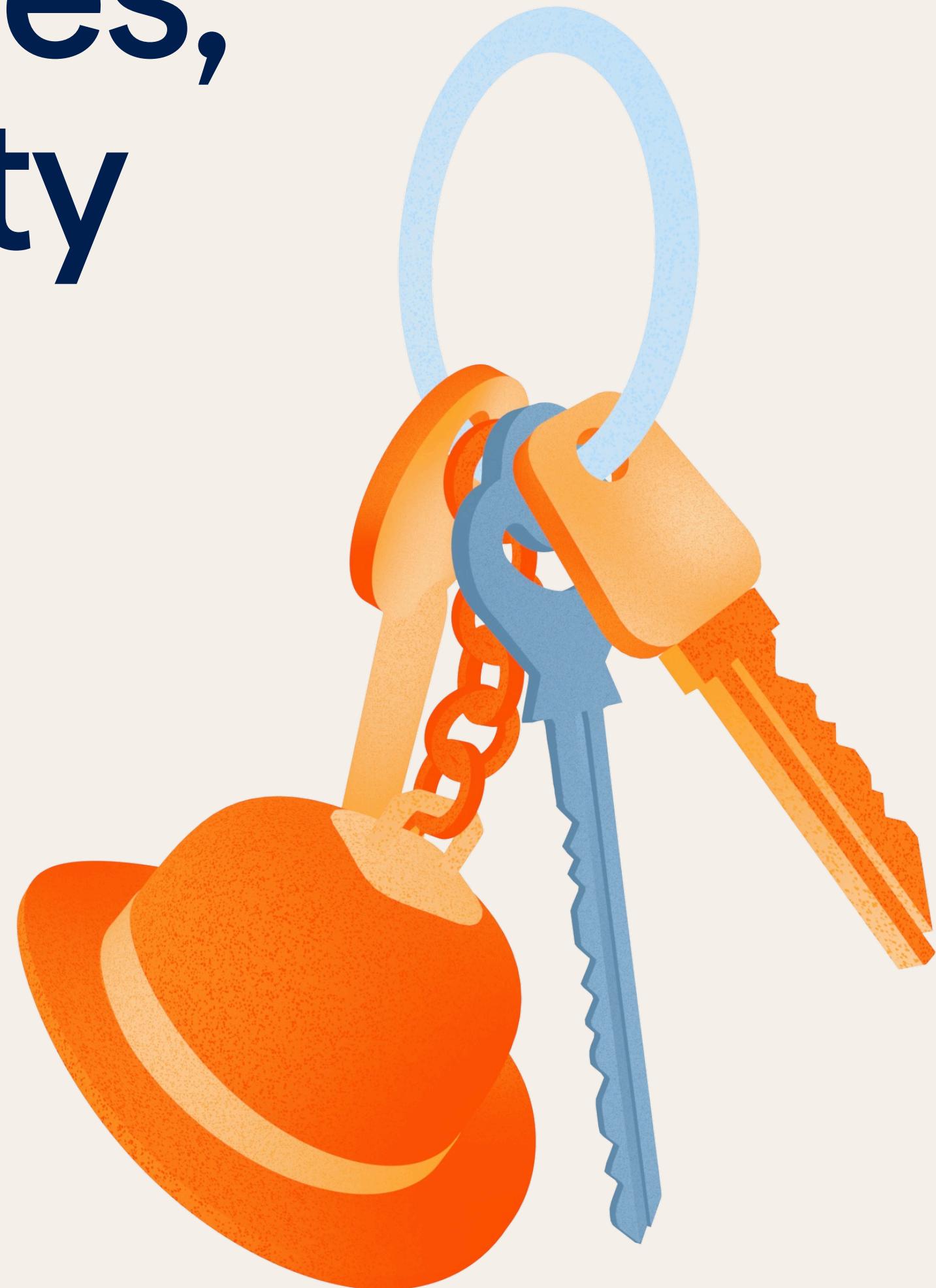


Commercial mortgages, without the complexity



What we offer

Investment

Loan size:
£150k-£10m
£200k-£10m specialist buy-to-let

Repayment type
5-year interest only: all products
5-year partially amortising: commercial and semi-commercial

Debt service cover
Commercial: 130%
Semi-commercial: 120%
Repayment cover calculated at pay rate for fixed rate mortgages and pay rate plus 1% for variable rates.

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:

- MUFB/residential: gross rent minus 10%
- HMOs: gross rent minus 25%

Specialist BTL interest cover
Specialist BTL: 130% standard, 145% higher rate taxpayer

Owner-occupied

Loan size
£150k-£10m

Repayment type
30 year capital & interest
5-year interest-only available at the start of the loan term for loans up to 75% LTV.

Debt service cover
130%
Calculated on the rate not including the current account discount.
Repayment cover calculated at pay rate for fixed rate mortgages and pay rate plus 1% for variable rates.

Hotels
Loans over 80% of VP value must be fully amortising from day one.
Personal guarantee to be given for any amount in excess of 70% of VP value.

Healthcare

Loan size
£500k-£10m
£5m max loan for first time buyers

Repayment type
Capital and interest
Purpose built: 25 years
Non-purpose built: 20 years

Debt service cover
130% adjusted EBITDA for children's nurseries and experienced care operators
150% adjusted EBITDA for care first-time buyers
Repayment cover calculated at pay rate for fixed rate mortgages and pay rate plus 1% for variable rates.

Minimum size
Care homes: 20 bedrooms
Specialist care: 4 bedrooms, if one or two properties, and flexible if there are three or more properties
Children's nurseries: 40 places

Specialist care operators
Children's learning disability care
Adult learning disability residential care
Adult supported living
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

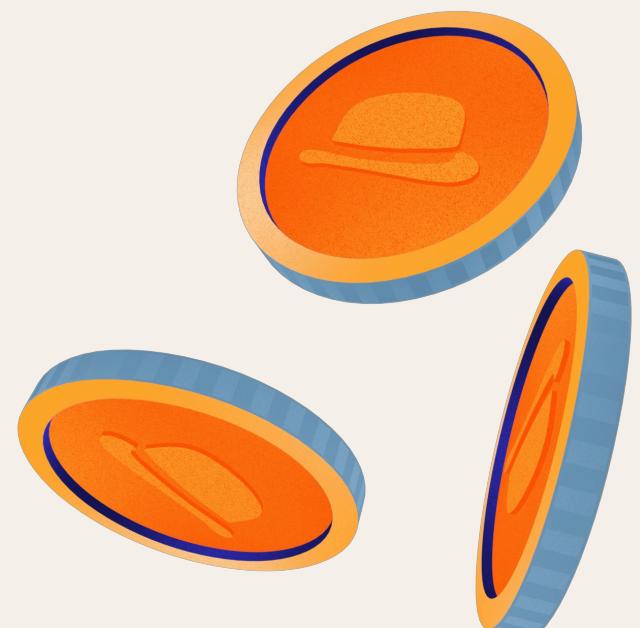
LTV	Up to 65%	Over 65%
5-year fixed	7.40%	7.60%
Variable	3.70%	3.90%

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 130-200% debt service cover	65%	70%
Under £1.5m >200% debt service cover	65%	80%
Over £1.5m unbranded	65%	90%
Over £1.5m branded	65%	100%
Investment hotels	-	70%