



NEWS ANNOUNCEMENT

(25/03/2019)

**KBS ACCOUNTING LLP PROVIDE REPORT ON
RECENTLY REDEEMED SECURED BUSINESS BRIDGE LOAN.
FOR COMPLETE TRANSPARANCY IT IS IMPORTANT TO
PLEASE READ THE NOTICE AT THE END OF THIS NEWS ANNOUNCEMENT**

Upon the request of Certain Bridge: its Accountants, KBS Accounting LLp, performed an independent verification of the Annualised Return achieved on a Bridge Mortgage Loan which the borrower recently redeemed. The report which KBS Accounting LLp produced, follows this News Announcement.

IMPORTANT IMPORTANT IMPORTANT

The company's approved S21 Information Memorandum illustrates annualised returns of 50.5%. Secured Bridging Loans are only originated at the outset which achieve a minimum of 50.0% annualised level of return. The company was aware of two realistic scenarios where the originated level of return could be exceeded. The company did not use these scenarios in any fiscal illustrations but rather kept to agreed contractual fact. These superior returns the company has disclosed in this and earlier News Releases have been generated by two factors:

- A. A Bridge borrower who repays earlier than the period they have contracted for and which no discounts are made from the contracted amount due for repayment on the contractual due date.
- B. A Bridge borrower who cannot immediately repay the Loan at the end of the contracted term and therefore (usually by agreement) rolls over on a monthly basis, to which contractual monthly default interest is added to their Loan until repaid.

It would not be sensible to assume that the scenarios as set out in [A] and [B] above will always occur. However Bridging Loans will only be originated at the outset which will achieve contracted annualised returns of 50.0% as a minimum.

End of Announcement.