

ABOUT SECURED LENDING

Secured Lending Limited (“SL” or “the Company”) is a specialist company providing short and medium-term lending solutions to small and medium-sized enterprises in the energy or infrastructure sectors. The Company has a target growth of 4-5% per annum.

ABOUT ARMSTRONG

Armstrong is an experienced London-based asset manager focused on the impact investment sector in the UK. To date, Armstrong has raised and managed over £140m in loan note funding.

INVESTMENT POLICY AND STRATEGY SUMMARY

Secured Lending has been established to provide shareholders access to a diverse portfolio of lending opportunities. Loans by SL may be in the energy or infrastructure sectors. In order to reduce the risk to capital, any loan that SL makes will be secured against the relevant assets.

OUTLOOK

The Company and its Board have set a target to deliver long-term growth of the Net Asset Value (“NAV”), with an annual target of 4-5%. Armstrong consider the pipeline for SL to be strong in all its target sectors. The Company has made loans of more than £29 million since 2014 with no defaults or impairments.

KEY FACTS

AS AT 30 SEPTEMBER 2021

Share Price

£1.11

Target Growth

4-5% per annum

Fees

1.5% of NAV (per annum)

Manager

Armstrong Capital Management (“Armstrong”)

Auditors

Lubbock Fine

Security Trustee

Loan Note Debentures Limited

Legal Advisors

Michelmores LLP

Commenced Trading

May 2014

| CURRENT PORTFOLIO | SECTOR | AMOUNT (£) | INTEREST RATE |
|-----------------------------|-----------------------|------------------|---------------|
| UNA St Ives | Leisure / Real Estate | 1,755,750 | 7.0% |
| Knoll House | Leisure / Real Estate | 500,000 | 10.0% |
| UK Operating Solar | Solar | 400,000 | 6.5%-7.0% |
| UK Residential Developments | Real Estate | 400,000 | 8.0% |
| TOTAL | | 3,055,750 | |



The key investment considerations for the investors are summarised below. The investor guide of Secured Lending should be referred to for finer details of the investment including the relevant risks.

INHERITANCE TAX & CAPITAL GAINS TAX

Business Property Relief (BPR)

- 100% Inheritance Tax (IHT) relief is given on transfers of business assets which have been owned for at least two years and the business is trading.

Capital Gains Tax (CGT)

- Capital Gains within the annual allowance of £12,300 are tax free. Gains in excess of this are taxed at 10% for basic rate taxpayers. Any amount over the higher rate threshold will be taxed at 20%. CGT is not paid on death.

FEES

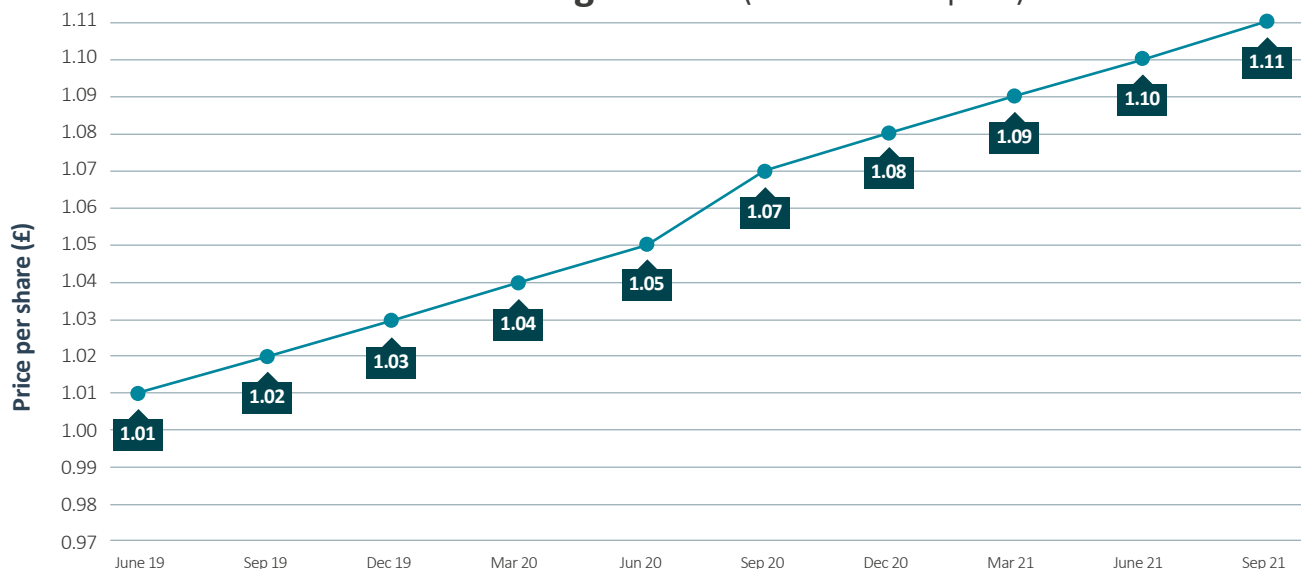
- Non Beringea investors in the Company will be charged an initial fee of up to 4%. The initial fee will be added to the subscription price and will cover all administration costs of the capital raise and stamp duty, where applicable.
- Armstrong will charge an annual management fee of up to 1.5% of the net asset value of the Company for managing the assets and providing full financial and administrative services.
- Further details on fees are outlined in the fees section of the detailed investor guide.

LIQUIDITY

It is the intention that the Company will offer shareholders regular liquidity to allow shareholders to redeem their investment in full or in part. The Company will seek to facilitate liquidity on a quarterly basis, subject to the availability of funds to do so.

Secured Lending is targeting annual growth in share price of 4-5%. This rate of growth has been achieved since Secured Lending commenced issuing new equity in May 2019 where the share price has increased from £1.00 in May 2019 to £1.11 in September 2021.

Secured Lending Limited (Historic share price)



IMPORTANT NOTICE

Your capital is at risk. Past performance and projected performance is not an indication of future performance. You may lose some, all or part of your original capital invested. Tax treatment depends on the individual circumstances of each investor and may be subject to change. The availability of tax reliefs depends on the company maintaining its qualifying status. Investments in smaller companies will normally involve greater risk or volatility than investments in larger, more established companies. Please refer to the Investor Guide and seek independent financial, legal and tax advice before investing.

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