

20 June 2025

Sancus Lending Group Limited
("Sancus" the "Company" or the "Group")

Pollen Street Facility and Junior Funding

Sancus Lending Group Limited (AIM: LEND) is pleased to announce that it has signed legal agreements (the "**Agreements**") that will increase the size and extend the tenor of the credit facility (the "**Facility**") it has with Pollen Street Capital via its subsidiary, Sancus Loans Limited. The Agreements will increase the capacity of the Facility from £125 million to up to £200 million and see the maturity of the Facility extended such that it will expire at least five years from the date of the Agreed Terms, being not before 19 June 2030. The Facility will provide significant additional funding capacity as the Company seeks to grow its property-backed lending book across the United Kingdom, Ireland & the Channel Islands.

In order to support this growth, the Company also announces that it has issued £1.5 million of preference shares in Sancus Loans Limited to Somerston Fintech Limited, a subsidiary of Somerston Group, the majority shareholder of the Company. The issue of these preference shares, which have a non-cash, cumulative coupon of 15% and mature in November 2026, has been made under the Somerston Junior Funding Commitment of up to £10 million, details of which were announced by the Company on 30 January 2025. Following the preference share issue, £5.6 million of the Somerston Junior Funding Commitment remains undrawn. This preference share issue will increase the capital deployed in Sancus Loans Limited used for one of the Group's existing funding lines, enabling it to grow the Group's loan book.

Capitalised terms not defined in this announcement have the meanings given to them in the Company's announcement of 30 January 2025.

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