

Our ref STG/HT

1st June 2020

Certain Bridge Limited
One St James's Square
Manchester
M2 6DN

ACCOUNTANTS

Dear Sirs

Re: Bridge Mortgage Loans Originated and Redeemed to 31st May 2020

With reference to the Bridging Loans the company has originated since the start of operations in late May 2018 and which have subsequently been redeemed.

BUSINESS
ADVISORS

You have requested that we produce a short confirmation statement as to how these originated Loans which have been redeemed have performed with reference to the contracted minimum 50% (annualised) return when the loans were originated. In order to produce this statement, you provided us with the following documents in order that we can satisfy ourselves as to the actual financial returns achieved on these redeemed mortgages:

- Signed Loan Agreements
- Bank Statements showing funds advanced to the borrower, at the start of the loans
- Bank Statements showing funds received by yourselves, to redeem the loans

BUSINESS
PLANNING

The bank statements evidence that funds were advanced and the date thereof and were subsequently repaid. The amounts originated correspond with the terms of the Loan Agreements provided.

Based on the factual results of the funds being loaned and redeemed, we are able to confirm that the annualised return achieved to date by the company across all of the redeemed Mortgages equates to an average of 69.5%.

TAX
PLANNING

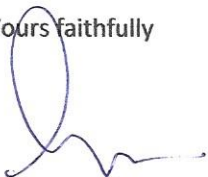
The company typically advances funds for approximately 6 months, whilst the annualised return achieved on each loan is an average of 69.5%, the compounding nature of some funds being rolled twice in a yearly period means that the company is achieving significantly more than the 69.5% figure.

In our February report, we explained that the annualised returns generated was 69.0%, so we therefore see that with this updated figure of 69.5% given a further four 4 months data that the Company is consistent with the returns it produces.

CORPORATE
RECOVERY
AND
INSOLVENCY

For comparative purposes we have extrapolated data from the last four months of the period up to February 2020 for redeemed mortgages, versus the current period to 31st May 2020, for redeemed mortgages. When comparing the amounts redeemed in these two periods on a £ v £ basis, the Company has increased their redemptions by 93.8%.

Yours faithfully



KBS Accounting LLP