

The House Crowd Limited – in Administration (“THC”)

House Crowd Finance (Security Agent) Limited - in Administration (“HCFSA”)

- Together (“the Companies”)

Following the one-year anniversary (on 24 February 2022) of their appointment, the Joint Administrators are now in a position to provide an update to all investors on their efforts to recover the due and outstanding development loans (“the development loans”).

Important notice:

- This update has been prepared for the sole purpose of updating the investors in the development loans. This update is private and confidential and may not be relied upon, referred to, reproduced or quoted from, in whole or in part, by investors or by any other person for any purpose whatsoever other than for information purposes in order to understand the recovery of the development book.
- This update should be read in conjunction with all previously provided updates by the Joint Administrators, including statutory reports provided to the Companies’ respective creditors as required under the Insolvency Act.
- The Capital outstanding figures have been provided in accordance with information contained within the Companies’ books and records at the time of reporting and may be subject to change. The Joint Administrators are not auditors and have therefore not carried out what could be considered an audit verification of this information.
- From their analysis of the books and records of the House Crowd companies the Joint Administrators have established that the House Crowd Development (“HCD”) companies which house the developments funded by investors, have significant outstanding intercompany loans amongst them. This shows that significant sums have been lent by THC/HCD companies to other HCD companies to allow constructions works to continue uninterrupted. Details of these intercompany balances are listed below for each HCD company. These balances have not been audited and are provided for information purposes. Where there is an estimated shortfall to investors outlined below this has been stated without factoring in the aforementioned intercompany debtor or creditor. Should these intercompany loans be repaid, there will be either a positive or negative impact on the final level of returns to investors. The Joint Administrators are currently seeking legal advice in relation to the validity of enforcing these intercompany positions.
- As a result of the Companies’ inability to consistently create and maintain detailed and robust information and records relating to investor funds and the subsequent deployment and tracking of the same by development or bridging loan, the Joint Administrators are unable to accurately determine what funds are rightfully payable to individual investors as and when investments are realised. The Joint Administrators therefore intend to seek Court directions (“the second Court proceeding”) on the fairest mechanism to utilise in distributing funds back to investors.

- However, the Joint Administrators are unable to substantially commence the work required to produce such a distribution mechanism until the basis on which they will be remunerated for their work and necessary administration expenses will be funded, is decided by Court (“the first Court Proceeding”).
- The Joint Administrators are due to issue their application in the first Court Proceedings imminently. The lodging of this application has taken a significant amount of time to be finalised as the Joint Administrators have had to clear a variety of complex legal and regulatory hurdles including satisfying the FCA of the merits of their application before being able to proceed.
- The Joint Administrators act as agents of the Companies and without personal liability.

1. HC Development Co 2 Limited (“HCD2”) - Alderley Edge

Plots on site – 4

Plots sold to date – 4

Outstanding Investor Capital - £1,784,385

Intercompany payables owing to other HCD/THC companies:

HCD1 – c.£2,500

HCD3 – c.£6,200

HCD4 – c.£8,348

HCD5 – c.£24,000

HCD10 – c.£58,386

House Crowd Finance Limited – c.£8,650

Total - £108,084

Funds currently held - £1,374,326

Current anticipated Capital Shortfall - £410,059

Update - This development site has been completed with all properties sold. The current level of funds held by HCFSa from sale proceeds totals £1,374,326, however investors should note that these funds will not be available for return to investors until the following matters are decided:

- a. Establishing the extent to which inter-company loans to HCD 2 from other HCD companies may need to be repaid. There is currently a sum of £107,934 owing to other HCD companies and House Crowd Finance Limited as outlined above;
- b. The first Court proceeding is concluded and a decision handed down by the Court on the basis on which the costs of the Companies' administrations including the Joint Administrators' fees, will be funded; and

- c. The second Court proceeding is concluded, and a decision handed down by the Court on the fairest mechanism by which the Joint Administrators can return funds to investors

HC Development Co 3 Limited ("HCD3") – The Woodlands

Plots on site – 28

Plots sold to date – 28

Outstanding Investor Capital - £1,291,902

Intercompany receivables from other HCD/THC companies:

HCD2 – c.£6,200

HCD25 – c.£91,000

HCD19 – c.£78,000

Total - £175,200

Intercompany payables owing to other HCD/THC companies:

HCD10 – c.£635

House Crowd Property Management Limited – c.£40,405

Total - £41,040

Funds currently held - £419,000

Current anticipated Capital Shortfall - £872,902

Update – In our last update to investors in September 2021 the Joint Administrators advised that there was one plot remaining to be sold. The Joint Administrators are pleased to advise that this plot was sold on 11 February 2022.

As previously reported, this development has been adversely impacted by the need for a significant level of unforeseen remedial work (snagging, drainage issues, complying with planning notices etc.) The costs associated with these remedial works have had to be met out of the proceeds from previous plot sales.

Unfortunately, on current information it is likely that investors exposed to HCD3 will suffer a capital loss of £872,902. Investors should note that this is subject to change and the level of returns will most likely decrease further, once costs associated with the development company have been paid.

Funds will not be available for return to investors until the following matters are decided:

- a. Establishing the extent to which intercompany payables can be repaid and intercompany receivables collected;

- b. The first Court proceeding is concluded and a decision handed down by the Court on the basis on which the costs of the Companies' administrations including the Joint Administrators' fees, will be funded; and
- c. The second Court proceeding is concluded and a decision handed down by the Court on the fairest mechanism by which the Joint Administrators can return funds to investors

HC Development Co 14 Limited ("HCD14") – Library House

Plots on site – 14

Plots sold to date – 13

Outstanding Investor Capital - £937,000

Intercompany payables owing to other HCD/THC companies:

HCD15 – c.£250

HCD16 – c.£49,363

HCD19 – c.£27,527

HCD25 – c.£47,000

Total - £124,121

Funds currently held - £746,000

Current anticipated Capital Shortfall – c.£96,000

Update – Since the Joint Administrators' last update, a further 5 properties have been sold.

On completion of the build and commission phase of these properties a significant amount of snagging issues arose which the Joint Administrators have worked with HCD14's directors to resolve over a few months to enable the sale of the properties.

There remains one property plot to be sold which is currently under offer at £115,000. This is a smaller unit than the other properties in the development and was therefore always going to be the most problematic to sell.

HCD14's instructed sales agents have advised that this sale is expected to complete by the end of March 2022.

As already advised above, funds will not be available for return to investors until the following matters are decided:

- a. The first Court proceeding is concluded, and a decision handed down by the Court on the basis on which the costs of the Companies' administrations including the Joint Administrators' fees, will be funded; and
- b. The second Court proceeding is concluded, and a decision handed down by the Court on the fairest mechanism by which the Joint Administrators can return funds to investors

HC Development Co 15 Limited ("HCD15") – Buckton View

Plots on site – 36

Plots sold to date – 36

Outstanding Investor Capital - £3,402,999

Funds currently held - £2,408,000

Current anticipated Capital Shortfall - £994,999

Intercompany receivables from other HCD/THC companies:

HCD19 – c.£83,500

HCD14 – c.£250

HCD19 – c.£74,253 (created post appointment)

HCD16 – c.£25,534 (created post appointment)

HCD22 – c.£7,890 (created post appointment)

HCD3 – c.£1,500 (created post appointment)

Total - £192,927

Update – Following their appointment, the Joint Administrators were informed that all contractors working on the development had stopped all works and left site due to non-payment. Furthermore, the site required significant work to reach a stage of practical completion.

The Joint Administrators subsequently took practical steps to secure the site before promptly agreeing with the directors of HCD15 the basis on which the site contractors could be approached to get work re-started on the site.

The Joint Administrators agreed with the directors of HCD15 that acting on behalf of HCFA (as Security agent), they would facilitate a treasury function for HCD15 to enable site contractors to be paid their outstanding invoices in order that onsite work could re-start.

Since the introduction of the treasury function which allows the Joint Administrators to control and oversee the flow of development related cash inflows and outflows and safeguard investor interests, a total of 12 properties have been built and sold by HCD15 under the supervision of the Joint Administrators.

Where an intercompany position has been created after the Joint Administrators' appointment, this has been at the request of the directors of the relevant HCD company and was necessary to make critical payments.

The anticipated capital shortfall to investors from this site has been caused by a combination of several unexpected issues such as the site being mothballed and incurring holding costs whilst subcontractors were sourced. In addition, the general increase in material prices and availability of materials have further exacerbated the likely shortfall in investor returns

In summary funds will not be available for return to investors until the following matters are decided:

- a. Establishing the extent to which inter-company loans to HCD15 from other HCD companies may need to be repaid;
- b. The first Court proceeding is concluded, and a decision handed down by the Court on the basis on which the costs of the Companies' administrations including the Joint Administrators' fees, will be funded; and
- c. The second Court proceeding is concluded, and a decision handed down by the Court on the fairest mechanism by which the Joint Administrators can return funds to investors

HC Development Co 16 Limited ("HCD16") – Moss Lane, Crewe

Plots on site – 12

Plots sold to date – 0

Outstanding Investor Capital - £2,115,971

Intercompany receivables from other HCD/THC companies:

HCD25 c.£40,000

HCD14 – c.£49,363

Total - £89,363

Intercompany payables owing to other HCD/THC companies:

House Crowd Finance Limited – c.£7,700

HCD1 – c.£7,000

HCD15 – c.£25,534 (created post appointment)

Total - £40,234

Current funding provided by Third Party lender - £321,327

Current funding gap to complete the development - £152,039

Current anticipated Capital Shortfall - £342,971

Update – Following their appointment, the Joint Administrators were informed that the Moss Lane development was unable to reach practical completion stage without additional funding from a Third-party lender to bring outstanding payments to site subcontractors up to date.

The Joint Administrators subsequently took practical steps to secure the site before promptly agreeing with the directors of HCD16 the basis on which the site subcontractors could be approached to get work re-started on the site. The Joint Administrators agreed to facilitate payments to certain key contractors whilst third party funding was sought by HCD16's director.

On 26 May 2018, HCD16 entered into an agreement with Together Money for the sum of £325,000 to be lent to HCD16 to ensure the completion of the development site. This followed an investor vote in April 2021 by which investors agreed to consent to the granting of prior ranking charge in favour of Together Money to allow the development to be completed.

The loan to HCD16 was secured by a first priority fixed charge over the development properties. This loan will therefore have to be repaid in full prior before any funds can be repaid to investors.

Since building works re-commenced on the Moss Lane site, this development has unfortunately been beset with various issues relating to the quality of the work carried out by subcontractors.

Furthermore, frequent changes in personnel have arisen which has resulted in the relationship with the contractor breaking down. As a result, the site is now being managed by the directors of HCD16 with new subcontractors being employed to rectify defective work and complete the development. Unfortunately, this has resulted in an additional funding requirement of £152,039 which Together Money has agreed to provide under its facility.

It is anticipated that the Moss Lane development will be completed and all plots sold by September 2022.

In summary funds will not be available for return to investors until the following matters are decided (in priority):

- a) The completion and sale of the remaining plots;
- b) Establishing the extent to which intercompany payables can be repaid and intercompany receivables collected;
- c) The first Court proceeding is concluded and a decision handed down by the Court on the basis on which the costs of the Companies' administrations including the Joint Administrators' fees, will be funded; and
- d) The second Court proceeding is concluded and a decision handed down by the Court on the fairest mechanism by which the Joint Administrators can return funds to investors

HC Development Co 17 Limited – Parkside

Outstanding Investor Capital - £nil

Plots on site – 14

Plots sold to date – 14

Update – Following their appointment, the Joint Administrators were advised that one plot sale remained, and that investor capital had been repaid in full prior to their appointment.

The remaining property sold in March 2021. It is currently anticipated that there will be surplus funds available to pay an element of interest to investors

In summary funds will not be available for return to investors until the following matters are decided:

- a. The first Court proceeding is concluded, and a decision handed down by the Court on the basis on which the costs of the Companies' administrations including the Joint Administrators' fees, will be funded; and
- b. The second Court proceeding is concluded, and a decision handed down by the Court on the fairest mechanism by which the Joint Administrators can return funds to investors

HC Development Co 19 Limited ("HCD19") – Fox Owl Rise

Outstanding Investor Capital - £8,417,440

Plots on site – 54

Plots sold to date – 22

Intercompany receivables from other HCD/THC companies:

HCD14 - £27,527

Intercompany payables owing to other HCD/THC companies:

HCD3 - £78,000

HCD15 - £83,507

HCD21 - £248,483

HCD20 - £46,069

HCD15 - £74,253 (created post appointment)

Total - £530,312

Funding provided by Third Party lenders fully repaid - £0

Current anticipated Capital Shortfall – c.£1,700,000

Update - Following their appointment, the Joint Administrators were informed that the Fox Owl Rise development was unable to reach practical completion stage without additional funding from a Third-party lender to bring outstanding payments to site subcontractors up to date.

The Joint Administrators subsequently took practical steps to secure the site before promptly agreeing with the directors of HCD19 the basis on which the site subcontractors could be approached to get work re-started on the site.

Where an intercompany position has been created after the Joint Administrators' appointment, this has been at the request of the directors of the relevant HCD company and was necessary to make critical payments.

In relation to the development funding gap, the Joint Administrators worked with the directors of HCD19 to find a willing Third-party lender to bridge this gap. This funding was provided on 28 May 2021 by Together Money and subsequently fully repaid in September 2021 when a local housing association completed a bulk purchase of 10 properties for a total consideration of £1,800,000. These sales generated a net surplus of £850,000 after repayment of the funding from Together Money, payment of Section 106 agreement plus sales costs.

This surplus has broadly been recycled to cover the cost of the ongoing works at Fox Owl Rise. All payments made from the recycled sales proceeds have been made under the strict supervision of an independent monitoring surveyor instructed by the Joint Administrators as part of the treasury function being provided by the Joint Administrators as explained earlier.

A further sale of 7 properties to the housing association was completed for a total consideration of £1,277,500 on 7 January 2022.

It is anticipated that the Fox Owl Rise development will be completed and all remaining plots sold by March 2023.

The anticipated capital shortfall to investors has therefore been caused primarily by costs overruns and the need to obtain a prior ranking loan from Together Money which has been repaid but will reduce the overall future returns available for investors. Please note that extent of investor loss will be dependent upon ongoing build costs to complete the development plus actual plot sale proceeds which may vary from current estimates.

In summary funds will not be available for return to investors until the following matters are decided (in priority):

- a) The completion and sale of the remaining plots;
- b) Establishing the extent to which intercompany payables can be repaid and intercompany receivables collected;
- c) The first Court proceeding is concluded and a decision handed down by the Court on the basis on which the costs of the Companies' administrations including the Joint Administrators' fees, will be funded; and
- d) The second Court proceeding is concluded and a decision handed down by the Court on the fairest mechanism by which the Joint Administrators can return funds to investors

Outstanding Investor Capital - £627,400

Plots on site – 19

Plots sold to date – 19

Funds currently held - £889,000

Current anticipated Capital Shortfall - £nil

Intercompany receivables from other HCD/THC companies:

HCD19 - £46,069

Update - Following their appointment, the Joint Administrators were informed that five plots remained to be sold due to various snagging work that need to be resolved across the properties. These snagging resulted in delays to the completion of the properties across the 5 plots as well as reductions in the sale prices.

The Joint Administrators are pleased to report that since their last update to investors, the 5 property plots have been sold and funds transferred to a bank account under the control of the Joint Administrators. Based on current information, whilst investors should recover their capital in full there will only be a partial recovery of accrued interest as this will be impacted by the Joint Administrators' costs once the Court has approved the basis of recovery at the first Court proceeding.

As already advised above, funds will not be available for return to investors until the following matters are decided:

- a. The first Court proceeding is concluded, and a decision handed down by the Court on the basis on which the costs of the Companies' administrations including the Joint Administrators' fees, will be funded; and
- b. The second Court proceeding is concluded, and a decision handed down by the Court on the fairest mechanism by which the Joint Administrators can return funds to investors

House Crowd Development Co 21 Limited ("HCD21") - 101 Manchester Road

Outstanding Investor Capital - £3,102,193

Plots on site – 6

Plots sold to date – 0

Intercompany receivables from other HCD/THC companies:

HCD19 – c.£248,483

Intercompany payables owing to other HCD/THC companies:

HCD25 – c.£75,000

HCD1 – c.£34,000

Total - £109,000

Current funding provided by Third Party lenders - £558,089

Current funding gap to complete the development - £208,692

Current anticipated Capital Shortfall – c.£200,000

Update - Following their appointment, the Joint Administrators were advised that the site required continued development work and that third-party funding was required to reach a stage of practical completion.

The Joint Administrators took steps to arrange site security, ensuring that the development was secure and entered discussions with site contractors. The Joint Administrators facilitated payments to certain contractors whilst third party funding was sought to ensure continuity in the build process.

The Joint Administrators also liaised with the directors of the development company in respect of the third-party funding required for the site. In relation to the development funding gap, the Joint Administrators worked with the directors of HCD21 to find a willing Third party lender to bridge this gap. This funding was provided on 27 May 2021 by Together Money. . This followed an investor vote in April 2021 by which investors agreed to consent to the granting of prior ranking charge in favour of Together Money to allow the development to be completed.

The third-party funding detailed above ranks as a first charge over the development properties and will be required to be repaid in full prior to repayments to investors.

Since building works re-commenced on the 101 Manchester Road site, this development has unfortunately been beset with various issues relating to the quality of the work carried out by subcontractors. Furthermore, frequent changes in personnel have arisen which has resulted in the relationship with the contractor breaking down.

As a result, the site is now being managed by the directors of HCD21 with new subcontractors being employed to rectify defective work and complete the development. Unfortunately, this has resulted in an additional funding requirement of £208,692 which Together Money has agreed to provide under its facility.

It is anticipated that the 101 Manchester Road development will be completed and all plots sold by March 2023. Currently only 2 (the Coach House and one of the five apartments) of the 6 plots are under offer.

The anticipated capital shortfall to investors has therefore been caused primarily by costs overruns and the need to obtain a prior ranking loan from Together Money which when repaid will reduce the overall future returns available for investors. Please note that extent of investor loss will be dependent upon the actual plot sale proceeds which may vary from current estimates.

In summary funds will not be available for return to investors until the following matters are decided (in priority):

- e) The completion and sale of the remaining plots;
- f) Establishing the extent to which intercompany payables can be repaid and intercompany receivables collected;

- g) The first Court proceeding is concluded and a decision handed down by the Court on the basis on which the costs of the Companies' administrations including the Joint Administrators' fees, will be funded; and
- h) The second Court proceeding is concluded, and a decision handed down by the Court on the fairest mechanism by which the Joint Administrators can return funds to investors

House Crowd Development Co 22 Limited ("HCD22") - Heywood

Outstanding Investor Capital - £1,730,000

Plots on site – 13

Plots sold to date – 0

Current funding provided by Third Party lenders - £590,143

Current funding gap to complete the development - £154,459

Current anticipated Capital Shortfall – c.£83,000

Intercompany payables owing to other HCD/THC companies:

HCD15 – c.£7,890 (created post appointment)

Update - Following their appointment, the Joint Administrators were advised that the site required continued development work and that third-party funding was required to reach a stage of practical completion.

The Joint Administrators took steps to arrange site security, ensuring that the development was secure and entered discussions with site contractors. The Joint Administrators facilitated payments to certain contractors whilst third party funding was sought to ensure continuity in the build process.

The Joint Administrators also liaised with the directors of the development company in respect of the third-party funding required for the site. In relation to the development funding gap, the Joint Administrators worked with the directors of HCD22 to find a willing Third-party lender to bridge this gap. This funding was provided on 14 May 2022 by Together Money.

The third-party funding detailed above ranks as a first charge over the development properties and will be required to be repaid in full prior to repayments to investors.

Since building works re-commenced on the Heywood site, this development has unfortunately been beset with various issues relating to the quality of the work carried out by subcontractors. Furthermore, frequent changes in personnel have arisen which has resulted in the relationship with the contractor breaking down.

As a result, the site is now being managed by the directors of HCD22 with new subcontractors being employed to rectify defective work and complete the development. Unfortunately, this has resulted in an additional funding requirement of £154,459 which Together Money has agreed to provide under its facility.

It is anticipated that the Heywood development will be completed and all plots sold by March 2023. Currently all of the three bed houses are reserved and a bulk sale of six 4-bedroom houses has been agreed with a local housing association.

The anticipated capital shortfall to investors has therefore been caused primarily by costs overruns and the need to obtain a prior ranking loan from Together Money which when repaid will reduce the overall future returns available for investors. Please note that extent of investor loss will be dependent upon the actual plot sale proceeds which may vary from current estimates.

In summary funds will not be available for return to investors until the following matters are decided (in priority):

- a) The completion and sale of the remaining plots;
- b) The first Court proceeding is concluded and a decision handed down by the Court on the basis on which the costs of the Companies' administrations including the Joint Administrators' fees, will be funded; and
- c) The second Court proceeding is concluded and a decision handed down by the Court on the fairest mechanism by which the Joint Administrators can return funds to investors

House Crowd Development Co 23 Limited ("HCD23") - The Downs

Outstanding Investor Capital - £9,716,934

Current anticipated Capital Shortfall – c.£8.2m

As investors are already aware, a property receiver was appointed over the Downs on 22 February 2021 (3 days before the Joint Administrators' appointment over HCFSA) by the vendor of the land who was still owed an element of deferred consideration. Shortly thereafter in order to ensure that investors' interests could be protected where possible the Joint Administrators appointed Jason Elliott and Craig Johns of Cowgill Holloway Business Recovery LLP ("Cowgills") as administrators of HCD23 on 29 March 2021.

The Downs site was subject to significant historical delays in planning which have led to significant holding costs being incurred by HCD23. This was compounded by the actions of the vendor in appointing a property receiver focused on realising assets to repay the vendor's deferred consideration as opposed to maximising returns for House Crowd investors. Immediately following his appointment, the vendor's property receiver formally commenced a sales process to sell the site.

For their part the Administrators' from Cowgills tried to establish the options available to them and with the help of the Joint Administrators sought to seek the appetite of investors to provide further funding to develop the Downs, however, investors failed to pledge the required level of funding which would have settled the vendor's claims and supported the development of the land. This therefore left the sale of the land as the only realistic option.

Protracted negotiations ensued between Cowgills and 2 prospective purchasers with both interested parties walking away from the transaction before contracts could be exchanged. Negotiations subsequently commenced with the Downs' vendor who expressed an interest

in purchasing the site back. A deal was agreed to sell the Downs site for £1,950,000 on 22 December 2021.

Investors should note that several costs such as Receiver and Administrator fees (together with their legal costs) will need to be discharged from the aforementioned sale proceeds before and funds will be made available for investors.

The Administrators from Cowgills are currently in discussions with their legal advisors in order to understand the merits of possibly pursuing the solicitors who acted for HCD23 in the negotiation of the sales contract which appears to have been heavily weighted in favour of the site's vendor.

It is currently forecast that this development site causes a total minimum loss to investors of c.£8.2m. This figure excludes any potential recovery from any litigation claim against HCD23's former solicitor.

House Crowd Development Co 25 Limited ("HCD25") – Chapel Walks

Outstanding Investor Capital - £4,506,190

Properties on site – 14

Properties sold to date – 0

Intercompany receivables from other HCD/THC companies:

HCD14 – c.£47,000

HCD21 – c.£75,000

Total - £122,000

Intercompany payables owing to other HCD/THC companies:

HCD3 – c.£91,000

HCD16 – c.£40,000

Total - £131,000

Current funding provided by Third Party lender - £900,000

Current anticipated Capital Shortfall – c.£825,000

Update – At the time of the appointment of the Joint Administrators, works on this site were being funded by a private individual. Following their appointment, the Joint Administrators were advised that the site required continued development work and that additional third-party funding from the private individual was required to reach a stage of practical completion.

The Joint Administrators liaised with the directors of the development company in respect of the additional third-party funding required for the site.

The third-party funding detailed above ranks as a first charge over the development properties and will be required to be repaid in full prior to repayments to investors.

This site has now reached the practical completion stage with minor snagging works being undertaken. Sales agents instructed by HCD25 have now started to market the development with a view to sourcing potential buyers.

As this development is located in Manchester city-centre, effective marketing was not possible until all works had been completed and the finished properties available for prospective purchasers to view. The sales agents had been in discussions with an interested party who was looking to purchase all 14 apartments and had made an offer of c£4,750,000.

However, as the sales agents have been unable to test the market, they have informed the Joint Administrators that it would be imprudent for them to accept the current offer which would have been at a significant discount to the aggregate value of the individual apartments. The Joint Administrators agreed with this conclusion and the sales agent's decision to reject the offer. Currently, 3 apartments have been reserved with strong interest in 1 other.

It is currently forecast that the development site will provide a capital loss to investors of c. £825,000. This is after repayment of the first ranking third party funding.

In summary, funds will not be available for return to investors until the following matters are decided (in priority):

- a) The completion and sale of the remaining plots;
- b) Establishing the extent to which intercompany payables can be repaid and intercompany receivables collected;
- c) The first Court proceeding is concluded, and a decision handed down by the Court on the basis on which the costs of the Companies' administrations including the Joint Administrators' fees, will be funded; and
- d) The second Court proceeding is concluded, and a decision handed down by the Court on the fairest mechanism by which the Joint Administrators can return funds to investors

Future investor updates

The Joint Administrators will provide their next detailed update to investors within 4 weeks of the next 6-month anniversary of this matter.

Kind regards.

The Joint Administrators
The House Crowd Limited
House Crowd Finance Limited
House Crowd Finance (Security Agent) Limited
House Crowd Property Management Limited

The House Crowd Limited ("the Company") was placed into Administration on 24 February 2021 and House Crowd Finance Limited, House Crowd Finance (Security Agents) Limited and House Crowd Property Management Limited were all placed into Administration on 25 February 2021 (together "the Companies"). The affairs, business and property of the Companies are managed by the Joint Administrators,

who act as agents of the Companies and contract without personal liability. Frank Ofonagoro is licensed in the United Kingdom to act as an Insolvency Practitioner by the Insolvency Practitioners Association. Jeremy Woodside and Frank Wessely are licensed in the United Kingdom to act as Insolvency Practitioners by the Institute of Chartered Accountants in England & Wales.

This update (and the associated downloads) is intended for, and should only be read by, you the account holder(s). Its contents are confidential. Any reproduction, dissemination, copying, disclosure, modification, distribution and /or publication of this message without our prior written consent is strictly prohibited.

The House Crowd Limited – In Administration
C/O Quantum Advisory Limited
Third Floor
196 Deansgate, Manchester, England M3 3WF
United Kingdom