



# Bridging Loan Book

Bridging Loan Book			Lender Capital (£)								Latest Recovery Actions
			Lender Capital (£)								
Loan Number	Current Status	Default Date	Original	Self Select Investors	Auto Invest Investors (TBC)	Repayments to date	Outstanding	Net Anticipated Future Recovery	Likely Recovery/ Completion Date	Potential Capital/Surplus (Shortfall)	
HCF020 - Caverswall Castle	Default - Receivers	07/10/2017	430,000	430,000	-	0	430,000	252,000	May 21	(178,000)	Sale completed with HCF035 - Receiver reconciling final proceeds before distribution
HCF021 - 214, 216 & 218 Rice Buildings	Default - Capital Shortfall	25/05/2017	358,000	353,000	-	110,000	248,000	TBC	TBC	TBC	Continue to attempt to make contact with borrower and take advice on options
HCF028 - 1 & 3 Falstaff Road	Default - Capital Shortfall	10/02/2018	314,000	314,000	-	174,000	140,000	TBC	TBC	TBC	Continue to attempt to make contact with borrower and take advice on options
HCF035 - The Moathouse	Default - Receivers	07/03/2018	276,000	276,000	-	0	276,000	63,000	May 21	(213,000)	Sale completed with HCF020 - Receiver reconciling final proceeds before distribution
HCF068 - 260 Newport Road and 185	Default - Receivers	21/01/2018	262,000	263,000	1,000	0	262,000	211,500	Jul 21	(50,500)	Sale completed. Receiver finalising accounts and preparing to remit funds.
HCF071 - Nursery, The Elms Golf Centre	Default - Capital Shortfall	21/01/2018	1,022,000	1,022,000	-	922,000	100,000	TBC	TBC	TBC	Continue to attempt to make contact with borrower and take advice on options
HCF076 - 73 High Street	Default - Capital Shortfall	27/01/2018	270,000	270,000	-	90,000	180,000	TBC	TBC	TBC	Continue to attempt to make contact with borrower and take advice on options
HCF077 - 23 Mendip Road	Default - Capital Shortfall	22/03/2018	311,000	280,000	-	0	311,000	TBC	TBC	TBC	Liaising with solicitors regarding current position due to nature of loan
HCF083 - 107 Frith Road	Default - Capital Shortfall	12/03/2018	980,000	971,000	10,000	680,000	300,000	TBC	TBC	TBC	Liaising with solicitors regarding current position due to nature of loan
HCF101 - Ash Lodge	Default - Receivers	08/06/2018	466,000	466,000		0	466,000	285,185	Sep 21	(180,815)	The Receivers gave the borrower until end of July 21 to re-finance or they will proceed to possession. Awaiting receiver update.
HCF102 - 5 Cope Hill	Default - Interest Shortfall	24/05/2018	661,000	661,000		661,000	0	TBC	TBC	TBC	Continue to attempt to make contact with borrower and take advice on options
HCF131 - Cadoxton Carehome Site	Default - Capital Shortfall	23/11/2018	621,000	621,000	-	340,000	281,000	TBC	TBC	TBC	Continue to attempt to make contact with borrower and take advice on options
HCF137 - 6 Broadlands Cottages	Default - Default	16/04/2019	87,000	93,960		0	87,000	155,520	Nov 21	68,520	Borrower has not responded/provided any information regarding re-finance. Proceeding to take recovery advice
HCF160 - 41 Bryanston Road	Default - Receivers	02/11/2018	165,000	165,000		0	165,000	215,685	Aug 21	50,685	Sale agreed. Contracts to exchange shortly completion expected August 2021
HCF165 - Cherry Tree	Default - Default	01/08/2019	125,000	125,000		0	125,000	74,250	Nov 21	(50,750)	Administrators taking advice from solicitors to enforce possession order
HCF179 - 19 Parkland Close	Default - Receivers	19/10/2019	216,000	216,000		60,000	156,000	157,926	Aug 21	1,926	Liaising with borrower and receivers regarding repayment proposals put forward
HCF180 - The Vicarage	Default - Receivers	16/11/2019	49,000	49,000		0	49,000	94,500	Nov 21	45,500	Letter before action sent to borrower on 20 July 2021 to take possession - awaiting response
HCF181 - 27 Mead Crescent	Default - Default	23/05/2019	314,000	314,000		0	314,000	525,504	Nov 21	211,504	Borrower has not provided sufficient information to progress. Solicitors instructed to initiate recovery action. Adjusted likely recovery date
HCF185 - Micheldeving	Default - Default	15/08/2019	534,000	517,000	17,000	0	534,000	TBC	Nov 21	TBC	Obtaining opinion from counsel on appropriate action
HCF186 - 101 Hale Road	Default - Default	27/02/2021	390,000	-	390,000	150,000	TBC	TBC	TBC	TBC	In discussions with borrower who is disputing outstanding loan balance
HCF187 - 18 Colridge Court	Default - Receivers	17/10/2019	57,000	57,000	-	0	57,000	46,554	Sep 21	(10,446)	Recently provided redemption statement - awaiting redemption proposals
HCF191 - Former Llesty Hospital	Default - Default	03/10/2020	2,793,000	1,329,000	1,081,000	0	2,793,000	2,793,000	Sep 21	0	Following rejection of settlement offer well below estimated value, currently discussing options with the borrower and professional advisors
HCF53 - 9A & 9B Daleview Road	Default - Interest Shortfall	12/02/2018	662,000	660,000	-	662,000	0	TBC	TBC	TBC	Continue to attempt to make contact with borrower and take advice on options
HCF81 - 10 Raphael Drive	Default - Interest Shortfall	21/08/2018	211,000	211,000	-	211,000	0	TBC	TBC	TBC	Continue to attempt to make contact with borrower and take advice on options
HCF192 - 25 Windsor Street	Default - Default	11/01/2020	36,779	35,000	-	0	36,779	47,129	May 21	10,350	Redeemed - reconciling funds ahead of distribution to investors
HCF193 - Derwen Y Fron	Default - Default	01/02/2020	691,000	TBC	TBC	0	691,000	TBC	Dec 21	TBC	Currently taking advice on position of the loan
HCF049 - Les Bouviers	Default - Interest Shortfall	20/05/2018	1,049,000	1,049,000	-	TBC	0	TBC	TBC	TBC	Continue to attempt to make contact with borrower and take advice on options
HCMF002 - The Chimes	Live	N/A	450,000	295,000	105,000	0	450,000	450,000	Feb 22	0	Meeting held with developer. Exit now delayed by c.6 months, however, anticipated full recovery plus default interest.
HCF27 - Unit 04 & 05 Hertford Way	Default - Interest Shortfall	27/09/2017	1,337,000	1,377,000	-	1,472,793	0	148,500	Jun 21	0	Full settlement amount relating to outstanding interest has now been received - reconciling funds ahead of distribution to investors