Together Financial Services Limited

Together prices £409 million CRE7 mortgage-backed securitisation

19 October 2026

Together Financial Services Limited ('**Together**' or the '**Group**'), which aims to be the UK's finance partner of choice, is pleased to announce the successful pricing of its seventh public small balance commercial real estate mortgage-backed securitisation, issued by Together Asset Backed Securitisation 2026-2 CRE-7 plc ("**CRE7**").

Transaction highlights

- £409m small balance commercial real estate MBS
- 1.21% weighted average cost of placed notes at a 95% Advance Rate
- 83.00% of issued notes expected to be rated AAA(sf) by Fitch and AAA(sf) by DBRS
- Expected settlement 28 October 2026

CRE7 is backed by a portfolio of first and second charge mortgages secured against commercial, residential and mixed-use properties across England, Wales and Scotland, with first charge mortgages representing 98.2% of the portfolio. The transaction further strengthens and diversifies the Group's funding platform, which includes 12 existing public mortgage-backed securitisations, eight private securitisations, secured notes and a revolving credit facility.

Chris Adams, Chief Financial Officer at Together, commented: "The successful pricing of CRE7 marks our fourth transaction in four months, demonstrating the strength of our capital markets access and investor support. This £409 million transaction further diversifies our funding platform and provides additional capacity to support our commercial customers and SMEs across the UK."

BNP Paribas and Lloyds Bank Corporate Markets acted as Co-arrangers and Barclays, BNP Paribas, Citi, Lloyds Bank Corporate Markets and Natixis acted as Joint Lead Managers.

For further enquiries please contact:

Together investor.relations@togethermoney.com

Kate Grimoldby, Director of Corporate Affairs

Camarco (Financial PR) together@camarco.co.uk

Ben Woodford, Alex Campbell

About Together

Together has been giving people a fair chance to bring their property ambitions to life for over 50 years. As a specialist secured lender, we use expertise, industry knowledge and common sense to consider each customer's individual circumstances.

We provide a wide range of flexible lending products secured on property across mainland UK, including residential and buy to let mortgages, bridging loans, commercial and semi-commercial mortgages and loans, auction finance and development funding. Applications are considered on their merits, helping individuals, SMEs, businesses and property investors turn their ambitions into reality.

Based in Cheadle, Cheshire, Together employs more than 900 colleagues and has a loan book of £8.5 billion.

Together is the trading name of Together Financial Services Limited, whose registered office is at Lake View, Lakeside, Cheadle, Cheshire SK8 3GW.

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