

Metropolitan Funding PLC

Thames Valley Housing Association (TVHA) trading update and unaudited consolidated financial results for the nine months ended 31 December 2020

TVHA, one of the UK's leading providers of affordable housing and care and support services, announces a trading update for the third quarter of the financial year 2020/21.

Highlights

- Revenues up 7.3% compared with equivalent period last year at £345.8m (2019: £322.3m).
- Operating surplus of £108.1m (Q3 2019: £104.7m) and a total surplus of £53.3m (Q3 2019: £49.2m).
- Arrears performance of c.5.39% (December 2019 c.5.26%) despite the impact of Covid-19.
- Improved liquidity position with £853m (December 2019: £596m) of available cash and facilities.
- Strong cash performance generating £165m more cash from operations and investing activities in the period.
- Strong sales with 416 (Q3 2019: 451) units completed ytd. We have reduced our stock of completed homes during 2020 and are well positioned to face future market challenges.

Outlook

This outlook statement is subject to the continued uncertainty/unforeseen business interruption that might be caused by the pandemic and future government measures as well as an economic environment that remains challenging in 2021, and beyond.

The core housing business continues to perform well with most services to customers being maintained despite the impact of Covid-19. Total revenue is expected to be slightly lower than last year notwithstanding a strong sales performance for the year to date. Operating surplus is in line with our pre-Covid expectations and is expected to show a full year improvement consistent with the experience of the first 9 months.

Customer safety is our top priority and MTVH has, along with others in the sector, prioritised improvements to the highest risk blocks in our existing estate while reining back some of our new development plans to ensure affordability.

Liquidity management remains a key focus and during the year we have improved our liquidity position through new sources of funding (c £275m) and improved cash generation (£165m).

TVHA will report results for the year ended 31/03/21, trading as Metropolitan Thames Valley, in summer 2021.

Thames Valley Housing Association (TVHA) Consolidated Results

Enquiries

Please contact Donald McKenzie, Director of Corporate Finance, on 0203-535-4434/07738-714126 or at donald.mckenzie@mtvh.co.uk

This information for investors is also available on our website:

<https://www.mtvh.co.uk/about-us/investors/>

Disclaimer

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