



INVESTOR BROCHURE

PROPERTY
BRIDGES
DEVELOPMENT FINANCE

STATISTICS

PUBLISHED OCT 2021

€16,518,235

TOTAL MONEY LENT

28

PROJECTS

48

OFFERINGS

€640,765

TOTAL INTEREST REPAID



100%

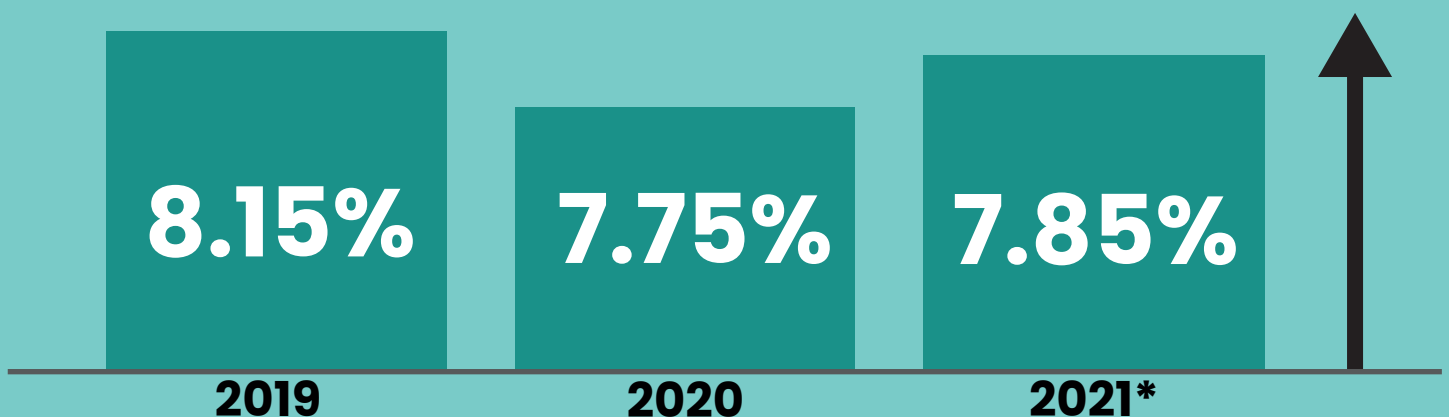
CAPITAL RETURNS



4610

LENDERS

HISTORICAL RETURNS



*Ytd 08 Mts

PROPERTY
BRIDGES
DEVELOPMENT FINANCE

DEVELOPMENT LOAN

EXAMPLES

- *Social Housing* – With a full contract in place with an AHB or County Council, we offer rates of 6.5% p.a. In the Great Dublin Area, we will fund at a letter of offer stage.
- *Gearing of up to 85% LTC* (includes site purchase and development funding)
- *Open Market Sale* – On projects with no social exit, we look for presales in advance of funding.



CAVAN

Loan Type	Development
Units	4
Prop. Type	New Build
Offer Type	Debt
Term	12 Months



SHERLOCK WALK,
WATERFORD

Loan Type	Bridging
Units	21
Prop. Type	New Build
Offer Type	Debt
Term	7 Months



PALLASKENRY, LIMERICK

Loan Type	Development
Units	16
Prop. Type	New Build
Offer Type	Debt
Term	18 Months



TRAMORE, WATERFORD

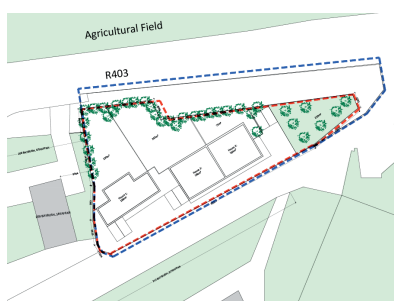
Loan Type	Development
Units	69
Prop. Type	New Build
Offer Type	Debt
Term	24 Months

PROPERTY
BRIDGES
DEVELOPMENT FINANCE

BRIDGING LOAN

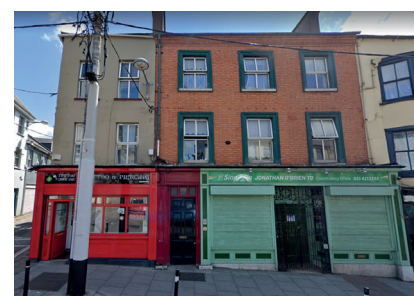
EXAMPLES

PROPERTY
BRIDGES
DEVELOPMENT FINANCE



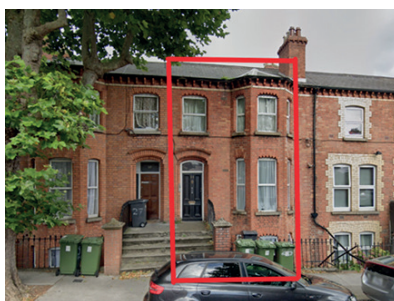
STRAFFAN

Loan Type	Bridging
Purpose	Planning bridge
Prop. Type	New Build
Offer Type	Debt
Term	18 Months



SHANDON STREET, CORK

Loan Type	Refurb
Purpose	Renovation
Prop. Type	Refurb
Offer Type	Debt
Term	4 - 14 Months



DRUMCONDRA

Loan Type	Bridging
Purpose	Pre63 renovation
Prop. Type	Commercial
	Mortgage
Offer Type	Debt
Term	24 Months



BALLINAMORE

Loan Type	Bridging
Purpose	Development
	working capital bridge
Prop. Type	New Build
Offer Type	Debt
Term	14 Months

ABOUT US

THE PROBLEM

Raising development finance has never been tougher, as traditional lenders pulled out of the market in the wake of the global financial crisis.

At the same time, bond yields are at all-time lows, creating a major problem for investors who depend upon these yields for income. Despite the general shift towards online investing, property remains a traditional asset class that can be hard to access.

THE SOLUTION

Property Bridges is an online peer-to-peer platform connecting investors directly with experienced property developers. This unlocks the property market for investors and provides a major source of non-bank finance to the construction sector.

We minimise risk by undertaking a thorough due diligence process, taking 'first legal charge' security over the physical asset. Most importantly we provide investors the yield they crave, offering returns of between 8-10 per cent.

THE PRODUCT

We provide development finance:

Loan Size: €500K - €10 M.

Term: 3 months - 36 months.

Security: First Charge

LTC: From 75% to 90%

Location: Throughout Ireland

COMPETITIVE ADVANTAGE

Our direct investment structure removes intermediaries, increasing the speed of funding and reducing the indirect costs of borrowing. This allows us to go after moderately sized deals that other lenders cannot service in a cost-effective manner due to deployment targets and the avoidance of performance drag. Furthermore, these deals provide a number of advantages for our lenders; lower entry levels, broader diversification and shorter time horizons.

GROWTH PLANS

We plan to offer different products within the Irish market such as site acquisition, refurbishment and bridging finance. We will expand into other European countries that are undergoing similar difficulties with development finance.

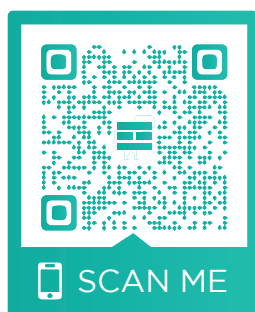
OPPORTUNITY FOR YOU

This provides you with a great opportunity to earn an excellent return on your money and help new housing development in your local community and nationwide.

We have a steady stream of diverse follow-on projects in the pipeline.

To lend on these loans please sign up to the platform at www.propertybridges.com and submit your details.

If you are a potential borrower, please contact us at the email address or phone number below.



CONTACT

Property Bridges Team
team@propertybridges.com
(01) 549 4546
www.propertybridges.com

PARTNERS

EXPERTS IN THEIR RESPECTIVE FIELDS

AROS KAPITAL

Property Bridges has partnered with Aros Kapital (a fast-growing Nordic bank and major lender in the UK development market) to support the delivery of housing in Ireland. Under the partnership, Property Bridges will extend €100m in development finance over the next 18 months.

Over the last 12 months, Aros has lent over €350m in the UK through similar partnership models. Aros will introduce their streamlined approach to the Irish market where it aims to emulate the rapid growth it's achieved in the UK market.

These funds will be used directly for the construction of much needed homes nationwide. Loans of between EUR1m to EUR10m are available to support the purpose-built residential sector, primarily those with a social housing element. Experienced developers can apply today filling the form GET A QUOTE at <https://www.propertybridges.com/property-finance/>.

FUNDING



Property Bridges partnered with Lagan Investments in August 2019. Lagan Investments are now a significant stakeholder in the business and provide funding for our loans through our online platform. We have also partnered with several boutique asset managers based in the UK. This means, when you invest on our platform you are investing alongside institutional investors and industry experts.

DUE DILIGENCE AND MONITORING



We partner with Cork-based property consultancy firm OCFPM. OCFPM are experts in their field and assist us with our initial due diligence and ongoing monitoring. As well as producing a detailed assessment and risk appraisal before we undertake any project, OCFPM also conducts site visits on a regular basis to make sure the project is progressing according to the agreed construction program.

PROPERTY LAW



AMOSS Solicitors are a leading Irish corporate and commercial law firm. Our relationship with AMOSS leverages their expertise in finance, real estate and construction. The AMOSS team has extensive experience in handling a full range of corporate transactions and provide in depth advice at every stage of the life cycle of our loans.

TECHNOLOGY



Katapult is a financial technology company offering market-leading Cloud based software for alternative investment firms. They are listed on the Canadian Stock exchange and are continually improving their software. The platform is based on PHP technology using both the cakephp and Laravel frameworks. It is a dockerized solution served through AWS ECS in a completely orchestrated manner. Katapult uses MySQL for a database.

STAKEHOLDERS



Both the NDRC and Enterprise Ireland are stakeholders in the business having provided capital to the business in the early stages of development. We still have a close working relationship with both groups.



THE INVESTMENT PROCESS

Property Bridges has a well defined 3 step lending process. This will hopefully ensure speed of assessment, systematic and smooth delivery of term sheets, legals and due diligence and once the loan is live on the platform and fulfilled by lenders, a quick drawdown of funds for the borrower and a personal monitoring service of the project for all concerned.

1

SIGN UP PROCESS

Sign up on the Signup - Property Bridges.com.

Don't forget to upload a visible and valid copy of identity proof and proof of address. Completing Accreditation in Less Than 2 Minutes - YouTube

2

DEPOSIT

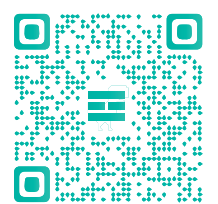
Make a deposit into your Property Bridges account using the personal IBAN available in your e-wallet.

3

INVEST

When you have the balance in your Property Bridges account, you will be ready to invest in our active offerings.

Offerings | Propertybridges.com - propertybridges.com



SCAN ME

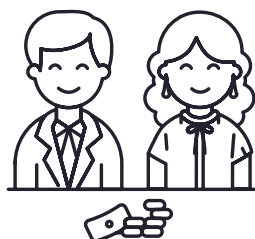
BENEFITS OF P2P PROPERTY LENDING

Our direct investment structure removes intermediaries, increasing the speed of funding and reducing the indirect costs of borrowing. This allows us to go after moderately sized deals that other lenders cannot service in a cost-avoidance of performance drag.



BENEFITS FOR BORROWERS

- Focused on servicing small to medium size borrowers, an area of the market that is underserved by existing banks and alternative lenders.
- Competitive interest rates and fees for this loan size and type of finance.
- Flexibility of loan size and terms of loan.
- **Speed of response** – our technology, processes and direct investment structure ensure prompt investment decisions.
- Fair, fast, and flexible legal requirements and documentation.
- Accessing the support of the public rather than full reliance on banks or alternative lenders.
- In-house due diligence team allowing for highly personal response and relationship.
- Online applications and response.



BENEFITS FOR RETAIL LENDERS

- **Access to attractive property-backed loans** which until now were exclusively for banks, institutions and ultra-high net worth individuals.
- Low entry cost from as little as 500€ per loan.
- **Full transparency** - you get to view each individual loans details and plans and make your investment decision on a loan by loan basis.
- **Security** - Secured against physical assets (land or property).
- **Local Investing** - invest in projects in your community or in sectors or projects that interest you.
- **Diversification** – We encourage lenders to have a balanced portfolio of savings, shares and property.



BENEFITS FOR EXPERIENCED LENDERS

- Direct investment in property sector without intermediaries and the complicated and excessive fee structures attached.
- **Investor discretion** – you can assess the projects and invest in the loans which are most attractive to you.
- **Short term** – unlike BTL properties our loan terms are short in duration from 6months – 24 month.
- **Security** - Secured against physical assets (land or property).
- **Low risk** - We lend at conservative loan-to-value ratios.
- Access to attractive returns between 6.5% to 8.5% per annum.
- **Hassle free** - No dealing with tenants or management agencies.
- **Diversification** - spread risk by investing small amounts in many projects.

REGULATION AND SAFETY

CLIENT FUNDS

CROWDFUNDING REGULATION

Currently, the Central Bank of Ireland does not regulate crowdfunding or peer to peer lending. However, Property Bridges is putting in place best practice measures on itself to be ready to work with Government and other Peer to Peer platforms to help draft appropriate and dynamic legislation in the future for the sector. We have worked closely with our legal partners to set out a regulatory framework that is in line with the best standards set out by the Financial Conduct Authority (FCA) in the UK. This includes;

- General website Terms and Conditions
- Privacy Policy
- Cookie Policy
- Risk Warning
- Loan Agreement
- Security Docs



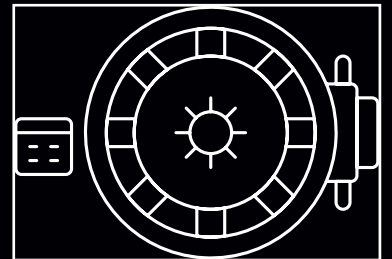
PAYMENTS

We have also developed a platform that ensures the investor onboarding process follows that of the FCA. This includes a 5 step verification process which complies with (AML) antimoney laundering and knows your customer regulation; Full AML and KYC checks are performed by our 3rd party Mangopay.

- Personal Information
- Investor Profile
- Profile statement and risk warning
- Appropriateness test
- ID verification



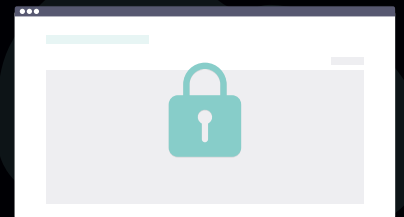
Mangopay is an end-to-end payment technology solution for marketplaces and crowdfunding. The Mangopay technology is integrated into our platform, providing individual e-wallets to hold funds securely and they also provide AML and KYC services.



SAFETY OF CLIENT FUNDS

Property Bridges never holds client funds. When a client deposits money into their e-wallet, those funds sit in a client account provided by our payments provider MangoPay.

Mangopay's client account is a segregated account held by ING in Luxembourg. If anything would happen to Property Bridges, MangoPay or ING, client funds would still be ringfenced and safe.



PROPERTY
BRIDGES
DEVELOPMENT FINANCE



“With the right funding models, Ireland has within its grasp, an opportunity to make the next 10 years a golden decade for house-building, fulfilling a promise for the next generation.”

David Jelly
CEO of Property Bridges

OUR EXPERIENCED TEAM



David Jelly
Founder and CEO

David began his career in Toronto Dominion bank in the IFSC before moving to London in 2009. In London, David took up the role of Equity Trader at Jefferies International and gained extensive experience of company fundamentals, financial modelling and risk management, in what was a very a turbulent time in the markets and a disruptive time within banking. In 2013, David moved back to Dublin to take up a role at financial data startup Eagle Alpha. In April 2018, David got accepted onto the NDRC accelerator program and pursued Property Bridges full-time. In 2020 David completed his Masters in Real Estate from the Technological University of Dublin (TUD).



David Faughnan
Head of Business Development

David commenced his career in July 2013 with FBD insurance where he spent 4 years in a variety of sales and client facing roles based out of both Mullingar and Dublin.

In August 2017 David joined Willis Towers Watson to head up the growth of their newly established Surety and Bond business. In the role David worked directly with some of the largest developers and main contractors in Ireland.

In August 2020 David joined Home Building Finding Ireland (HBFi) as their Senior Business Development Manager. David was tasked with establishing and growing HBFi's national footprint in the property lending market, especially amongst regional SME builders and Developers outside of Dublin.

David also comes from a family business in Construction which he continues to keep a keen interest in.



James Twomey
Head of Lending

James commenced his career with AIB Bank working in commercial lending roles in the West Dublin region. He moved to Anglo Irish Private Bank in 2000, where he acted as lending manager for high net worth clients, looking for property investment facilities to purchase significant investment properties in Ireland, the UK and Europe.

In February 2004, James moved within Anglo, to Anglo Irish Assurance, where he managed a portfolio of property funds, valued at in excess of 2 billion, across over 200 commercial, retail and residential properties, located in Ireland, the UK, Europe, and the USA, which provided fee income of in excess of 8m pa.

In 2014 Anglo Irish Assurance was taken over and became Harcourt Life Assurance, and was closed to new business, James continued to manage a significant portfolio of property, including the sale of 500m of assets across Ireland and the UK. These included Riverside One, the HQ of McCann Fitzgerald, Childers Road Shopping Centre Limerick, and 1 Colmore Sq Birmingham.



Conor Daly
Chief Operations Officer

Conor is a career banker with over 30 years experience in both Irish and International Financial Services Institutions. Throughout this time he has held a number of senior roles, including that of Director of Banking, Chief Credit Officer and HR Director. He has extensive property experience, both from a Banking and Investment perspective.

A graduate of University College Galway, Conor holds degrees in both Law and Economics.

