

LOAN NAME: ILID individual part loan specific identifier

LOAN REF: Whole loan identifier (tranche level)

PROPERTY NAME: Deal Retail : 43-45 High Street, Deal CT14 6EL

VERSION: v1.93 Corporate

Loan Summary

Parties

Borrower: Tianxia Properties Limited – c/o Proplend Ltd, 20-22 Wenlock Road, London, N1 7GU (“**Borrower**”, “**you**”, “**your**”), entered into this Loan Contract with the following Lender on (**DATE**):

Lender: _____ – c/o Proplend Ltd, 20-22 Wenlock Road, London, N1 7GU (“**Lender**”).

Whole Loan	
Loan Type	Commercial term Loan
Loan Amount	£520,000.00
Total Interest	£104,520.00
Total Amount Payable	£624,520.00
Term	36 months
Gross Blended Rate of Interest (for all tranches)	6.70% p.a.
LTV	65%
Interest Reserve (including Retained) held from Gross Loan Amount. Any balance will be applied toward the repayment of the principal at the end of the Loan Term.	£17,420.00
Arrangement Fee payable by Borrower to Proplend	£10,400.00
Broker Fee (If Applicable)	£5,200.00
Net Loan Amount to Borrower	£486,980.00
Exit Fee (If Applicable)	1% if redeemed past maturity

Tranche A	
Loan Amount	£400,000.00

Tranche A	
Total Interest	£76,080.00
Total Amount Payable	£476,080.00
Term	36 months
Gross Rate of Interest	6.34%
Tranche Details	0-50% LTV

Tranche B	
Loan Amount	£120,000.00
Total Interest	£28,440.00
Total Amount Repayable	£148,440.00
Term	36 months
Gross Rate of Interest	7.90%
Tranche Details	51-65% LTV

This Loan Contract is subject to the terms of the Loan Conditions set out below. Capitalised terms used in this Loan Contract that are not otherwise defined where they appear shall have the meaning given to them in those Loan Conditions. Following your entry into this Loan Contract, the Loan Amount (net of any applicable fees, Retained Interest and/or Interest Reserve) will be disbursed in accordance with the completion statement.

Repayments

The Arrangement Fee, Retained Interest and / or Interest Reserve will be deducted from the Loan Amount on the date of the Loan Contract. You will pay the Total Amount of Interest in 36 equal monthly interest payments each of £2,903.33 (each considered a separate Repayment) and the Loan Amount on the expiry of the Term, when the final Repayment (of principal) is due and payable. The Total Amount Payable is the sum of the Total Amount of Interest and the Loan Amount. The first Repayment is payable on (FIRST REPAYMENT DATE) (i.e. one month after the date of the Loan Contracts) and may vary slightly from this regular Repayment amount in order to take account of the number of days between advancement of the Loan Amount and the first Repayment. Subsequent Repayments will be made on the same date in each of the 35 consecutive months. All Repayments are to be made in accordance with Clause 2 of the Loan Conditions set out below.

Early Repayment

Each of the Loan Contracts has a minimum term of 36 months. In the event of any early repayment under Clause 4.1 of the Loan Conditions, the Borrower must pay to the Lender an early redemption fee according to the following terms:

2% first 12 months

Special Conditions

1. The parties acknowledge that:

1.1 The Loan to Value Limit is 70%

1.2 The Interest Cover Limit is 1.25x

1.3 The total Interest withheld is £17,420.00, the equivalent of 6 Repayments.

1.4 The Default Rate of Interest is 150% of Gross Rate of Interest for all Tranches

2. Other special conditions

Loan Conditions

1. Introduction

1.1 When an Offer made in respect of a Loan Request is accepted via the Platform under Clause 3.14(d) of the Proplend Members' Agreement of which these Loan Conditions form part (the "**Members' Agreement**"), a loan contract is created exclusively between the Lender and Borrower ("**Loan Contract**"), which is made up of:

(a) these Loan Conditions;

(b) the terms of the Loan Request;

(c) the terms of the Offer (entered by the Lender via the Platform Website),

and a summary is also produced of certain details from all such Loan Contracts entered into by the Borrower in relation to that Loan Request ("**Loan Summary**"), including the total amount borrowed by the Borrower under all such Loan Contracts ("**Total Loan Amount**"), the duration of the Loan Contracts ("**Term**"), the total amount Payable under the Loan Contracts including interest and fees ("**Total Amount Payable**") and the total amount of each of the repayments of interest and principal due under each Loan Contract ("**Repayment**").

1.2 Capitalised terms used in these Loan Conditions that are not otherwise defined where they appear shall have the meaning given to them in Clause 13 of these Loan Conditions.

2. Loan Disbursement, Repayments, Retained Interest and Interest Reserve

2.1 The parties acknowledge that in respect of each Loan Contract, the Borrower shall make a Drawdown Request within 10 days after the date on which the Loan Contract is entered into on the Platform. After receiving the Drawdown Request, Proplend will promptly pay the corresponding Loan Amount into the Borrower's Nominated Bank Account (or as otherwise stipulated in the Loan Contract), less:

(a) the amount of any fees owed by the Borrower under Clause 5 of these Loan Conditions;

(b) the relevant Retained Interest and/or Interest Reserve being held in the Proplend Client Money Account pending any claim by the Lender in relation to any missed Repayment; and

(c) the amount required to discharge any existing indebtedness of the Borrower that the Loan Amount was intended to discharge (which amount shall be paid by Proplend to the relevant creditor or its legal representative).

2.2 The Borrower agrees to repay the Lender the Total Amount Payable at the times and in the Repayments shown in the Loan Summary. Prompt payment is essential and time shall be of the essence. If the Borrower is late in paying a Repayment (whether interest or principal), the Lender will have the right to make demand upon and enforce the Loan Contract and interest will continue to accrue on any unpaid amount then due and payable at the agreed Rate of Interest in accordance with Clause 3 of these Loan Conditions until it is paid.

2.3 The Borrower's obligation to make Repayments to the Lender will be satisfied by making the Repayments to the Proplend Client Money Account from the Borrower's Nominated Payment Account registered with Proplend under Clause 2.5 of the Members' Agreement.

2.4 All Repayments shall be made in full, without set-off, counterclaim or condition, and free and clear of, and without any deduction or withholding, provided that, if the Borrower is required by law or regulation to make such deduction or withholding, it shall:

(a) ensure that the deduction or withholding does not exceed the minimum amount legally required;

(b) pay to the relevant taxation or other authorities, as appropriate, the full amount of the deduction or withholding;

(c) furnish to the relevant Lender, within the period for payment permitted by the relevant law, either:

(i) an official receipt of the relevant taxation authorities concerned on payments to them of amounts so deducted or withheld; or

(ii) if such receipts are not issued by the taxation authorities concerned on payment to them of amounts so deducted or withheld, a certificate of deduction or equivalent evidence of the relevant deduction or withholding; and

(d) pay to the Lender such additional amount as is necessary to ensure that the net full amount received by the Lender after the required deduction or withholding is equal to the amount that the Lender would have received had no such deduction or withholding been made.

2.5 Each Repayment paid by the Borrower will be pro-rated among all the Loan Contracts to which the Repayment relates and be used:

(a) first to pay any Arrears on the Loan and any administration charges or other fees due under or in relation to the Loan Contract; and

(b) then to pay the current interest and principal due in respect of the Loan Amount.

If the Borrower makes an over-payment in respect of monthly interest due (rather than early repayment under Clause 4 of the Loan Conditions), for whatever reason, the amount overpaid will not be allocated against the outstanding loan principal but shall be credited to the Borrower's Proplend Account and the corresponding funds held in the Proplend Client Money Account in accordance with Clause 7 of the Members' Agreement until earlier of (a) the date on which it is withdrawn by the Borrower or (b) the final Repayment date, when any such remaining overpayment amount shall be credited against the balance then outstanding.

2.6 If the Borrower misses a payment or only partially pays any amount due under the Loan Contract, the Lender authorises Proplend or the Collections Agency, acting on the Lender's behalf, to contact the Borrower to take steps to procure the payment of an amount equivalent to the outstanding amount and any additional fees and charges due under or in relation to the relevant Loan Contract and:

(a) the Lender concerned will automatically make a claim against the Interest Reserve for the amount of the interest component of any missed Repayment(s); and

(b) Proplend may make a payment from the Interest Reserve to the Lender in respect of the interest component of the missed Repayment(s).

2.7 In the event of the occurrence of any Event of Default under Clause 4.2 of these Loan Conditions, PSL shall enforce all or any of the Security Documents for the benefit of the Lender in accordance with the provisions of Clause 6.6 of the Members' Agreement.

2.8 The Lender acknowledges that it is possible that the proceeds (if any) recovered as a result of any recovery and enforcement activity specified in Clause 2.7 of these Loan Conditions may not be sufficient to discharge all the relevant Borrower's obligations under the Loan Contract. In that case, the Lender will only be entitled to recover a share of any recovery proceeds, subject to deduction of the costs of recovery, according to the proportion that the Loan Amount (as defined in each Loan Contract) represented to the Total Loan Amount borrowed by that Borrower in the Tranche to which the Loan Contract relates.

2.9 In the event that the Lender successfully makes a claim for payment out of the Interest Reserve (other than under Clause 2.10 of these Loan Conditions), the Borrower shall immediately on demand pay into the Interest Reserve an amount equal to the amount paid to each Lender in respect of that claim, so that the amount of the Interest Reserve remains equal to the number of Repayments specified in the Special Conditions of the Loan Contract.

2.10 In the event that the principal is not repaid on the date of the expiry of the Term, the Interest Reserve will be distributed in payment of interest accrued on the Lender's unpaid principal (and any remaining amount of Interest Reserve at the date of repayment of the principal will be applied to repayment of the principal at that time).

3. Interest

3.1 The Borrower agrees to pay the Lender interest on the Loan at the agreed Rate of Interest, calculated on a 30/360 day count basis, from the date of the Loan Contract. Any other interest accrual calculation, either for early or late payment will be calculated on the same basis. Interest will accrue from either the tenth day after the day on which the Loan Request was successfully funded or the day the funds lent are drawn down by the Borrower, whichever is earlier. Interest shall be paid in accordance with the Repayments, as specified in the Loan Summary.

3.2 The Default Interest Rate shall be applied immediately if:

(a) any Repayment (whether of interest or principal) is in Arrears; or

(b) if an Event of Default occurs.

The Default Rate of Interest shall continue to apply on either:

(a) the relevant Repayment (s) in Arrears from the date on which the relevant Repayment was due until it is paid; or

(b) (where there has been an Event of Default and / or the Interest Reserve has been fully applied) the total amount outstanding under the Loan Contract (i.e. unpaid Repayments (s) and principal), from the date on which the Event of Default occurs until the date on which all outstanding amounts under the Loan Contract are paid.

4. Early Repayment or Cancellation and Termination

4.1 Should the Borrower wish to repay a Loan early, the Borrower must give Proplend not less than five (5) Business Days' prior written notice of its intention to do so. The Borrower may then repay the Loan early in accordance with the notice in whole or in part by following the instructions in its Proplend Account, or such other instructions as Proplend may give. On an early repayment, interest on the amount repaid early will be charged to the date on which the early repayment is made, subject to any early repayment charge specified in the Loan Summary ("**Early Repayment Charge**"). If the Borrower wishes to cancel a Loan prior to drawdown, the Borrower must pay any interest accrued under Clause 3.1 as well as any Early Repayment Charge.

Any partial early repayment under this Clause 4.1, any amount paid on cancellation or any repayment required on the sale of Property under Clause 4.8 of the Members' Agreement shall be distributed on a pro-rata basis across all Tranches of the Loan Contracts (unless there has been a breach of Clause 2.2 of the Loan Conditions or an Event of Default under Clause 4.2), and when allocated to each relevant Tranche the relevant amount of the early repayment (and the Early Repayment Charge) shall be apportioned according to the proportion that the Loan Amount (as defined in each relevant Loan Contract) represents to the Total Loan Amount borrowed by that Borrower in the Tranche to which the Loan Contract(s) relate(s).

4.2 Without prejudice to the rights in Clause 2.2, the Lender may terminate the Loan Contract and demand repayment of the full Loan Amount together with all any other amounts due pursuant to the Loan Contract in relation thereto including, without limitation, interest, costs and expenses if any one or more of the following events occur (each, an "**Event of Default**"):

(a) two or more consecutive Repayments (of interest) are in Arrears; or

(b) any Repayment (of principal) is in Arrears for more than 90 days; or

(c) the Borrower has provided false information which affected the decision to allow the Borrower to borrow via the Platform or to register for the Platform or has otherwise acted dishonestly, fraudulently or criminally in any way whatsoever; or

- (d) the Borrower has breached any provision of the Loan Contract or the Members' Agreement not otherwise specified in Clause 2.2 or this Clause 4.2 and failed to remedy that breach within 7 days of receiving a written notice to do so; or
- (e) the Borrower has failed to satisfy a Condition Subsequent within the agreed upon timescales; or
- (f) if the LTV exceeds the LTV Limit at any time during the Loan Term; or
- (g) if the Interest Cover falls below the Interest Cover Limit (if any) on any date on which a Repayment is due and payable; or
- (h) the Borrower has breached the terms of any Security Document between the Borrower and Proplend Security Limited and has failed to remedy that breach within 7 days of receiving a written notice to do so; or
- (i) the Members' Agreement is terminated for any reason under Clause 15 of the Members' Agreement; or
- (j) a petition is presented, or an order made or an effective resolution passed for the winding up or dissolution or for the appointment of a liquidator of the Borrower; or
- (k) the Borrower ceases to pay its debts or is unable to pay its debts as they fall due or is deemed unable or admits its inability to do so or makes a general assignment for the benefit of or a composition with its creditors; or
- (l) the Borrower ceases to carry on its business in whole or in part; or
- (m) notice is given of an intention to appoint an administrator, a petition is filed or a competent court makes an order for the appointment of an administrator in relation to the Borrower; or
- (n) an encumbrancer takes possession or steps are taken for the appointment of an administrator or receiver or administrative receiver or manager or sequestrator over the whole or any substantial part of the undertaking or assets of the Borrower; or
- (o) any person who has provided a guarantee for the Loan or any part of a Loan disputes or threatens to dispute the enforceability of that guarantee or Proplend believes that a guarantee given by the Borrower to Proplend Security Limited has become unenforceable, and in either case, a replacement guarantee has not been provided to the satisfaction of Proplend Security Limited within 7 days of its request to do so; or
- (p) the Borrower or any person who has provided a guarantee for the Loan or any part of the Loan, being an individual, makes a voluntary arrangement with anyone that they owe money to, dies, becomes bankrupt or is legally declared by a court or relevant authority to have become non compos mentis; or
- (q) if any corporate body which has provided a guarantee for the Loan or any part of the Loan makes a voluntary arrangement with anyone that it owes money or any of the Events of Default detailed above occur in relation to it; or
- (r) a merger, share exchange or similar transaction occurs in which the holder(s) of a majority of the shares, rights or interests in the Borrower (in the case of any type of partnership) or of the outstanding equity securities of the Borrower or the Borrower's ultimate direct or indirect parent corporation or holding company immediately prior to such transaction hold less than a majority of the outstanding equity securities of the surviving or successor corporation immediately following the closing of such transaction; or
- (s) the Borrower sells, assigns or transfers all or substantially all of its assets or those of its ultimate direct or indirect parent corporation or holding company; or
- (t) any procedure or action, matter or thing analogous to all or any Event of Default above occurs in relation to the Borrower or any guarantor of the Loan or part of the Loan in any other jurisdiction.

5. Fees and Missed Payments

5.1 The Borrower shall pay to Proplend the Arrangement Fee, which will be deducted from the Loan Amount before it is transferred from the Proplend Client Money Account. The Borrower shall pay (if applicable):

- (a) an Exit Fee at the time of making the final Repayment; and
- (b) any Default Fee, Enhanced Default Fee and Further Enhanced Default Fee.

5.2 If the Borrower misses a Repayment or only partially pays a Repayment, the Lender authorises Proplend or the Collections Agency acting on the Lender's behalf to contact the Borrower to attempt to collect an amount equivalent to the outstanding Repayment and any additional fees and charges due under or in relation to these Loan Conditions.

5.3 The Borrower will be notified in advance via the Borrower's Proplend Account or directly of the nature or amount of the other fees or charges that may be charged by Proplend or the Collections Agency and added to the balance outstanding, which will also include all litigation, enforcement and recovery costs and expenses, on a full indemnity basis, including (but not limited to) legal fees and expenses, to cover litigation or enforcement of any Loan Contract to recover any outstanding Arrears of principal or interest thereof or of any costs or expenses.

5.4 The Borrower will be notified in advance via the Borrower's Proplend Account or directly if the nature or amount of any of the charges specified in Clause 5.3 changes.

5.5 Each party is responsible for any telecommunications charges, subscriptions or other charges payable for the time spent accessing www.proplend.com via the Internet or any wireless or other relevant network.

6. Novation

6.1 The Lender may freely novate the Loan Contract and all related rights under the Members' Agreement and any Security Document(s) to any other Member in accordance with Clause 5.8 of the Members' Agreement. The parties acknowledge that the Borrower has agreed in advance to any such novation pursuant to the Members' Agreement.

6.2 The Borrower's rights and obligations under a Loan Contract that has been novated shall not be adversely affected in any way whatsoever.

6.3 Other than as agreed under the Members' Agreement, a Borrower shall not be entitled to novate, assign or transfer any Loan Contract or any of its rights, title, interest or obligations under any Loan Contract.

7. Loan Account Information

7.1 Each party can access the details related to that party's own Loan Contract(s) in that party's own Proplend Account.

7.2 The records kept by Proplend in the Platform and the Platform Website shall be conclusive of the facts and matters they purport to record except where there is an obvious mistake.

8. Law applicable to the conclusion of a distance contract

The laws of England and Wales are the basis for the establishment of relations with you prior to the conclusion of the Loan Contract.

9. Law applicable to the Loan Contract

The Loan Contract is governed by and shall be construed in accordance with English law; and the parties submit to the exclusive jurisdiction of the English courts.

10. Language of this document, the Loan Contract and Communications

The Loan Contract and all related documentation are in the English language; and the parties undertake to communicate in English during the duration of the Loan Contract.

11. Notices

11.1 Any communication in writing under these Loan Conditions may be given by post to the last known postal address held by Proplend, or by one party to the other via Proplend, or (where allowed by Applicable Law) by posting information to the intended recipient's Proplend Account or on the Platform Website, in which case the information will be treated as received when it is so posted.

11.2 Communications sent:

(a) by post will be treated as received by you three Business Days after posting; and

(b) by email they will be treated as received immediately upon sending, so long as the sender does not receive notice of non-transmission or non-receipt.

12. General

12.1 If any part of the Loan Contract that is not fundamental is found to be illegal or unenforceable, such finding will not affect the validity or enforceability of the remainder of the Loan Contract.

12.2 Any waiver by either party of a breach of any provision of the Loan Contract shall not be considered to be a waiver of any subsequent breach of the same, or any other, provision.

13. Definitions

In these Loan Conditions the following capitalized words shall have the following meanings:

"Arrangement Fee" means the fee payable by the Borrower under Clause 10.1 of the Members' Agreement (and Clause 5.1 of these Loan Conditions), the amount of which is specified in the Loan Summary;

"Arrears" means a Repayment is overdue by more than 5 Business Days;

"Borrower" means the entity identified as the Borrower in the Loan Contract;

"Broker Fee" means any fee that the Borrower has agreed to pay to a third party broker for introducing the Borrower to Proplend, and that the Borrower has requested to be paid from the proceeds of the amount borrowed via the Platform;

"Business Day" means any day (other than Saturdays and Sundays and Bank Holidays) when clearing banks are open for business in London;

"Collections Agency" means such collections agency as is nominated by Proplend and whose details have been provided to the Lender and the Borrower;

“Condition Precedent” has the meaning given in Clause 3.14 of the Members Agreement (Condition Precedents are stated in the Loan Request);

“Condition Subsequent” means any outstanding Condition Precedent which Proplend or its legal counsel has specified in writing to be a condition of Drawdown;

“Default Fee” means a 1% fee (of the Gross Loan amount) payable by the Borrower to Proplend if the full amount outstanding under the Loan Contract is not repaid within three (3) months after the expiry of the Term;

“Default Interest Rate” means the rate specified as such in the Loan Contract;

“Drawdown” means the disbursement of the Loan Amount by Proplend under Clause 2.1;

“Drawdown Request” means a notice substantially in the form specified;

“Event of Default” means an event as defined in clause 4.2.

“Exit Fee” means a fee payable by the Borrower on making the final Repayment, the amount of which is specified in the Loan Summary;

“Enhanced Default Fee” means a 1.5% fee (of the Gross Loan amount) payable by the Borrower to Proplend if the full amount outstanding under the Loan Contract is not repaid within six (6) months after the expiry of the Term;

“Further Enhanced Default Fee” means a 2% fee (of the Gross Loan amount) payable by the Borrower to Proplend if the full amount outstanding under the Loan Contract is not repaid within nine (9) months after the expiry of the Term;

“Interest Cover” means as at each Repayment Date, the gross rental income payable to the Borrower under the lease(s) over the Property(s), divided by the total gross interest payable under all the Borrower’s Loan Contracts in respect of the Total Loan Amount, for the period commencing on the date of such Loan Contracts up to the Repayment Date.

“Interest Cover Limit” means the number specified in the Loan Summary, which equates to the minimum Interest Cover permissible at any time during the Term.

“Interest Reserve” means the equivalent of the number of Repayments specified in the Special Conditions of the Loan Contract to be held by Proplend in the Proplend Client Money Account pending any claim under Clause 2.6 of these Loan Conditions;

“Lender” means the person identified as the Lender in the Loan Contract (including, in the event of novation, the person identified as the Lender in the new Loan Contract arising from the novation);

“Loan Request” means a request to borrow money via the Platform according to the form and processes specified in the Borrower’s Proplend Account and in accordance with the terms of the Members Agreement;

“LTV” means the proportion (expressed as a percentage) which the Total Loan Amount bears to the market valuation of the Property(s), such market value being determined by the most recent Valuation in respect of that Property(s);

“LTV Limit” means the percentage specified in the Loan Summary, which equates to the maximum LTV permissible at any time during the Term;

“Nominated Bank Account” means a bank or building society account based in the UK (or other country as approved in writing by Proplend) and opened in the name of the Lender or the Borrower, as the case may be;

“Offer” means an offer to lend money via the Platform in response to the Borrower’s Loan Request;

“Priority” has the meaning given to it in Clause 5.4 of the Members’ Agreement;

“Property” has the meaning given in Clause 3.4 of the Members’ Agreement;

“Proplend” means Proplend Ltd, a company incorporated and registered in England and Wales with company number 08315922 and whose registered office is at 20-22 Wenlock Road, London N1 7GU;

“Proplend Account” (also referred to on the Platform as a “Dashboard”) means a data account in the name of the Lender or the Borrower, as the case may be, in Proplend’s systems;

“Proplend Client Money Account” has the meaning given to it under Clause 4.1 of the Members’ Agreement;

“Proplend Security Limited” means the company incorporated and registered in England and Wales with company number 8620117 and whose registered office is at 20-22 Wenlock Road, London N1 7GU;

“Retained Interest” means, in the case of ‘Bridge’ and VAT Loans, the full amount of interest due under the Loan Contract;

“Repayment Date” has the meaning given to it in the Loan Summary (and each Loan Contract covered by that Loan Summary);

“Security Document” has the meaning given to it in Clause 1.3 of the Members’ Agreement;

“Platform” means the Platform, details of which are set out in the Members’ Agreement;

“Platform Website” means a website maintained by Proplend and accessible via <http://www.proplend.com>;

“Valuation” has the meaning given in Clause 3.8 of the Members’ Agreement;

“Valuer” has the meaning given in Clause 3.9 of the Members’ Agreement.

Signed by (LENDER)	
for and on behalf of	
Signature	
Date	

Signed by (BORROWER)	
for and on behalf of	
Signature	
Date	