



## NEWS ANNOUNCEMENT

(09/06/2020)

### KBS ACCOUNTING LLP PROVIDE REPORT ON

#### EVERY BRIDGE MORTGAGE LOAN REDEEMED TO THE DATE OF THIS NEWS ANNOUNCEMENT.

Certain Bridge is pleased and proud to announce its latest results from commencement of business in late May 2018 to 1st June 2020 with spectacular fiscal achievement and ultra-performance of its Redeemed Mortgage Loans in its Secured Business Bridge Mortgage Lending.

Certain Bridge instructed its Accountants, KBS Accounting LLP, to perform an independent in-depth verification of the Annualised Return achieved on every Bridge Mortgage Loan redeemed from the start of operations in late May 2018 to 1st June 2020. KBS Accounting LLP report follows this News Announcement.

The company's Information Memorandum sets out returns of 50.5% (annualised) from its Secured Business Bridge Mortgage Lending business. Secured Bridging Mortgage Loans are only originated with a contracted minimum of 50.0% (annualised) return. The company was aware of two realistic scenarios where the originated returns could be exceeded. These superior returns the company is enjoying, and evidences in this and earlier News Releases, have been generated by the following factors.

Management which is:

1. A highly disciplined professional team which really understands business and the Business Bridge lending market
2. Highly reactive to National and International financial markets
3. Implements a strictly "Risk Averse" attitude to Business Bridge lending which is ALWAYS mortgage secured by UK real property and which ALWAYS provides an extremely generous cushion of Equity in the Mortgaged properties thereby ensuring safety in recovering the Mortgage funds.

Mortgages having early or late redemption:

- A. A Bridge borrower who repays earlier than the contractual Mortgage end date and to which there are no discounts
- B. A Bridge borrower who cannot immediately repay at the contractual Mortgage end and (usually by agreement) rolls over on a monthly basis and to which contractual monthly default interest which compounds, is added to their Loan until repaid.

It would not be sensible to assume that the scenarios as set out in A and B above will always occur. However, experience and historical facts support that it is highly likely to be the case.

The total percentage return achieved from redeemed mortgages from the start of operations in late May 2018 until 1st June 2020 is **69.5% (Sixty-Nine Point Five)** on an annualised basis.

Certain Bridge lend typically for 6 months, therefore returns achieved when funds are received from Redeemed Mortgages which are then redeployed in originating new Mortgage loans is significantly higher than the already spectacular **69.5%** achieved.

**PLEASE NOTE:** KBS extrapolated and compared the last four months of mortgage redemptions to February 2020 versus the current period of mortgage redemptions to 31<sup>st</sup> May 2020. This was a period affected by Covid 19, however on a £ for £ basis KBS report that the Company increased their mortgage redemptions by an impressive **93.8%**

End of Announcement.