

**DFL001 - EXETER RYDON COURT DEVELOPMENT** Status: **DEF** Loan Amount: £5,988,911 Term: -370 days Rate: 12%

Subsequent to the previous update, we have received further communication from the borrower, who informs us that he is targeting a completion date for the refinance of 30 June 2018. We have therefore, referred the matter to the LPA receiver, seeking their advice in relation to the start of legals, in order to tie in with the borrower's planned completion date.

**DFL002 - EXETER QUAYSIDE DEVELOPMENT** Status: **DEF** Loan Amount: £2,968,000 Term: -326 days Rate: 12%

Subsequent to the previous update, we have received further communication from the borrower, who informs us that he is targeting a completion date for the refinance of 30 June 2018. We have therefore, referred the matter to the LPA receiver, seeking their advice in relation to the start of legals, in order to tie in with the borrower's planned completion date.

**DFL003 - STUDENT ACCOMMODATION BLOCK B, HUDDERSFIELD** Status: IOA Loan Amount: £5,979,855 Term: 83 days Rate: 12%

A further report was provided by the Independent Monitoring Surveyor (IMS) this week which is in the process of being reviewed.

**DFL004 - RESIDENTIAL DEVELOPMENT, SUNBEAM FACTORY, WOLVERHAMPTON** Status: IA Loan Amount: £14,308,813 Term: -69 days Rate: 12%

The new valuation report has now been received and has been reviewed. An offer of settlement has been made by the borrower and considered by Lendy, who have not accepted the settlement offer made by the borrower as it is considered insufficient, and Lendy have reverted to the borrower seeking an increased settlement offer.

**DFL005 - ARBORETUM, LAND WITH PLANNING, PAIGNTON** Status: IOA Loan Amount: £7,846,884 Term: 82 days Rate: 12%

Please refer to the last update. There is no further significant update to report and we remain in continued dialogue with the borrower as to their refinance.

**DFL006 - STUDENT ACCOMMODATION, MYNACHDY, CARDIFF** Status: IOA Loan Amount: £6,296,318 Term: 302 days Rate: 12%

The third tranche of development funding was added to the platform and went live this week. The Independent Monitoring Surveyor (IMS) has undertaken a site visit and provided a preliminary report to confirm that monies spent to date relate to the scheme's design development and tendering process, which the IMS confirms is in line with the fees the IMS would anticipate.

**DFL007 - HIGHTOWN AND HEATHFIELD AVENUE, CREWE** Status: IOA Loan Amount: £975,553 Term: 26 days Rate: 12%

We are chasing the borrower for an update regarding the unit sales that are expected to complete over the course of the next month, to fully repay the loan.

**DFL008 - OLD HALL STREET, OFFICE TO RESIDENTIAL CONVERSION, LIVERPOOL CENTRE** Status: IOA Loan Amount: £9,566,934 Term: 5 days Rate: 12%

Another one month extension is being considered and the borrower is to pay the extension costs in advance. Unit sales are progressing and we expect the loan amount to be reduced further during the proposed further one month extension period.

**DFL010 - LEISURE VILLAGE & FISHERIES, CLITHEROE** Status: IOA Loan Amount: £3,006,174 Term: 85 days Rate: 12%

The eleventh tranche of development funding was added to the platform and went live this week, primarily to cover the costs and deposits for Lodges, that are in the process of being manufactured. Works on site have slowed, due to lack of funding availability and it is important that investors fully fund tranches as they are released, as otherwise the developer's ability to satisfactorily complete the scheme will be negatively impacted.

**DFL011 - SOUTH ROAD, HAYWARDS HEATH** Status: IOA Loan Amount: £1,606,756 Term: 21 days Rate: 10%

The full repayment of the loan is expected within a week and the borrower remains in regular contact providing written evidence of the progress of the refinance. Full repayment may be delayed further and provided extension costs are covered by the borrower in advance and the borrower continues to keep us updated, we will positively consider another short-term extension request.

**DFL012 - HERCULANEUM QUAY, LIVERPOOL WATERFRONT** Status: IA Loan Amount: £10,768,202 Term: -59 days Rate: 12%

We recently met with the borrower for a face to face meeting to discuss the development and the current unilateral notice position. Whilst the borrower has been continuing to attempt to obtain agreement from the unilateral notice holders to rank behind the first and second charge (DFL036) loans, this has not been as easy as everyone would have hoped. The borrower has therefore been seeking alternative options and has now verbally indicated that he has obtained funding from an alternative source for the amount of the remaining build costs. We have not yet received the full detail and are awaiting written confirmation of the same from the borrower together with the proposal from the third-party funder in order to consider our position. As the second charge loan option no longer appears to be an option, we have today removed the second charge loan (DFL036) from the Platform.

**DFL013 - RICHMOND ROAD, BRADFORD** Status: IA Loan Amount: £2,892,270 Term: -98 days Rate: 11%

At a further meeting between the Head of Lending and the borrower, the borrower explained that they were still assessing their options but is fully aware that this overdue loan needs to be rectified without delay.

**DFL014 - MOUNTFIELD SITE, DRUMNADROCHIT \*\*\*PLEASE NOTE THAT THE RATE ON THIS LOAN HAS INCREASED TO 13%\*\*\*** Status: IOA Loan Amount: £1,543,592 Term: 176 days Rate: 13%

The tenth tranche of development funding was added to the platform and went live this week. The Independent Monitoring Surveyor has visited the site and reported progress as follows: • There has been further progress since the last report at the beginning of April 2018. • The roads are now basically formed and most of the plots have been excavated. • Strip foundations and sub-structure blockwork have been completed for a number of plots and there is basically a programme working through the sub-structure works in an orderly manner. The state of completion of the sub-structure varies from plot to plot. • 14 kits have been erected and further five kits are on site with erection due to commence very shortly. • There is considerable material on site to allow continued progress to be made

**DFL015 - PENRHOS COURT, LYONSHALL, KINGTON, HEREFORDSHIRE** Status: IA Loan Amount: £1,226,393 Term: -40 days Rate: 10%

This loan is now over a month past due for repayment. We are in contact with the borrower and chasing for confirmation that the refinance is close to completing to enable the loan to be fully repaid.

**DFL016 - MUTTON ROW, 6-9 HOBBS CROSS ROAD, HARLOW** Status: IA Loan Amount: £734,709 Term: -158 days Rate: 9%

Legal proceedings to recover the outstanding capital, accrued interest and bonus accrual are progressing although we will continue to explore all settlement options with the borrower.

**DFL017 - 17 HOMER ROW, OLD MARYLEBONE ROAD, LONDON** Status: IA Loan Amount: £7,452,896 Term: -58 days Rate: 11%

Legal proceedings to recover the outstanding capital, accrued interest and bonus accrual are progressing although we will continue to explore all settlement options with the borrower.

**DFL018 - CRAIG YR RHOS, LONG MOSS LANE, NEW LONGTON, PRESTON \*\*PLEASE NOTE THAT THE RATE FOR THIS LOAN HAS INCREASED TO 12%\*\*** Status: IOA Loan Amount: £1,466,799 Term: 23 days Rate: 12%

We have been advised by the borrower that the refinance has been delayed through circumstances outside of their control. As advised in previous updates we have agreed in principle to extend the loan, for up to three months, provided the extension costs are covered by the borrower. Negotiations with the borrower, regarding the terms of an extension, are in progress.

**DFL019 - PHASE ONE - LAND AT RYEDALE LEISURE VILLAGE, MALTON ROAD, PICKERING, N YORKS** Status: IOA Loan Amount: £13,574,534 Term: 287 days Rate: 12%

The Independent Monitoring Surveyor (IMS) has provided a further report and confirmed progress as follows: • Since the previous report little works have progressed on site due to the reported issues with investment levels and funding. • The delays experienced on site may have a detrimental effect on completion. • If further delays are experienced the forecasted completion date could slip further. The borrower continues to work hard on refinancing the scheme in order to fully repay the loan. We encourage new and existing investors in this scheme to fund build tranches promptly, following release to the platform, to ensure smooth and regular release of funds to the developer. It is now imperative that funds are raised in order for development work to continue, otherwise development progress will stall and investors funds advanced/invested to date will be at increased risk. In the meantime, the borrower is exploring alternative funding options to enable works on site to continue.

**DFL020 - EURO CAR PARK SITE, JOCELYN SQUARE, GLASGOW** Status: IOA Loan Amount: £4,150,265 Term: 286 days Rate: 12%

The Independent Monitoring Surveyor should be visiting the site and providing another interim report before the end of this month.

**DFL021 - HERITAGE HOUSE, 29 JEWISON LANE, SEWERBY, NR BRIDLINGTON \*\*PLEASE NOTE THAT THE RATE ON THIS LOAN HAS INCREASED TO 12%\*\*** Status: IOA Loan Amount: £1,123,505 Term: 277 days Rate: 12%

The Independent Monitoring Surveyor should be visiting the site and providing another report over the course of the next few weeks.

**DFL022 - BLOCK A, THE WATERFRONT, MANCHESTER ROAD, HUDDERSFIELD** Status: IOA Loan Amount: £3,574,056 Term: 67 days Rate: 12%

The Independent Monitoring Surveyor has provided a further report and confirmed progress as follows; • Works have progressed well since our last site visit and are now nearing completion, with final finishes, snagging and cleaning in progress. We expect the borrower to have completed either the refinance or the sale of the completed scheme on or before the loan maturity date, which has been extended until August 2018, to allow time for the scheme and repayment formalities to be completed.

**DFL024 - CLEARWATER QUAYS, LATCHFORD, WARRINGTON** Status: IA Loan Amount: £2,052,639 Term: -163 days Rate: 12%

The borrower is finalising the Structural Defects Insurance and once implemented the refinance/sale of the units can progress to completion. The Head of Lending is in ongoing contact with the borrower and maintaining pressure to ensure the loan is repaid in full as soon as possible.

**DFL025 - THE OLD COUNTY HALL, STATION ROAD, TRURO** Status: IOA Loan Amount: £3,653,743 Term: 180 days Rate: 12%

The sixth tranche of development funding was added to the platform and went live this week. Since the last IMS report dated February 2018, and as advised in recent platform updates, we have been negotiating the terms of an extension with the borrower, which has now been agreed. A six month extension through to December 2018 has been agreed and tranche six is to cover the costs of extending the loan initially through to the end of August 2018 and to assist with development costs. From the end of August the borrower will service the extension costs from the net sale proceeds of units in Phase One. An up to date revaluation of the property security has been undertaken, valuing the property security at £6,675,000. 12 of the 14 units within phase one of the scheme (12 new build residential flats and the conversion of the Coach House into two additional dwellings) are now nearing completion with £250,000 requested by the borrower to complete 10 of the apartments and the two Coach House units. The construction of flats 6 & 7 has not yet commenced because the developer is planning to submit a revised planning application for a revised scheme, that will incorporate these units. The borrower advises 9 of the 12 nearly completed units are sale agreed and based upon the agreed sale prices (albeit subject to contract), these units are expected to generate £3,768,500 in gross sale proceeds, before the end of September 2018.

**DFL026 - APRIL COTTAGE, HOLY WELL BAY, CORNWALL \*\*PLEASE NOTE THE RATE ON THIS LOAN HAS INCREASED TO 12%\*\*** Status: IOA Loan Amount: £1,161,759 Term: 162 days Rate: 12%

The Independent Monitoring Surveyor should be visiting the site and providing another report over the course of the next few weeks.

**DFL027 - PITFIELD STREET, SHOREDITCH, LONDON** Status: IOA Loan Amount: £3,269,308 Term: 90 days Rate: 12%

We have agreed to extend the loan by six months, to provide the borrower with sufficient time to complete the development and the refinance of the loan. Extension costs are to be paid by the borrower and the remaining days on the platform will be amended, once the extension has been formalised.

**DFL028 - HARDWICK SQUARE SOUTH, BUXTON, DERBYSHIRE** Status: IOA Loan Amount: £951,596 Term: 1 day Rate: 12%

A one month extension of the loan has been agreed, to mature in July 2018 and the borrower is going to cover the costs of the extension. Once the extension has been formalised the remaining loan days will be amended accordingly.

**DFL029 - KINGS CRESCENT, KING STREET, DERBY** Status: IOA Loan Amount: £2,372,658 Term: 363 days Rate: 12%

The Independent Monitoring Surveyor should be visiting the site and providing another report over the course of the next few weeks.

**DFL031 - THE LODGE HOTEL, 82 UNTHANK ROAD, NORWICH** Status: IOA Loan Amount: £1,166,957 Term: 79 days Rate: 12%

The sixth tranche of development funding was added to the platform and went live last week. The IMS states progress as follows, as of the Wednesday 6th June 2018: At the time of our visit works were progressing well. Repairs to the main roof slating and lead were being undertaken. Additional coats of external paint have been carried out. Defective bricks to the chimney stacks have been replaced. Internally, wall and ceiling finishes have been completed.

**DFL032 - CLEWERS LANE, WALTHAM CHASE, SOUTHAMPTON** Status: IOA Loan Amount: £607,625 Term: 200 days Rate: 12%

The second tranche of development funding was added to the platform and went live last week. The Independent Monitoring Surveyor (IMS) has undertaken a site visit and provided an initial summary report confirming that monies spent to date relate to preliminary costs including EPC assessments, Building regulations and design and management fees. The IMS has commented, "From the initial overview, the contractor is approximately one month into the construction programme and progress is in line with the programme. We are confident that the contractor can achieve completion within the remaining programme. We can confirm the information provided to date indicates that the development budget is reasonable and the progress against programme to date is good."

**DFL033 - HAYMARKET YARDS, EDINBURGH** Status: IOA Loan Amount: £2,499,859 Term: 274 days Rate: 12%

The first tranche of development funding was added to the platform and went live last week. The Independent Monitoring Surveyor has undertaken a site visit and provided an initial summary report confirming that monies spent to date relate to professional fees and other costs incurred which relate to the submission and granting of planning permission for the scheme. The IMS has commented, "From the initial overview, we can confirm that all necessary works to the scheme are being progressed and the team should be in a position to manage out risks over the coming months. These costs fall within the inclusions of the development appraisal, we are happy that the amount falls within our expectations for costs on a scheme of this nature to progress to the current position."

**DFL034 - LAND AT MONGLEATH ROAD, FALMOUTH, CORNWALL** Status: IOA Loan Amount: £385,000 Term: 364 days Rate: 12%

We await confirmation of the Independent Monitoring Surveyor's visit to the site, following which we will be monitoring for receipt of the report.

**DFL035 - OLD HALL STREET, LIVERPOOL \*\*SECOND CHARGE LOAN\*\*** Status: IOA Loan Amount: £523,186 Term: 84 days Rate: 12%

We are chasing for and expect the latest Independent Monitoring Surveyor's report to be provided before the end of this month, the last report having been received in March.

**PBL027 - REFORM ENERGY, FLEETWOOD** Status: DEF Loan Amount: £2,940,000 Term: -552 days Rate: 12%

The borrower is continuing with its exit strategy and we remain in communications with it in relation to the same.

**PBL031 - GARTH ISAF FARM, PONTYCLUN** Status: DEF Loan Amount: £497,000 Term: -556 days Rate: 12%

Subsequent to the previous update, we have spoken to the borrower, who informs us that a party interested in the purchase of the property has informed the borrower that heads of terms should be received later this week. The borrower informs us that all outstanding information has been received and once they have had sight of the terms, the terms will be forwarded to Lendy.

**PBL037 - BARNS & LAND, THE CONVENT, GLOUCS** Status: DEF Loan Amount: £151,000 Term: -646 days Rate: 12%

Discussions and negotiations with the interested party are ongoing. We are also making enquiries with a planning consultant to review the costs involved in obtaining residential planning permission for the site.

**PBL038 - BIRDS HILL FARM, THE CONVENT, GLOUCS** Status: DEF Loan Amount: £560,000 Term: -646 days Rate: 12%

Discussions and negotiations with the interested party are ongoing. We are also making enquiries with a planning consultant to review the costs involved in obtaining residential planning permission for the site.

**PBL039 - GUESTHOUSE, CONVENT LANE, GLOUCS** Status: DEF Loan Amount: £700,000 Term: -646 days Rate: 12%

Discussions and negotiations with the interested party are ongoing. We are also making enquiries with a planning consultant to review the costs involved in obtaining residential planning permission for the site.

**PBL056 - WALROW FARM, SOMERSET** Status: PR / DEF Loan Amount: £171,833 Term: -441 days Rate: 12%

Legal proceedings to recover the outstanding capital, accrued interest and bonus accrual are progressing and an update will be provided as and when we are able.

**PBL057 - LAND WITH PLANNING, SCOTLAND** Status: IA Loan Amount: £2,273,307 Term: -1 days Rate: 12%

We have received an update from the borrower to inform us that the borrower's lawyers are busy dealing with the funders and are pushing for completion by the Loan Repayment date. An update in respect of Loan Repayment will be provided in the form of an ad hoc platform update.

**PBL064 - TENANTED OFFICE BLOCK, SOMERSET** Status: **DEF** Loan Amount: £2,000,000 Term: -602 days Rate: 12%

Subsequent to the previous update, we received correspondence from the Receivers, informing us that they hope to be able to take possession of Unit 1 of the property imminently. In relation to Unit 2, we have agreed a time extension of 3 weeks to allow the tenant to complete dilapidation works, since this will mean that the works are completed sooner than if we were not to allow this and had to engage a contractor to finish the work. It will also mean that costs are kept to a minimum.

**PBL065 - DEVELOPMENT SITE WITH OPP, SHROPSHIRE** Status: **PR / DEF** Loan Amount: £210,706 Term: -479 days Rate: 12%

Legal proceedings to recover the outstanding capital, accrued interest and bonus accrual are progressing and an update will be provided as and when we are able.

**PBL066 - BRYN NURSING HOME DEV, WALES** Status: **PR / DEF** Loan Amount: £0 Term: -291 days Rate: 12%

Legal proceedings to recover the accrued interest and bonus accrual are progressing and an update will be provided as and when we are able.

**PBL067 - CADOXTON NURSING HOME DEV, WALES** Status: **PR / DEF** Loan Amount: £0 Term: -291 days Rate: 12%

Legal proceedings to recover the accrued interest and bonus accrual are progressing and an update will be provided as and when we are able.

**PBL068 - BLANDFORD LODGE FARM, NEWMARKET** Status: **DEF** Loan Amount: £1,295,000 Term: -568 days Rate: 12%

We are in communication with the borrower's broker, who informs us that evidence/comparables are being supplied to the valuer, in order that the errors in the valuation report, referred to in our previous update, can be amended.

**PBL069 - THE CHAPEL, CONVENT LANE, GLOUCS** Status: **DEF** Loan Amount: £975,000 Term: -647 days Rate: 12%

Discussions and negotiations with the interested party are ongoing. We are also making enquiries with a planning consultant to review the costs involved in obtaining residential planning permission for the site.

**PBL070 - THE OLD CONVENT, CONVENT LANE, GLOUCS** Status: **DEF** Loan Amount: £910,000 Term: -647 days Rate: 12%

Discussions and negotiations with the interested party are ongoing. We are also making enquiries with a planning consultant to review the costs involved in obtaining residential planning permission for the site.

**PBL071 - ST ANTHONYS LODGE, CONVENT LANE, GLOUCS** Status: **DEF** Loan Amount: £422,500 Term: -647 days Rate: 12%

Discussions and negotiations with the interested party are ongoing. We are also making enquiries with a planning consultant to review the costs involved in obtaining residential planning permission for the site.

**PBL074 - BRIDGE FARM, HUNTINGDON** Status: **PR / DEF** Loan Amount: £0 Term: -454 days Rate: 12%

Legal proceedings to recover the accrued interest and bonus accrual are progressing and an update will be provided as and when we are able.

**PBL081 - NEW BUILD DETACHED HOUSE, LEATHERHEAD, SURREY** Status: **PR / DEF** Loan Amount: £1,005,892 Term: -665 days Rate: 12%

Legal proceedings to recover the outstanding capital, accrued interest and bonus accrual are progressing and an update will be provided as and when we are able.

**PBL084 - SCOTTISH ESTATE WITH MULTIPLE LETTING PROPERTIES** Status: **DEF** Loan Amount: £5,050,000 Term: -258 days Rate: 12%

Subsequent to the previous update, we have instructed our solicitors to proceed to instruct an administrator in order to enforce our security. Accordingly, we will provide further updates in due course.

**PBL094 - ISLE OF WIGHT LAND WITH PLANNING FOR CARE VILLAGE** Status: **PR / DEF** Loan Amount: £1,386,804 Term: -573 days Rate: 12%

Legal proceedings to recover the outstanding capital, accrued interest and bonus accrual are progressing and an update will be provided as and when we are able.

**PBL095 - GRAVEL QUARRY, SCOTLAND** Status: **DEF** Loan Amount: £1,890,000 Term: -549 days Rate: 12%

We have now made a decision to accept an offer of one of the four interested parties, referred to in our previous update. In light of this, we have instructed the administrator to liaise with the interested party in order to 'iron out' some minor details in order that we can proceed with the sale of the security property.

**PBL101 - LAND LOAN** Status: **DEF** Loan Amount: £332,500 Term: -452 days Rate: 12%

Legal proceedings to recover the outstanding capital, accrued interest and bonus accrual are progressing and an update will be provided as and when we are able.

**PBL102 - LAND LOAN** Status: **DEF** Loan Amount: £192,000 Term: -452 days Rate: 12%

Legal proceedings to recover the outstanding capital, accrued interest and bonus accrual are progressing and an update will be provided as and when we are able.

**PBL103 - SITE WITH PLANNING FOR 117 UNITS NR HASTINGS** Status: **DEF** Loan Amount: £2,100,000 Term: -378 days Rate: 12%

Positive news has been received from Hastings Borough Council who have confirmed in writing that "the development has lawfully commenced" and that they do not "intend to contest this further". The borrower has been advised by the Council to apply for a Minor Material Amendment to the original planning consent, to substitute an amended phasing plan, site layout plan and a revision to the level 4 plan and confirms that the fact that the existing extant permission does not have a plans condition, which sets out approved plan numbers, does not prevent the submission and approval of revised plans. The Head of Lending had a meeting with the borrower earlier this week to discuss the borrower's plans to repay the loan and we are awaiting written detail of their proposals.

**PBL106 - WHITEHILLS INDUSTRIAL ESTATE IN FIFE** Status: **DEF** Loan Amount: £2,450,000 Term: -556 days Rate: 12%

Work to amend the current planning permission for the property is continuing and we remain in dialogue with the potential development partner.

**PBL123 - GATESIDE LODGE, STOKE POGES, BUCKINGHAMSHIRE.** Status: **PR / DEF** Loan Amount: £0 Term: -247 days Rate: 12%

Legal proceedings to recover the accrued interest and bonus accrual are progressing and an update will be provided as and when we are able.

**PBL133 - WOODLANDS, CROWBOROUGH** Status: IOA Loan Amount: £409,492 Term: 6 days Rate: 12%

Subsequent to the previous update, the Lendy Credit Committee have reviewed and agreed terms in relation to a Loan extension. The terms have been forwarded to the borrower for review. If the terms are accepted by the borrower, the Loan will be extended until 21 August 2018.

**PBL137 - 19 PILMUIR STREET, DUNFERMLINE, FIFE** Status: **DEF** Loan Amount: £108,000 Term: -380 days Rate: 12%

We are continuing with the marketing of the property and have now passed keys for the same to the valuer in order that an up to date valuation can be obtained. We will provide further updates as they become available.

**PBL147 - CAMPS MOUNT, HEYBRIDGE LANE, PRESTBURY** Status: **PR / DEF** Loan Amount: £0 Term: -72 days Rate: 12%

Legal proceedings to recover the accrued interest and bonus accrual are progressing and an update will be provided as and when we are able.

**PBL148 - GUN BOAT SHEDS, GOSPORT** Status: IOA Loan Amount: £251,482 Term: 14 days Rate: 9%

We are yet to receive a signed copy of the Loan Extension documentation from the borrower. In light of this, correspondence has been sent to the borrower to chase this up. Notwithstanding this, we have recently received email correspondence from the borrower informing us that they are happy to accept the Loan extension based upon the terms contained in the Loan Extension documentation.

**PBL153 - GAINSBOROUGH RIVERSIDE, LINCOLNSHIRE** Status: IOA Loan Amount: £682,500 Term: 87 days Rate: 9%

Formal correspondence has now been sent to the borrower, given that we have entered the last 3 months of the Loan term. We await an update from the borrower, in response to the formal correspondence, providing us with an update in relation to the Loan exit strategy.

**PBL154 - LAND AT RHYD-Y-BLEW, EBBW VALE** Status: IOA Loan Amount: £733,373 Term: 0 days Rate: 9%

A Formal Demand for payment was sent to the borrower but we have received no response to date. Email correspondence has therefore been sent to the borrower, seeking an urgent update in relation to the repayment of the Loan on the Repayment date, given that we have previously been informed by the borrower that the Loan will be settled by the Loan Repayment date.

**PBL155 - WESTBURY CASTLE ESTATE, PRESTATYN** Status: **PR / DEF** Loan Amount: £2,082,073 Term: -261 days Rate: 11%

Legal proceedings to recover the outstanding capital, accrued interest and bonus accrual are progressing and an update will be provided as and when we are able.

**PBL156 - MANOR QUAY, HULL** Status: **DEF** Loan Amount: £2,270,788 Term: -217 days Rate: 12%

The borrower's refinance of the outstanding balance owed to investors is continuing.

**PBL157 - THE CHALET, HAMPTON COURT ROAD** Status: IA Loan Amount: £3,190,509 Term: -159 days Rate: 12%

The marketing of the property continues but, whilst there have been some viewings, there have been no offers as yet. We will continue to market the property and, if no offers have been received by September, will carry out a review of the situation.

**PBL158 - HAMPTON RIVIERA, HAMPTON COURT ROAD** Status: IA Loan Amount: £1,313,739 Term: -159 days Rate: 12%

The marketing of the property continues but, whilst there have been some viewings, there have been no offers as yet. We will continue to market the property and, if no offers have been received by September, will carry out a review of the situation.

**PBL161 - MAENGWYN, BLAENPORTH** Status: **PR / DEF** Loan Amount: £107,227 Term: -292 days Rate: 8%

Legal proceedings to recover the outstanding capital, accrued interest and bonus accrual are progressing and an update will be provided as and when we are able.

**PBL163 - 17-21 TOWAN VALLEY, PORTHTOWAN, CORNWALL TR4 8FJ** Status: **DEF** Loan Amount: £1,085,000 Term: -282 days Rate: 10%

No. 17 has been reserved and the sale of the same is progressing through legals. Another interested party is viewing this week and is expected to reserve another of the properties. The marketing agents§ are continuing to seek to dispose of the properties and are actively engaging with six potential buyers about the properties.

**PBL164 - PHASE 2 TOWAN VALLEY, PORTHTOWAN, CORNWALL TR4 8FJ** Status: **DEF** Loan Amount: £1,400,000 Term: -282 days Rate: 10%

The refinance of the land with planning has been placed on hold by the borrower who are proceeding to dispose of units off plan with the proceeds to be used to repay the capital balance. Following the off plan sales, and the resulting reduction in LTV, the refinance will be progressed further.



**PBL166 - KILLEAN ESTATE, KINTYRE, SCOTLAND** Status: **DEF** Loan Amount: £885,254 Term: -258 days Rate: 12%

Subsequent to the previous update, we have instructed our solicitors to proceed to instruct an administrator in order to enforce our security. Accordingly, we will provide further updates in due course.

**PBL167 - BECKHOUSE FARM, PICKERING COTTAGES** Status: IA Loan Amount: £2,620,042 Term: -147 days Rate: 12%

Marketing of the property is continuing and all offers and proposals for settlement will be reviewed, and a final decision made on how best to proceed, in due course.

**PBL177 - THE WINELODGE 58 BRIDGE ROAD AND FLATS 9,10 & 11.** Status: IA Loan Amount: £483,000 Term: -37 days Rate: 10%

We have received correspondence from the borrower's solicitor who informs us that the sale is progressing well. A number of buyer queries have already been dealt with by the borrower's solicitor, who is awaiting a response from the buyer's solicitor. The borrower's solicitor has confirmed that marketing of the property for the auction at the end of July will start at the end of June, in the event that the sale does not progress quickly enough.

**PBL178 - 1-8 AND 12-19, 58 BRIDGE ROAD, OULTON BROAD, LOWESTOFT, SUFFOLK NR32 3LJ** Status: IA Loan Amount: £1,144,500 Term: -37 days Rate: 12%

We have received correspondence from the borrower's solicitor who informs us that the sale is progressing well. A number of buyer queries have already been dealt with by the borrower's solicitor, who is awaiting a response from the buyer's solicitor. The borrower's solicitor has confirmed that marketing of the property for the auction at the end of July will start at the end of June, in the event that the sale does not progress quickly enough.

**PBL179 - HILL HOUSE HOTEL 26 MARKET PLACE DEREHAM NORFOLK NR19 2AP** Status: IA Loan Amount: £1,050,000 Term: -37 days Rate: 12%

We have received correspondence from the borrower's solicitor who informs us that the sale is progressing well. A number of buyer queries have already been dealt with by the borrower's solicitor, who is awaiting a response from the buyer's solicitor. The borrower's solicitor has confirmed that marketing of the property for the auction at the end of July will start at the end of June, in the event that the sale does not progress quickly enough.

**PBL183 - 8 GORSEY BRIGG, DRONFIELD WOODHOUSE, NE DERBYSHIRE** Status: IA Loan Amount: £6,634 Term: -16 days Rate: 9%

Subsequent to the previous update, the properties at 10 and 12 Gorsey Brigg were sold and full repayment made to investors. Surplus proceeds of sale allowed for a significant reduction in the outstanding Loan against 8 Gorsey Brigg. We have been informed by the borrower's solicitor that the borrower has another property close to sale completion and that funds from that sale will be used to settle the outstanding Loan sums in relation to the Loan against 8 Gorsey Brigg.

**PBL192 - LOYOLA HALL, WARRINGTON ROAD, RAINHILL, PRESCOT** Status: IOA Loan Amount: £1,001,000 Term: 133 days Rate: 12%

The planning applications are still "awaiting decision". The borrower continues to satisfactorily pay interest monthly in advance. We will continue to closely monitor for the planning decision and for timely payment of each month's interest.

**PBL193 - NORTHFIELD ROAD, ROTHERHAM** Status: IOA Loan Amount: £1,050,000 Term: 5 days Rate: 12%

Formal Demands for payment were sent to both the borrower and the Personal Guarantors, given that the Loan is due to be repaid by 29 June 2018. The borrower responded by email, noting that the new lender valuation was due to take place on 18 June 2018 with legals going ahead also. We await further information from the borrower and this is expected in the next day or two.

**PBL194 - WOODLANDS, CROWBOROUGH \*\*SECOND CHARGE LOAN\*\*** Status: IOA Loan Amount: £288,959 Term: 6 days Rate: 12%

Subsequent to the previous update, the Lendy Credit Committee have reviewed and agreed terms in relation to a Loan extension. The terms have been forwarded to the borrower for review. If the terms are accepted by the borrower, the Loan will be extended until 21 August 2018.

**PBL196 - FLAT 2, 89 HATHERLEY ROAD, SIDCUP** Status: IOA Loan Amount: £168,000 Term: 272 days Rate: 12%

We have now received signed Loan Extension documentation from the borrower. The Loan Repayment Date is now 20 March 2019. In light of this, the first formal correspondence, in relation to settlement of the Loan, will be sent to the borrower at the point where the Loan is 6 months from the Repayment Date.

**PBL197 - CHURCH AVENUE, SIDCUP \*\*SECOND CHARGE LOAN\*\*** Status: IOA Loan Amount: £100,000 Term: 271 days Rate: 12%

We have now received signed Loan Extension documentation from the borrower. The Loan Repayment Date is now 20 March 2019. In light of this, the first formal correspondence, in relation to settlement of the Loan, will be sent to the borrower at the point where the Loan is 6 months from the Repayment Date.

**PBL198 - 8 BIRSE CRESCENT, NEASDEN, LONDON** Status: IOA Loan Amount: £525,000 Term: 89 days Rate: 12%

Subsequent to the previous update, the IMS inspected the property and certified further works carried out. This has enabled us to advance the remaining Loan sum to the borrower. The borrower has also provided a Decision in Principle from a new Lender, subject to valuation, that will be sufficient to refinance the sums outstanding under the Loan.

**PBL199 - SUFFOLK HOUSE, TRADE STREET, CARDIFF** Status: IOA Loan Amount: £4,000,000 Term: 337 days Rate: 12%

The Head of Lending had a meeting with the borrower earlier this week and the borrower is now considering various options in connection with the development of the site.

**PBL200 - WISHING WELL SITE, CARRIAGE GROVE, BOOTLE, LIVERPOOL** Status: IOA Loan Amount: £737,342 Term: 334 days Rate: 12%

The loan was recently completed and is not due to mature until May 2019, but we do expect full repayment of this loan well in advance of this date.