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Other Announcements

Just Bridging Loans Plc

JBL

Implementation of Business Plan

please find attachment

Attachment:

1. **JBL**

Non Regulated

Publication Date: 22/01/2021

Business Implementation Plan

Just Bridging Loans Plc Business Implementation Plan

Just Bridging Loans Plc (the "Company" or "JBL") continues to implement its business plan as stated in the Admission Document dated December 2015. This plan has not materially changed since last disclosed to the Cyprus Stock Exchange, and despite the impact of COVID-19, has made good progress.

JBL is a responsible specialist lender to the UK commercial property sector and specialises in second charge commercial bridging loans.

The Company works in partnership with professional brokers, other lenders and intermediaries offering flexible bridging solutions. Although the loans granted are always secured against real property, the nature of the loans provided by the Company to businesses means that they are classified as higher than normal risk. As such, these loans generate a higher rate of return. JBL will generally seek a return of at least 18% per annum on its loans. Other bridging lenders are only able to lend a maximum of 70% of the value of the particular property. JBL will lend up to the additional 30% of the property value by a second charge and by the Group's assessment of the business of the property owner and its overall creditworthiness together with that of its director/shareholders. The Company always seeks security of at least 100% of the loan but not necessarily from the subject property.

Prior to lending, each customer must meet the criteria set out in a comprehensive underwriting process which has been developed by JLG Group plc (parent company of Just Bridging Loans plc) to highlight the likely success of each business and its Directors.

This platform engages a unique and unparalleled level of predictive business data analysis, personal behavioural characteristics and credit intelligence. This is proving to be a major competitive advantage as it drives a comprehensive underwriting process, enabled by the latest technology, leveraging a wide variety of current and historical data points, many of which are not used by traditional banks or other lenders.

Customers who choose the Company demand quick and seamless decision making which is currently difficult to obtain through traditional banking options. The speed at which unsuitable borrowers can be identified and rejected ensures lower costs are incurred as part of the lending process.

The Directors of the Issuer accept responsibility for the contents of this announcement.

FOR FURTHER INFORMATION PLEASE CONTACT:

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