Bridging Finance

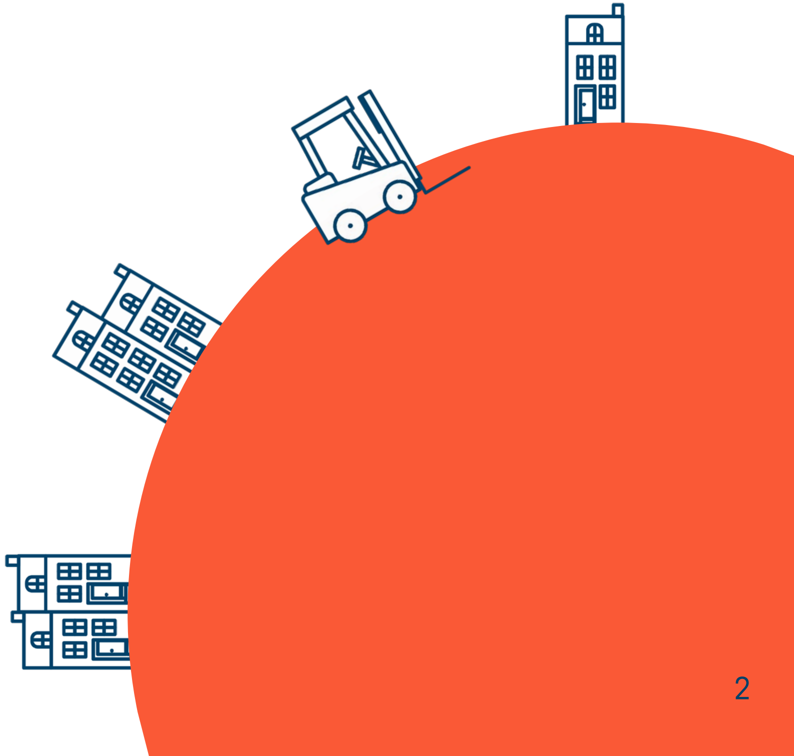
Introducer Guide

Who we are

Founded in February 2002, we have delivered over £19bn of funding already to SMEs through our range of flexible funding solutions.

As a part of the Tavistock Group, an international private investment company founded by Joe Lewis more than 40 years ago and built on a core philosophy; to strive for excellence in everything and value long-term relationships, we are a differentiated funding partner.

We combine the strengths of a traditional lender with the flexibility and simplicity of an independent specialist and we have the desire to support SMEs with the asset-based lending solutions they need to navigate the many opportunities and challenges that lie ahead.



A Tavistock Group company

More than 200 companies across 10 countries in three core sectors

Financial Services

ULTIMATE FINANCE

25 CAPITAL PARTNERS

Real Estate

ALBANY BAHAMAS

LAKE NONA

AA CO THE ART OF AUSTRALIAN BEEF

Sport & Leisure

TOTTENHAM HOTSPUR

Mitchells & Butlers

TRC TAVISTOCK RESTAURANT COLLECTION

Bridging Finance that beats the clock

Where property is concerned, speed is everything. We're able to have a decision in principle within 24 hours.

A Bridging Loan for every ambition

Purchase – helping towards a new investment purchase

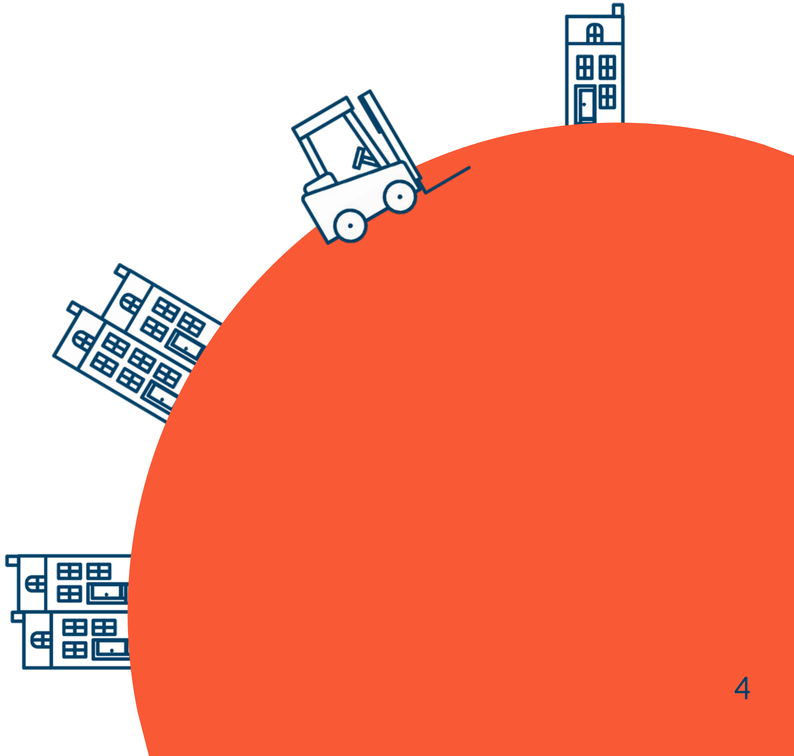
Development Exit – provides a refinance to a development finance facility where the project is 100% completed or only has minor snagging remaining

Development Finish & Exit – provides a refinance to a development finance facility, but with works remaining to the property. The facility then allows for funding of up to 100% of the remaining works, and, once completed, the release of the equity against the uplift in value

Refurbishment – provides funds to purchase and/or complete a refurbishment project. The facility also allows for funding of up to 100% of the works for the refurbishment project, and, once completed, the release of the equity against the uplift in value

Optimise – perfect for experienced property investors looking to borrow between £100k and £750k for residential properties where speed is critical. Uses an online streamlined application and underwriting process, using instant valuations and dual representation to enable quick, data driven decisions with ease

Other facility uses – capital raise against an investment portfolio or unencumbered assets



Core Bridging Finance criteria for residential properties

Location	England, Scotland and Wales
Term length	1 – 18 months
Loan size	£100k - £4m
Security	First registered legal charge on residential assets
Loan to Value	Up to 75% of Open Market Value
Below Market Value	Up to 100% of purchase price subject to clear rationale for discounted purchase price and / or value uplift
Rate*	From 0.74% per calendar month – product type dependent
Interest	Serviced, part-serviced, or fully retained
Fees	2% arrangement fee, broker fee up to 1.5%
Early repayment	2% fee of total outstanding for first 3 months of term only
Valuation	Addressed to Ultimate Finance and within past 3 months
Borrower residency	UK and non-UK residents if though a UK limited business or SPV
Credit profile	Adverse credit considered if clear explanation provided. May affect rate or ability to lend to the borrower

**Rates and prices correct as at 02/09/2026*

Purchase Bridge

Standard Purchases

Designed to support a new investment purchase

- ✓ Up to 75% LTV of Open Market Value
- ✓ From 0.79% PCM up to 65% LTV, 0.84% PCM up to 75% LTV*
- ✓ Personal Guarantee:
    - ✓ <65% LTV: limited to 25%
    - ✓ 65-75% LTV: limited to 50%
    - ✓ Subject to net worth and experience criteria

Below Market Value

- ✓ Up to 100% of purchase price
- ✓ Up to 90% net loan to purchase price: from 0.94% up to 65% LTV, 0.99% up to 75% LTV*
- ✓ 90-100% net loan to purchase price: from 1.09% up to 65% LTV, 1.14% up to 75% LTV*
- ✓ Unlimited PG required

Title Split

- ✓ Up to 100% of purchase price
- ✓ Up to 90% net loan to purchase price: from 0.94% up to 65% LTV, 0.99% up to 75% LTV*
- ✓ 90-100% net loan to purchase price: from 1.09% up to 65% LTV, 1.14% up to 75% LTV*
- ✓ Unlimited PG required

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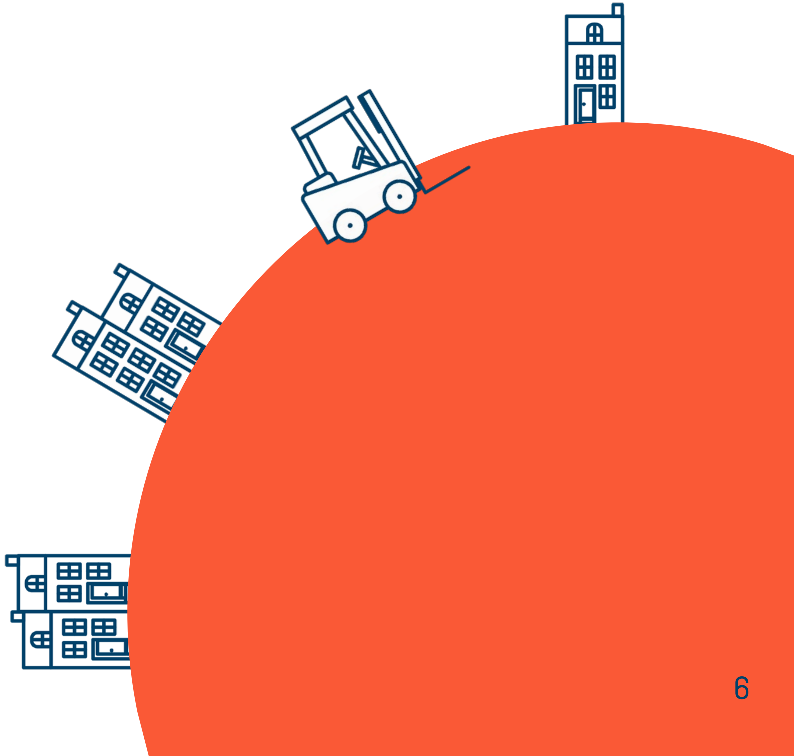

Development Exit

Provides refinancing of development facility where project is completed or minor snagging remaining

- ✓ Must be a completed asset or with a maximum of £50k works remaining – kitchens must be fitted and utilities connected
- ✓ Net sale proceeds to be utilised towards de-leveraging of loan:

Loan to Value (LTV)	% of net sales proceeds retained by Ultimate Finance
75%	100%
70%	100%
65%	100%
60%	85%
55%	85%
50%	85%

- ✓ Up to 75% LTV of Open Market Value
- ✓ From 0.74% PCM up to 65%, 0.79% PCM up to 75% LTV*
- ✓ Personal Guarantee:
  - ✓ <65% LTV: limited to 25%
  - ✓ 65-75% LTV: limited to 50%
  - ✓ Subject to net worth and experience criteria

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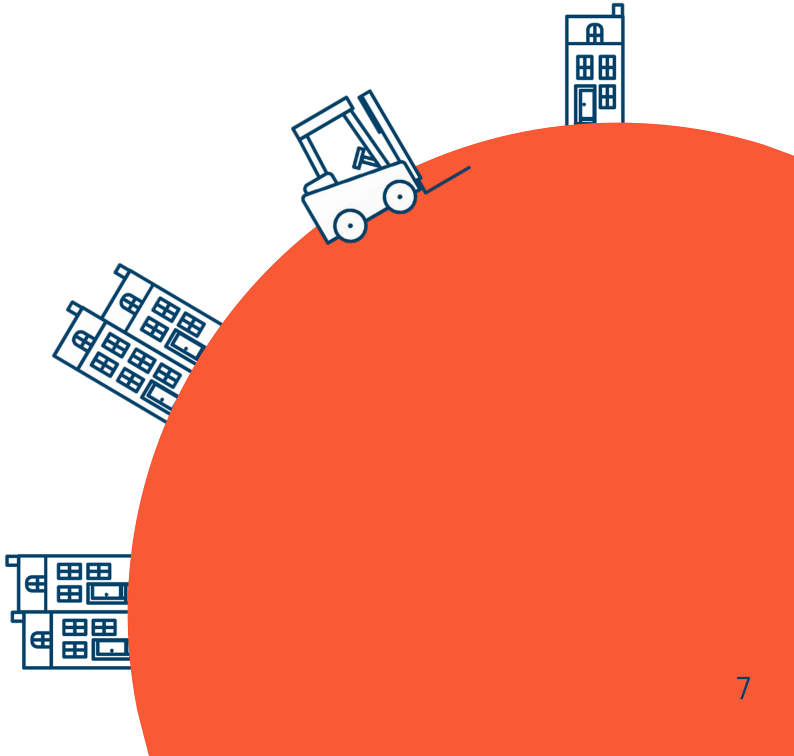

Development Finish & Exit

Designed to help developers not yet at the end of a development project where they require a refinance and funds towards the completion of works – project must be wind and watertight

- ✓ Up to 75% LTV of Open Market Value
- ✓ From 0.89% PCM up to 65%, 0.94% PCM up to 75% LTV* where remaining works <£100k
- ✓ From 0.94% PCM up to 65%, 0.99% PCM up to 75% LTV* where remaining works >£100k
- ✓ Personal Guarantee:
  - ✓ <65% LTV: limited to 25%
  - ✓ 65-75% LTV: limited to 50%
  - ✓ Subject to net worth and experience criteria
- ✓ Funding up to 100% of remaining works in arrears (must only be up to 50% of total build costs and cannot include structural works), subject to a maximum overall lend of 70% LTGDV
- ✓ Equity release option when the project is completed, against subject to a maximum 75% LTGDV
- ✓ Day 1 cap release available to be used on project:
  - ✓ Subject to a maximum of the next 2 months' cost of work
  - ✓ Subject to PG and experience
  - ✓ No adverse credit
  - ✓ Open Banking consent mandatory

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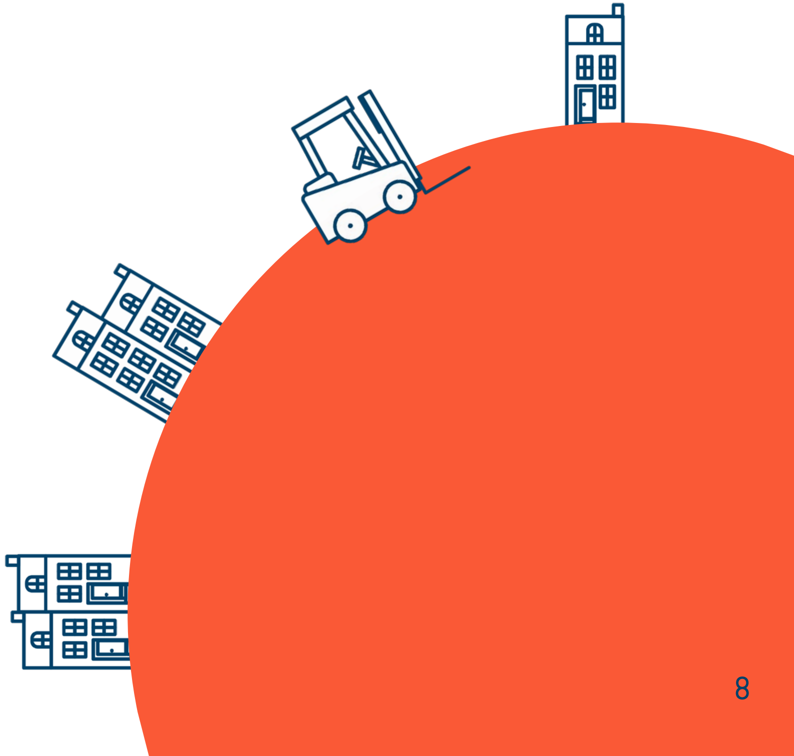

Refurbishment

Designed to assist developers with the initial purchase of a property in addition to funding for the light/medium refurbishment of the property

Light touch refurbishment

- ✓ Moderate requirement (less than 4 months after completion)
- ✓ Works funded up to 20% of current "as is" day 1 value or £100k maximum
- ✓ Up to 85% gross LTV or 70% gross LTGDV on day 1
- ✓ Open Banking consent required
- ✓ From 0.89% PCM up to 65% LTV, 0.94% PCM up to 75% LTV*

Light refurbishment

- ✓ Moderate to large requirement (less than 6 months after completion)
- ✓ Works funded up to 30% of current "as is" day 1 value or £200k maximum
- ✓ From 0.89% PCM up to 65% LTV, 0.94% PCM up to 75% LTV*

Medium refurbishment

- ✓ Larger requirement (less than 9 months after completion)
- ✓ Works funded up to 50% of current "as is" day 1 value or £500k maximum
- ✓ From 0.94% PCM up to 65% LTV, 0.99% PCM up to 75% LTV*

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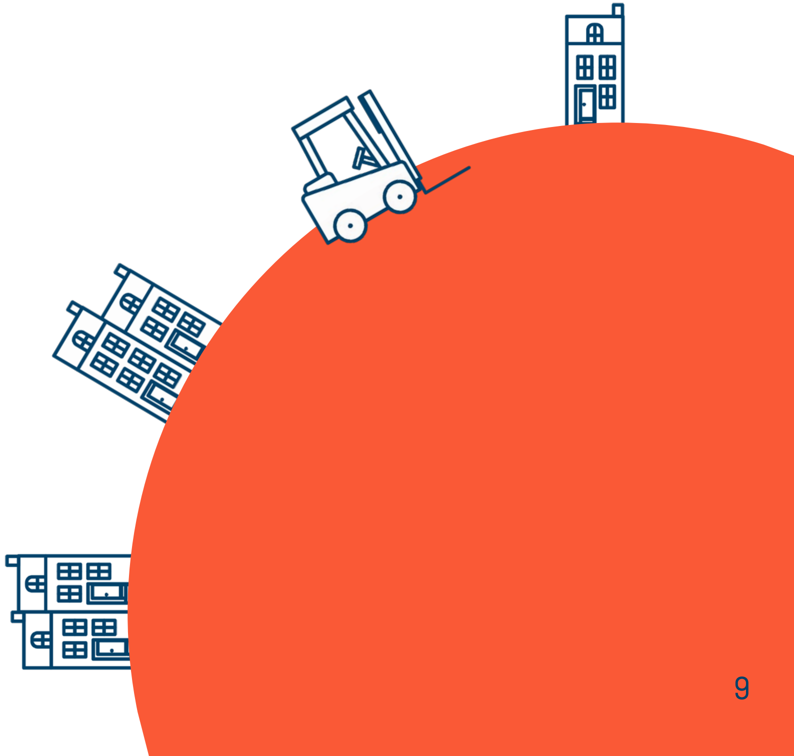

Optimise

Designed to assist developers with speedy funding between £100k and £750k, using an online streamlined application and underwriting process, with instant valuations and dual representation.

- ✓ From £100k to £750k (Maximum loan size outside of Greater London is £500k)
- ✓ Term from 1 to 18 months
- ✓ Gross LTV based on confidence level of AVM
- ✓ Valuation via Hometrack AVM report or Desktop valuation report
- ✓ Rates from 0.84% PCM up to 70% Gross LTV, 0.89% PCM up to 75% Gross LTV, 0.99% PCM for borrower funded refurbishment, 1.04% PCM up to 90% LTPP BMV
- ✓ Dual representation up to £500k to reduce friction
- ✓ Perfect Title insurance can be used in all cases to speed up completion times

Desktop Valuation required for*

- ✓ Gross LTV above 70%
- ✓ Bungalows, barn conversions and small MUFBS
- ✓ Refurbishments
- ✓ BMV transactions with a confidence score below 6

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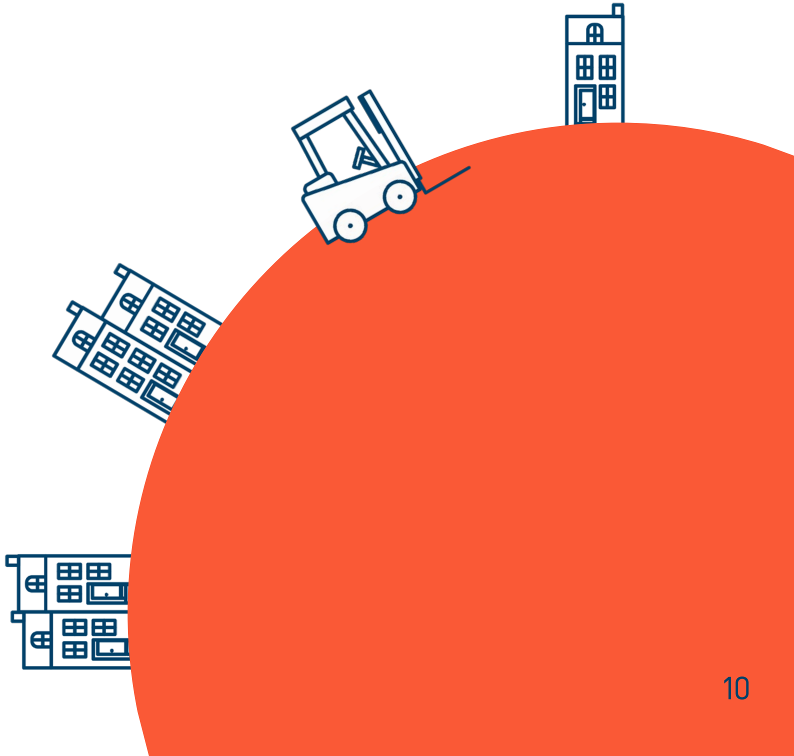


Optimise – Portfolio Purchase

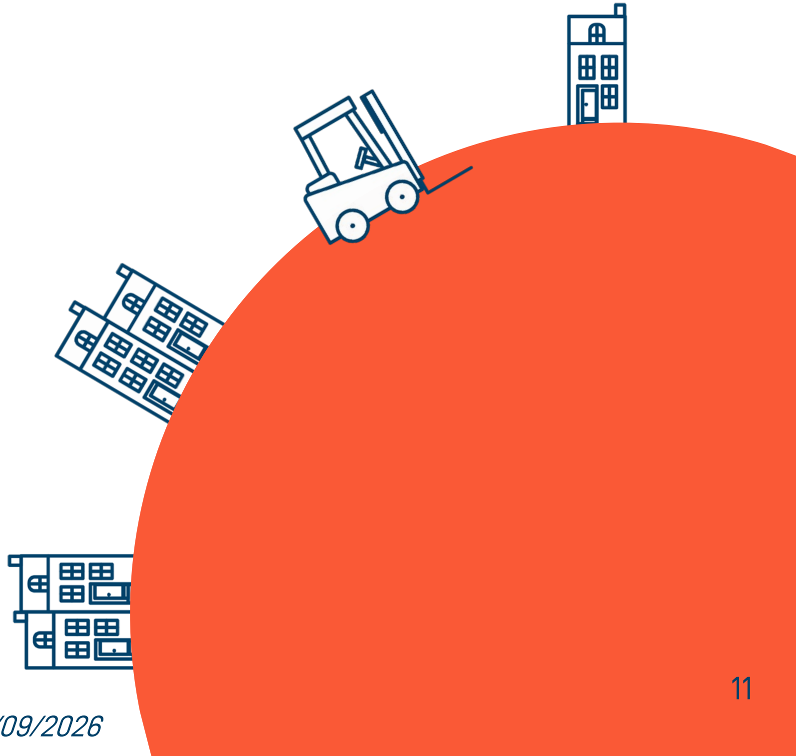
Designed to support developers with portfolio purchases up to £4m, using the same streamlined online application and underwriting process as standard Optimise for maximum speed and efficiency, with facilities up to £4m where portfolios complete simultaneously.

Standard Purchase

- ✓ Loans from £100k - £4m
- ✓ Standard Optimise pricing applies
- ✓ Maximum lend per property is £500k or £750k in London
- ✓ 100% AVM or desktop valuation
- ✓ Up to 75% LTV on Open Market Value (OMV)
- ✓ Subject to net worth and experience criteria
- ✓ Must be a homeowner or hold a portfolio

Below Market Value Purchase

- ✓ Loans from £100k - £4m
- ✓ Standard Optimise pricing applies
- ✓ Maximum lend per property is £500k or £750k in London
- ✓ Up to 100% AVM or desktop valuation
- ✓ Up to 90% LTPP
- ✓ Must own 3 investment properties and have a net worth of 50% of the net loan. *If this is not met, we can look at a hybrid Desktop+/Red Book approach*



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Why Ultimate Finance

Speed

- ✓ Clear and speedy processes
- ✓ Decision in principle within 24 hours

Flexibility

- ✓ Funding up to 100% of the purchase price for Below Market Value purchases
- ✓ Funding up to 100% of costs of required finishing or refurb works
- ✓ Equity release solutions available

Service

- ✓ Dedicated Regional Director to make things seamless from start to finish
- ✓ Access to funding experts, skilled underwriters and product specialists
- ✓ Rated 5/5 on Trustpilot

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