

Bridging Finance

Introducer Guide



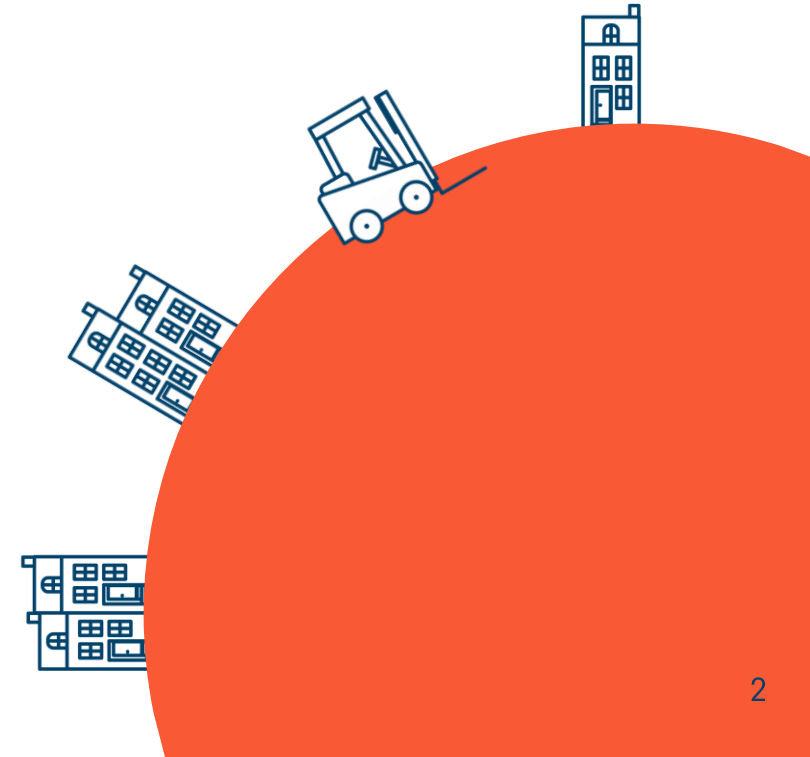
Who we are



Founded in February 2002, we have delivered over £17bn 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

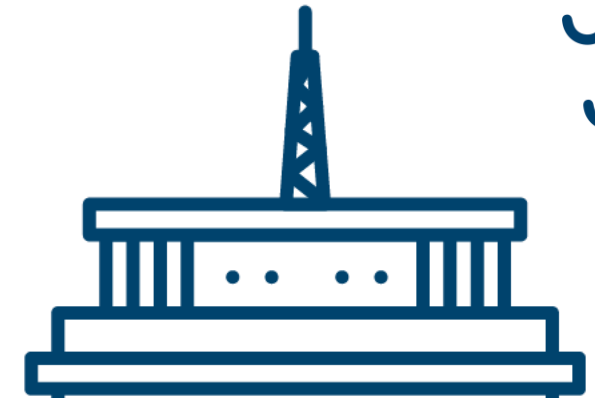
More than 200 companies across 10 countries in three core sectors



Financial Services



Real Estate



Sport & Leisure



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, and a fully credit backed offer within 72 hours.

A Bridging Loan for every ambition

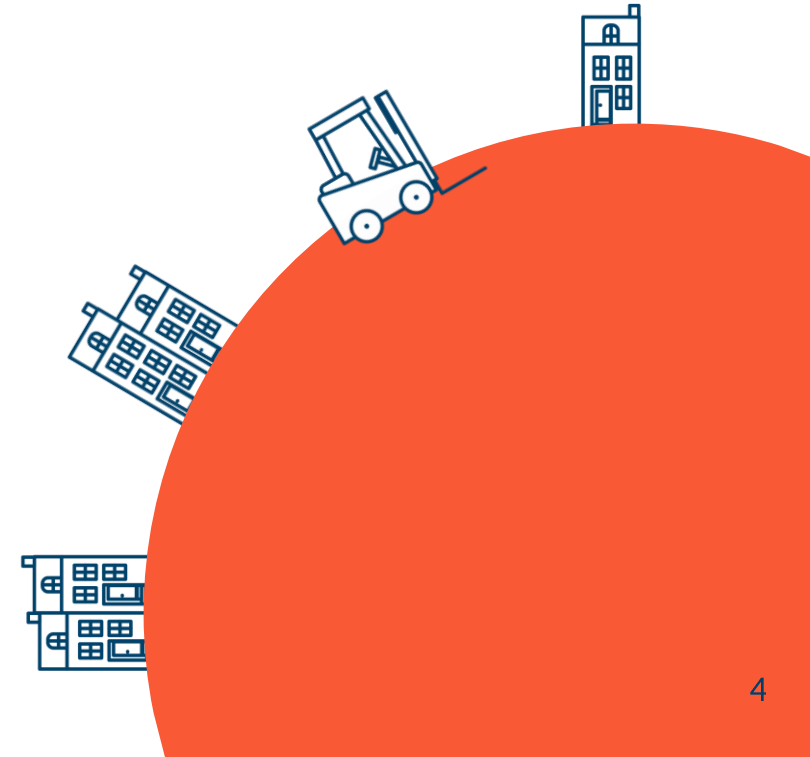
Purchase – helping towards a new investment purchase

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

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 0.79% 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 29/09/2025*

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

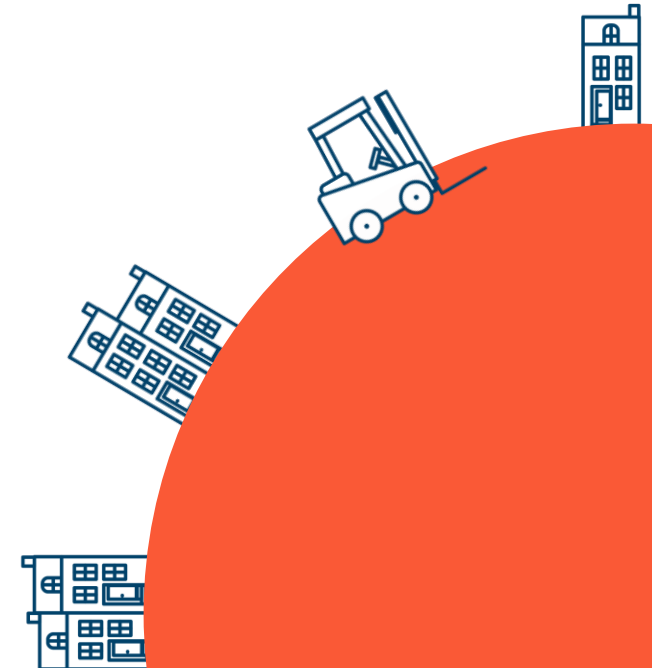
Below Market Value

- ✓ 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



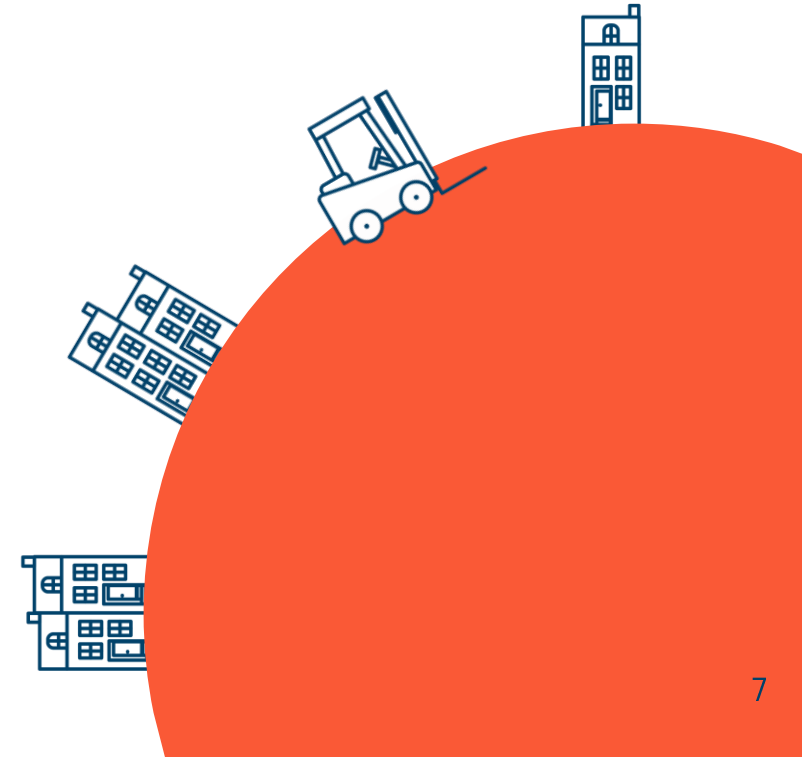
Provides refinancing of development facility where project is completed or minor snagging remaining

- ✓ 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 0.79% PCM up to 65%, 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

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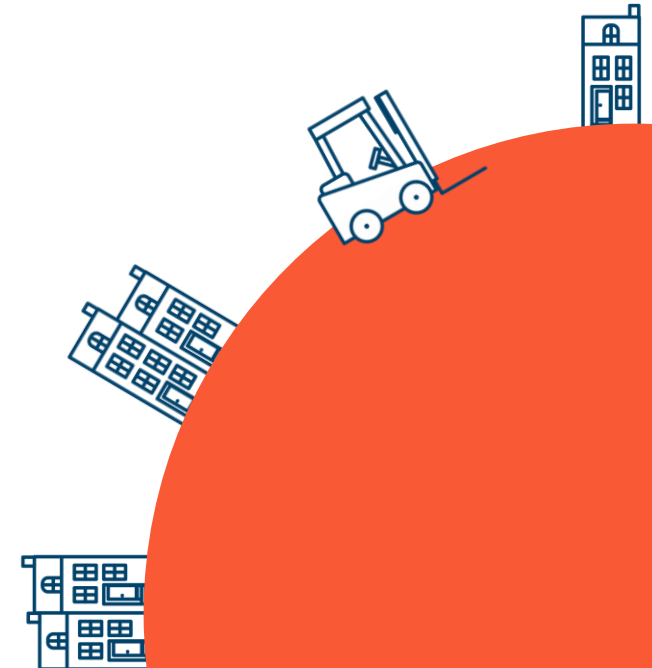
Development Finish & Exit



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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Why Ultimate Finance



Speed

- ✓ Clear and speedy processes
- ✓ Decision in principle within 24 hours
- ✓ Fully credit backed offer within 72 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 4.9/5 on Trustpilot



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FINANCE