

# Quarterly shareholder update

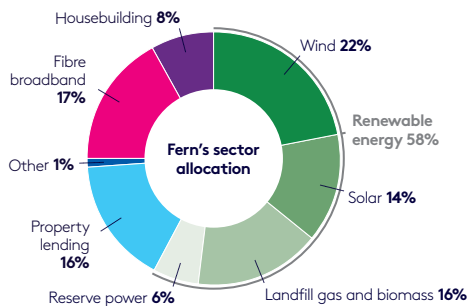
5 October 2022



**Paul Latham, CEO**  
Fern Trading Limited.

## About Fern Trading

Fern is the parent company of a large trading group made up of more than 300 companies. Its business is currently focused on four core sectors: property lending, fibre networks, housebuilding and renewable energy.



Note: the chart above details Fern's business as at 30 September 2022. This will change over time and could include sectors not currently shown here.

## An update on Fern

Fern comprises four main divisions. All of Fern's divisions continue to perform well, you can read more about some of their operations over the last quarter below.



### Property lending

During the quarter, Fern grew its lending business modestly, with £430m lent across 216 loans at the end of the quarter. Fern continues to take a cautious approach and has the ability to reduce the capital deployed in its lending business, or the risk profile of its loans through reducing loan to value rates or pausing operation in certain parts of the market should that feel appropriate. Fern's lending business is currently performing well.



### Fibre networks

One of our fibre businesses is Vorboss, which is building a business to business (B2B) network in Central London. They have spent the last two years constructing their network and reached a major milestone in September when they launched their fibre broadband to customers for the first time.



### Housebuilding

Our retirement village development company is called Rangeford. Its specialist homes within retirement communities have proven very popular this year, with 40% of their full year sales target being achieved in reservations and sales in this period alone.

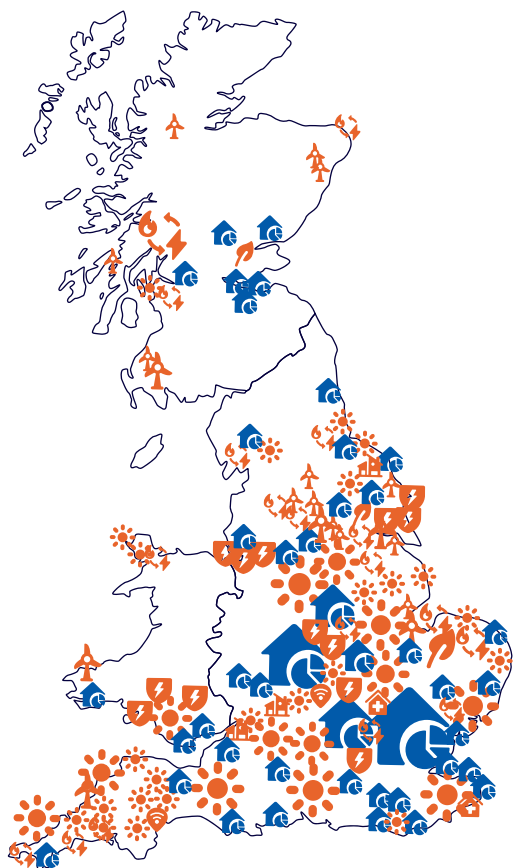


### Renewable energy

Strong performance continued, driven by high prices, long-term power price forecasts and inflation. The government, however, have announced that they will introduce a power price cap on the sale of energy for renewable generators. There is currently no detail on this policy, except that it is likely to come in next year after a period of consultation. We have taken this into account, along with equivalent rules across Europe, when valuing our energy assets.

# Fern in focus

Fern is a £2.9 billion trading group that operates in sectors where it has extensive experience. The group comprises more than 300 subsidiary companies with its business split across four core sectors and more than 460 assets.



## Key

### Owning and operating assets

- |                           |                              |
|---------------------------|------------------------------|
| 162 solar farms worldwide | 26 reserve power sites       |
| 19 wind farms             | 6 fibre broadband businesses |
| 19 landfill gas sites     | 2 hospitals                  |
| 6 biomass sites           | 5 retirement villages        |
| 1 house building business | 1 energy from waste plant    |

### Lending

- 216 short-term property loans

## Spotlight on Fern's business: Thetford Power Station



Thetford Power Station is a renewable energy generator specialising in converting poultry litter into electricity through combustion. It's operated and maintained by our in-house team of 38 professionals.

As the largest power station fuelled by poultry litter in Europe, it's an integral part of the local economy generating jobs and investment through the local supply chain.

The station has been generating green energy for over 15 years, providing an invaluable service to the local poultry industry. It offers a secure year-round outlet for the disposal and recovery of biomass. And its combustion ash is sold as fertiliser to the British agricultural industry, making this a truly sustainable business model.

If you compare its output to an equivalent gas fired plant, Thetford Power Station reduces CO2 emissions by some 85,000 tonnes every year. This equates to taking more than 33,000 cars off the UK's roads.

**The value of an investment in Fern, and any income from it, can fall as well as rise. Investors may not get back the full amount they invest. You can find out more about Fern at [ferntrading.com](https://www.ferntrading.com).**

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