

DFL001 - EXETER RYDON COURT DEVELOPMENT Status: **DEF** Loan Amount: £5,988,911 Term: -566 days Rate: 12%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

DFL002 - EXETER QUAYSIDE DEVELOPMENT Status: **DEF** Loan Amount: £2,968,000 Term: -523 days Rate: 12%

Following on from both the last monthly update and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, values and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

DFL003 - STUDENT ACCOMMODATION BLOCK B, HUDDERSFIELD Status: IOA Loan Amount: £7,133,984 Term: 67 days Rate: 12%

Following on from both the last monthly update and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

DFL004 - RESIDENTIAL DEVELOPMENT, SUNBEAM FACTORY, WOLVERHAMPTON Status: **DEF** Loan Amount: £14,308,813 Term: -266 days Rate: 12%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

DFL005 - ARBORETUM, LAND WITH PLANNING, PAIGNTON Status: IA Loan Amount: £7,846,884 Term: -80 days Rate: 12%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

DFL006 - STUDENT ACCOMMODATION, MYNACHDY, CARDIFF Status: IOA Loan Amount: £6,467,250 Term: 106 days Rate: 12%

Following on from both the last monthly update and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

DFL007 - HIGHTOWN AND HEATHFIELD AVENUE, CREWE Status: IA Loan Amount: £1,104,509 Term: -78 days Rate: 12%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2

DFL010 - LEISURE VILLAGE & FISHERIES, CLITHEROE Status: IOA Loan Amount: £3,570,538 Term: 70 days Rate: 12%

A three-month extension has been agreed through to March 2019. We are in regular contact with the borrower and have been provided with regular updates regarding the proposed refinance/ repayment of the loan. We have requested written evidence of formal offers and confirmation that solicitors have been instructed.

DFL012 - HERCULANEUM QUAY, LIVERPOOL WATERFRONT Status: DEF Loan Amount: £10,768,202 Term: -256 days Rate: 12%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

DFL013 - RICHMOND ROAD, BRADFORD Status: DEF Loan Amount: £2,892,270 Term: -293 days Rate: 11%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

DFL014 - MOUNTFIELD SITE, DRUMNADROCHIT Status: IOA Loan Amount: £2,558,292 Term: 100 days Rate: 13%

The sixteenth tranche of Development Funding was drawn at the end of December. The borrower has met and is in talks with several new Lenders. A meeting with a potential new lender and borrower is to be held later this month, where Formal credit approval is expected. The New Lenders Valuation inspection is arranged for next week with the report expected shortly after. The borrower is expecting to complete on the refinance/ repayment of this loan on or before the maturity date in April 2019.

DFL015 - PENRHOS COURT, LYONSHALL, KINGTON, HEREFORDSHIRE Status: **DEF** Loan Amount: £1,226,393 Term: -236 days Rate: 10%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

DFL016 - MUTTON ROW, 6-9 HOBBS CROSS ROAD, HARLOW Status: **DEF** Loan Amount: £734,709 Term: -354 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: -254 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: 89 days Rate: 12%

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DFL020 - EURO CAR PARK SITE, JOCELYN SQUARE, GLASGOW Status: IOA Loan Amount: £4,455,790 Term: 91 days Rate: 12%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

DFL021 - HERITAGE HOUSE, 29 JEWISON LANE, SEWERBY, NR BRIDLINGTON Status: IOA Loan Amount: £1,235,521 Term: 82 days Rate: 12%

We are maintaining contact with the borrower and have been provided with regular updates. We have seen details of offers from two funders and have requested copies of formal offers through the borrower's solicitors.

DFL022 - BLOCK A, THE WATERFRONT, MANCHESTER ROAD, HUDDERSFIELD Status: IOA Loan Amount: £5,149,562 Term: 53 days Rate: 12%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

DFL024 - CLEARWATER QUAYS, LATCHFORD, WARRINGTON Status: DEF Loan Amount: £1,457,579 Term: -360 days Rate: 12%

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DFL026 - APRIL COTTAGE, HOLY WELL BAY, CORNWALL Status: IOA Loan Amount: £613,825 Term: 24 days Rate: 12%

The second unit sale completed at the end of last month. The net sale proceeds applied to reduce the loan balance and pay for further one-month extension. Tranche 17 was launched at the end of last month to provide additional funding to complete the development. The remaining unit sales are expected to be completed in the coming weeks, with full repayment by the maturity date

DFL029 - KINGS CRESCENT, KING STREET, DERBY Status: IOA Loan Amount: £4,149,719 Term: 167 days Rate: 12%

The eighteenth tranche of Development Funding was drawn at the end of December. The next Independent Monitoring Surveyor's report is due within the next 10-14 days.

DFL031 - THE LODGE HOTEL, 82 UNTHANK ROAD, NORWICH Status: IA Loan Amount: £1,341,418 Term: -29 days Rate: 12%

The facility expired on 6th December 2018 and the borrower has requested a further Two-month extension, which we are minded to agreeing subject to interest being covered by the borrower.

DFL032 - CLEWERS LANE, WALTHAM CHASE, SOUTHAMPTON Status: IOA Loan Amount: £1,285,183 Term: 4 days Rate: 12%

The independent Monitoring Surveyor (IMS) has visited the site again and his report was received on 21st December 2018. 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. 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 July 2019. The eighth tranche of Development Funding was drawn at the end of December and that tranche covered both build costs and the costs of the extension.

DFL033 - HAYMARKET YARDS, EDINBURGH Status: IOA Loan Amount: £3,006,223 Term: 78 days Rate: 12%

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DFL034 - LAND AT MONGLEATH ROAD, FALMOUTH, CORNWALL Status: IOA Loan Amount: £1,018,097 Term: 168 days Rate: 12%

The sixth tranche of Development Funding was drawn at the end of December 2018. We await the Independent Monitoring Surveyor (IMS) to undertake their next site visit.

DFL037 - LAND AT PENMERE MANOR HOTEL, MONGLEATH ROAD, FALMOUTH Status: IOA Loan Amount: £360,416 Term: 293 days Rate: 12%

The matter is continuing to proceed on the basis of the revised timetable to financial completion and a further report from the IMS is due in early January 2019.

PBL031 - GARTH ISAF FARM, PONTYCLUN Status: DEF Loan Amount: £497,000 Term: -752 days Rate: 12%

Unfortunately, and due to issues with the developer, the potential deal has now fallen through. The borrower was notified of this prior to the festive period and is seeking refinance to repay an agreed settlement sum. We are chasing the borrower for updates on the attempts to obtain refinance and should these fail, we shall look to take possession and dispose of the security property.

PBL037 - BARNES & LAND, THE CONVENT, GLOUCS Status: DEF Loan Amount: £151,000 Term: -842 days Rate: 12%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

PBL038 - BIRDS HILL FARM, THE CONVENT, GLOUCS Status: DEF Loan Amount: £560,000 Term: -842 days Rate: 12%

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PBL039 - GUESTHOUSE, CONVENT LANE, GLOUCS Status: DEF Loan Amount: £700,000 Term: -842 days Rate: 12%

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PBL056 - WALROW FARM, SOMERSET Status: PR / DEF Loan Amount: £171,833 Term: -443 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: -798 days Rate: 12%

The security property remains listed for let and sale by the marketing agent and an interested party has now undertaken two viewings, the last of which took place just before the festive period. We are awaiting an update from the marketing agent as to how the interested party intends to proceed.

PBL065 - DEVELOPMENT SITE WITH OPP, SHROPSHIRE Status: **PR / DEF** Loan Amount: £210,706 Term: -675 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: -293 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: -293 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: -764 days Rate: 12%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

PBL069 - THE CHAPEL, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £975,000 Term: -843 days Rate: 12%

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PBL070 - THE OLD CONVENT, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £910,000 Term: -843 days Rate: 12%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

PBL071 - ST ANTHONYS LODGE, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £422,500 Term: -843 days Rate: 12%

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PBL074 - BRIDGE FARM, HUNTINGDON Status: **PR / DEF** Loan Amount: £0 Term: -456 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: -861 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: -454 days Rate: 12%

The security property remains listed for sale.

PBL094 - ISLE OF WIGHT LAND WITH PLANNING FOR CARE VILLAGE Status: **PR / DEF** Loan Amount: £1,386,804 Term: -769 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: -745 days Rate: 12%

The sale of the property for £1.8m is continuing and we anticipate the conditionality issues surrounding the purchase to be finalised in January 2019.

PBL101 - LAND LOAN Status: **DEF** Loan Amount: £332,500 Term: -649 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: -649 days Rate: 12%

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

PBL103 - SITE WITH PLANNING FOR 117 UNITS NR HASTINGS Status: **DEF** Loan Amount: £2,100,000 Term: -574 days Rate: 12%

It is disappointing that this loan did not refinance/ repay before Christmas as the borrower expected. There are a number of parties involved in this refinance, some of which are overseas, which has led to the legal process taking longer than everyone would have hoped or expected. We are in daily contact with the borrower, who continues to provide written updates from their solicitors, and other parties, which confirms that progress is still being made, albeit slowly. The borrower is now confident that all matters will be finalised before the end of January 2019 enabling repayment of the loan.

PBL106 - WHITEHILLS INDUSTRIAL ESTATE IN FIFE Status: **DEF** Loan Amount: £2,450,000 Term: -752 days Rate: 12%

The meeting with the local authority and Lendy's planning consultant took place in December and was very successful. The planning consultant is now proceeding with the formal pre-application enquiry submission to the local authority.

PBL123 - GATESIDE LODGE, STOKE POGES, BUCKINGHAMSHIRE. Status: **PR / DEF** Loan Amount: £0 Term: -249 days Rate: 12%

We are continuing to await an update from the Court in relation to the summary judgment application.

PBL133 - WOODLANDS, CROWBOROUGH Status: **IA** Loan Amount: £38,270 Term: -67 days Rate: 12%

Unfortunately, and due to delays outside of the control of the borrower, the intended sales of the parcels of land within the security property has been delayed. Whilst the sales of the parcels of the land are continuing, we are also aware of alternative strategies to raise the sums owed which are expected now to be repaid in January 2019.

PBL137 - 19 PILMUIR STREET, DUNFERMLINE, FIFE Status: **DEF** Loan Amount: £108,000 Term: -576 days Rate: 12%

An offer for the security property has now been accepted and the sale is progressing.

PBL147 - CAMPS MOUNT, HEYBRIDGE LANE, PRESTBURY Status: **PR / DEF** Loan Amount: £0 Term: -74 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: -263 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: -413 days Rate: 12%

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PBL157 - THE CHALET, HAMPTON COURT ROAD Status: **DEF** Loan Amount: £3,190,509 Term: -356 days Rate: 12%

The security property remains listed for sale therefore, with no further offers having been received to date.

PBL158 - HAMPTON RIVIERA, HAMPTON COURT ROAD Status: **DEF** Loan Amount: £1,313,739 Term: -356 days Rate: 12%

The security property remains listed for sale therefore, with no further offers having been received to date.

PBL161 - MAENGWYN, BLAENPORTH Status: **PR / DEF** Loan Amount: £107,227 Term: -488 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: -478 days Rate: 10%

We will shortly receive a further partial repayment following an additional unit sale and an offer has been now been accepted on another one of the houses. Notwithstanding this, the borrower company have made an offer of settlement to retain ownership of the remaining houses.

PBL164 - PHASE 2 TOWAN VALLEY, PORTHTOWAN, CORNWALL TR4 8FJ Status: **DEF** Loan Amount: £1,400,000 Term: -478 days Rate: 10%

An offer of settlement has been received from the borrower company which is currently being reviewed by Lendy.

PBL166 - KILLEAN ESTATE, KINTYRE, SCOTLAND Status: **DEF** Loan Amount: £885,254 Term: -454 days Rate: 12%

The security property remains listed for sale.

PBL167 - BECKHOUSE FARM, PICKERING COTTAGES Status: **PR / DEF** Loan Amount: £903,920 Term: -343 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: -233 days Rate: 10%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

PBL178 - 1-8 AND 12-19, 58 BRIDGE ROAD, OULTON BROAD, LOWESTOFT, SUFFOLK NR32 3LJ Status: **DEF** Loan Amount: £1,144,500 Term: -233 days Rate: 12%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

PBL179 - HILL HOUSE HOTEL 26 MARKET PLACE DEREHAM NORFOLK NR19 2AP Status: **DEF** Loan Amount: £869,415 Term: -233 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.

PBL192 - LOYOLA HALL, WARRINGTON ROAD, RAINHILL, PRESCOT Status: **IA** Loan Amount: £1,001,000 Term: -34 days Rate: 12%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

PBL193 - NORTHFIELD ROAD, ROTHERHAM Status: **DEF** Loan Amount: £1,050,000 Term: -190 days Rate: 12%

subsequent to our previous update, we received contact from a representative of the borrower, who informed us that the new lender had decreased the level of funding being offered to the borrower under the refinance agreement. In light of this, the matter is now being reviewed by Lendy's Board as to whether or not the offer will be accepted. A further update will follow in due course.

PBL194 - WOODLANDS, CROWBOROUGH **2nd CHARGE LOAN** Status: IA Loan Amount: £288,959 Term: -67 days Rate: 12%

Unfortunately, and due to delays outside of the control of the borrower, the intended sales of the parcels of land within the security property has been delayed. Whilst the sales of the parcels of the land are continuing, we are also aware of alternative strategies to raise the sums owed which are expected now to be repaid in January 2019.

PBL196 - FLAT 2, 89 HATHERLEY ROAD, SIDCUP Status: IOA Loan Amount: £168,000 Term: 74 days Rate: 12%

Formal correspondence has been sent to the borrower, given that the Loan has entered its last 3 months. We have previously been informed by the borrower that sales of some of the units of the development 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 D

PBL197 - CHURCH AVENUE, SIDCUP **2nd CHARGE LOAN** Status: IOA Loan Amount: £100,000 Term: 75 days Rate: 12%

Formal correspondence has been sent to the borrower, given that the Loan has entered its last 3 months. We have previously been informed by the borrower that sales of some of the units of the development 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

PBL199 - SUFFOLK HOUSE, TRADE STREET, CARDIFF Status: IOA Loan Amount: £4,000,000 Term: 140 days Rate: 12%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.

PBL200 - WISHING WELL SITE, CARRIAGE GROVE, BOOTLE, LIVERPOOL Status: IOA Loan Amount: £737,342 Term: 138 days Rate: 12%

Interest continues to be serviced by the borrower, with the next interest payment being due on or before 23 January 2019. The loan matures in five months' time

PBL201 - SUFFOLK HOUSE, TRADE STREET, CARDIFF **2nd CHARGE LOAN** Status: IOA Loan Amount: £313,206 Term: 142 days Rate: 12%

Following on from both the last monthly update, and the Enhanced Recovery Update sent out before Christmas, the new Recoveries Team have been working hard over the Christmas period to review the current position on all non-performing loans. Whilst the new Recoveries Team are not yet in a position to provide a detailed update/ action plan for this loan, we can confirm that a review of the current position has been undertaken and reports requested from all relevant parties (e.g. our new independent insolvency practitioners, valuers and legal advisers), the majority of which have now been received and are in the process of being reviewed by the Board. We will provide a detailed update as soon as we can and in any event on or before the next monthly update at the end of January 2019.