

## Case study

### Valencia / Alicante

A €4.4M bridge loan to purchase 5 residential projects - 3 in Alicante and 2 in Valencia.

The land plots are zoned for residential use and the Company plans to complete 5 separate developments totalling 163 residential units under a cooperative structure.

The facility will then be subdivided into 5 tranches according to the value of each land plot.

Once the building license has been granted (2 months expected for Alicante and 4 months for Valencia) and the developments have the required number of presales for bank financing (75%), Xenia's bridge loan including interest, will be repaid. The developer has invested over €3m to date with further equity to be deployed to fund ongoing costs.

Security was cross-collateralised over all land plots held in one single SPV, with a charge over the VAT return.



**Loan: €4,400,000**

**Arrangement Fee: 2.00%**

**Loan Term: 6 - 24 months**

**Developer Equity Contribution on Acquisition (excluding tax): €2,838,804**

**Loan to RICS Valuation: 78.47%**

**Loan to Cost (Purchase Price): 75.58%**

**Status: Drawn down in October 2019**

**Security Package: (1) 1st ranking cross-collateralised legal mortgage over the land plots; (2) Pledge over VAT refund (VAT amount is refundable in 6-9 months); (3) Pledge over borrower bank account**