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29 May 2025

**ICG-Longbow Senior Secured UK Property Debt Investments Limited (the Company)**

**Portfolio Update**

The Company, through its appointed receiver, has exchanged contracts to sell the property securing the Affinity loan. Completion is expected to occur in June 2025.

After deducting costs and fees associated with the sale, the Company expects to receive net consideration in excess of £10.0 million, with the final proceeds being subject to customary adjustments at the completion date. A sale at this level is approximately 5% above the current carrying value of the loan, after deduction of impairments.

Following completion of the sale, the Company intends to make a capital distribution to shareholders and will provide a further update in due course.

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Further information on the Company can be found on its website at <http://www.lbow.co.uk>.

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