



NEWS ANNOUNCEMENT

(28/06/2019)

KBS ACCOUNTING LLP PROVIDE REPORT ON

EVERY BRIDGE MORTGAGE LOAN REDEEMED TO THE DATE OF THIS NEWS ANNOUNCEMENT.

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, has performed an independent verification of the Annualised Return achieved on every Bridge Mortgage Loan redeemed to date. 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. The average weighted percentage return on Bridging Loans originated to date on an annualised basis is 50.2% with 50% always being the minimum. However experience and history supports facts that it is highly likely to be in excess of these secured returns. **The total percentage achieved from redeemed mortgages from the start operations in late May 2018 has been 74% (Seventy Four) which is 48% (48% of 50% = 24% more) over the already spectacular minimum of 50% contracted.**

End of News Announcement.