

DFL001 - EXETER RYDON COURT DEVELOPMENT Status: **DEF** Loan Amount: £5,988,911 Term: -471 days Rate: 12%

Upon review of the property valuation by the refinance Lender, the borrower is not able to proceed with the refinance. In light of this, we are now discussing a number of possible strategies to resolve the issues arising from the valuation review by the refinance Lender, one of which involves the build out of the site.

DFL002 - EXETER QUAYSIDE DEVELOPMENT Status: **DEF** Loan Amount: £2,968,000 Term: -427 days Rate: 12%

The refinance Lender is prepared to proceed with the refinance of the Loan in this matter. Given that this loan is linked to DFL001 however, the refinance cannot complete until a settlement agreement is reached in relation to DFL001.

DFL003 - STUDENT ACCOMMODATION BLOCK B, HUDDERSFIELD Status: IOA Loan Amount: £6,829,950 Term: 163 days Rate: 12%

The fifteenth tranche of development funding was added to the platform and went live earlier this month, to cover build costs and costs of the approved six month extension through to March 2019. The development is nearing completion and the borrower requires time to complete a refinance of the loan facility, which is why an extension was agreed.

DFL004 - RESIDENTIAL DEVELOPMENT, SUNBEAM FACTORY, WOLVERHAMPTON Status: IA Loan Amount: £14,308,813 Term: -170 days Rate: 12%

Whilst we are continuing to engage with the borrower to obtain the best deal for investors, we are also simultaneously proceeding with enforcement action. To that end, an application to appoint an administrator has been lodged with the Court and is listed to be heard by the Court on 9 October 2018. Lendy's lawyers are instructed in relation to this hearing and in the event that no deal can be reached with the borrower, and an administrator is appointed, it is intended to build out the site and thereafter maximise the return for investors by disposing the fully built out site.

DFL005 - ARBORETUM, LAND WITH PLANNING, PAIGNTON Status: IOA Loan Amount: £7,846,884 Term: 16 days Rate: 12%

Earlier this year a lump sum reduction was made to the loan in the sum of £1,998,911, when the freehold of the property security was sold and a new long term lease created. At that time Lendy instructed and obtained an updated valuation of the leasehold property, which confirmed a value of £16,150,000. Since that time the borrower has been seeking a refinance to fully repay the residual indebtedness, without success. A one month extension of the loan facility was agreed earlier this week, and the remaining days on the platform amended accordingly, so the loan now matures in two weeks' time. Heads of terms have been seen from one potential lender and this lender has instructed an up to date valuation of the property, which should be available within the next 7 days, and we will then know whether a refinance in the short term is likely to be achieved. We will continue to work with the borrower and have requested accountant prepared trading information for the business (since it commenced operation as a holiday resort/destination in March this year) and trading forecasts through to the end of the borrower's financial year end. It may be that we consider restructuring the existing loan onto a serviced/part serviced loan, until such time as a refinance can complete, if serviceability of such a loan can be confirmed.

DFL006 - STUDENT ACCOMMODATION, MYNACHDY, CARDIFF Status: IOA Loan Amount: £6,467,250 Term: 202 days Rate: 12%

The borrower advises that works are expected to commence on site in earnest, during October 2018. We are liaising with the Independent Monitoring Surveyor regarding our reporting requirements and the information we require in support of all/any further drawdowns requested, as works progress.

DFL007 - HIGHTOWN AND HEATHFIELD AVENUE, CREWE Status: IOA Loan Amount: £1,104,509 Term: 17 days Rate: 12%

We have been advised that works on site have slowed and further funds are required to complete the development and pay pressing creditors. A third party has advised they are prepared to pay pressing creditors in full and cover the costs to complete the development, subject to Lendy agreeing to extend the loan facility for up to three or four months. The third party has also offered to pay Lendy's costs of extending the loan. Further information about the proposal is awaited but we are minded to positively consider this proposal, as we consider this course of action to be the most likely to ensure that the development is completed, the units sold and the loan fully repaid in due course.

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

The loan facility has now matured, the borrower having serviced interest over recent months. We have been liaising closely with the borrower, who advises that a refinance agreement is very close to being concluded, which is expected to result in full repayment of the loan, over the course of the next few weeks, if not days. We will continue to closely monitor the situation and if full repayment is not achieved within the expected timescales, as a minimum we will be pressing for the borrower to pay funds to cover investor interest for a further period, until such time as a refinance can be achieved.

DFL010 - LEISURE VILLAGE & FISHERIES, CLITHEROE Status: IOA Loan Amount: £3,234,811 Term: 14 days Rate: 12%

A one month extension was agreed last month, which expires in circa two weeks' time and a further loan extension may be required, which we will positively consider. Planning permission for this scheme was originally approved in October 2015, which has been subsequently varied, for the change of use of what was a fishery to a leisure park, with lodges and cottages to be constructed for holiday use. The borrower has enhanced the planning since the original approval to extract maximum value from the site and is presently in the process of submitting a further application to enhance the site/value further. Actual works on site have slowed whilst this enhanced planning application has been sought and the borrower is also seeking a refinance to fully repay the outstanding loan, to ensure continuity of funding for the scheme moving forward, because there has been a lack of appetite from our investors to fund this development. We are therefore working with the borrower to achieve full repayment of the loan, which may take some time to achieve.

DFL012 - HERCULANEUM QUAY, LIVERPOOL WATERFRONT Status: IA Loan Amount: £10,768,202 Term: -161 days Rate: 12%

Since the last platform update, and at Lendy's cost, we have engaged the Independent Monitoring Surveyor, in conjunction with the key sub-contractors, to provide a report detailing the costs to complete the build out of the site. This report is expected to be received in the next week and, upon receipt, Lendy will be in a much better position to proceed forward with the build out of the site. We also attended the initial creditors meeting scheduled by the administrator of the borrower company. This meeting was attended by the directors of the borrower company and approximately 40 of the 'investors' who had agreed to buy units in the security property. After 3 hours of questions from these investors to the directors of the borrower company and Lendy, a creditors committee was established to work to achieve the best outcome for all investors. This does not however impact on Lendy's security and/or first charge holder status.

DFL013 - RICHMOND ROAD, BRADFORD Status: DEF Loan Amount: £2,892,270 Term: -198 days Rate: 11%

Regrettably, despite several meetings with the borrower, it has not yet been possible to formalise a loan extension to correct the present unsatisfactory position. If an extension can be formalised, in view of the overall satisfactory relationship with the Ultimate Beneficial Owner/director of the borrower company, we will be positively considering (subject to satisfactory completion of legal and property due diligence) advancing funds to assist with the development proposed for the site.

DFL014 - MOUNTFIELD SITE, DRUMNADROCHIT Status: IOA Loan Amount: £2,055,526 Term: 76 days Rate: 13%

The fifteenth tranche of development funding was added to the platform and went live last month. We have been negotiating the terms of an extension with the borrower, the terms of which have now been agreed and the loan has been extended through to April 2019. The fifteenth tranche is to cover build costs and the costs of the extension. The Independent Monitoring Surveyors report dated August 2018 summarised progress on site as follows; All substructure works are complete with the exception of two lodges, where the concrete floor slabs were required to be cast at the time of the inspection. Timber kits forming all lodges have been erected with the exception of two. Materials to complete these two lodges are however on site. A fence and gate have been erected at the main entrance to secure the site. There is material on site for a variety of tasks. The material is being delivered in phases to suit the construction programme.

DFL015 - PENRHOS COURT, LYONSHALL, KINGTON, HEREFORDSHIRE Status: IA Loan Amount: £1,226,393 Term: -140 days Rate: 10%

Subsequent to the previous update, the borrower has received an offer of refinance, for which a valuation has been completed. The valuation report has since been forwarded to the refinance lender and we await an update as to the level of refinance agreed. We are informed by the borrower that, should there be a shortfall in the refinance sums, they have potential equity investors who are prepared to inject cashflow in order to meet the shortfall.

DFL016 - MUTTON ROW, 6-9 HOBBS CROSS ROAD, HARLOW Status: DEF Loan Amount: £734,709 Term: -258 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: -159 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.

DFL019 - PHASE ONE - LAND AT RYEDALE LEISURE VILLAGE, MALTON ROAD, PICKERING, N YORKS Status: IOA Loan Amount: £15,144,074 Term: 185 days Rate: 12%

The thirty third tranche of development funding was added to the platform and went live last month. The tranche is being offered at a rate of 13%. There have been no further Independent Monitoring Surveyor ('IMS') visits to the site in the past month. The IMS visited the site on 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. The amount of funds released to the borrower to date is well below the costs of works certified by the IMS and this shortfall is causing the borrower cash flow issues. We are working with the borrower with a view to resolving these funding issues and releasing as much funds as we can to pay creditors/ suppliers. The borrower is exploring other funding options, which may include hiving off part of the site, to facilitate either a lump sum reduction to the outstanding loan, release of funds for development by another lender or a combination of both.

DFL020 - EURO CAR PARK SITE, JOCELYN SQUARE, GLASGOW Status: IOA Loan Amount: £4,455,790 Term: 187 days Rate: 12%

We have been in contact with the Independent Monitoring Surveyor (IMS) requesting clarification of the forecast build costs and other matters. Whilst the IMS confirms the scheme is designed to tender stage, the design has not yet been issued to the market for pricing because the design team are awaiting payment of outstanding invoices before the details are released. We will be following for payment of these sums so that the scheme can progress to tender stage.

DFL021 - HERITAGE HOUSE, 29 JEWISON LANE, SEWERBY, NR BRIDLINGTON Status: IOA Loan Amount: £1,235,521 Term: 178 days Rate: 12%

We have been advised that the company employed to 'build' this scheme (the 'Contractor'), has gone into Administration. The borrower advises that another contracting company is in the process of being employed to complete the works and the company in Administration is co-operating, with the transfer of drawings, warranties etc. The borrower is seeking a refinance to fully repay the loan and we will continue to monitor the situation closely with a view to ensuring the security property does not deteriorate, pending full repayment of the loan.

DFL022 - BLOCK A, THE WATERFRONT, MANCHESTER ROAD, HUDDERSFIELD Status: IOA Loan Amount: £4,913,900 Term: 149 days Rate: 12%

The fourteenth tranche of development funding was launched on the platform and went live last 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. The development is nearing completion and the borrower is seeking to refinance the property, to fully repay the loan, which we expect to be achieved on or before the extended loan maturity date. This loan facility is one of several provided by Lendy to related/connected borrower companies e.g. DFL003

DFL024 - CLEARWATER QUAYS, LATCHFORD, WARRINGTON Status: **DEF** Loan Amount: £1,457,579 Term: -265 days Rate: 12%

Since the previous platform update the sale of another two units have completed, reducing the loan exposure by £192,140. The loan amount is now 60% of the value of the remaining unsold units. Although progress is slow and the loan is significantly overdue for repayment we remain confident the loan will be fully repaid in due course from the sale of the remaining units. We remain in regular contact with the borrower.

DFL025 - THE OLD COUNTY HALL, STATION ROAD, TRURO Status: IOA Loan Amount: £3,569,616 Term: 78 days Rate: 12%

Since the previous platform update, sales of two of the completed units have completed, reducing the loan exposure by £538,586. The loan amount is now 63% of the value of the remaining security. Further unit sales are expected over the coming weeks and as previously reported, some of the net sale proceeds of these units will be utilised to pay extension costs, if necessary. The loan term was extended through to December 2018 earlier this year, on the basis interest is to be serviced/paid monthly in advance. Interest payments are presently up to date.

DFL026 - APRIL COTTAGE, HOLY WELL BAY, CORNWALL Status: IOA Loan Amount: £1,331,522 Term: 60 days Rate: 12%

The loan facility is now fully drawn and the development nearing completion, with the sale of all units agreed, subject to contract. Completion of the sale of the units should ensure full repayment of the loan on or before the loan maturity date.

DFL027 - PITFIELD STREET, SHOREDITCH, LONDON Status: IA Loan Amount: £3,488,289 Term: -10 days Rate: 12%

This loan facility is now overdue for repayment. The Head of Lending met with the borrower last week at the premises, which are now complete. The property is in the process of being let out and the borrower has been seeking a refinance to fully repay the loan, but disappointingly the offers of finance received to date are of an insufficient amount to fully repay the outstanding debt. We are considering extending the loan on a part serviced basis.

DFL029 - KINGS CRESCENT, KING STREET, DERBY Status: IOA Loan Amount: £2,942,699 Term: 262 days Rate: 12%

The fifteenth tranche of development funding was added to the platform and went live last month. The Independent Monitoring Surveyor (IMS) has undertaken another site visit and confirmed monies have been spent as evidenced by works completed and materials on site. At the time of the IMS's site visit the progress of works was as follows: Removal of tarmac from car park area complete Reduced dig complete Removal of steelwork from disused railway tunnel complete Site welfare and temporary utilities installed Perimeter piling complete Trimming of pile caps complete Ground beam complete Bulk excavation complete Basement piling complete Steel frame erection complete including pre-cast concrete stairs to the crescent building Metal decking installed to blocks 1 & 2 of crescent building and in progress to block 3 Metal decking on site for all areas Concrete floors poured to blocks 1 & 2 of crescent building Full height scaffolding erected to blocks 1 & 2 of crescent building and in progress to block 3 SFS infill walling delivered to site for block 1 of crescent building and installation in progress Parapet walls to block 1 of crescent building nearing completion Cut roof to block 1 of crescent building commenced

DFL031 - THE LODGE HOTEL, 82 UNTHANK ROAD, NORWICH Status: IOA Loan Amount: £1,341,418 Term: 67 days Rate: 12%

The eighth tranche of Development Funding was added to the platform and went live last month. The Independent Monitoring Surveyor ('IMS') has undertaken a site visit and confirmed monies have been spent as evidenced through works completed and materials on site. The IMS states progress as follows, as of Friday 10th September 2018: "At the time of our visit, works were progressing well. The installation of kitchens and bathrooms appeared to be near completion with only a few bathroom units yet to be installed." "The main roof structure to the new single storey extension had been installed with a felt covering. Paintwork to the exterior has progressed well with few areas left untouched. External windows and low-level brickwork are unfinished." "Internal redecoration has been carried out to most internal faces with some rooms left incomplete." This tranche represents the final drawdown from the loan facility and any remaining costs to complete are the responsibility of the borrower to cover from their own resources

DFL032 - CLEWERS LANE, WALTHAM CHASE, SOUTHAMPTON Status: IOA Loan Amount: £872,773 Term: 99 days Rate: 12%

The fifth tranche of Development Funding was recently launched on the platform and funded. The Independent Monitoring Surveyor (IMS) has undertaken a site visit and provided an Interim report confirming that monies spent to date reflect the extent of works carried out to date, in respect of preliminary matters and construction costs and associated fees. The IMS report summarised progress to date as follows: · Progress on site has been good, due to favourable weather conditions. Plots 1 and 2 are approaching completion of slate roof coverings; roof frameworks to Plots 4 and 5 have been installed, ready for felt and battens. Plots 1 and 2 have had insulation and first fix underfloor heating (pipework and manifold) installed, ready for screening. · At the time of inspection, approval had just been issued in respect of works to trees in the vicinity of plot 3. This approval has been delayed for several months but now enables works to commence. This will be the subject of review at the next interim inspection at the end of September. From discussions with the contractor, the programme for delivery of the house is still achievable but allows little time contingency for inclement weather, or unforeseen delays in the supply/procurement chain. ·The contractor has reported a specification/cost variation in respect of the roof coverings, which have been altered to a natural slate from a man-made alternative. However, during the formation of roadways, ground conditions have proven favourable to an extent that the contractor has been able to make a saving in preparation / enabling works. The overall effect is that the specification change will be cost-neutral. · The quality of work undertaken is good. There is a ready supply of unfixed materials on site. Windows and doors are fabricated and are being held ready for delivery to site. · Since the previous Interim Report, in response to concerns raised by Lendy regarding the form of contract, a formal JCT 2016 Design and Build Contract has been entered into by the client and contractor, together with a CWA/F Funder Collateral Warranty with Lendy. The requested changes to the standard form of contract proposed by Lendy have been accounted for. · The next scheduled inspection for Building Control / Warranty purposes is scheduled for late September when it is expected that plots 4 and 5 will be roofed in, and all windows/doors installed. Substructure inspections will be carried out to the foundations of plot 3 when works commence. · The proposed interim Health and Safety inspection at the end of August was postponed due to the assessor's illness. As such, there are no action items to consider since the previous inspection completed on 31st July.

DFL033 - HAYMARKET YARDS, EDINBURGH Status: IOA Loan Amount: £3,006,223 Term: 173 days Rate: 12%

The fourth tranche of Development Funding was recently launched on the platform and funded. The Independent Monitoring Surveyor confirmed that monies spent to date relate to professional fees and other costs. The IMS has confirmed that the scheme is presently at planning approval stage and the next step will be to progress the scheme to tender design stage, prior to issuing to the market for pricing. There are some outstanding invoices that require payment before the scheme can progress beyond the present stage and we will be following for payment of these sums so that the scheme can progress to the next stage.

DFL034 - LAND AT MONGLEATH ROAD, FALMOUTH, CORNWALL Status: IOA Loan Amount: £645,023 Term: 263 days Rate: 12%

The second tranche of Development Funding was recently launched on the platform and funded. The Independent Monitoring Surveyor ('IMS') has undertaken a site visit and provided a summary report, along with a detailed expenditure sheet, confirming that monies spent to date relate to works undertaken on site. The IMS comments on technical matters as follows: · "The raft foundations have now been poured for 3 (of the 5) units. · Superstructure works to the first floor are complete utilising the NUDURA reinforced concrete system and are ready for the progress of the upper floors by the timber-frame sub-contractor in the next reporting period. · Formwork and reinforced detailing is in progress for two further units with the concrete pour expected early in the next reporting period." In conclusion "the whole site has now been cleared and profiled for construction works with good progress made in the formation of raft foundations and superstructure works for the first two plots. The next reporting period should see the formation of the remaining foundation and commencement of timber frameworks."

DFL035 - OLD HALL STREET, LIVERPOOL **2nd CHARGE LOAN** Status: IA Loan Amount: £523,186 Term: -3 days Rate: 12%

The loan facility has now matured, the borrower having serviced interest over recent months. We have been liaising closely with the borrower, who advises that a refinance agreement is very close to being concluded, which is expected to result in full repayment of the loan, over the course of the next few weeks, if not days. We will continue to closely monitor the situation and if full repayment is not achieved within the expected timescales, as a minimum we will be pressing for the borrower to pay funds to cover investor interest for a further period, until such time as a refinance can be achieved.

DFL037 - LAND AT PENMERE MANOR HOTEL, MONGLEATH ROAD, FALMOUTH Status: IOA Loan Amount: £132,733 Term: 388 days Rate: 12%

The first tranche of Development Funding was recently launched on the platform and funded. The Independent Monitoring Surveyor ('IMS') has undertaken a site visit and provided a report, including a detailed expenditure sheet, confirming that monies spent to date relate to works and associated services completed to date. The IMS has commented, "Site clearance and setting out works have progressed for the two plots with foundation works programmed for the next reporting period".

PBL027 - REFORM ENERGY, FLEETWOOD Status: DEF Loan Amount: £2,940,000 Term: -653 days Rate: 12%

Following a number of months of protracted negotiations, agreement between Lendy, the borrower and its equity investor has been finalised with the deal completing on 26 September 2018. As a result of the agreement, the borrower will proceed with the waste to energy scheme with an independent monitoring surveyor appointed by Lendy regularly meeting with the borrower to review progress of the development. It is anticipated that full repayment of the outstanding capital will be repaid to investors, presuming progress of the underlying scheme continues on plan, around March/June 2019.

PBL031 - GARTH ISAF FARM, PONTYCLUN Status: **DEF** Loan Amount: £497,000 Term: -657 days Rate: 12%

The interested party has continued their negotiations/discussions with Lendy over the past month and a proposal has now been received requesting a further 12 months to obtain enhanced planning on the security property on the basis that the party pay interest and reimburses Lendy with all sums owed following the conclusion of the enhanced planning application. Where this revised proposal will no longer result in an initial capital repayment to investors, we are exploring an alternative option with a known and trusted developer to present two options to investors, it is hoped, before the next platform update.

PBL037 - BARNs & LAND, THE CONVENT, GLOUCS Status: **DEF** Loan Amount: £151,000 Term: -746 days Rate: 12%

An offer has been accepted for the site which would see all capital being returned to investors at financial completion. The interested parties' equity investor is completing another deal in November 2018 with completion of the purchase of the security property scheduled to take place 1-2 months thereafter. The interested party will be providing a non-refundable deposit to Lendy by mid October 2018.

PBL038 - BIRDS HILL FARM, THE CONVENT, GLOUCS Status: **DEF** Loan Amount: £560,000 Term: -746 days Rate: 12%

An offer has been accepted for the site which would see all capital being returned to investors at financial completion. The interested parties' equity investor is completing another deal in November 2018 with completion of the purchase of the security property scheduled to take place 1-2 months thereafter. The interested party will be providing a non-refundable deposit to Lendy by mid October 2018.

PBL039 - GUESTHOUSE, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £700,000 Term: -746 days Rate: 12%

An offer has been accepted for the site which would see all capital being returned to investors at financial completion. The interested parties' equity investor is completing another deal in November 2018 with completion of the purchase of the security property scheduled to take place 1-2 months thereafter. The interested party will be providing a non-refundable deposit to Lendy by mid October 2018.

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: -703 days Rate: 12%

We are pleased to confirm that after many months, and protracted litigation, Lendy successfully obtained vacant possession of the security property on 25 September 2018. A further update will be issued to investors in this loan providing a detailed timeline as to why the possession proceedings became so protracted and delayed. A local sales agent has been instructed and will be viewing the property shortly. The short term plan is to market the property for let, obtain new tenants on long term leases and thereafter dispose of the property as an investment opportunity with the benefit of the rental yield. If no tenants can be obtained within the next 2-3 months, the property will be marketed for sale.

PBL065 - DEVELOPMENT SITE WITH OPP, SHROPSHIRE Status: **PR / DEF** Loan Amount: £210,706 Term: -580 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: -669 days Rate: 12%

We are pleased to confirm that the possession order was successfully executed by Lendy's agent on 11 September 2018 and since that time Lendy have been in possession of the security property. Since taking possession, the LPA Receiver has obtained an initial opinion on the value of the security property from a sales agent which provided adverse information as to the properties current value. Therefore, and at its own cost, Lendy have instructed a RICS registered valuer to provide another valuation to substantiate the sales agent view on value. We anticipate this report being available in the next 2-3 weeks after which time a further update will be provided to investors.

PBL069 - THE CHAPEL, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £975,000 Term: -748 days Rate: 12%

An offer has been accepted for the site which would see all capital being returned to investors at financial completion. The interested parties' equity investor is completing another deal in November 2018 with completion of the purchase of the security property scheduled to take place 1-2 months thereafter. The interested party will be providing a non-refundable deposit to Lendy by mid October 2018.

PBL070 - THE OLD CONVENT, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £910,000 Term: -748 days Rate: 12%

An offer has been accepted for the site which would see all capital being returned to investors at financial completion. The interested parties' equity investor is completing another deal in November 2018 with completion of the purchase of the security property scheduled to take place 1-2 months thereafter. The interested party will be providing a non-refundable deposit to Lendy by mid October 2018.

PBL071 - ST ANTHONYS LODGE, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £422,500 Term: -748 days Rate: 12%

An offer has been accepted for the site which would see all capital being returned to investors at financial completion. The interested parties' equity investor is completing another deal in November 2018 with completion of the purchase of the security property scheduled to take place 1-2 months thereafter. The interested party will be providing a non-refundable deposit to Lendy by mid October 2018.

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: -766 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: -359 days Rate: 12%

We have received an update from the Administrator, confirming that the borrower is not cooperating. The Administrator therefore, is taking appropriate steps to prevent the further lack of cooperation on the part of the borrower. The Administrators recently met with the marketing agent and are now proceeding to market the property at £7.25m. Thus far, no offers have been received.

PBL094 - ISLE OF WIGHT LAND WITH PLANNING FOR CARE VILLAGE Status: **PR / DEF** Loan Amount: £1,386,804 Term: -674 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: -650 days Rate: 12%

We have now reverted back to the two interested parties and after requesting further best and final offers, we have identified a preferred bidder. The administrator for the property is expecting the formal legal offer from the bidder shortly, upon receipt of which we shall instruct lawyers to proceed with the deal.

PBL101 - LAND LOAN Status: **DEF** Loan Amount: £332,500 Term: -554 days Rate: 12%

Following months of legal proceedings, a settlement has been agreed with the borrower whereby she will market the property for sale and will be given until January 2019 to dispose of the same failing which Lendy will automatically obtain a possession order of the property and will thereafter seek to enforce the same. Pursuant to the above mentioned agreement, the borrower must provide confirmation that the property has been marketed next week failing which the possession order will also automatically be granted.

PBL102 - LAND LOAN Status: **DEF** Loan Amount: £192,000 Term: -554 days Rate: 12%

Following months of legal proceedings, a settlement has been agreed with the borrower whereby she will market the property for sale and will be given until January 2019 to dispose of the same failing which Lendy will automatically obtain a possession order of the property and will thereafter seek to enforce the same. Pursuant to the above mentioned agreement, the borrower must provide confirmation that the property has been marketed next week failing which the possession order will also automatically be granted.

PBL103 - SITE WITH PLANNING FOR 117 UNITS NR HASTINGS Status: **DEF** Loan Amount: £2,100,000 Term: -478 days Rate: 12%

We have been maintaining contact with the borrower and pressing for completion of the refinance. Pending completion of the refinance we have improved the security position by taking an Assignment over the Local Authority approved Drawings, relating to the proposed development on the site. The refinance is not expected to complete for another 4 to 8 weeks but we will continue to maintain pressure upon the borrower, with a view to ensuring the refinance is completed as promptly as possible.

PBL106 - WHITEHILLS INDUSTRIAL ESTATE IN FIFE Status: **DEF** Loan Amount: £2,450,000 Term: -657 days Rate: 12%

Subsequent to the previous update, we have received quotes in relation to completion of a Development Appraisal of the site. A Development Appraisal has been instructed and we now await completion and receipt of the same. This is expected by next week and we should be in a position to provide a more comprehensive update shortly.

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

The reply to defence has now been prepared and Lendy's lawyers are drafting the application for summary judgment against the borrower where the issues raised in the defence have no real prospect of success.

PBL133 - WOODLANDS, CROWBOROUGH Status: IOA Loan Amount: £234,688 Term: 29 days Rate: 12%

The borrower is intending to make a further capital reduction of £100k in the next week from personal funds. In addition to this, parcels of land in the security property have been disposed of at auction, approved by Lendy for c£200k which should result in a partial capital repayment to investors in the next 10-15 days. Following the partial repayments, the borrower will continue to implement his exit strategy for the balance of capital due to investors.

PBL137 - 19 PILMUIR STREET, DUNFERMLINE, FIFE Status: **DEF** Loan Amount: £108,000 Term: -481 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. Despite chasing, the interim report has not been made available to creditors. We shall continue to chase for the same and will update investors as and when it is available.

PBL148 - GUN BOAT SHEDS, GOSPORT Status: IOA Loan Amount: £251,482 Term: 5 days Rate: 9%

We have been informed by the borrower that the refinance of the Loan has been delayed as a result of short staffing in the Planning Team, to whom a planning application has been submitted in relation to the security property and having been subsequently informed by the refinance Lender that they wish to await planning consent being granted prior to instructing an up to date valuation of the security property. In light of this, Lendy's Credit Committee have agreed to a 3 month extension of the Loan facility conditional upon payment of interest in advance on a monthly basis. We are currently awaiting the borrower's response as to whether or not they accept the terms of the Loan Extension.

PBL153 - GAINSBOROUGH RIVERSIDE, LINCOLNSHIRE Status: IA Loan Amount: £682,500 Term: -14 days Rate: 9%

The Loan Repayment Date of 17 September 2018 has now passed. We had already spoken to the borrower prior to this date however, since we became aware that the refinance might not complete in time to repay the Loan by the Repayment Date. Rather than seeking a Loan Extension however, the borrower elected to pay default interest, since they felt that the repayment of the Loan would not be delayed to too lengthy a period of time and, as a result, the default interest payable would be less than the cost to formally extend the Loan. We currently await an update from the borrower, who expects to receive detailed planning by 28 September 2018, but note that if this is not received in the short term, we will review the matter for the formal commencement of recovery proceedings.

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: -318 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: -260 days Rate: 12%

Subsequent to the previous update, we have received an offer to purchase the security property. We subsequently 'pushed back', seeking to secure a higher offer. We await a response in relation to the same.

PBL158 - HAMPTON RIVIERA, HAMPTON COURT ROAD Status: **DEF** Loan Amount: £1,313,739 Term: -260 days Rate: 12%

Subsequent to the previous update, we have received an offer to purchase the security property. We subsequently 'pushed back', seeking to secure a higher offer. We await a response in relation to the same.

PBL161 - MAENGWYN, BLAENPORTH Status: **PR / DEF** Loan Amount: £107,227 Term: -393 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: -382 days Rate: 10%

The two sales of units 17 and 21 are expected to complete in the next couple of weeks which would result in partial capital repayments to investors of c £500k. The three remaining units are still unsold and whilst a number of viewings have taken place, no offers have been made. To that end, we continue to explore the option of the borrower obtaining finance against these properties to settle the outstanding balance owed. No terms have been provided as of yet from any potential lender but these are expected shortly.

PBL164 - PHASE 2 TOWAN VALLEY, PORTHTOWAN, CORNWALL TR4 8FJ Status: **DEF** Loan Amount: £1,400,000 Term: -382 days Rate: 10%

The valuation for the purposes of the refinance has now been received and a further meeting has been scheduled with the borrower in order to discuss the terms on offer from the new lender and how best to repay all outstanding capital, accrued interest and bonus accrual.

PBL166 - KILLEAN ESTATE, KINTYRE, SCOTLAND Status: **DEF** Loan Amount: £885,254 Term: -358 days Rate: 12%

We have received an update from the Administrator, confirming that the borrower is not cooperating. The Administrator therefore, is taking appropriate steps to prevent the further lack of cooperation on the part of the borrower. The Administrators recently met with the marketing agent and are now proceeding to market the property at £7.25m. Thus far, no offers have been received.

PBL167 - BECKHOUSE FARM, PICKERING COTTAGES Status: **PR / DEF** Loan Amount: £903,920 Term: -248 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: -137 days Rate: 10%

We have now received the LPA Receiver's initial report in relation to the property. This has provided an adverse opinion as to the achievable sale price of the security property which we are taking separate legal advice in relation to. The LPA Receiver has advised that the best way to dispose of the security property is via auction and it has therefore been entered into auction on 28 October 2018.

PBL178 - 1-8 AND 12-19, 58 BRIDGE ROAD, OULTON BROAD, LOWESTOFT, SUFFOLK NR32 3LJ Status: **IA** Loan Amount: £1,144,500 Term: -137 days Rate: 12%

We have now received the LPA Receiver's initial report in relation to the property. This has provided an adverse opinion as to the achievable sale price of the security property which we are taking separate legal advice in relation to. The LPA Receiver has advised that the best way to dispose of the security property is via auction and it has therefore been entered into auction on 28 October 2018.

PBL179 - HILL HOUSE HOTEL 26 MARKET PLACE DEREHAM NORFOLK NR19 2AP Status: **IA** Loan Amount: £1,050,000 Term: -137 days Rate: 12%

We have now received the LPA Receiver's initial report in relation to the property. This has provided an adverse opinion as to the achievable sale price of the security property which we are taking separate legal advice in relation to. The LPA Receiver has advised that the best way to dispose of the security property is via auction and it has therefore been entered into auction on 28 October 2018.

PBL192 - LOYOLA HALL, WARRINGTON ROAD, RAINHILL, PRESCOT Status: IOA Loan Amount: £1,001,000 Term: 32 days Rate: 12%

Planning permission was granted in May 2018 to change the use of the property to create a hotel and ancillary uses. The loan represents 48% LTV of the market value of the property as reported in August 2017 (before planning consent was granted). We have not instructed an up to date valuation of the property security at this time, because we expect the loan to be fully repaid within the next one to two months. The borrower has not only been working on a detailed development appraisal since planning permission was granted but has also been seeking a refinance to fully repay the loan. Interest has been serviced on a monthly basis by the borrower and we expect either the loan to be fully repaid on or before maturity, or the borrower will continue to service the loan interest monthly, until a refinance has been finalised to fully repay.

PBL193 - NORTHFIELD ROAD, ROTHERHAM Status: IA Loan Amount: £1,050,000 Term: -94 days Rate: 12%

Formal Appointment of the Receiver has now taken place, with the Receiver currently reviewing an exit strategy with the borrower, whilst simultaneously reviewing the Loan security in order to ascertain the best way forward to maximise recovery, should an agreement not be reached in relation to the same. We expect to receive an update from the Receiver in the next few days in this respect.

PBL194 - WOODLANDS, CROWBOROUGH **2nd CHARGE LOAN** Status: IOA Loan Amount: £288,959 Term: 29 days Rate: 12%

The borrower is continuing to implement the revised exit strategy which has been provided to Lendy and approved. In light of the forthcoming partial capital repayments on the first charge loan (PBL133) we anticipate that this loan will be fully repaid within the current loan term.

PBL196 - FLAT 2, 89 HATHERLEY ROAD, SIDCUP Status: IOA Loan Amount: £168,000 Term: 170 days Rate: 12%

Given the Loan has now entered its last 6 months, formal correspondence has been sent to the borrower requesting an update in respect of the Loan Exit Strategy. We are awaiting a response from the borrower.

PBL197 - CHURCH AVENUE, SIDCUP **2nd CHARGE LOAN** Status: IOA Loan Amount: £100,000 Term: 170 days Rate: 12%

Given the Loan has now entered its last 6 months, formal correspondence has been sent to the borrower requesting an update in respect of the Loan Exit Strategy. We are awaiting a response from the borrower.

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

Subsequent to the previous update and just a short time before the Loan was due to be repaid, we received a request from the borrower to extend the Loan facility by 1 month. The borrower's request was reviewed and approved by Lendy's Credit Committee and conditional upon the payment, by the borrower, of the Independent Monitoring Surveyor's (the 'IMS') invoice. The borrower subsequently made payment in respect of the IMS invoice and extension interest was paid from monies held on account. The Loan details have been updated on the Platform in relation to the Loan Extension.

PBL199 - SUFFOLK HOUSE, TRADE STREET, CARDIFF Status: IOA Loan Amount: £4,000,000 Term: 236 days Rate: 12%

The borrower has met with the local planning officials and has advised that the meeting was very positive and they are now looking to submit a new, enhanced, planning application before Christmas.

PBL200 - WISHING WELL SITE, CARRIAGE GROVE, BOOTLE, LIVERPOOL Status: IOA Loan Amount: £737,342 Term: 234 days Rate: 12%

The next monthly interest payment was received from the borrower earlier this week, covering the period through to 23 October 2018. We are yet to be provided with evidence that a refinance has been agreed, to fully repay this loan, but we will continue to seek confirmation of this, with a view to ensuring the loan is fully repaid on or before maturity in c. 8 months' time, provided interest continues to be serviced satisfactorily.

PBL201 - SUFFOLK HOUSE, TRADE STREET, CARDIFF **2nd CHARGE LOAN** Status: IOA Loan Amount: £1,200,000 Term: 237 days Rate: 12%

Please also see the update for the first charge loan – PBL199. This second charge loan was added to the platform and drawn-down in the middle of last month, to assist with the costs of an enhanced planning application. The borrower has met with local planning officials and is now looking to submit the enhanced planning application before Christmas.