

# Commercial mortgages, without the complexity



# What we offer

## Investment

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| <b>Loan size:</b><br>£150k-£10m<br>£200k-£10m specialist buy-to-let  |
| <b>Repayment type</b><br>5-year interest only: all products<br>5-year partially amortising: commercial and semi-commercial   |
| <b>Debt service cover</b><br>Commercial: 130%<br>Semi-commercial: 120%<br>Repayment cover calculated at pay rate for fixed rate mortgages and pay rate plus 1% for variable rates.<br><br>Gross rent used if evidence of 3 months’ loan repayments in cash via bank statements & one UBO/director with Experian Consumer Score of 881+ and a supporting personal guarantee. Otherwise, we will use net rent assumptions: <ul style="list-style-type: none"><li>• MUFB/residential: gross rent minus 10%</li><li>• HMOs: gross rent minus 25%</li></ul> |
| <b>Specialist BTL interest cover</b><br>Specialist BTL: 130% standard, 145% higher rate taxpayer   |

## Owner-occupied

|   |
|---|
| <b>Loan size</b><br>£150k-£10m  |
| <b>Repayment type</b><br>30 year capital & interest<br>5-year interest-only available at the start of the loan term for loans up to 75% LTV.<br><br><b>Debt service cover</b><br>130%<br>Calculated on the rate not including the current account discount.<br>Repayment cover calculated at pay rate for fixed rate mortgages and pay rate plus 1% for variable rates. |
| <b>Hotels</b><br>Loans over 80% of VP value must be fully amortising from day one.<br>Personal guarantee to be given for any amount in excess of 70% of VP value.   |

## Healthcare

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| <b>Loan size</b><br>£500k-£10m<br>£5m max loan for first time buyers   |
| <b>Repayment type</b><br>Capital and interest<br>Purpose built: 25 years<br>Non-purpose built: 20 years  |
| <b>Debt service cover</b><br>130% adjusted EBITDA for children’s nurseries and experienced care operators<br>150% adjusted EBITDA for care first-time buyers<br>Repayment cover calculated at pay rate for fixed rate mortgages and pay rate plus 1% for variable rates. |
| <b>Minimum size</b><br>Care homes: 20 bedrooms<br>Specialist care: 4 bedrooms, if one or two properties, and flexible if there are three or more properties<br>Children’s nurseries: 40 places   |
| <b>Specialist care operators</b><br>Children’s learning disability care<br>Adult learning disability residential care<br>Adult supported living<br>Minimum of three years as a specialist care home owner-operator required  |

# Our discounts

We offer a range of discounts that can reduce the overall cost of a commercial mortgage.

Not every discount will apply to every deal, but where the criteria is met, discounts can be combined and applied to both fixed and variable rates.

## Owner-occupier

**Current account discount**

**0.50%\***

\*If the borrower opens a current account with Allica and uses it for 50% of your annual turnover. Additional terms and conditions apply

**EPC rating A-C or Loan over £750k**

**0.25%**

**Debt service cover >200%**

**0.25%**

## Limited time cashback offer

**No commitment fee when you apply by 31 March 2026 - plus 0.5% cashback of the loan amount if the loan completes by 30 June 2026.**

- This offer applies to new commercial owner-occupier mortgage applications received between 26 November 2025 and 31 March 2026.
- Re-submissions of previously approved applications, further advances or investment loans will not be eligible.
- Commitment fee will be waived.
- If the loan completes by 30 June the borrower will qualify for 0.5% cashback of the loan amount, excluding any fees.
- Offer is subject to standard lending criteria and approval.
- Cashback will be paid by the end of the second month following legal completion of the loan.
- This promotion may be withdrawn or amended at any time without prior notice.

## Investment

**EPC rating A-C or Loan over £750k**

**0.25%**

# Investment mortgages

Our commercial, semi-commercial and specialist buy-to-let products are built for landlords and investors.

## Commercial

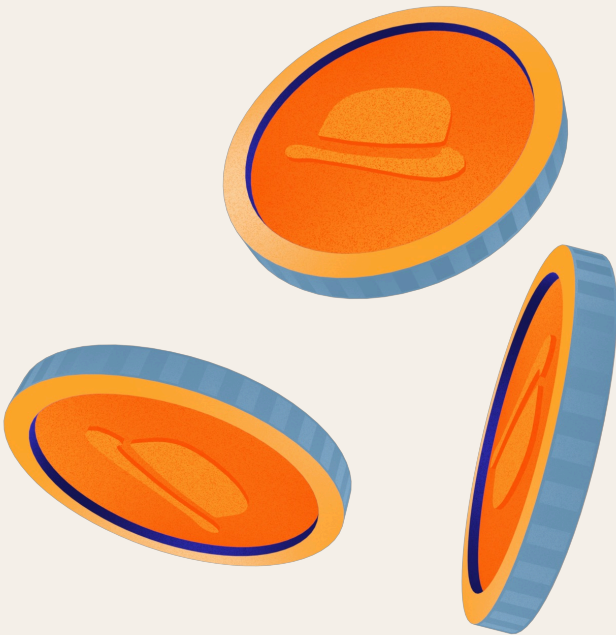
| LTV          | Up to 65% | Over 65% |
|--------------|-----------|----------|
| 5-year fixed | 7.40%     | 7.60%    |
| Variable     | 3.70%     | 3.90%    |

## Semi-commercial

| LTV          | Up to 65% | Over 65% |
|--------------|-----------|----------|
| 5-year fixed | 5.80%     | 6.65%    |
| Variable     | 2.10%     | 2.95%    |

## Specialist BTL

| LTV          | Up to 65% | Over 65% |
|--------------|-----------|----------|
| 5-year fixed | 5.70%     | 6.25%    |





# Owner-occupied mortgages

Owner-occupied mortgages are at the heart of what we do. We help businesses buy or refinance the buildings they work from.

## Commercial

| LTV          | Up to 65% | Over 65% |
|--------------|-----------|----------|
| 5-year fixed | 6.00%     | 6.35%    |
| Variable     | 2.30%     | 2.65%    |

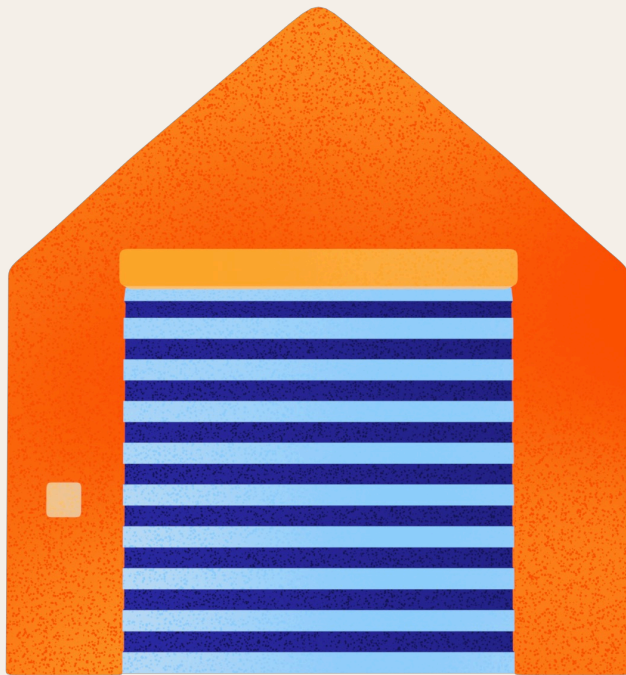
## Semi-commercial

| LTV          | Up to 65% | Over 65% |
|--------------|-----------|----------|
| 5-year fixed | 5.50%     | 6.25%    |
| Variable     | 1.80%     | 2.55%    |

## Hotels

| LTV (VP)     | Up to 65% | Up to 70% | Up to 80% | Up to 90% | Up to 100% |
|--------------|-----------|-----------|-----------|-----------|------------|
| 5-year fixed | 6.00%     | 6.35%     | 6.70%     | 6.95%     | 7.20%      |
| Variable     | 2.30%     | 2.65%     | 3.00%     | 3.25%     | 3.60%      |

All rates shown are inclusive of the Business Current Account discount (0.5%) outlined on p3.



# Healthcare

Healthcare is a specialist area, and one where experience matters. We provide specialist sector support for care homes, nurseries and specialist healthcare operators.

## Care homes

Experienced operators

| LTV     | Margin |
|---------|--------|
| 60% MV1 | 2.10%  |
| 70% MV1 | 2.30%  |

## Care homes

First-time buyers

| LTV              | Margin |
|------------------|--------|
| 70% MV/ 90% MV3  | 2.50%  |
| 70% MV/ 120% MV3 | 2.75%  |

## Care homes

Specialist care

| LTV                          | Margin | Term     |
|------------------------------|--------|----------|
| 70%MV/ 75% MV3 single asset  | 2.50%  | 18 years |
| 70% MV1/ 80% MV3 multi-asset | 2.10%  | 18 years |
| 70% MV/ 120% MV3 multi-asset | 2.30%  | 15 years |

## Children’s day nurseries

Experienced operators

| LTV              | Margin |
|------------------|--------|
| 70% MV/ 90% MV2  | 2.10%  |
| 70% MV/ 100% MV2 | 2.50%  |

## Children’s day nurseries

First-time buyers

| LTV              | Margin |
|------------------|--------|
| 70% MV/ 90% MV3  | 2.50%  |
| 70% MV/ 100% MV3 | 2.75%  |

All rates shown are inclusive of the Business Current Account discount (0.5%) outlined on p3.



# Property types

## Standard property

| Property type                               | Investment (VP) | Owner-occupied (VP) | Owner-occupied (2 x DSC, VP) |
|---|-----------------|---------------------|------------------------------|
| Residential including small HMOs            | 75%             | -                   | -                            |
| Large HMOs and MUFBs                        | 75% MV, 90% VP  | -                   | -                            |
| Semi-commercial property (>50% residential) | 75%             | 75%                 | 75%                          |
| Factories                                   | 75%             | 75%                 | 80%                          |
| Food outlets (takeaway)                     | 70%             | 70%                 | 70%                          |
| Garages and vehicle showrooms               | 75%             | 75%                 | 75%                          |
| Holiday lets                                | 75%             | 75%                 | 80%                          |
| Industrial units                            | 75%             | 75%                 | 80%                          |
| Offices                                     | 75%             | 75%                 | 80%                          |
| Retail units                                | 75%             | 75%                 | 80%                          |
| Student accommodation                       | 60%             | -                   | -                            |
| Warehouses                                  | 75%             | 75%                 | 80%                          |

An additional 5% LTV may be available for owner-occupiers in the following sectors: Accountancy, Veterinary, Architects & Surveyors, Manufacturing, Machining & Storage/distribution.

Maximum loan-to-value varies by property type, structure and borrower strength. All cases are subject to credit approval and asset quality.

## Trading

| Property type          | Investment (VP) | Owner-occupied (VP) | MV1 |
|------------------------|-----------------|---------------------|-----|
| Convenience stores     | 75%             | 80%                 | 70% |
| Restaurants and pubs   | 70%             | 70%                 | 65% |
| Guest houses and B&Bs  | 70%             | 70%                 | 65% |
| Professional practices | 75%             | 80%                 | 70% |
| Leisure                | 70%             | 70%                 | 60% |

## Healthcare

| Property type                         | MV1 | MV2  | MV3  |
|---------------------------------------|-----|------|------|
| Care homes - experienced              | 70% | 100% | -    |
| Care homes - first-time buyer         | 70% | -    | 120% |
| Specialist care                       | 70% | -    | 120% |
| Children's nurseries experienced      | 70% | 100% | -    |
| Children's nurseries first-time buyer | 70% | -    | 100% |

Investment children's nurseries considered at 75% VP

## Hotels

| Property type                              | Market Value (MV) | VP Value |
|--|-------------------|----------|
| Under £1.5m<br>130-200% debt service cover | 65%               | 70%      |
| Under £1.5m<br>>200% debt service cover    | 65%               | 80%      |
| Over £1.5m unbranded                       | 65%               | 90%      |
| Over £1.5m branded                         | 65%               | 100%     |
| Investment hotels                          | -                 | 70%      |