

DFL001 - EXETER RYDON COURT DEVELOPMENT Status: **DEF** Loan Amount: £5,988,911 Term: -534 days Rate: 12%

We are continuing the dialogue with the interested party in connection with the acquisition of the security property.

DFL002 - EXETER QUAYSIDE DEVELOPMENT Status: **DEF** Loan Amount: £2,968,000 Term: -490 days Rate: 12%

We are continuing the dialogue with the interested party in connection with the acquisition of the security property.

DFL003 - STUDENT ACCOMMODATION BLOCK B, HUDDERSFIELD Status: IOA Loan Amount: £7,133,984 Term: 100 days Rate: 12%

The eighteenth tranche of development funding was added to the platform and went live last month, to cover build costs and part of the costs of the approved six-month extension, through to March 2019. The borrower has forwarded a letter of intent from a prospective purchaser of both Block A (DFL022) and Block B (DFL003), which would provide funds to fully clear both loans. The borrower is confident that this loan will be fully repaid before expiry of the facility. We have now received formal confirmation from the Court that one of the two CCJ's (County Court Judgements) has now been satisfied. The Court advised that this first judgement was effectively cancelled as it was paid within one month of being registered. This leaves one judgement outstanding for circa £3,000 and we are waiting formal confirmation from the borrower that this one has also been settled.

DFL004 - RESIDENTIAL DEVELOPMENT, SUNBEAM FACTORY, WOLVERHAMPTON Status: **DEF** Loan Amount: £14,308,813 Term: -233 days Rate: 12%

Lendy successfully obtained an administration order against the borrower company at the adjourned hearing of 12 November 2018. Since that time the administrator has been meeting with the borrower company's director and is beginning to collect the rental income for the property. Following receipt and consideration of the administrator's initial options report, further updates will be provided.

DFL005 - ARBORETUM, LAND WITH PLANNING, PAIGNTON Status: IA Loan Amount: £7,846,884 Term: -47 days Rate: 12%

We are continuing to liaise with the borrower in respect of an Offer of Finance which has been made by a third-party funder, to provide a working capital facility to the borrower. We are working through the detail, and have requested reports from independent third parties, in connection with the same before being able to consider further and provide details of the proposal.

DFL006 - STUDENT ACCOMMODATION, MYNACHDY, CARDIFF Status: IOA Loan Amount: £6,467,250 Term: 139 days Rate: 12%

We are maintaining regular contact with the borrower who continues to provide updates on the proposed refinance of the outstanding facility. The borrower is pursuing a number of options but it looking to refinance the loan as quickly as possible in order to move forward with the development with a new funder. We have been provided with indicative offers from two new potential funders and will advise as soon as matters progress to legal instruction.

DFL007 - HIGHTOWN AND HEATHFIELD AVENUE, CREWE Status: IA Loan Amount: £1,104,509 Term: -46 days Rate: 12%

The loan is now approximately one-month overdue for repayment. The borrower has provided regular communication and evidence of discussions between two third parties who are considering a funding package to pay pressing creditors and enough funds to complete the scheme. We are pressing for these discussions to be completed and a formal funding package to be put in place. Recovery procedures will commence if an acceptable funding proposal is not received over the course of the next few days.

DFL008 - OLD HALL STREET, OFFICE TO RESIDENTIAL CONVERSION, LIVERPOOL CENTRE Status: IA Loan Amount: £9,114,898 Term: -66 days Rate: 12%

The loan is now just over two months past due for repayment. The borrower and their solicitor have advised that the refinance is very close to being finalised with conditions precedent to the new funding being satisfied by the borrower and completion of legal due diligence almost completed. Provided the formalities are satisfactory, we expect the refinance to complete with the next few days.

DFL010 - LEISURE VILLAGE & FISHERIES, CLITHEROE Status: IOA Loan Amount: £3,323,579 Term: 12 days Rate: 12%

A further three- month extension has now been agreed through to March 2019, on the condition that the latest tranche (fifteen) on the Platform is the last tranche to be provided until enhanced planning has been obtained and a new valuation provided to confirm the expected increased valuation. The borrower is also actively seeking alternative refinance to fully repay the loan and to complete the development, on the basis the enhanced planning has been obtained. The fifteenth tranche of development funding is to cover part of the planning costs and the costs of the extension. The borrower has advised that the planning application has already been prepared to obtain enhanced planning consent for variations to the existing scheme (which have been verbally agreed in principle by the Head of Planning at the local Council). The proposed planning variations include; - Increase the number of lodges around the lakes and substitute the timber camping pods with lodges, increasing the total number of lodges to 45. - Construct a bar/restaurant on the lake shore. - Replace the former site manager's house and cafe with a new amenity building. - Reduce the number of car parking spaces on site from 100 to 55. If approved, the valuer has verbally indicated the enhanced planning may increase the Gross Development Value (GDV) of the scheme to c.£13m.

DFL012 - HERCULANEUM QUAY, LIVERPOOL WATERFRONT Status: DEF Loan Amount: £10,768,202 Term: -224 days Rate: 12%

Subsequent to the previous update, we have been contacted by solicitors acting for a group of the off-plan purchasers of the flats at the security property. An offer was made by them to purchase both the leasehold and freehold interests in the security property. We are currently in correspondence with their solicitor and reviewing the offer and carrying out due diligence and will provide further updates as they become available.

DFL013 - RICHMOND ROAD, BRADFORD Status: DEF Loan Amount: £2,892,270 Term: -261 days Rate: 11%

The borrower has now provided details of a third party offer to purchase the Company, rather than the site, which could possibly complete more quickly than the sale of the site. We have requested confirmation of details and timelines from the borrower's

solicitor. Given the delays to the proposed refinance and/ or sale of the site, formal demand for repayment of the loan is now being issued. If solicitors have not confirmed they are instructed, and that the sale will not complete within the next two weeks, recovery proceedings will be instigated.

DFL014 - MOUNTFIELD SITE, DRUMNADROCHIT Status: IOA Loan Amount: £2,219,551 Term: 132 days Rate: 13%

The loan has been extended through to April 2019 The sixteenth tranche of development funding was added to the platform and went live at the end of November. The Independent Monitoring Surveyor's report dated October 2018 stated that works had progressed well since their last visit.: All substructure works are completed, and all kits have been erected. Thirteen of the lodges have roof cladding completed, whilst the batons to support roof cladding have been installed on the remaining lodges." "16 of the lodges have first fix plumbing, whilst 21 have first fix electrics. The sewerage, foul water and main water first stage have been complete to 15 lodges." "A reception building had been created as has a storage shed which will also serve as an electrical distribution point." "Beyond main service completions, which involve electrics to all lodges, air source heat pumps are also required. Cladding needs to be fixed externally and the ground works completed. The internal second fix is required along with kitchen and bathroom fittings." "As previously reported, a fence and gate have been erected at the main entrance to secure the site"

DFL015 - PENRHOS COURT, LYONSHALL, KINGTON, HEREFORDSHIRE Status: DEF Loan Amount: £1,226,393 Term: -203 days Rate: 10%

Lendy's lawyers continue to seek to obtain vacant possession of the property with a view to marketing it for sale by private treaty where this will ensure a higher return to investors.

DFL016 - MUTTON ROW, 6-9 HOBBS CROSS ROAD, HARLOW Status: DEF Loan Amount: £734,709 Term: -321 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: DEF Loan Amount: £7,452,896 Term: -222 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: £15,702,072 Term: 122 days Rate: 12%

We are continuing to liaise with the borrower in respect of an Offer of Finance which has been made by a third-party funder, to provide a working capital facility to the borrower. We are working through the detail, and have requested reports from independent third parties, in connection with the same before being able to consider further and provide details of the proposal. We have received a number of queries relating to the payment of interest on this Loan recently and note that we can only pay

interest that we have received, since we are prevented from servicing the borrower's interest liability given that this would constitute a breach of regulations (i.e. Article 36H). The previous platform updates refer to the fact that extension costs were being raised through development tranches. In the meantime, however, we are able to inform you that Lendy's Board are discussing plans to introduce more categories of interest status. An update in this respect will follow in due course.

DFL020 - EURO CAR PARK SITE, JOCELYN SQUARE, GLASGOW Status: IOA Loan Amount: £4,455,790 Term: 124 days Rate: 12%

We are maintaining regular contact with the borrower who continues to provide updates on the proposed refinance of the outstanding facility. The borrower is pursuing a number of options but it looking to refinance the loan as quickly as possible in order to move forward with the development with a new funder. We have been provided with indicative offers from two new potential funders and will advise as soon as matters progress to legal instruction

DFL021 - HERITAGE HOUSE, 29 JEWISON LANE, SEWERBY, NR BRIDLINGTON Status: IOA Loan Amount: £1,235,521 Term: 115 days Rate: 12%

We are maintaining contact with the borrower and have been provided with regular updates. The borrower has been chasing the report from the new Independent Monitoring Surveyor for the new funder. This is expected shortly and should enable the refinance to proceed within the next few weeks.

DFL022 - BLOCK A, THE WATERFRONT, MANCHESTER ROAD, HUDDERSFIELD Status: IOA Loan Amount: £5,149,562 Term: 86 days Rate: 12%

The sixteenth tranche of development funding was launched on the platform and went live earlier this month. The borrower has forwarded a letter of intent from a prospective purchaser of both Block A (DFL022) and Block B (DFL003), which would provide funds to fully clear both loans. The borrower is confident that this loan will be fully repaid before the expiry of the facility.

DFL024 - CLEARWATER QUAYS, LATCHFORD, WARRINGTON Status: **DEF** Loan Amount: £1,457,579 Term: -328 days Rate: 12%

he borrower has provided details of a third party offer to purchase the remaining units, which would fully repay the loan, however, the proposed sale is taking longer than expected. The borrower is therefore also concurrently moving forward with a refinance of the loan and has provided an Agreement in Principle from another funder. The borrower has advised that this can complete within 2 weeks. We have requested confirmation of timelines from the borrower's solicitor. Given the delays to the proposed sale of the remaining units, formal demand for repayment of the loan is now being issued. If solicitors have not confirmed they are instructed, and that the refinance and/ or sale will not complete within the next 2 weeks, recovery proceedings will be instigated.

DFL025 - THE OLD COUNTY HALL, STATION ROAD, TRURO Status: IOA Loan Amount: £3,405,442 Term: 15 days Rate: 12%

Contracts have been exchanged for the sale of a further unit and the sale is expected to complete within the next 2 weeks. Interest payments have now been covered up until the expiry of the facility in December 2018. The borrower has been working on

the refinance of the remaining facility over the last few months and we have now seen evidence of an indicative offer from a new funder. The borrower is trying to complete on the refinance before the expiry of the facility.

DFL026 - APRIL COTTAGE, HOLY WELL BAY, CORNWALL Status: IOA Loan Amount: £956,071 Term: 27 days Rate: 12%

The first unit sale completed on 30th November 2018, with the net sale proceeds applied to reduce the loan balance. Further unit sales are expected over the next few weeks, which is later than the borrower expected due to some delays with final construction documentation, however, we have agreed to extend the facility by one month to allow time for the other sales to complete. Interest to cover the costs of the one-month extension have been deducted from the net sale proceeds of the first unit sale.

DFL027 - PITFIELD STREET, SHOREDITCH, LONDON Status: IA Loan Amount: £3,488,289 Term: -73 days Rate: 12%

The loan is now over two months past due for repayment. The proposed refinance is moving forward and is due to complete over the next few weeks.

DFL029 - KINGS CRESCENT, KING STREET, DERBY Status: IOA Loan Amount: £3,606,584 Term: 199 days Rate: 12%

The seventeenth tranche of development was drawn down last month. The next Independent Monitoring Surveyor's report is due within the next 10-14 days.

DFL031 - THE LODGE HOTEL, 82 UNTHANK ROAD, NORWICH Status: IOA Loan Amount: £1,341,418 Term: 4 days Rate: 12%

The borrower has provided documentary evidence of the proposed new funding and has instructed solicitors. The borrower is expecting to complete on the refinance/ repayment of this loan on or before the maturity date in December 2018.

DFL032 - CLEWERS LANE, WALTHAM CHASE, SOUTHAMPTON Status: IOA Loan Amount: £1,072,620 Term: 36 days Rate: 12%

The independent Monitoring Surveyor (IMS) has visited the site again and his report was received on 30 November. The latest IMS report is currently being reviewed and a further tranche of development funding will be added to the Platform over the next few days. The facility is due to expire in January 2019 and we have therefore commenced discussions over an extension, whilst the units are completed and then sold. The Head of Lending has visited the site to view progress and the quality of works on site.

DFL033 - HAYMARKET YARDS, EDINBURGH Status: IOA Loan Amount: £3,006,223 Term: 110 days Rate: 12%

We are maintaining regular contact with the borrower who continues to provide updates on the proposed refinance of the outstanding facility. The borrower is pursuing a number of options but it looking to refinance the loan as quickly as possible in order to move forward with the development with a new funder. We have been provided with indicative offers from 2 potential funders and will advise as soon as matters progress to legal instruction.

DFL034 - LAND AT MONGLEATH ROAD, FALMOUTH, CORNWALL Status: IOA Loan Amount: £824,229 Term: 200 days Rate: 12%

The fifth tranche of Development Funding was added to the platform and went live at the end of November, the Independent Monitoring Surveyor (IMS) having undertaken another site visit, confirming monies have been spent as evidenced by works completed and materials on site. The IMS comments on technical matters as follows: Majority of the cladding and lead works now complete on Plots 1 & 2. The timber frame to plot 4 is now complete with felt and battening 65% progressed. Plot 5 superstructure timber wall panels are now installed with roof structure underway. First, fix electrical and mechanical works are nearing completion for plots 1 and 3 waterproofing works utilising the Newton lath and internal drainage systems are partly installed and will be completed early in the next reporting period. Overall, good progress is being made with the programme in line with expectations for February/ March completion.

DFL035 - OLD HALL STREET, LIVERPOOL **2nd CHARGE LOAN** Status: IA Loan Amount: £523,186 Term: -67 days Rate: 12%

The loan is now just over two months past due for repayment. The borrower and their solicitor have advised that the refinance is very close to being finalised with conditions precedent and completion of legal due diligence almost completed. Provided the formalities are satisfactory, we expect the refinance to complete with the next few days.

DFL037 - LAND AT PENMERE MANOR HOTEL, MONGLEATH ROAD, FALMOUTH Status: IOA Loan Amount: £230,827 Term: 325 days Rate: 12%

The fourth tranche of Development Funding was launched on the platform and went live at the end of November, the Independent Monitoring Surveyor (IMS) having undertaken another site visit, confirming monies have been spent as evidenced by works completed and materials on site. The IMS has commented that the timber frame package for plots 6 and 7 are now on site with the first sections of structural timber framing in the process of being erected.

PBL027 - REFORM ENERGY, FLEETWOOD Status: DEF Loan Amount: £2,940,000 Term: -716 days Rate: 12%

The IMS met with the borrower earlier this month and has subsequently provided an updated report on the progress made with the development. The matter is proceeding on the basis of the revised timetable to financial completion.

PBL031 - GARTH ISAF FARM, PONTYCLUN Status: DEF Loan Amount: £497,000 Term: -720 days Rate: 12%

Following a successful meeting between the developer, funder and original borrower, we anticipate receiving terms shortly with an offer sufficient to repay all outstanding capital but not accrued interest and bonus. We will review the terms as and when they are confirmed to us.

PBL037 - BARNS & LAND, THE CONVENT, GLOUCS Status: **DEF** Loan Amount: £151,000 Term: -809 days Rate: 12%

Subsequent to the previous update, we have received an offer from an interested party to purchase the security property. This offer has been accepted provisionally upon condition that we have sight of a formal offer letter and proof of funds. We currently await receipt of the same and will provide further updates as they become available.

PBL038 - BIRDS HILL FARM, THE CONVENT, GLOUCS Status: **DEF** Loan Amount: £560,000 Term: -809 days Rate: 12%

Subsequent to the previous update, we have received an offer from an interested party to purchase the security property. This offer has been accepted provisionally upon condition that we have sight of a formal offer letter and proof of funds. We currently await receipt of the same and will provide further updates as they become available.

PBL039 - GUESTHOUSE, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £700,000 Term: -809 days Rate: 12%

Subsequent to the previous update, we have received an offer from an interested party to purchase the security property. This offer has been accepted provisionally upon condition that we have sight of a formal offer letter and proof of funds. We currently await receipt of the same and will provide further updates as they become available.

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: -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.

PBL065 - DEVELOPMENT SITE WITH OPP, SHROPSHIRE Status: **PR / DEF** Loan Amount: £210,706 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.

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: -732 days Rate: 12%

An offer on the security property has been received and accepted at £950,000 and the prospective purchaser is looking to complete on the sale before the end of 2018. We have engaged solicitors separately in relation to the prospective claims to recover the outstanding capital, accrued interest and bonus accrual.

PBL069 - THE CHAPEL, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £975,000 Term: -811 days Rate: 12%

Subsequent to the previous update, we have received an offer from an interested party to purchase the security property. This offer has been accepted provisionally upon condition that we have sight of a formal offer letter and proof of funds. We currently await receipt of the same and will provide further updates as they become available.

PBL070 - THE OLD CONVENT, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £910,000 Term: -811 days Rate: 12%

Subsequent to the previous update, we have received an offer from an interested party to purchase the security property. This offer has been accepted provisionally upon condition that we have sight of a formal offer letter and proof of funds. We currently await receipt of the same and will provide further updates as they become available.

PBL071 - ST ANTHONYS LODGE, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £422,500 Term: -811 days Rate: 12%

Subsequent to the previous update, we have received an offer from an interested party to purchase the security property. This offer has been accepted provisionally upon condition that we have sight of a formal offer letter and proof of funds. We currently await receipt of the same and will provide further updates as they become available.

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: -829 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: -422 days Rate: 12%

The security property remains listed for sale. Whilst a number of viewings have taken place no reasonable offers have been received to date

PBL094 - ISLE OF WIGHT LAND WITH PLANNING FOR CARE VILLAGE Status: **PR / DEF** Loan Amount: £1,386,804 Term: -737 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: -713 days Rate: 12%

A revised offer for the security property has been received at £1.8m. This offer has been accepted but is subject to conditionality which is expected to be resolved in early 2019 in readiness for a sale completing before the end of February 2019.

PBL101 - LAND LOAN Status: **DEF** Loan Amount: £332,500 Term: -617 days Rate: 12%

Legal proceedings to recover the outstanding capital, accrued interest and bonus accrual are progressing.

PBL102 - LAND LOAN Status: **DEF** Loan Amount: £192,000 Term: -617 days Rate: 12%

Unfortunately, and due to complexities surrounding the sale of the property, completion is now not expected to take place until December 2018. However, and in the event that completion does not take place, Lendy's lawyers successfully obtained permission from the court to enforce the possession order. Further action will be taken should the sale not take place.

PBL103 - SITE WITH PLANNING FOR 117 UNITS NR HASTINGS Status: **DEF** Loan Amount: £2,100,000 Term: -541 days Rate: 12%

We have been maintaining regular contact (almost daily), including a meeting, with the borrower and have been provided with documentary evidence to show that the proposed refinance is moving forward. The borrower is still expecting to be able to fully repay this loan before Christmas.

PBL106 - WHITEHILLS INDUSTRIAL ESTATE IN FIFE Status: **DEF** Loan Amount: £2,450,000 Term: -720 days Rate: 12%

We have received and reviewed the planning consultant's report on the master planning process and a meeting is being scheduled with the local authority, in December 2018, to discuss the project and the proposed planning application.

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

The Application for Summary Judgment against the borrower has now been submitted to Court and we now await an update from the Court via our solicitors in this respect.

PBL133 - WOODLANDS, CROWBOROUGH Status: **IA** Loan Amount: £38,270 Term: -34 days Rate: 12%

The borrower is progressing the sales of the parcels of land within the security property and is expecting to complete the sales before the end of 2018.

PBL137 - 19 PILMUIR STREET, DUNFERMLINE, FIFE Status: **DEF** Loan Amount: £108,000 Term: -544 days Rate: 12%

We have sourced quotes for the remedial works to the roof and the likely cost to repair, and it will not add any additional value over and above the current offer levels. In the circumstances we have instructed the marketing agent to dispose of the security property in its current condition.

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

We have now received an update from the Trustee in Bankruptcy ('TiB'), who has informed us that, thus far, they have not located any assets belonging to the borrower to be able to recover. The TiB has also informed us that it might well seek additional funding from creditors in order to be able to continue its investigations and there may be, at that point, an opportunity to vote for a Creditors' Committee.

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: -381 days Rate: 12%

Following a review by Lendy's Credit Committee, and after receiving no further updates from the borrower, the decision has been taken to take enforcement action against the borrower and an insolvency practitioner will be appointed shortly.

PBL157 - THE CHALET, HAMPTON COURT ROAD Status: **DEF** Loan Amount: £3,190,509 Term: -323 days Rate: 12%

The initial offer has now been rescinded in circumstances where the prospective purchaser could not raise sufficient funds to buy the security property. The security property remains listed for sale, with no further offers having been received to date.

PBL158 - HAMPTON RIVIERA, HAMPTON COURT ROAD Status: **DEF** Loan Amount: £1,313,739 Term: -323 days Rate: 12%

The initial offer has now been rescinded in circumstances where the prospective purchaser could not raise sufficient funds to buy the security property. The security property remains listed for sale, with no further offers having been received to date.

PBL161 - MAENGWYN, BLAENPORTH Status: **PR / DEF** Loan Amount: £107,227 Term: -456 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: £840,877 Term: -445 days Rate: 10%

The administrators have met with the borrower company directors who are being co-operative in providing all relevant information and documentation. The administrators have commissioned a valuation report and following receipt of this, an options report will be created for further review in relation to the best way to dispose of the security property

PBL164 - PHASE 2 TOWAN VALLEY, PORTHTOWAN, CORNWALL TR4 8FJ Status: **DEF** Loan Amount: £1,400,000 Term: -445 days Rate: 10%

The administrators have met with the borrower company directors who are being co-operative in providing all relevant information and documentation. The administrators have commissioned a valuation report and following receipt of this, an options report will be created for further review in relation to the best way to dispose of the security property.

PBL166 - KILLEAN ESTATE, KINTYRE, SCOTLAND Status: **DEF** Loan Amount: £885,254 Term: -421 days Rate: 12%

The property remains listed for sale. Whilst a number of viewings have taken place no reasonable offers have been received to date.

PBL167 - BECKHOUSE FARM, PICKERING COTTAGES Status: **PR / DEF** Loan Amount: £903,920 Term: -311 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: **DEF** Loan Amount: £483,000 Term: -200 days Rate: 10%

Unfortunately, the buyer pulled out of the sale as he was unable to raise sufficient sums. As a result, the security property has been re-listed into auction for December 2018

PBL178 - 1-8 AND 12-19, 58 BRIDGE ROAD, OULTON BROAD, LOWESTOFT, SUFFOLK NR32 3LJ Status: **DEF** Loan Amount: £1,144,500 Term: -200 days Rate: 12%

Unfortunately the buyer pulled out of the sale as he was unable to raise sufficient sums. As a result, the security property has been re-listed into auction for December 2018

PBL179 - HILL HOUSE HOTEL 26 MARKET PLACE DEREHAM NORFOLK NR19 2AP Status: **DEF** Loan Amount: £1,050,000 Term: -200 days Rate: 12%

Given that the security property has been sold at auction, we anticipate that we will be in a position to return funds, in relation to net proceeds of the sale, to lenders accounts within the next five days. Email communication will be sent to all lenders in the Loan, by way of notification, once these sums have been transferred to lender accounts

PBL192 - LOYOLA HALL, WARRINGTON ROAD, RAINHILL, PRESCOT Status: **IA** Loan Amount: £1,001,000 Term: -2 days Rate: 12%

The borrower has advised that they are now well advanced with the proposed refinance of this loan. We have instructed our solicitors to make contact with the borrower's solicitor to confirm progress and obtain documentary evidence of the refinance. The facility expired on 2nd December 2018 and the borrower has requested a further one-month extension, which we are minded to agree subject to interest being covered by the borrower.

PBL193 - NORTHFIELD ROAD, ROTHERHAM Status: IA Loan Amount: £1,050,000 Term: -157 days Rate: 12%

Subsequent to our previous update, we have reviewed and agreed the Amendment documents drafted by our solicitor in relation to the refinance with the new lender and the repayment of sums outstanding under the Loan. Our solicitor is now liaising with solicitors for the borrower and the new lender and we hope to receive an update shortly as to the completion date for the refinance.

PBL194 - WOODLANDS, CROWBOROUGH **2nd CHARGE LOAN** Status: IA Loan Amount: £288,959 Term: -34 days Rate: 12%

The borrower is progressing the sales of the parcels of land within the security property and is expecting to complete the sales before the end of 2018.

PBL196 - FLAT 2, 89 HATHERLEY ROAD, SIDCUP Status: IOA Loan Amount: £168,000 Term: 107 days Rate: 12%

The next formal correspondence is due to be sent to the borrower in mid-December, given that the Loan will enter its last 3 months. We are informed by the borrower that sales of some of the units of the developments property (mentioned in the previous update) are lined up for sale. We have no concerns at this stage therefore, in relation to repayment of the Loan by the Repayment Date.

PBL197 - CHURCH AVENUE, SIDCUP **2nd CHARGE LOAN** Status: IOA Loan Amount: £100,000 Term: 107 days Rate: 12%

The next formal correspondence is due to be sent to the borrower in mid-December, given that the Loan will enter its last 3 months. We are informed by the borrower that sales of some of the units of the development's property (mentioned in the previous update) are lined up for sale. We have no concerns at this stage, therefore, in relation to the repayment of the Loan by the Repayment Date.

PBL199 - SUFFOLK HOUSE, TRADE STREET, CARDIFF Status: IOA Loan Amount: £4,000,000 Term: 172 days Rate: 12%

The borrower is progressing with the enhanced planning application.

PBL200 - WISHING WELL SITE, CARRIAGE GROVE, BOOTLE, LIVERPOOL Status: IOA Loan Amount: £737,342 Term: 170 days Rate: 12%

Interest continues to be satisfactorily serviced by the borrower, with the next interest payment being due before 23 December 2018. The loan matures in six months' time.

PBL201 - SUFFOLK HOUSE, TRADE STREET, CARDIFF **2nd CHARGE LOAN** Status: IOA Loan Amount: £1,200,000 Term: 174 days Rate: 12%

The borrower is progressing with the enhanced planning application. The loan does not mature for another six months.