)	-/A-/A	01/19	£250	2.97	173	1.81	-3	133	-2
Sanctuary 8.37%, 2031 (h)	A2/A+/-	05/98	£110	6.76	90	1.74	-1	126	+0
Places for People 5.88%, 2031 (i)	Baa1/A-/A	05/11	£175	5.79	170	2.28	-15	170	-12
Notting Hill 3.75%, 2032 (j)	-/A-/A	12/12	£250	3.75	108	2.06	-6	139	-2
London & Quadrant 4.62%, 2033 (j)	A3/A-/A+	03/12	£250	4.62	157	1.93	-7	125	-3
Quadrant HF 7.90%, 2018/33 (h)	A3/A-/A+	02/98	£130	6.92	86	1.96	-0	148	+1
Harbour Funding 5.28%, 2034 (j)	Aa3/A/-	08/03	£276	5.28	58	1.93	-4	125	+0
THFC (Funding No.1) 5.12%, 2035 (k)	-/A/-	07/08	£235	5.96	135	2.07	-8	125	-1
Clarion 1.875%, 2035 (c)	A3/A/-	01/20	£350	1.88	98	1.76	n/a	100	n/a
Home Group 8.75%, 2037 (k)	-/A/-	07/93	£100	8.75	110	n/s	n/s	n/s	n/s
Haven (37) 8.12%, 2037 (i)	Aa3/AA-/-	08/00	£329	6.78	200	1.90	-2	133	+1
Affinity Sutton 5.98%, 2038 (m)	A3/A/-	09/08	£250	5.98	155	1.83	-6	97	+2
Circle Anglia 7.25%, 2038 (m)	A3/A/-	11/10	£399	5.38	110	1.84	-6	97	+2
Longhurst 5.13%, 2038 (m)	A3/-/-	07/12	£250	5.24	242	2.18	-8	131	-0
RSL Finance (No.1) 6.62%, 2038 (m)	Aa3/A/-	06/03	£342	5.37	95	2.02	-8	115	+0
GB Social Housing 5.19%, 2038 (m)	-/A/-	05/14	£137	4.82	150	n/s	n/s	n/s	n/s
MORhomes 3.4%, 2038 (m)	-/A/-	02/19	£250	3.48	190	2.50	-8	163	+0
Southern 4.50-5.36%, 2039 (m)	A2/-/-	03/14	£175	4.50	120	n/s	n/s	n/s	n/s
Genfinance II 6.06%, 2039 (m)	-/A-/A	12/09	£250	6.06	170	2.32	-8	145	+0
London & Quadrant 5.50%, 2039 (m)	A3/A-/A+	01/10	£300	5.55	115	2.11	-13	124	-5
Sanctuary 6.69%, 2039 (m)	A2/A+/-	09/10	£320	4.85	100	1.83	-9	96	-1
Sovereign 5.70%, 2039 (m)	A2/A+/-	08/09	£175	5.70	155	1.71	-18	85	-10
THFC (Funding No.2) 6.35%, 2039 (m)	-/A/-	04/11	£371	5.39	105	2.04	-9	117	-1
Hyde 5.12%, 2040 (m)	-/A/-	07/10	£200	5.12	105	1.99	-7	113	+1
Moat 5.10%, 2041 (m)	A2/-/-	09/11	£150	5.10	147	2.33	-10	146	-2
Midland Heart 5.08%, 2042 (n)	A1/-/-	10/12	£150	5.08	196	n/s	n/s	n/s	n/s
Affinity Sutton 4.25%, 2042 (n)	A3/A/-	09/12	£250	4.31	125	1.95	-6	99	+2
East Thames 5.48%, 2042 (n)	A3/A-/A+	06/12	£250	5.47	250	2.29	-11	133	-3
Notting Hill 5.25%, 2042 (n)	-/A-/A	07/11	£300	5.28	120	2.41	-9	145	-1
SHG Finance 6.38%, 2042 (j)	BBB+/A-/-	06/01	£240	6.38	138	2.28	-6	160	-2
Sovereign 4.76%, 2042 (n)	A2/A+/-	05/12	£250	4.77	170	1.88	-11	92	-3
Together 4.5%, 2042 (m)	A3/-/-	12/12	£250	4.50	145	2.01	-10	114	-2
Great Places 4.75%, 2042 (n)	A3/A+/-	11/12	£200	4.81	170	2.32	-16	136	-8
Hastoe 5.60%, 2042 (n)	A3/-/-	11/14	£125	4.27	144	2.49	-14	153	-6
Saxon Weald 5.37%, 2042 (k)	A3/-/-	05/12	£225	5.49	248	2.31	-8	149	-2
WM Housing Group 4.62%, 2042 (n)	A3/-/-	10/12	£200	4.62	155	2.22	-22	126	-14
Affordable Housing Finance 3.80%, 2042 (n)	-/AA/-	05/14	£601	3.71	37	1.27	-6	31	+2
Aster 4.59%, 2043 (n)	-/A+/-	12/13	£250	4.59	105	2.01	-9	105	-1
Longhurst 3.25%, 2043 (n)	A3/-/-	05/18	£250	3.35	148	2.23	-8	127	-0
THFC (Funding No.3) 5.17%, 2043 (n)	-/A/-	10/13	£625	4.50	105	2.17	-11	121	-3
Optivo 5.25%, 2043 (n)	A2/-/-	09/13	£150	4.68	215	2.27	-19	131	-11
CHP 4.75%, 2043 (n)	-/A/-	12/13	£200	4.79	125	2.34	-9	138	-1
Affordable Housing Finance 2.89%, 2043 (n)	-/AA/-	08/15	£963	2.82	40	1.27	-6	31	+2
Peabody (Capital No.2) 5.25%, 2043 (n)	A3/A/-	11/13	£550	4.63	105	2.17	-9	121	-1
Home Group 3.13%, 2043 (n)	-/A/-	03/19	£350	3.25	170	2.33	-8	137	-1
LiveWest 2.25%, 2043 (n)	A2/-/-	10/19	£250	2.35	140	1.95	-12	99	-4
Circle Anglia 5.20%, 2044 (n)	A3/A/-	02/12	£250	5.22	198	1.94	-6	98	+1
Guinness 4.00%, 2044 (n)	A2/A/-	10/14	£250	4.02	130	1.94	-11	98	-3
Riverside 3.87%, 2044 (n)	A1/-/-	11/14	£250	3.87	135	2.03	-6	107	+2

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Securities above £100m (final brackets indicate reference gilt: see table, previous page)	Rating: Moody's/ S&P/Fitch	Date of last issue	Nominal amount £m	Yield at last issue %	Margin at last issue (basis pts)	Yield at 21/02/20 %	Change on month (basis pts)	Margin at 21/02/20 (basis pts)	Change on month (+ or -)
Wheatley 4.37%, 2044 (n)	-/A+/-	11/14	£300	4.37	160	2.29	-9	133	-1
BPHA 4.81%, 2044 (n)	-/A+/-	03/14	£350	4.81	135	2.09	-6	113	+2
East Midlands 4.50%, 2044 (n)	-/A+/-	01/14	£200	4.59	108	2.08	-9	112	-1
Grand Union 4.62%, 2044 (n)	A3/-/-	11/13	£150	4.66	114	2.39	-7	143	+1
Yorkshire 4.12%, 2044 (n)	A3/-/-	10/14	£200	4.23	135	2.22	-7	126	+1
Orbit 3.5%, 2045 (p)	A3/-/-	03/15	£250	3.61	115	2.29	-6	130	+2
WHG 4.25%, 2045 (n)	A3/-/-	10/14	£250	4.28	125	2.26	-7	130	+1
Cambridgeshire Housing Capital 4.25%, 2045 (p)	-/A+/-	09/14	£150	4.39	120	2.24	-4	125	+4
RHP 3.25%, 2045 (p)	-/A+/-	02/15	£175	3.25	117	2.23	-4	124	+4
Housing & Care 21 3.29%, 2047 (w)	-/A/-	11/17	£250	3.16	138	2.17	-9	119	-1
Paragon 3.62%, 2047 (p)	A3/-/-	01/15	£250	3.62	140	2.26	-13	127	-5
Sanctuary 5.08%, 2047 (r)	A2/A+/-	11/13	£450	4.20	78	1.94	-13	95	-4
Catalyst 3.13%, 2047 (w)	-/A/-	10/17	£250	3.21	130	2.25	-19	126	-10
Karbon Homes 3.37%, 2047 (w)	-/A+/-	11/18	£250	3.50	153	1.92	-9	93	-1
Southern Housing Group 3.50%, 2047 (w)	A2/-/-	10/18	£300	3.62	158	2.20	-8	121	+0
Bromford 3.13%, 2048 (w)	A2/A+/-	04/18	£300	3.25	135	1.92	-9	94	-1
Clarion Funding 3.13%, 2048 (w)	A3/A/-	04/18	£250	3.18	128	1.99	-7	101	+1
Metropolitan 4.12%, 2048 (r)	-/A/-	09/15	£250	4.12	167	2.46	-12	147	-4
Optivo Finance 3.28%, 2048 (w)	A2/-/-	03/18	£250	3.28	100	2.21	-8	122	+1
Swan 3.62%, 2048 (p)	-/A/-	02/15	£250	3.68	130	2.74	-8	175	+0
Notting Hill 3.25%, 2048 (w)	-/A-/A	10/17	£400	3.28	135	2.61	-16	162	-7
WM Housing Group 3.25%, 2048 (w)	A3/-/-	10/17	£280	3.30	137	2.23	-17	124	-8
Orbit 3.4%, 2048 (n)	A3/-/-	06/18	£450	3.46	160	2.25	-6	129	+2
Peabody 3.25%, 2048 (w)	A3/A/-	09/18	£450	3.37	155	2.19	-13	121	-5
Wrekin 2.5%, 2048 (w)	-/A/-	10/19	£250	2.61	148	2.02	-10	103	-1
Sovereign 2.38%, 2048 (w)	A2/A+/-	09/19	£375	2.48	127	1.92	-10	93	-1
London & Quadrant 3.75%, 2049 (s)	A3/A-/A+	10/15	£250	3.75	135	2.31	-9	134	-0
Blend Funding Plc 3.46%, 2049 (w)	A2/-/-	09/18	£250	3.56	158	2.20	-8	121	+1
Incommunities 3.3%, 2049 (s)	-/A+/-	03/19	£250	3.29	157	2.00	-10	102	-1
Accent Capital 2.63%, 2049 (s)	-/A+/-	07/19	£350	2.73	130	1.92	-9	94	-0
Martlet Homes Ltd 3.00%, 2052 (t)	-/A+/-	05/17	£400	3.04	140	2.09	-10	115	-2
PenArian Housing Finance Plc 3.21%, 2052 (w)	Baa1/A/-	06/17	£250	3.26	155	2.41	-10	142	-2
London & Quadrant 3.13%, 2053 (t)	A3/A-/A+	02/18	£250	3.16	135	2.30	-9	136	-1
Peabody 4.62%, 2053 (t)	A3/A/-	12/13	£350	4.62	105	2.18	-11	125	-3
Notting Hill 4.37%, 2054 (u)	-/A-/A	03/14	£250	4.47	98	2.37	-10	147	-2
London & Quadrant 2.75%, 2057 (u)	A3/A-/A+	07/17	£250	2.70	105	2.42	-8	152	+0

Notes: n/s = not stated; rarely traded and considered to be currently illiquid. Also includes FRESH Series 1, Funding for Homes, GESB, HACO, HAF and HSL, not listed above. n/a = new bond.
Sources: Markit, Royal Bank of Canada Capital Markets, Royal Bank of Scotland
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