

## Business Lending Secured Income Fund SEDOL B5NX7J8 ISIN GB00B5NX7J83

Welcome to issue 4 of your fund newswire. Whilst everybody else was watching the Royal Wedding or sitting in the garden enjoying the unseasonably warm weather, your fund has been busy...

- We expanded into the offshore market with the launch of Jersey based BLSI IC
- We developed our new brands for 'BLG Investor Funds' & 'BLG Development Finance'
- And to support our continued growth, we welcomed 2 members of staff
- Our second dividend was paid on time and on forecast.

## Fund finance highlights:

### Significant funding opportunities:

We're pleased to report that appetite for our product is strong. Our New Business team are receiving significant project financing opportunities with over 10 new deals a week being reviewed and an active pipeline over £35 million of deals progressing to funding. We've also experienced a surge of applications for central London, which is why we've focused our case study on this location.

### Payment of the second dividend as forecast:

Our second quarter closed in profit on the 30th April and the 9.1% p.a. dividend payment was made as forecast and on schedule on the 14th May.

## May's project case study:

### BLSI Fund provides finance for a London city centre contemporary rooftop development

In April your fund provided finance for a range of good quality development projects. Here is an overview of one of our latest schemes:

- A new loan of £620,000 / maximum 62% LTV
- Providing accommodation of 7 high quality apartments
- 3 of the 7 units pre-sold and with solicitors
- Located in a very popular district just north east of London's City financial district
- The development has a "Urban Cool" design embracing the building's industrial past with a modern contemporary architecture
- The borrower is a Developer Partner with an excellent experience and track record.

Our lending team receive many similar good quality enquiries each week from our ever-growing list of developer partners.

***There are many opportunities for growth & investment with the BLSI Fund.***





BLG

Investor  
Funds

## Launch of the The Business Lending Secured Income IC

A Jersey based cell company authorised by the Jersey Financial Services Commission has been launched which will place invest in the UK Business Lending Secured Income Limited Partnership. Working with our Jersey fund administrators Herald Fund Services we can now offer offshore investors and overseas bonds the advantage of the 9.1% yield with the additional benefit of the legitimate tax planning.

## We're growing - we're rebranding...

With the growth and success of the Business Lending Secured Income Fund the board felt it was time to refresh the brand and differentiate our twin commitment to both investors and our developer clients.



BLG

Investor  
Funds

BLG Investing brand for our Investor & IFA  
partners



BLG

Development  
Finance

BLG lending brand for our Developer partners

The next phase of our rebrand is to develop our website and documentation to ensure we're meeting the needs of our partners. If you have any thoughts or suggestions, we'd appreciate your feedback. You can contact our marketing team at [anna.bennett@business-lending.co.uk](mailto:anna.bennett@business-lending.co.uk)

---

Important Notice: This Newsletter is for the use of Professional Advisors and existing Investors only, it is not to be presented to potential investors. It does not represent any offer for subscription. For full details of the Fund and its objectives, Advisers should refer to the Information Memorandum. Particular importance should be attached to those sections marked Risk and Risk warnings. The value of investments may go down as well as up and investors may not get back all they invested. Property is illiquid and so the return of funds to investors may be delayed beyond initial expectations. Terms and Conditions: For the purpose of compliance with the UK Financial Services and Markets Act 2000 ("FMSA"), this material is communicated by Business Lending Fund Management Limited; and the content of this financial promotion has been approved for the purposes of section 21 of the FSMA by Park Caledonia Capital Limited ("Park Caledonia") which is authorised and regulated by the Financial Services Authority (FSA) under FSA registration no. 402192 and has its registered office at Erskine House, 4th Floor, 68 – 73 Queen Street, Edinburgh, EH2 4NR. The limited partnership and the unit trust (collectively either the "Fund" or the "Schemes") are unregulated collective investment schemes as defined by the FSMA. The Schemes have not been authorised or otherwise approved by the FSA and, as unregulated collective investment schemes, cannot be marketed in the UK to the general public. The Fund described in this flyer is exempt from the scheme promotion restriction (in Section 238 of FSMA) on the communication of invitations or inducements to participate in unregulated schemes on the grounds that such invitations or inducements will be issued in the UK only to restricted categories of recipients. Interests in the Fund are only available to such categories of person described in the Information Memorandum and no other person should read, disclose, circulate or rely on the content of the Information Memorandum for the Fund.

For further information contact: Park Caledonia Capital Limited, Hillgate House, 26 Old Bailey, London EC4M 7HW Tel: 020 7429 2700

