Docusign Envelope ID: F564062E-2F9C-4023-9242-795F8A02BE0D

shawbrook

Date: 12/05/2025

Account no: 2024040927

Strictly Private & Confidential
LONDONIST INTERNATIONAL MANAGEMENT LTD
5 Great James Street
London
WC1N 3DB

Dear Sir / Madam

Security Address: 53 Warminster Road, London, SE25 4DQ

Final repayment of your loan is due 24/05/2025

Under the terms of your loan, you need to repay the full outstanding balance by **24/05/2025.**

You have applied for new lending with us, and the proceeds will be used to repay the existing balance outstanding, but your new borrowing may not be ready for the due repayment date.

As a result, we have agreed to extend the term of your current loan until **24/08/2025.** This is strictly subject to the conditions we have detailed below.

Conditions of the term extension

We require the below information from you:

- Any additional information we request during the extension period to evidence your progress towards repaying the full outstanding balance of your loan. You should provide this information within **10 working days** of the request date.
- If your exit plans change please notify us immediately.

If you cannot provide the information by the dates stated, it is important for you to contact us immediately to let us know when the information can be provided.

If these conditions are not met, the term extension may be withdrawn and, if the original repayment date of **24/05/2025** has passed, you will be in breach of the loan agreement.

T 0345 604 0989
Commercial Mortgages- Expiry Management

Shawbrook Bank Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Shawbrook Bank Limited is registered in England and Wales – Company Number 388466.

Registered Office: Shawbrook Bank Limited, Lutea House, Warley Hill Business Park, The Drive, Great Warley, Brentwood, Essex, CM13 3BE
Correspondence address: Shawbrook Bank, Sunderland, SR43 4AG

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Monthly payments

- Interest will be charged on the outstanding loan balance until it is fully repaid. All payments must continue to be made by Direct Debit, so please do not cancel the Direct Debit until the loan has been fully repaid. If the monthly payments are not met, your account will fall into arrears and will be managed by our Arrears Management team.

Revised repayment date

The revised final repayment date of your loan will be **24/08/2025.**

Your failure to repay this loan, by the final repayment date would be a breach of the terms and conditions of your loan. All the terms and conditions are set out in your loan agreement.

Why it's important to act now

The details of this loan (including details of any default in meeting the final payment terms) will be recorded on your credit file with credit reference agencies. This could have severe consequences and make obtaining credit in the future more difficult.

This term extension is strictly conditional and offered to enable you to repay this loan and avoid legal action. No:

- term of this letter; or
- action or inaction by the Bank,

contains anything that is (or should be deemed to be) a waiver or consent by us to any breach or potential breach (present or future), or a variation, of any provision of your Loan Agreement.

We reserve all rights and remedies available to us and to take further action to recover the debt, including repossession proceedings or appointing Receivers over the Security Property, if we consider it necessary."

Next steps

Please carefully consider the information in this letter and our requirements in order to extend the term of your loan.

If you accept the term extension and our conditions for making it, please sign and return this letter to us. **You must return your acceptance by 20/05/2025.**

Your acceptance will need to be signed by the Director and each Guarantor to the mortgage.

Here to help

If you have any queries, or wish to discuss your situation, please call us on 0345 604 0989.

We are open from 9am to 5.30pm, Monday to Friday (excluding UK public holidays). Alternatively, you can email us directly on cm.expirymanagement@shawbrook.co.uk

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If you need advice

If you would like to understand the options available to you, or to get advice on what to do, please speak to a Mortgage Broker. However, whilst some advisers may provide free advice some may charge a fee.

You can also get independent advice from:

Money Helper	0800 138 7777	www.moneyhelper.org.uk
Citizens Advice Bureau	0344 411 1444	www.citizensadvice.org.uk
Business Debt Line	0800 197 6026	www.businessdebtline.org

Yours faithfully

Graeme Maxwell
Expiry Management Team

I acknowledge and confirm my agreement to the terms of this letter.

Signed by For and on behalf of **LONDONIST INTERNATIONAL MANAGEMENT LTD** 16-May-2025 | 13:13 BST Date:	**Director** Asim Erturk **Name:** ..... DocuSigned by: Asim Erturk **Signature**.....AEGE36E74E944C4.....

The Guarantor acknowledges and agrees to the terms of this letter

Guarantor signature DocuSigned by: Asim Erturk .....AEGE36E74E944C4..... 16-May-2025 | 13:13 BST **Date:**	**Full Name:** Asim Erturk ..... (Print full name in capitals)