

DFL001 - EXETER RYDON COURT DEVELOPMENT Status: **DEF** Loan Amount: £5,988,911 Term: -426 days Rate: 12%

Solicitors for both parties are continuing to work on the settlement agreement and we hope to have further clarification on the same, and indicative timeframes to financial completion, in the next platform update.

DFL002 - EXETER QUAYSIDE DEVELOPMENT Status: **DEF** Loan Amount: £2,968,000 Term: -382 days Rate: 12%

Solicitors for both parties are continuing to work on the settlement agreement and we hope to have further clarification on the same, and indicative timeframes to financial completion, in the next platform update.

DFL003 - STUDENT ACCOMMODATION BLOCK B, HUDDERSFIELD Status: IOA Loan Amount: £6,327,750 Term: 28 days Rate: 12%

The loan matures in one month and the Head of Lending met with the borrower this week. The Borrower is pursuing refinancing options given that the scheme is now nearing completion and there is a likelihood that the loan will need to be extended but the Borrower is working hard to ensure that the project can be completed and refinanced within the term of the loan.

DFL004 - RESIDENTIAL DEVELOPMENT, SUNBEAM FACTORY, WOLVERHAMPTON Status: IA Loan Amount: £14,308,813 Term: -125 days Rate: 12%

Following the recent investor vote, we have engaged with the borrower and his potential funder to obtain his best and final offer. Those discussions are ongoing and we will provide a further update again as soon as there is further information to share.

DFL005 - ARBORETUM, LAND WITH PLANNING, PAIGNTON Status: IOA Loan Amount: £7,846,884 Term: 30 days Rate: 12%

The borrower is seeking to agree terms with another lender to get to a position to fully repay this loan on or before maturity date in less than one month. We have requested sight of the new lender's formal loan offer as soon as it becomes available.

DFL006 - STUDENT ACCOMMODATION, MYNACHDY, CARDIFF Status: IOA Loan Amount: £6,431,399 Term: 247 days Rate: 12%

Preliminary works on site are continuing and an Independent Monitoring Surveyor will visit the site again, when the borrower requires further drawdowns to cover costs expended, to confirm works and spend.

DFL007 - HIGHTOWN AND HEATHFIELD AVENUE, CREWE Status: IOA Loan Amount: £1,104,509 Term: 62 days Rate: 12%

The latest Independent Monitoring Surveyor (IMS) report is dated June 2018 and we expect the IMS to visit the site and provide a further report before the end of this month.

DFL008 - OLD HALL STREET, OFFICE TO RESIDENTIAL CONVERSION, LIVERPOOL CENTRE Status: IOA Loan Amount: £9,244,192 Term: 11 days Rate: 12%

We anticipate that another month's extension will be required when the present extension period expires, later this month, which we are minded to agree, subject to the borrower paying the extension costs in advance and providing a detailed update of sales contracted to complete before the end of September 2018.

DFL010 - LEISURE VILLAGE & FISHERIES, CLITHEROE Status: IOA Loan Amount: £3,191,327 Term: 29 days Rate: 12%

Works on site have stopped until the traffic survey, required for the enhanced planning application, has been undertaken. If the enhanced planning application is approved, the GDV of the scheme is expected to increase by circa £2m. We will provide a further update when more information is provided by the borrower.

DFL012 - HERCULANEUM QUAY, LIVERPOOL WATERFRONT Status: IA Loan Amount: £10,768,202 Term: -116 days Rate: 12%

The report to confirm the costs to make the property wind and water tight is expected to be received shortly following receipt of which we will review the way forward to undertake the requisite works. The outcome report from the administrator's agent has been received and the best option at this time to recover all capital, accrued interest and bonus is to complete the project and dispose of the units. Before commencing any works we will therefore need to identify a JV or contractor partner to undertake the same and we have already identified a number of potential partners who we have been making contact with to discuss the site. We have remained in close dialogue with the interested parties who inspected the site and once we have a clearer picture on the costs to complete the build, including the cost of any remedial works where the site has been on hold since April, we shall continue those discussions.

DFL013 - RICHMOND ROAD, BRADFORD Status: IA Loan Amount: £2,892,270 Term: -153 days Rate: 11%

Lendy's Head of Lending met with the borrower this week. The borrower is seeking an extension of the facility, together with a development loan, from Lendy to build out the scheme. The new valuation has now been received and shows an increase in value, however we are currently discussing funding requirements with the borrower in order to consider options on the best way forward.

DFL014 - MOUNTFIELD SITE, DRUMNADROCHIT Status: IOA Loan Amount: £1,942,678 Term: 120 days Rate: 13%

The thirteenth tranche of development funding was added to the Platform, and went live, this week. As updated previously the Independent Monitoring Surveyor has visited the site and confirmed monies have been spent as evidenced by works completed and materials on site.

DFL015 - PENRHOS COURT, LYONSHALL, KINGTON, HEREFORDSHIRE Status: IA Loan Amount: £1,226,393 Term: -96 days Rate: 10%

We have received confirmation that the alternative lender will no longer be proceeding with the refinance to settle Lendy's loan. In circumstances where the borrower has been provided with a 3-month forbearance period already, we are not prepared to provide any additional time for the borrower to settle the loan without taking any enforcement action. We have therefore consulted with LPA Receivers and are taking steps to formally appoint them over the security property.

DFL016 - MUTTON ROW, 6-9 HOBBS CROSS ROAD, HARLOW Status: DEF Loan Amount: £734,709 Term: -213 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: -114 days Rate: 11%

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

DFL018 - CRAIG YR RHOS, LONG MOSS LANE, NEW LONGTON, PRESTON Status: IOA Loan Amount: £1,466,799 Term: 27 days Rate: 12%

The borrower has paid another month's extension costs in advance and the remaining days on the platform were amended accordingly earlier this week. The borrower continues to progress towards finalising a refinance to fully repay the loan and we are advised that the valuer, instructed by the new lender, visited the site earlier this week and the valuation report should be available to the new lender next week which will enable the refinance to progress.

DFL019 - PHASE ONE - LAND AT RYEDALE LEISURE VILLAGE, MALTON ROAD, PICKERING, N YORKS Status: IOA Loan Amount: £14,744,722
Term: 230 days Rate: 12%

The thirtieth tranche of development funding was added to the platform, and went live, this week. The tranche is being offered at a rate of 13%. The most recent Independent Monitoring Surveyor (IMS) report dated June 2018 advised: • Since the previous report works on site have slowed due to the reduced levels of funding being available. • If further delays are experienced the forecasted completion date could slip further. The borrower has however managed to negotiate the delivery of 60 lodges to site over the next two months, via the supplier, with payment being deferred until later in the year. The lodge supplier has offered the borrower a line of credit to £2m payable in 3 - 9 months in stages, which means the borrower can deliver and erect the 60 lodges over the next two months and get to a water tight position (cladding, windows and doors installed). The lodges will still need to be paid for in due course, but this will allow the borrower to move forward with developing the site and still push on with sales off plan etc. This line of credit does not affect our first legal charge/ security. The borrower is in the same group of companies as the developer behind The Arboretum (DFL005), which has a good reputation and the skills, experience, capacity and expertise to complete successfully this large-scale project.

DFL020 - EURO CAR PARK SITE, JOCELYN SQUARE, GLASGOW Status: IOA Loan Amount: £4,405,857 Term: 232 days Rate: 12%

The Head of Lending met with the borrower earlier this week. The ninth tranche of development funding was added to the platform, and went live, last week. The Independent Monitoring Surveyor (IMS) has confirmed that monies spent to date relate to professional fees and site preliminaries.

DFL021 - HERITAGE HOUSE, 29 JEWISON LANE, SEWERBY, NR BRIDLINGTON Status: IOA Loan Amount: £1,235,521 Term: 223 days Rate: 12%

The latest Independent Monitoring Surveyor (IMS) report is dated July 2018 and we expect the IMS to visit the site and provide a further report before the end of this month. The recently instructed up to date valuation report has been reviewed and a modest increase in GDV (Gross Development Value), to £3,800,000, is reported on the basis that the development is completed satisfactorily but is pre fit-out and no inventory or equipment has been installed in the building. The updated valuation has been uploaded to the platform and the GDV figure amended accordingly.

DFL022 - BLOCK A, THE WATERFRONT, MANCHESTER ROAD, HUDDERSFIELD Status: IOA Loan Amount: £4,359,866 Term: 194 days Rate: 12%

The tenth tranche of development funding was added to the platform and went live this week. The Independent Monitoring Surveyor (IMS) has confirmed monies have been spent as evidenced by works completed and materials on site. This tranche is also to cover part of the costs of extending the loan through to the end of February 2019, together with development costs. The IMS's report dated June 2018 reports progress as follows: "Works have progressed well since our last site visit and are now nearing completion, with final finishes, snagging and cleaning in progress". We expect the IMS (Independent Monitoring Surveyor) to visit the site and provide a further report over the course of the next few weeks.

DFL024 - CLEARWATER QUAYS, LATCHFORD, WARRINGTON Status: DEF Loan Amount: £2,052,639 Term: -220 days Rate: 12%

The Head of Lending met with the borrower again earlier this week. Despite a setback (a small car fire to the rear of the building caused some external damage to two of the apartments within the block, which will need to be repaired), five unit sales are expected to complete over the course of the next few weeks to generate c. £550,000 of sales proceeds before costs. The sale prices agreed are in line with the unit values within the valuation report and provided unit sales progress satisfactorily over the coming weeks, at these prices, sufficient net sales proceeds will be sufficient to fully repay the outstanding loan plus accrued interest.

DFL025 - THE OLD COUNTY HALL, STATION ROAD, TRURO Status: IOA Loan Amount: £4,121,061 Term: 123 days Rate: 12%

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

DFL026 - APRIL COTTAGE, HOLY WELL BAY, CORNWALL Status: IOA Loan Amount: £1,331,522 Term: 105 days Rate: 12%

The next Independent Monitoring Surveyor's report is due before the end of the month. Development progress continues satisfactorily and we are aware that Solicitors are instructed to complete the formalities regarding the sale of plots 1 and 2, although a completion date is yet to be confirmed.

DFL027 - PITFIELD STREET, SHOREDITCH, LONDON Status: IOA Loan Amount: £3,488,289 Term: 35 days Rate: 12%

Further to previous updates, Lendy has agreed to extend the loan by a further six months beyond the present maturity date, to mature in March 2019. This agreement is subject to the borrower paying the costs of the extension monthly in advance, with the first interest payment due in mid-September. The remaining days (term) of the loan will be amended on the platform on a monthly basis, once the borrower has paid the costs of each month's extension in advance. The next Independent Monitoring Surveyor's next report is expected to be received for review before the end of this month.

DFL029 - KINGS CRESCENT, KING STREET, DERBY Status: IOA Loan Amount: £2,598,095 Term: 307 days Rate: 12%

The fourteenth tranche of development funding was added to the platform and went live this week. 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: • Steel frame erection complete including pre-cast concrete stairs to the crescent building (separate block completed after our site visit however photographic evidence of installation has been provided) • Metal decking installed to c. 60% of the ground floor, 25% of 1st floor, 25% of the second floor of the crescent building • Metal decking on site for all areas • Full height scaffolding erected to the first quarter of the crescent building

DFL031 - THE LODGE HOTEL, 82 UNTHANK ROAD, NORWICH Status: IOA Loan Amount: £1,296,086 Term: 21 days Rate: 12%

Lendy have agreed to extend the term of this loan by three months from the present maturity date, until December 2018, to allow the borrower/developer time to complete the scheme and sell/refinance the units to fully repay the loan. 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 the Friday 20th July 2018: "At the time of our visit works were progressing well. The installation of kitchens and bathrooms was taking place, together with the construction of a new single-storey extension, which was a plate height, and with the roof structure being constructed. At the time of our visit, five of a total of 19 kitchens had been installed with the remaining kitchens to be delivered and installed during the next 2 weeks." Tranche 7 was recently launched on the platform and funded, to cover both build costs and the costs of the extension.

DFL032 - CLEWERS LANE, WALTHAM CHASE, SOUTHAMPTON Status: IOA Loan Amount: £789,255 Term: 144 days Rate: 12%

The fourth 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 1,2,4 and 5 have progressed to, or approaching, wall plate level. • Work to plot 3 has been delayed due to the need to obtain Local Authority Tree Officer consent to carry out works to trees on adjoining land. The latest update is that works will commence on substructures in August. The house is now set out, ready for construction • No significant variations have been reported to the design and specification. • The quality of work undertaken is good. There is a ready supply of unfixed materials on site. • The next scheduled inspection for Building Control / Warranty purposes is scheduled for late August, following installation of roof frameworks to plots 1,2,4 and 5. Substructure inspections will be carried out to the foundations of plot 3 when works commence. • The latest interim Health and Safety inspection has been completed on 31st July. No major issues of non-compliance were identified. Minor observations made and have been actioned.

DFL033 - HAYMARKET YARDS, EDINBURGH Status: IOA Loan Amount: £2,957,074 Term: 218 days Rate: 12%

The third 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 commented, "From the initial overview, we can confirm that all necessary risks to the scheme are being progressed and the team should be in a position to manage out risks over the coming months.....These costs fall within the inclusions of the development appraisal, we are happy that the amount falls within our expectations for costs on a scheme of this nature to progress to the current position."

DFL034 - LAND AT MONGLEATH ROAD, FALMOUTH, CORNWALL Status: IOA Loan Amount: £561,986 Term: 308 days Rate: 12%

The next Independent Monitoring Surveyor's site visit is expected to be undertaken over the next few weeks and the report will be produced shortly thereafter for review.

DFL035 - OLD HALL STREET, LIVERPOOL **SECOND CHARGE LOAN** Status: IOA Loan Amount: £523,186 Term: 29 days Rate: 12%

This facility now has less than a month remaining and we anticipate that an extension will be required, which we will consider subject to the borrower paying the extension costs in advance and providing a detailed update of sales contracted to complete before the expiry of the facility. In the meantime, the Independent Monitoring Surveyor has been chased for their report following their site visit given that this remains outstanding.

DFL037 - LAND AT PENMERE MANOR HOTEL, MONGLEATH ROAD, FALMOUTH Status: IOA Loan Amount: £114,761 Term: 433 days Rate: 12%

The loan formalities were completed and the loan was drawn down last week. The Independent Monitoring Surveyor is expected to visit the site over the course of the next few weeks and issue the first interim report for review shortly thereafter.

PBL027 - REFORM ENERGY, FLEETWOOD Status: DEF Loan Amount: £2,940,000 Term: -608 days Rate: 12%

We remain in close communication with all parties and are continuing to progress the exit strategy. A further update in relation to indicative timeframes to financial close of the exit will be provided as and when we are able.

PBL031 - GARTH ISAF FARM, PONTYCLUN Status: DEF Loan Amount: £497,000 Term: -612 days Rate: 12%

We remain in close communications with the borrower's solicitors and we anticipate receiving an indicative timeframe to completion of the repayment later this week.

PBL037 - BARNES & LAND, THE CONVENT, GLOUCS Status: DEF Loan Amount: £151,000 Term: -701 days Rate: 12%

A conference call with the LPA Receiver has now been arranged in order to obtain an update in relation to the planning permissions for the site. Following that call, and details of the progress which has been made being provided, we shall update you further. Despite chasing, the interested party has not yet provided revised terms to acquire the site. We will continue to chase this line of enquiry and the property remains listed for sale in the meantime.

PBL038 - BIRDS HILL FARM, THE CONVENT, GLOUCS Status: DEF Loan Amount: £560,000 Term: -701 days Rate: 12%

A conference call with the LPA Receiver has now been arranged in order to obtain an update in relation to the planning permissions for the site. Following that call, and details of the progress which has been made being provided, we shall update you further. Despite chasing, the interested party has not yet provided revised terms to acquire the site. We will continue to chase this line of enquiry and the property remains listed for sale in the meantime.

PBL039 - GUESTHOUSE, CONVENT LANE, GLOUCS Status: DEF Loan Amount: £700,000 Term: -701 days Rate: 12%

A conference call with the LPA Receiver has now been arranged in order to obtain an update in relation to the planning permissions for the site. Following that call, and details of the progress which has been made being provided, we shall update you further. Despite chasing, the interested party has not yet provided revised terms to acquire the site. We will continue to chase this line of enquiry and the property remains listed for sale in the meantime.

PBL056 - WALROW FARM, SOMERSET Status: **PR / DEF** Loan Amount: £0 Term: -441 days Rate: 26%

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: -658 days Rate: 12%

We have received an update from Lendy's lawyers confirming that they are waiting to hear back from the court in relation to the possession proceedings concerning Unit 1. Notwithstanding this, and based on the type of application being made, we anticipate, subject to the court's backlog of work, for the possession order to be obtained within the previously indicated timeframe (i.e. by the end of August).

PBL065 - DEVELOPMENT SITE WITH OPP, SHROPSHIRE Status: **PR / DEF** Loan Amount: £0 Term: -535 days Rate: 18%

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: 0%

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: 0%

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: -624 days Rate: 12%

A bailiff's appointment has been scheduled by the Court for 9:30am on 11 September 2018 whereby agents for Lendy will take possession of the security property and thereafter, we will be able to dispose of the same by either private treaty sale or sale by auction to recover the loan monies.

PBL069 - THE CHAPEL, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £975,000 Term: -703 days Rate: 12%

A conference call with the LPA Receiver has now been arranged in order to obtain an update in relation to the planning permissions for the site. Following that call, and details of the progress which has been made being provided, we shall update you further. Despite chasing, the interested party has not yet provided revised terms to acquire the site. We will continue to chase this line of enquiry and the property remains listed for sale in the meantime.

PBL070 - THE OLD CONVENT, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £910,000 Term: -703 days Rate: 12%

A conference call with the LPA Receiver has now been arranged in order to obtain an update in relation to the planning permissions for the site. Following that call, and details of the progress which has been made being provided, we shall update you further. Despite chasing, the interested party has not yet provided revised terms to acquire the site. We will continue to chase this line of enquiry and the property remains listed for sale in the meantime.

PBL071 - ST ANTHONYS LODGE, CONVENT LANE, GLOUCS Status: **DEF** Loan Amount: £422,500 Term: -703 days Rate: 12%

A conference call with the LPA Receiver has now been arranged in order to obtain an update in relation to the planning permissions for the site. Following that call, and details of the progress which has been made being provided, we shall update you further. Despite chasing, the interested party has not yet provided revised terms to acquire the site. We will continue to chase this line of enquiry and the property remains listed for sale in the meantime.

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

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: £0 Term: -721 days Rate: 0%

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: -314 days Rate: 12%

The administrator has now received terms from one of the proposed marketing agents with the other marketing proposal expected to be received before the end of next week. Following receipt of the final marketing proposal, the decision will be made as to who will be instructed to sell the security property.

PBL094 - ISLE OF WIGHT LAND WITH PLANNING FOR CARE VILLAGE Status: **PR / DEF** Loan Amount: £0 Term: -629 days Rate: 0%

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: -605 days Rate: 12%

Final and best offers have now been received from the four interested parties. These are currently being reviewed and we will provide a further update as soon as possible.

PBL101 - LAND LOAN Status: **DEF** Loan Amount: £332,500 Term: -509 days Rate: 12%

Legal proceedings to recover the outstanding capital, accrued interest and bonus accrual are progressing and an update will be provided as and when we are able. Given that we are in the process of legal proceedings, there is little information we can release at the current time but please be assured that we are doing all we can to progress this case as quickly as possible.

PBL102 - LAND LOAN Status: **DEF** Loan Amount: £192,000 Term: -509 days Rate: 12%

Legal proceedings to recover the outstanding capital, accrued interest and bonus accrual are progressing and an update will be provided as and when we are able. Given that we are in the process of legal proceedings, there is little information we can release at the current time but please be assured that we are doing all we can to progress this case as quickly as possible.

PBL103 - SITE WITH PLANNING FOR 117 UNITS NR HASTINGS Status: **DEF** Loan Amount: £2,100,000 Term: -433 days Rate: 12%

We continue to seek confirmation regarding the expected completion date of the refinance of this loan.

PBL106 - WHITEHILLS INDUSTRIAL ESTATE IN FIFE Status: **DEF** Loan Amount: £2,450,000 Term: -612 days Rate: 12%

A conference call has been set up with Lendy's solicitor and the appointed planning consultant to provide a detailed update and indicative timeframe and we will therefore provide a further update following the forthcoming meeting.

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

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

PBL133 - WOODLANDS, CROWBOROUGH Status: IOA Loan Amount: £409,492 Term: 11 days Rate: 12%

Lendy met with the borrower this week to discuss his exit strategy. Whilst the borrower has indicated he will be in a position to make a substantial, partial capital repayment later this month, the exit of the loan has taken longer than he previously anticipated. We are therefore working with the borrower to agree an extension of the facility for 3 months to provide sufficient time for his exit strategy to complete.

PBL137 - 19 PILMUIR STREET, DUNFERMLINE, FIFE Status: **DEF** Loan Amount: £108,000 Term: -436 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: 0%

The Trustee in Bankruptcy continues its investigations into the borrower's financial position. We expect to receive an interim report as to their findings to date within 3-4 months.

PBL148 - GUN BOAT SHEDS, GOSPORT Status: IOA Loan Amount: £251,482 Term: 20 days Rate: 9%

Subsequent to the previous update, we received a telephone call from the borrower. The borrower agreed that Heads of Terms from the new lender will be sent to Lendy this week and notified us of his intentions to develop the site, given that planning permission for the site is scheduled to be granted on 17 September 2018. The borrower has expressed an interest in seeking to obtain development funding via Lendy and requested a meeting with Lendy to enable him to set out and discuss his plans for the development of the site and we have asked for further details to be able to consider this.

PBL153 - GAINSBOROUGH RIVERSIDE, LINCOLNSHIRE Status: IOA Loan Amount: £682,500 Term: 31 days Rate: 9%

We are yet to receive a further update from the borrower in relation to the borrower's exit strategy. We have therefore sent correspondence to the borrower requesting an update as a matter of urgency. Formal correspondence will also be sent to the borrower before the end of the week given that we are now in the final month of the Loan, with the final instalment of advance interest also due to be paid by the borrower.

PBL155 - WESTBURY CASTLE ESTATE, PRESTATYN Status: **PR / DEF** Loan Amount: £0 Term: -261 days Rate: 0%

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: -273 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: -215 days Rate: 12%

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

PBL158 - HAMPTON RIVIERA, HAMPTON COURT ROAD Status: **DEF** Loan Amount: £1,313,739 Term: -215 days Rate: 12%

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

PBL161 - MAENGWYN, BLAENPORTH Status: **PR / DEF** Loan Amount: £0 Term: -348 days Rate: 0%

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: -337 days Rate: 10%

The two houses which have not yet been sold remain listed for sale and we are meeting with the borrower for a face to face meeting next week to discuss the marketing and levels of interest of the remaining three houses as well as getting detailed updates as to progress in legals of the two houses which have been sold subject to contract.

PBL164 - PHASE 2 TOWAN VALLEY, PORTHTOWAN, CORNWALL TR4 8FJ Status: **DEF** Loan Amount: £1,400,000 Term: -337 days Rate: 10%

A face to face meeting with the borrower has been arranged for next week in order to discuss the progress of the refinance and to understand and obtain an indicative timeframe to completion of the same.

PBL166 - KILLEAN ESTATE, KINTYRE, SCOTLAND Status: **DEF** Loan Amount: £885,254 Term: -313 days Rate: 12%

The administrator has now received terms from one of the proposed marketing agents with the other marketing proposal expected to be received before the end of next week. Following receipt of the final marketing proposal, the decision will be made as to who will be instructed to sell the security property.

PBL167 - BECKHOUSE FARM, PICKERING COTTAGES Status: **PR / DEF** Loan Amount: £0 Term: -203 days Rate: 0%

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: -92 days Rate: 10%

The LPA Receiver is currently undertaking its initial review of the property and will provide its options report in relation to the same as soon as possible.

PBL178 - 1-8 AND 12-19, 58 BRIDGE ROAD, OULTON BROAD, LOWESTOFT, SUFFOLK NR32 3LJ Status: **IA** Loan Amount: £1,144,500 Term: -92 days Rate: 12%

The LPA Receiver is currently undertaking its initial review of the property and will provide its options report in relation to the same as soon as possible.

PBL179 - HILL HOUSE HOTEL 26 MARKET PLACE DEREHAM NORFOLK NR19 2AP Status: **IA** Loan Amount: £1,050,000 Term: -92 days Rate: 12%

The LPA Receiver is currently undertaking its initial review of the property and will provide its options report in relation to the same as soon as possible.

PBL192 - LOYOLA HALL, WARRINGTON ROAD, RAINHILL, PRESCOT Status: **IOA** Loan Amount: £1,001,000 Term: 77 days Rate: 12%

The borrower is continuing to progress with the detailed development appraisal. The borrower continues to service interest on a monthly basis.

PBL193 - NORTHFIELD ROAD, ROTHERHAM Status: **IA** Loan Amount: £1,050,000 Term: -49 days Rate: 12%

Subsequent to the previous update, we have been contacted by a business 'turnaround specialist', acting on behalf of the borrower, who has put forward settlement proposals in relation to the outstanding Loan sums. The borrower has provided evidence to show that he has secured sums, via refinance, that are sufficient to repay the Loan capital and part of the accrued interest and bonus. This should be sufficient to repay all Investor capital and interest sums due. We are currently awaiting a response from the borrower to our proposed terms and will provide a further update shortly.

PBL194 - WOODLANDS, CROWBOROUGH **SECOND CHARGE LOAN** Status: **IOA** Loan Amount: £288,959 Term: 11 days Rate: 12%

Lendy met with the borrower this week to discuss his exit strategy which has taken longer than he previously anticipated to complete. We are therefore working with the borrower to agree an extension of the facility for 3 months to provide sufficient time for the exit strategy to complete.

PBL196 - FLAT 2, 89 HATHERLEY ROAD, SIDCUP Status: **IOA** Loan Amount: £168,000 Term: 215 days Rate: 12%

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

PBL197 - CHURCH AVENUE, SIDCUP **SECOND CHARGE LOAN** Status: **IOA** Loan Amount: £100,000 Term: 215 days Rate: 12%

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

PBL198 - 8 BIRSE CRESCENT, NEASDEN, LONDON Status: IOA Loan Amount: £525,000 Term: 37 days Rate: 12%

We have spoken with the borrower's finance broker and obtained an update in relation to the borrower's planned refinance of the Loan. The borrower's Broker informed us that documentation requested by the new lender has been provided and the broker is confident that the refinance will be approved in 1 week's time. We are therefore monitoring the refinance to push for the Loan to be repaid within the agreed loan term.

PBL199 - SUFFOLK HOUSE, TRADE STREET, CARDIFF Status: IOA Loan Amount: £4,000,000 Term: 281 days Rate: 12%

We are in regular contact with the borrower who is pursuing various options with the site.

PBL200 - WISHING WELL SITE, CARRIAGE GROVE, BOOTLE, LIVERPOOL Status: IOA Loan Amount: £737,342 Term: 279 days Rate: 12%

The borrower is due to commence payments of interest over the course of the next 14 days and we have sent the Borrower a payment notice for the first of these interest payments. We have also chased as to progress that has been made to achieve a refinance to fully repay the loan.