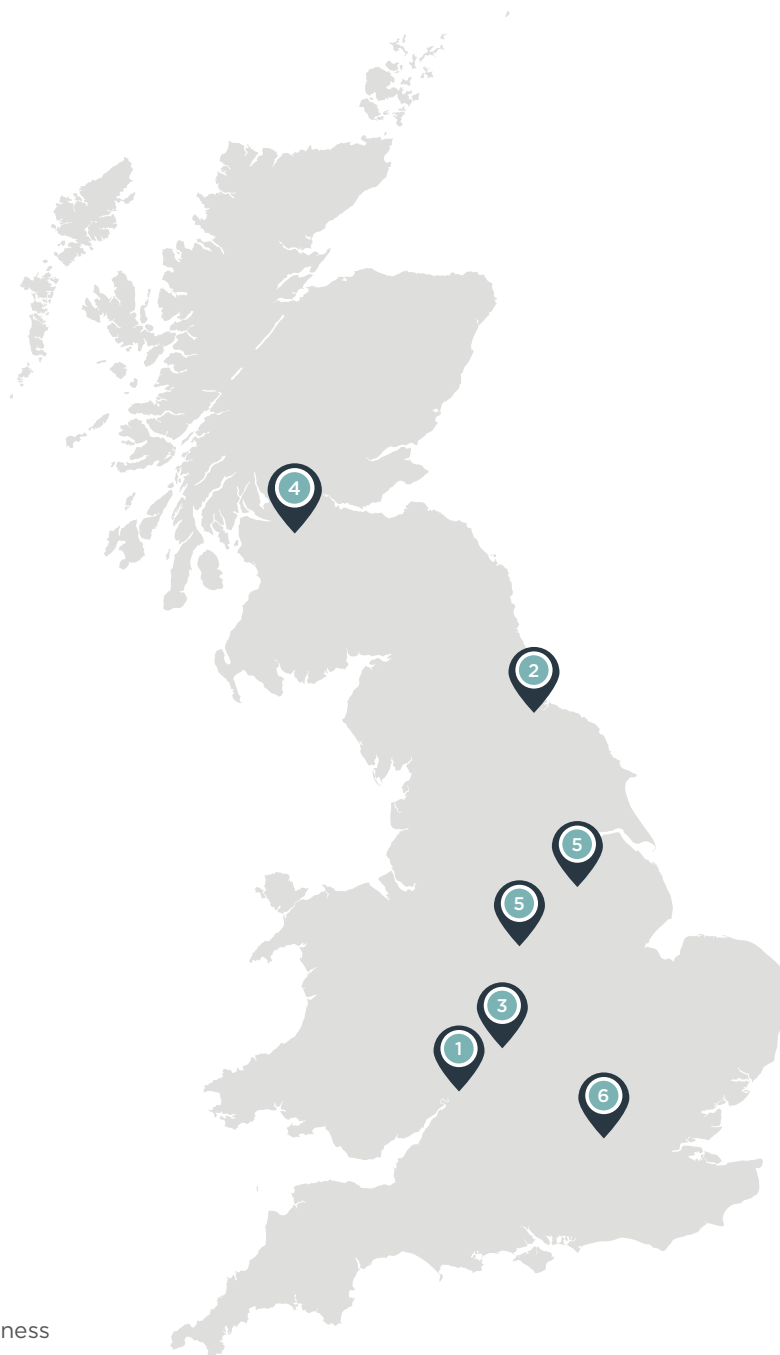


Third Sector Investment Fund (TSIF)

Now in run-off, TSIF was designed to offer a range of funding including unsecured lending to growing social enterprises. TSIF was able to support a wide range of sectors across the UK.

CONTINUING INVESTMENTS

- 1 Affinity Trust
- 2 Five Lamps
- 3 Heart of England Community Energy
- 4 Homes for Good Glasgow
- 5 P3
- 6 Trinity Homeless Projects



Third Sector Investment Fund

Reach

UK-wide

Re-launch date

2017

Funding available

Closed

Term

Closed

INVESTORS

Big Society Capital
Social Investment Business

**TSIF DIRECTLY
 ADDRESSES 4 SDGS**

The Third Sector Investment Fund supported organisations across all social sectors which focus on improving the economic and social well-being of individuals from vulnerable and disadvantaged communities.

TSIF recognised the need for unsecured lending to high performing social sector organisations, that can pose a higher financial risk.



Poverty and inequality in the UK leave many people caught in a poverty trap.

TSIF offered flexible forms of finance to organisations working to alleviate poverty.



Energy debt and fuel poverty is a big driver of social inequality across the UK.

TSIF funded community projects that increase energy efficiency and help address fuel debt.



Access to education, training and employment are key to social inclusion and breaking the cycle of disadvantage.

TSIF provided flexible finance to organisations that support groups excluded from the employment market and individuals not in Education Employment or Training (NEET).



Ensuring equal opportunities and access to services is critical to reducing inequality.

TSIF provided funding to organisations that empower people and communities through education, employment and support.



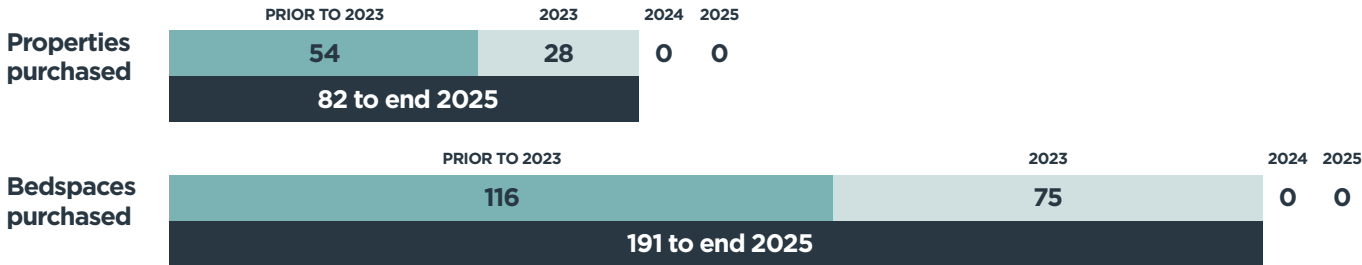
SASC are a great organisation to work with. Their value base is in the same place as ours and it is clear that this runs through their team.

Susan Aktemel
 Founder, Homes for Good

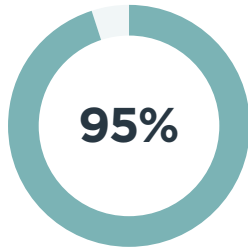
*Excludes refinancings

Impact in Third Sector Investment Fund (TSIF)

With a smaller cohort of housing investments, our Third Sector Investment Fund borrowers continue to deliver inspiring outcomes for their clients facing disadvantage through provision of safe and stable housing.



Social sector organisations are crucial providers of Supported Housing to disadvantaged people in their communities.

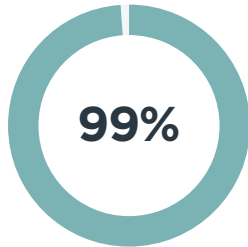


Average occupancy rate of properties of last twelve months to December 2025

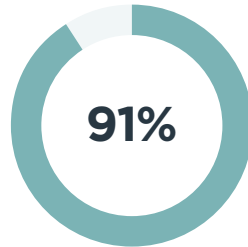


Total people supported since 2017
 ■ 162 adults
 ■ 48 children

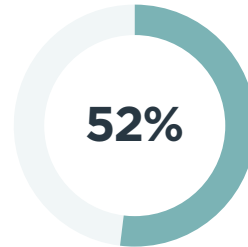
We use the Index of Multiple Deprivation to measure the impact of our investments. The IMD ranks areas in deciles from highest to lowest levels of deprivation.



% of housing purchased with TSIF investment located in areas ranked in the 50% most deprived areas in the UK



% of housing purchased with TSIF investment located in areas ranked in the top third of deprivation in the UK



% of housing purchased with TSIF investment located in the decile of greatest deprivation in the UK

Housing quality

All residential properties funded by SASC

EPC rating	% of portfolio
A	0%
B	0%
C	32%
D	51%
E or below	17%

Moving onto independent living

The impact aim of all SASC funded properties is to enable frontline social sector organisations to deliver the right type of support and housing, helping their clients through periods of crisis. SASC believes that this delivers lasting improvements to wellbeing and the opportunity to move on to independent living.

210

total tenants housed to date in TSIF properties



% of tenants making a positive move on (of those that moved in 2025)