

Indicative Terms.

| | Development Finance | Commercial Mortgages | Residential Refurbishment | Bridging Finance |
|--------------------------------|--|---|--|---------------------------------------|
| Commitment term | Up to 3 years | Up to 5 years | 6 - 24 months | 2 - 24 months |
| Amortisation profile* | Bullet repayment/ from sales proceeds | Up to 25 years / interest only periods considered | Bullet repayment/ from sales proceeds | Bullet repayment/ from sales proceeds |
| Max LTV | 70% LTGDV (inc interest) | 70% (may consider MV1) | 67% LTGDV (inc interest) | 70% (of market value) |
| Max loan size | Up to £10m (or greater by negotiation) | £10m | £10m | £10m |
| Preferred loan size | £1m - £10m | £2m - £10m | £500k - £5m | £500k - £10m |
| Borrow rate per annum † | From 9.1% p.a. | From 3% + SONIA | From 9.75% p.a. (on the drawn balance) | From 9.5% p.a. |

*Interest only periods may be available †Rate dependent on risk and loan size, Fixed and variable rate options are available.