

**BLME COMPLETES £11.5 MILLION FINANCING AGREEMENT WITH CARE HOME PROVIDER**

**London, 1<sup>st</sup> January 2012:** Bank of London and The Middle East (“BLME”) has announced an £11.5m Murabaha financing agreement with Healthcare Properties Limited, a wholly owned subsidiary of Public Service Properties Investments Limited (“PSPI”). Murabaha is a cost plus financing transaction which includes an agreed profit margin, the payment of which is deferred for an agreed period of time. The financing is secured by four care homes offering dementia care operated by European Care Group, a leading owner operator of residential and specialist care homes in the UK.

**Dr Massoud Janekeh, Head of Capital Markets, commented on the transaction:** “Traditional sources of funding remain constrained for businesses in the eurozone in particular, which we see as an opportunity for alternative providers to step into the breach and provide much needed liquidity. We see the specialist healthcare sector as a significant growth area for our business, building on our existing capabilities and experience in this sector.”

This was the first Islamic finance transaction for PSPI and largest in healthcare sector in the UK. The client required fixed term financing with certainty of funding which Murabaha financing provides.

**Ralph Beney, Director of RP&C International, Asset Management Company to PSPI, said:** “We have worked with BLME in the past on an advisory basis and were pleased to build our existing relationship with the bank out by securing this financing. We are impressed by BLME’s values, rooted in relationship banking and have been extremely impressed by the team’s approach and execution in completing this transaction.”

Addleshaw Goddard (for BLME) and Norton Rose (for PSPI) advised on the transaction.

**END**

### **About PSPI**

Public Service Properties Investment Limited ([www.pspiltd.co.uk](http://www.pspiltd.co.uk)) is a publically listed company on AIM. It invests in Care Homes in the UK, Switzerland and Germany. In the UK it owns 40 care homes which are all operated by European Care Group.

European Care Group: European Care Group ([www.europeancare.co.uk](http://www.europeancare.co.uk)) is a leading provider of residential and specialist care for elderly and young adults in the UK. It has over 4500 registered beds across the UK and it works with older people and young adults who have care and support needs associated with dementia, palliative care, intermediate care, rehabilitation, learning difficulties and physical impairments.

### **About RP&C**

RP&C International ([www.rpcint.co.uk](http://www.rpcint.co.uk)) is a financial advisory and asset management company based in London and New York. It has been mandated by PSPI to manage the portfolio of its properties, including its UK care homes.