

20 September 2024 M & G Trustee Company Limited Laurence Pountney Hill London ECR 0HH

Attention: Corporate Trust Manager Dear Sirs

£250,000,000 3.375 per cent. Secured Bonds due 2047

This certificate is delivered to you in accordance with Clause 21.2(c) of the Bond Trust Deed dated 15 November 2018 (the Bond Trust Deed) and made between Karbon Homes Limited (the issuer) and Prudential Trustee Company Limited (the Bond Trustee). All words and expressions defined in the Bond Trust deed shall (save as otherwise provided herein or unless the context otherwise requires) have the same meanings herein.

We hereby certify that, to the best of our knowledge, information and belief (having made all reasonable enquiries):

- a) As at 20 September 2024, no Event of Default or Potential Event of Default existed and no Event of Default or Potential Event of Default had existed at any time since 15 November 2018.
- b) From and including 15 November 2018 to and including 09 September 2024, the issuer and the Charging Subsidiaries have complied in all respects with their obligations under these presents (as defined in the Bond Trust Deed).

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Authorised Signatory for and on behalf of **Karbon Homes Limited**

Authorised Signatory for and on behalf of **Karbon Homes Limited**

Gosforth Office

Number Five Gosforth Park Avenue Gosforth Business Park Newcastle upon Tyne, NE12 8EG T 0808 164 0111 Freephone (Customer Services) T 0191 223 8000 (Business Calls) E info@karbonhomes.co.uk www.karbonhomes.co.uk Karbon Homes Limited is a charitable Community Benefit Society registered with the Financial Conduct Authority in England and Wales (number 7529) and its registered office is Number Five, Gosforth Park Avenue, Gosforth Business Park, Newcastle upon Tyne NE12 8EG. It is regulated by the Regulator of Social Housing (number 4846).