

# QUESTIONS AND ANSWERS

## 2. LOAN NOTE HOLDERS & FUND RAISING



### 2.1 What are my Loan Note funds used for?

Along with other loan note purchaser's funds, the funds provide a pool of funds for Business Bridge lending, secured by a mortgage against built UK Properties and loaned within very conservative limits based on realistic but conservative Property Values.

### 2.2 Will all of the funds from my Loan Note purchase be loaned to one Bridge borrower?

No. Your funds will be placed in a pool of funds along with funds from other Loan Note purchasers. Your funds will be securely lent over a number of different business bridge borrowers. If any one of these bridge borrowers defaults, it is therefore of no negative consequence to you whatsoever.

### 2.3 What will the Loan Note be secured against?

Your Loan Note funds are secured by way of a charge over Certain Bridge's assets, in your name which is registered at UK Companies House<sup>1</sup> shortly after purchase. These assets include all the mortgage secured Loans written by Certain Bridge, as well as the funds it holds in its bank account.

### 2.4 Can I purchase more than one type of Loan Note?

Yes, if you are not entirely sure which category of Loan Note suits your requirements, you are able to split your Loan Note purchase between more than one category.

### 2.5 I live in Spain, can I buy one of your Loan Notes and pay in Euros?

We welcome Loan Note purchasers from all around the world as long as there are no sanctions to prevent such purchases. We only offer Loan Notes in Pound Sterling though. However, there are many good global FX companies whom offer very good exchange rates.

### 2.6 What is the minimum purchase amount for your Loan Notes?

The minimum purchase is £15,000 with our Bronze, Silver, Gold and Platinum Loan Notes. For Platinum Plus, the minimum purchase is £50,000. From time to time, there may be a lower minimum

### 2.7 How often is Interest paid?

Interest is paid twice yearly and directly into your nominated bank account. Whether you have a busy career or enjoying retirement, you can carry on with life knowing that your secure funds are producing a healthy fixed income and look forward to the receipt of your money every 26 weeks.

### 2.8 How much interest will I receive?

If you purchase £100,000 worth of Bronze, Silver, Gold, Platinum or Platinum Plus Loan Notes, you will be paid back (including your initial capital) £117,500 over 2 ½ years with Bronze, £126,880 over 3 years with Silver, £150,000 over 4 years with Gold, £160,000 over 4 years with Platinum, or £170,000 with Platinum Plus.

### 2.9 Will I be able to withdraw my funds earlier than the contracted length?

Yes, for our Gold, Platinum and Platinum Plus Loan Notes, after month 27, you can give 9 months' notice at any time to access your funds early. For our Bronze and Silver Loan Notes, there is no early repayment available due to the short-term nature of the Loan Note. However, the company will use best endeavours to try and satisfy any early repayment request on compassionate grounds.

### 2.10 If I own a Loan Note and my circumstances change and I need to get some cash can I sell my Loan Note?

You can. If you sell your Loan Note to somebody we will need to process the relevant Anti Money Laundering checks on the person/entity that the Loan Note is being transferred to, and once that is completed we will, for a small administration fee, re register the Loan Note in the new Holders name.

### 2.11 How do you ensure that I will be repaid my original capital at the term maturity of my Loan Note and if I own Gold and/or Platinum and/or Platinum Plus Loan Notes my term bonus which is also payable at maturity?

Over the term of all Loan Notes, we will constantly and securely lend mortgage secured Bridging funds for short periods, typically six months. These mortgage secured funds are then repaid with significant profit. The increased funds are then loaned out again and this cycle process continues throughout the term of the Loan Notes. This compounding cycle of repeated lending generates significant profit for us thereby ensuring that we have the funds necessary to repay the loan notes at their maturity.

Our own developed sophisticated financial software, and our profit in the mortgage secured Bridge lending along with the constant and efficient recycling of these mortgage secured funds ensures that we always have the liquid funds available to meet the various time obligation anniversaries for our capital repayments and any bonus payments at the maturity of your Loan Note.

# QUESTIONS AND ANSWERS

## 2. LOAN NOTE HOLDERS & FUND RAISING (CONT.)



### 2.12 How are you able to pay such good secure returns to the loan note holders?

We lend out funds at a minimum of 50% per annum, whilst effectively borrowing from Loan Note holders at between 3% (Platinum Plus First Year) and 10% (Gold) per annum. Some Loan Notes pay a Bonus at the end of term which has been carefully considered and thoroughly stress tested before offering the secure Loan Note returns. The profit that we are able to generate on the difference between the funds it lends out and the cost of the funds mean that we can generate a very healthy return ensuring that very good secure returns are payable to Loan Note Holders.

### 2.13 Are there any costs associated with raising funds/finding loan note holders?

Yes. The sale of Loan Notes is outsourced to different Agents, some of which are regulated. These agents all have costs associated with acquiring Loan Note Holders and as such a percentage of the funds raised from each sale is paid to the Agent as a fee. It should be noted that since we lend to our mortgage secured Business borrowers at the rates we do, such fees are minor compared to the profit that we will generate from the Loan Note funds over the term of the Loan Note.

### 2.14 How soon are the funds you receive from a Loan Note purchase put to work in creating a Business Bridge Mortgage?

Unlike almost, if not all, offerings of Loan Notes/Bonds, all funds obtained from the sale of our secured Loan Notes will be put to work within the shortest possible time following receipt of funds. Because of the nature of our business and completely unlike all other offerings we do not need to raise any minimum critical amounts. Therefore, all funds raised will be securely put to work no matter what amount of your Loan Note purchase, subject only to the low minimum as set out.

### 2.15 Once I have purchased a Secured Loan Note, will I have to do any work/sign any documents?

No. Once you have successfully completed the purchase of the Secured Loan Notes, we will do all the work, you simply provide the funds for us to securely lend out.

### 2.16 Is there anywhere I can see the progress of Certain Bridge such as a record of payments to all of your Loan Note holders or how your Bridge secured mortgages have performed?

Yes, please check our website [www.CertainBridge.com](http://www.CertainBridge.com), where regular certified reports are published from our Accountants and other Professionals who have full unfettered access to our Loan Book, Legal Loan Documents and Bank Statements

### 2.17 Does Management Loan any of its own Money to the Company?

Yes, management, family members, and close friends of management regularly, and at extremely short notice, loan the company money if there are applications for mortgage secured Business Bridge loans where we do not immediately have free funds readily available to be able to fund a mortgage secured Bridge Loan. This function is to ensure continuation of provision of service of our ultra-fast mortgage secured Business Bridge lending in the eyes of "Introducers" to our Business.

### 2.18 Do you borrow from Banks or other similar Financial Institutions?

No, we do not borrow from Banks or Finance Institutions or have any other form of borrowing, our only borrowings are from our Secured Loan Note Debenture Holders, with the exception as set out in the question above, where to assist the company, and for short durations, management, family members, and friends loan funds to ensure a mortgage secured bridge loan can be originated. This means that our Secured Loan Note Debenture Holders have absolute first priority security ranking over all of our assets.