



NEWS ANNOUNCEMENT

(22/09/2021)

EXCITING MILESTONE

Certain Bridge commenced its commercial active trading in May 2018.

In the early period the Executive Team, Family members, and Friends provided short term Loans to the company in addition to Funds received from the sale of the company's Fixed income Secured Notes. All funds so raised were used for lending for our Mortgage Secured Business Bridge Loans as set out in the company's Information Memorandum. The company had also set out that it would conduct its business and operations with minimal overheads and Executive pay whilst the company was in its embryonic period, which the company adhered to.

Following a continuous recycling of funds from

- highly profitable Mortgage secured Business Bridge Loan Redemptions
- increasing Secured Note sales
- an incremental exponential increase in both quantity of new Mortgage secured Business Bridge Loans
- many rising value Mortgage Secured Bridge Loan Completions

the result of the above is that the company has had, simply outstanding fiscal growth.

With this backcloth Certain Bridge is very proud to announce that the company has just passed a new milestone: Our first £1M PLUS Mortgage Secured Business Bridge Loan.

We are pleased to announce that this week we completed a £1.314M Mortgage Secured Business Bridge Loan as follows:

- A. A prestigious luxury Central London 4 bedroom long Leasehold Apartment very close to the rear Gardens of Buckingham Palace.
- B. Property valuation of circa £10M
- C. Total mortgage secured charges total £4.064m including our new mortgage
- D. Extremely cautious and low LTV (Loan to Value) of 40.64%
- E. The annualised return of the Mortgage Secured Loan created is 50.43%

Moving forward the company has received enquiries for / early expressions of interest for three other high value, conservative LTV Mortgage Secured Business Bridge Loans on London and South West Properties. One is for £1M, one is for £1.6M and the other is for £3.1M. Of course, we will always service the lower end Mortgage Secured Business Bridge Loan sector which has served us so well. However subject to obtaining increased funding, we also intend to expand (using our steadfast RISK AVERSE approach) into this very lucrative higher value LTV market place, many applications being in Greater London area.

APPRECIATION:

We would like to take this opportunity to THANK all of: our Family and Friends, our Note Holders, our Fund-raising Associates, our various Professional's, and our back-room partners as they have all been instrumental in helping us to make Certain Bridge Ltd what it is today.

END OF NEWS ANNOUNCEMENT