

DFL001 - EXETER RYDON COURT DEVELOPMENT Status: **DEF** Loan Amount: £5,988,911 Term: -440 days Rate: 12%

Both parties are continuing to work on the settlement agreement and related documentation required to get to financial completion. We are advised, subject to legals and contracts being agreed which we do not anticipate being an issue, that this is now likely to complete in early September 2018.

DFL002 - EXETER QUAYSIDE DEVELOPMENT Status: **DEF** Loan Amount: £2,968,000 Term: -396 days Rate: 12%

Both parties are continuing to work on the settlement agreement and related documentation required to get to financial completion. We are advised, subject to legals and contracts being agreed which we do not anticipate being an issue, that this is now likely to complete in early September 2018.

DFL003 - STUDENT ACCOMMODATION BLOCK B, HUDDERSFIELD Status: IOA Loan Amount: £6,494,894 Term: 13 days Rate: 12%

The thirteenth tranche of development funding was drawn earlier this week, the fourteenth tranche was added to the platform and went live this week. We have been negotiating the terms of an extension with the borrower, the terms of which have now been agreed. The loan has now been extended by six months through to March 2019. This tranche is to cover build costs and part of the costs of the six month extension. The Independent Monitoring Surveyor's (IMS) most recent report confirmed monies have been spent as evidenced by works completed and materials on site. We are expecting another IMS report over the course of the next few weeks.

DFL004 - RESIDENTIAL DEVELOPMENT, SUNBEAM FACTORY, WOLVERHAMPTON Status: IA Loan Amount: £14,308,813 Term: -140 days Rate: 12%

Whilst we have engaged with the borrower to obtain his best and final offer, these negotiations have not resulted in a suitable settlement proposal which we believe would be acceptable to our investors. In those circumstances, unless the borrower provides suitable settlement proposals by Monday 3 September 2018, it is Lendy's intention to appoint administrators over the borrower company with a view to thereafter building out the site and disposing of the same.

DFL005 - ARBORETUM, LAND WITH PLANNING, PAIGNTON Status: IOA Loan Amount: £7,846,884 Term: 15 days Rate: 12%

Discussions with the borrower are ongoing. Disappointingly it is now considered unlikely that the refinance will be completed before the loan matures in just over two weeks' time. We have therefore commenced negotiations with the borrower regarding the terms of a possible lump sum Loan reduction and extension.

DFL006 - STUDENT ACCOMMODATION, MYNACHDY, CARDIFF Status: IOA Loan Amount: £6,431,399 Term: 232 days Rate: 12%

Preliminary works on site are continuing and an Independent Monitoring Surveyor will visit the site again, when the borrower requires further drawdowns to cover costs expended, to confirm works and spend. The next site visit by the IMS is expected over the course of the next month.

DFL007 - HIGHTOWN AND HEATHFIELD AVENUE, CREWE Status: IOA Loan Amount: £1,104,509 Term: 48 days Rate: 12%

The Independent Monitoring Surveyor (IMS) is due to visit the site in the coming days with a report to follow to confirm monies spent, evidenced by works completed and materials on site.

DFL008 - OLD HALL STREET, OFFICE TO RESIDENTIAL CONVERSION, LIVERPOOL CENTRE Status: IA Loan Amount: £9,244,192 Term: -3 days Rate: 12%

The Independent Monitoring Surveyor (IMS) visited site again on 24th August 2018 and summarised progress as follows: The internal strip out works within the existing building have been completed and all debris has been removed from site. The erection of new steelwork for the two new floors is to commence on site at the beginning of September 2018. Works are to pick up in pace once the steel frame installation works commence. The internal fit

out works are at an advanced stage with second fix joinery installation works & Mechanical and Electrical installations all well progressed within the apartments and only minor aspects of works remaining to be completed within each of the apartments. Some apartments are currently in the process of receiving final decoration / snagging works. As the works within each of the apartments is being completed they are being locked off to prevent any access/ damage being caused. The communal corridors are in the process of final decoration and are nearing completion. The borrower remains in regular contact and advises that, subject to satisfactory completion of property and legal due diligence by the new lender, they expect to be in a position to fully repay the loan, via a refinance, by the end of September 2018. The borrower has not yet provided funds as requested to cover a further month's extension, Default interest is to be charged until payment received. We will monitor and chase for funds to be remitted to us.

DFL010 - LEISURE VILLAGE & FISHERIES, CLITHEROE Status: IOA Loan Amount: £3,191,327 Term: 15 days Rate: 12%

The Head of Lending recently contacted the borrower who advised that a refinance is being sought to fully repay the loan, although this is now unlikely to be achieved before the loan matures in two weeks' time. We expect the borrower to request a loan extension which will be considered by Lendy's credit committee if requested.

DFL012 - HERCULANEUM QUAY, LIVERPOOL WATERFRONT Status: IA Loan Amount: £10,768,202 Term: -130 days Rate: 12%

We have now received the report from Lendy's IMS confirming the costs to make the property wind and water tight which is higher than we had expected. We are engaging with the relevant sub contractors in order to ensure that they remain on site should Lendy either proceed to build out the project and/or sell it on to a third party. A further review of the matter will be taking place within Lendy following a recent site visit and further information will be shared as soon as we are able.

DFL013 - RICHMOND ROAD, BRADFORD Status: IA Loan Amount: £2,892,270 Term: -167 days Rate: 11%

We continue to negotiate the terms of an extension with the borrower to correct the present unsatisfactory position. If terms can be agreed and an extension formalised, the remaining days on the platform will be amended accordingly.

DFL014 - MOUNTFIELD SITE, DRUMNADROCHIT Status: IOA Loan Amount: £2,055,526 Term: 106 days Rate: 13%

The fourteenth tranche of development funding was added to the platform and went live last week. We expect the IMS to visit the site and provide a further report over the course of the next two weeks.

DFL015 - PENRHOS COURT, LYONSHALL, KINGTON, HEREFORDSHIRE Status: IA Loan Amount: £1,226,393 Term: -110 days Rate: 10%

The borrower is working with the LPA receiver and has provided information concerning a fast-tracked refinance package, the valuation to which is scheduled for next week. The LPA receiver will continue to monitor the progress of the proposed refinance.

DFL016 - MUTTON ROW, 6-9 HOBBS CROSS ROAD, HARLOW Status: DEF Loan Amount: £734,709 Term: -228 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: -128 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 Status: IOA Loan Amount: £1,466,799 Term: 13 days Rate: 12%

The refinance is in the last stage of being finalised and we expect full repayment of the loan within the next week.

DFL019 - PHASE ONE - LAND AT RYEDALE LEISURE VILLAGE, MALTON ROAD, PICKERING, N YORKS Status: IOA Loan Amount: £14,942,528
Term: 216 days Rate: 12%

The thirty first tranche of development funding was drawn down earlier this week. The thirty second tranche was added to the platform and went live this week. The tranche is being offered at a rate of 13% The Independent Monitoring Surveyor (IMS) visited the site 24 August 2018 and provided a report to confirm monies spent, evidenced by works completed and materials on site and summarised progress as follows: "Since the previous report works have progressed on site slowly due to previously reported issues with investment levels/funding release. Whilst these are partially resolved works have not progressed to programme and changes to previous financial arrangements have been enforced to mitigate previous payment delays. Current status of works remains as the southern access roads are complete with services trenching ongoing. One of each type of Eco-Lodge is complete with external landscaping local to each unit also completed. Each of the Eco lodge foundations are now installed and works to erect the timber frames are ongoing. All of the pods installed with second fix completed. External works and associated site level reduction is progressing to all pods.

DFL020 - EURO CAR PARK SITE, JOCELYN SQUARE, GLASGOW Status: IOA Loan Amount: £4,405,857 Term: 217 days Rate: 12%

The next Independent Monitoring Surveyor's report is due before the end of next month.

DFL021 - HERITAGE HOUSE, 29 JEWISON LANE, SEWERBY, NR BRIDLINGTON Status: IOA Loan Amount: £1,235,521 Term: 208 days Rate: 12%

The latest Independent Monitoring Surveyor's site visit and report is expected to be undertaken and produced over the course of the next two weeks.

DFL022 - BLOCK A, THE WATERFRONT, MANCHESTER ROAD, HUDDERSFIELD Status: IOA Loan Amount: £4,542,215 Term: 179 days Rate: 12%

The eleventh tranche of development funding was drawn earlier this week, the twelfth tranche was added to the platform and went live this week. The Independent Monitoring Surveyor (IMS) has confirmed monies have been spent as evidenced by works completed and materials on site. This tranche is also to cover part of the costs of extending the loan through to the end of February 2019, together with development costs.

DFL024 - CLEARWATER QUAYS, LATCHFORD, WARRINGTON Status: **DEF** Loan Amount: £1,649,719 Term: -234 days Rate: 12%

The sale of three of the units completed last week and a partial repayment of capital was made to investors. Two more unit sales are expected over the course of the next few weeks. We are satisfied that provided the units continue to sell at or around the sales prices achieved to date, the loan will be fully repaid in due course, albeit some considerable time after the loan originally matured.

DFL025 - THE OLD COUNTY HALL, STATION ROAD, TRURO Status: IOA Loan Amount: £4,277,513 Term: 109 days Rate: 12%

The twelfth tranche of development funding was drawn earlier this week, the thirteenth tranche was added to the platform and went live this week. As advised in recent platform updates, we have agreed a six-month extension through to December 2018 and this tranche is to cover part of the costs of extending the loan and to also assist with development costs.

DFL026 - APRIL COTTAGE, HOLY WELL BAY, CORNWALL Status: IOA Loan Amount: £1,331,522 Term: 91 days Rate: 12%

The development is nearing completion and the sale of all the units agreed, subject to contract. Practical completion of the scheme is expected towards the end of September and we expect full repayment of the loan on or before the loan maturity date.

DFL027 - PITFIELD STREET, SHOREDITCH, LONDON Status: IOA Loan Amount: £3,488,289 Term: 20 days Rate: 12%

We have agreed to extend the loan term by six months through to March 2019, subject to the borrower paying the costs of the extension monthly in advance. The first monthly interest payment is due in mid-September and once paid, and the extension documentation executed, the remaining days on the platform will be amended accordingly.

DFL029 - KINGS CRESCENT, KING STREET, DERBY Status: IOA Loan Amount: £2,719,817 Term: 293 days Rate: 12%

The next Independent Monitoring Surveyor's report is due within the next 7-10 days

DFL031 - THE LODGE HOTEL, 82 UNTHANK ROAD, NORWICH Status: IOA Loan Amount: £1,296,086 Term: 97 days Rate: 12%

The next Independent Monitoring Surveyor's report is due in the next few weeks.

DFL032 - CLEWERS LANE, WALTHAM CHASE, SOUTHAMPTON Status: IOA Loan Amount: £789,255 Term: 130 days Rate: 12%

The next Independent Monitoring Surveyor's report is due in the next few weeks.

DFL033 - HAYMARKET YARDS, EDINBURGH Status: IOA Loan Amount: £2,957,074 Term: 204 days Rate: 12%

The thirteenth tranche of development funding was drawn earlier this week, the fourteenth tranche was added to the platform and went live this week. We have been negotiating the terms of an extension with the borrower, the terms of which have now been agreed. The loan has now been extended by six months through to March 2019. This tranche is to cover build costs and part of the costs of the six month extension. The Independent Monitoring Surveyor's (IMS) most recent report confirmed monies have been spent as evidenced by works completed and materials on site. We are expecting another IMS report over the course of the next few weeks.

DFL034 - LAND AT MONGLEATH ROAD, FALMOUTH, CORNWALL Status: IOA Loan Amount: £561,986 Term: 294 days Rate: 12%

We expect the next Independent Monitoring Surveyor's site visit to be undertaken within the next couple of weeks and the report will be produced shortly thereafter for review.

DFL035 - OLD HALL STREET, LIVERPOOL **SECOND CHARGE LOAN** Status: IOA Loan Amount: £523,186 Term: 15 days Rate: 12%

The Independent Monitoring Surveyor (IMS) visited site again on 24th August 2018 and summarised progress as follows: The internal strip out works within the existing building have been completed and all debris has been removed from site. The erection of new steelwork for the two new floors is to commence on site at the beginning of September 2018. Works are to pick up in pace once the steel frame installation works commence. The internal fit out works are at an advanced stage with second fix joinery installation works & Mechanical and Electrical installations all well progressed within the apartments and only minor aspects of works remaining to be completed within each of the apartments. Some apartments are currently in the process of receiving final decoration / snagging works. As the works within each of the apartments is being completed they are being locked off to prevent any access/damage being caused. The communal corridors are in the process of final decoration and are nearing completion. The borrower remains in regular contact and advises that, subject to satisfactory completion of property and legal due diligence by the new lender, they expect to be in a position to fully repay the loan, via a refinance, by the end of September 2018

DFL037 - LAND AT PENMERE MANOR HOTEL, MONGLEATH ROAD, FALMOUTH Status: IOA Loan Amount: £114,761 Term: 419 days Rate: 12%

We expect the next Independent Monitoring Surveyor's site visit to be undertaken within the next couple of weeks and the report will be produced shortly thereafter for review.

PBL027 - REFORM ENERGY, FLEETWOOD Status: DEF Loan Amount: £2,940,000 Term: -622 days Rate: 12%

Further meetings with the key parties have taken place, with lawyers being instructed in relation to the requisite agreements required. A further update on timings will be provided as and when we are able.

PBL031 - GARTH ISAF FARM, PONTYCLUN Status: DEF Loan Amount: £497,000 Term: -626 days Rate: 12%

We have remained in dialogue with the interested party, however the last update we received indicated an expected completion date of August 31st 2018. As a result, we are continuing to chase for an update on the expected completion date.

PBL037 - BARNES & LAND, THE CONVENT, GLOUCS Status: **DEF** Loan Amount: £151,000 Term: -716 days Rate: 12%

Following the recent conference call with the LPA Receiver, no additional work will be undertaken to enhance the value of the site by way of amending the planning permission. Whilst we continue to chase the interested party, another offer has been received for the site which is currently under consideration.

PBL038 - BIRDS HILL FARM, THE CONVENT, GLOUCS Status: **DEF** Loan Amount: £560,000 Term: -716 days Rate: 12%

Following the recent conference call with the LPA Receiver, no additional work will be undertaken to enhance the value of the site by way of amending the planning permission. Whilst we continue to chase the interested party, another offer has been received for the site which is currently under consideration.

PBL039 - GUESTHOUSE, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £700,000 Term: -716 days Rate: 12%

Following the recent conference call with the LPA Receiver, no additional work will be undertaken to enhance the value of the site by way of amending the planning permission. Whilst we continue to chase the interested party, another offer has been received for the site which is currently under consideration.

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.

PBL064 - TENANTED OFFICE BLOCK, SOMERSET Status: **DEF** Loan Amount: £2,000,000 Term: -672 days Rate: 12%

Unfortunately, Lendy's lawyers have not heard back from the Court other than to state the original possession order obtained has been appealed by the former tenant. As a result, the current application to obtain possession from the borrower (which is in liquidation) has been delayed pending the outcome of the appeal application.

PBL065 - DEVELOPMENT SITE WITH OPP, SHROPSHIRE Status: **PR / DEF** Loan Amount: £210,706 Term: -549 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: -638 days Rate: 12%

The bailiff's appointment remains scheduled to be executed by the Court at 9:30am on 11 September 2018.

PBL069 - THE CHAPEL, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £975,000 Term: -717 days Rate: 12%

Following the recent conference call with the LPA Receiver, no additional work will be undertaken to enhance the value of the site by way of amending the planning permission. Whilst we continue to chase the interested party, another offer has been received for the site which is currently under consideration.

PBL070 - THE OLD CONVENT, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £910,000 Term: -717 days Rate: 12%

Following the recent conference call with the LPA Receiver, no additional work will be undertaken to enhance the value of the site by way of amending the planning permission. Whilst we continue to chase the interested party, another offer has been received for the site which is currently under consideration.

PBL071 - ST ANTHONYS LODGE, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £422,500 Term: -717 days Rate: 12%

Following the recent conference call with the LPA Receiver, no additional work will be undertaken to enhance the value of the site by way of amending the planning permission. Whilst we continue to chase the interested party, another offer has been received for the site which is currently under consideration.

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: -735 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: -328 days Rate: 12%

The marketing agent has now been instructed following a recent meeting and it is intended for the property to be listed for sale at c£7.25m. Further updates on the levels of interest and offers received for the property will be provided in due course.

PBL094 - ISLE OF WIGHT LAND WITH PLANNING FOR CARE VILLAGE Status: **PR / DEF** Loan Amount: £1,386,804 Term: -643 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: -619 days Rate: 12%

Following receipt and review of the final best offers, we are reverting back to two of the interested parties to determine if they would be interested in putting together a joint offer which brings together the best elements of both offers.

PBL101 - LAND LOAN Status: **DEF** Loan Amount: £332,500 Term: -523 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. Given that we are in the process of legal proceedings, there is little information we can release at the current time but please be assured that we are doing all we can to progress this case as quickly as possible.

PBL102 - LAND LOAN Status: **DEF** Loan Amount: £192,000 Term: -523 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. Given that we are in the process of legal proceedings, there is little information we can release at the current time but please be assured that we are doing all we can to progress this case as quickly as possible.

PBL103 - SITE WITH PLANNING FOR 117 UNITS NR HASTINGS Status: **DEF** Loan Amount: £2,100,000 Term: -448 days Rate: 12%

We have been advised that the refinance to fully repay the loan is being arranged through a Joint Venture structure, rather than via traditional loan, and is therefore taking longer to finalise than expected. It is now considered unlikely that the loan will be fully repaid until nearer the end of September and we will be in close contact with the borrower to monitor this.

PBL106 - WHITEHILLS INDUSTRIAL ESTATE IN FIFE Status: **DEF** Loan Amount: £2,450,000 Term: -626 days Rate: 12%

Following the recent conference call, we have received further information to assist with the amended planning permission application. However, this is still some way from being finalised as we require further information from an instructed valuer to confirm the Gross Development Value of the site with its current planning permission to assist with the viability report for the same.

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

The defence received from the borrower has been reviewed by Lendy's lawyers and they are confident that the issues raised do not provide the borrower with real prospects of successfully defending the claim. The reply to defence is being prepared by our solicitors and will be issued with the court thereafter.

PBL133 - WOODLANDS, CROWBOROUGH Status: IOA Loan Amount: £309,591 Term: 59 days Rate: 12%

The borrower has made a further partial capital repayment of c£109k reducing the outstanding capital loan to c£309k with the loan being extended for a further two months. Unfortunately, the borrower was unable to complete on his intended exit strategy and following the recent face to face meeting, his revised exit strategy has been provided and approved which, based on current information, should see the loan repaid within the revised loan term.

PBL137 - 19 PILMUIR STREET, DUNFERMLINE, FIFE Status: **DEF** Loan Amount: £108,000 Term: -450 days Rate: 12%

The security property remains listed for sale on the open market.

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

The Trustee in Bankruptcy continues its investigations into the borrower's financial position. We expect to receive an interim report as to their findings to date within 1-2 months.

PBL148 - GUN BOAT SHEDS, GOSPORT Status: IOA Loan Amount: £251,482 Term: 6 days Rate: 9%

Since the previous update, we have been in contact with both the borrower and his broker. We have been provided with a copy Agreement in Principle from a new Lender that will provide more than sufficient funds to fully redeem the Loan with Lendy. The borrower has requested an extension to allow the refinance to complete and this has been agreed in principle by Lendy's Credit Committee. We are now awaiting an update from the borrower's broker as to whether or not the borrower is agreeable to the terms of the Loan Extension put forward by Lendy.

PBL153 - GAINSBOROUGH RIVERSIDE, LINCOLNSHIRE Status: IOA Loan Amount: £682,500 Term: 16 days Rate: 9%

Subsequent to the previous update, we have spoken with the borrower in relation to the Loan exit strategy. The borrower has informed us that he has arranged both development and bridging finance and will look to refinance the Loan via a development loan if planning approval is obtained prior to the Loan Repayment Date. If this looks unlikely, the borrower will look to refinance via a bridging loan. The borrower has agreed to provide copies of new Lender Offers in Principle in addition to a link for the submitted planning application in due course.

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: -287 days Rate: 12%

The borrower's refinance of the security property is continuing.

PBL157 - THE CHALET, HAMPTON COURT ROAD Status: **DEF** Loan Amount: £3,190,509 Term: -229 days Rate: 12%

The security property remains listed for sale on the open market. No offers or expressions of interest have been received.

PBL158 - HAMPTON RIVIERA, HAMPTON COURT ROAD Status: **DEF** Loan Amount: £1,313,739 Term: -229 days Rate: 12%

The security property remains listed for sale on the open market. No offers or expressions of interest have been received.

PBL161 - MAENGWYN, BLAENPORTH Status: **PR / DEF** Loan Amount: £107,227 Term: -362 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: -352 days Rate: 10%

Following the recent face to face meeting with the borrower, we were provided with additional information in relation to the two sales which confirm that they are progressing well and are expected to complete in the next few weeks. Where the three remaining houses have not yet sold, we are exploring the option of the borrower obtaining finance against these properties to settle the outstanding balance owed.

PBL164 - PHASE 2 TOWAN VALLEY, PORTHTOWAN, CORNWALL TR4 8FJ Status: **DEF** Loan Amount: £1,400,000 Term: -352 days Rate: 10%

During the face to face meeting with the borrower additional information was provided by the borrower to confirm the current position with the refinance which is progressing well. The valuation is expected to be received in the next 1-2 weeks and thereafter the borrower will proceed with the refinance which will be sufficient to repay all outstanding capital, accrued interest and bonus accrual.

PBL166 - KILLEAN ESTATE, KINTYRE, SCOTLAND Status: **DEF** Loan Amount: £885,254 Term: -328 days Rate: 12%

The marketing agent has now been instructed following a recent meeting and it is intended for the property to be listed for sale at c£7.25m. Further updates on the levels of interest and offers received for the property will be provided in due course.

PBL167 - BECKHOUSE FARM, PICKERING COTTAGES Status: **PR / DEF** Loan Amount: £903,920 Term: -217 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.

PBL177 - THE WINELODGE 58 BRIDGE ROAD AND FLATS 9,10 & 11. Status: **IA** Loan Amount: £483,000 Term: -107 days Rate: 10%

The LPA Receiver has now completed its initial review of the property and will be providing its options report in relation to the same within the next 7 days.

PBL178 - 1-8 AND 12-19, 58 BRIDGE ROAD, OULTON BROAD, LOWESTOFT, SUFFOLK NR32 3LJ Status: **IA** Loan Amount: £1,144,500 Term: -107 days Rate: 12%

The LPA Receiver has now completed its initial review of the property and will be providing its options report in relation to the same within the next 7 days.

PBL179 - HILL HOUSE HOTEL 26 MARKET PLACE DEREHAM NORFOLK NR19 2AP Status: IA Loan Amount: £1,050,000 Term: -107 days Rate: 12%

The LPA Receiver has now completed its initial review of the property and will be providing its options report in relation to the same within the next 7 days.

PBL192 - LOYOLA HALL, WARRINGTON ROAD, RAINHILL, PRESCOT Status: IOA Loan Amount: £1,001,000 Term: 63 days Rate: 12%

The borrower is yet to make payment to cover the interest extension costs for the next month, which we have been chasing for. We will continue to chase and closely monitor for receipt.

PBL193 - NORTHFIELD ROAD, ROTHERHAM Status: IA Loan Amount: £1,050,000 Term: -64 days Rate: 12%

Further discussions have taken place between Lendy and the borrower's representative in relation to the Loan refinance. We are however, awaiting a further update in relation to whether or not the Lender for the refinance are able to complete by the end of August 2018. In light of this, we have requested an urgent update from the borrower's broker and expect to receive this imminently. Notwithstanding this, the matter is being reviewed by Lendy's Credit Committee who will consider further whether or not to press on with the formal appointment of the Receiver as referred to in the Platform Update of 03 August 2018.

PBL194 - WOODLANDS, CROWBOROUGH **SECOND CHARGE LOAN** Status: IOA Loan Amount: £288,959 Term: 59 days Rate: 12%

Unfortunately, the borrower was unable to complete on his intended exit strategy and following the recent face to face meeting, the revised exit strategy has been provided and approved which, based on current information, should see the loan repaid within the loan term.

PBL196 - FLAT 2, 89 HATHERLEY ROAD, SIDCUP Status: IOA Loan Amount: £168,000 Term: 200 days Rate: 12%

Active communication with the borrower will commence, as previously stated, in late September, when the loan enters its final 6 months.

PBL197 - CHURCH AVENUE, SIDCUP **SECOND CHARGE LOAN** Status: IOA Loan Amount: £100,000 Term: 201 days Rate: 12%

Active communication with the borrower will commence, as previously stated, in late September, when the loan enters its final 6 months.

PBL198 - 8 BIRSE CRESCENT, NEASDEN, LONDON Status: IOA Loan Amount: £525,000 Term: 23 days Rate: 12%

Since we were informed by the borrower's broker, subsequent to the previous update, that the refinance loan was expected to be approved in 1 week and this time passed without Lendy receiving a further update, we approached the borrower in respect of the same. The borrower informed us that he was expecting to receive a final offer from the proposed new Lender and expected to complete the refinance within the next month. Accordingly, and given that, at the time of writing, the Loan is now 25 days from the Loan repayment date, we have requested, from the borrower's broker, a copy Offer in Principle from the new Lender, together with an expected completion date for the refinance. We expect to receive a response shortly.

PBL199 - SUFFOLK HOUSE, TRADE STREET, CARDIFF Status: IOA Loan Amount: £4,000,000 Term: 267 days Rate: 12%

The borrower is meeting with local planning officials to discuss one of the options for the site, which comprises a mixed use residential/commercial scheme.

PBL200 - WISHING WELL SITE, CARRIAGE GROVE, BOOTLE, LIVERPOOL Status: IOA Loan Amount: £737,342 Term: 265 days Rate: 12%

The borrower has paid funds to cover the first interest payment. We continue to request details of the progress that is being made to achieve a refinance, to fully repay the loan. The borrower will update us following that meeting.

