

Company Registration No: 10270026

Aspen Bridging Limited

Annual Report and Financial Statements

For the year ended 31 January 2023



Aspen Bridging Limited

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OFFICERS AND PROFESSIONAL ADVISERS

DIRECTORS

E H Ahrens
A M V Coombs
G D C Coombs
J E Coombs
C H Redford
M K Bhogal

COMPANY SECRETARY

C H Redford

REGISTERED OFFICE

2 Stratford Court
Cranmore Boulevard
Solihull
Birmingham
B90 4QT

BANKERS

HSBC Bank plc
130 New Street
Birmingham
B2 4JU

SOLICITORS

DLA
Victoria Square House
Victoria Square
Birmingham
B2 4DC

AUDITOR

Mazars LLP
Statutory Auditor
30 Old Bailey
London
EC4M 7AU

STRATEGIC REPORT**PRINCIPAL ACTIVITIES**

The Company provides underwritten secured property bridging finance via brokers to the property bridging market.

BUSINESS REVIEW, RESULTS AND FUTURE DEVELOPMENTS

The Company started trading on 1 February 2017 providing underwritten property bridging finance via brokers and direct to Aspen into the property bridging market which is a speciality finance subsection of the overall mortgage market.

Aspen has performed well in both the first and second half of the financial year 2022/2023, reaching a steady new business run rate of circa £14m in Q3 and Q4. All of the previous year's CBILS loans were repaid successfully by the borrowers and that part of the book is fully closed off. New business for the year has focused on our core standard bridging products and propositions. Aspen did develop a new product variant called the Bridge to Let loan which is a stepping stone product between a bridging loan and a full Buy to Let loan acting as a hybrid of the two with terms up to 24 months which we launched at the beginning of the year. Although Aspen applied certain limits to the new product to help control the test and learn period of this new product it has been well received in the market. When combining the new and existing products Aspen has developed a broader appeal for business products in the market place. The new Bridge to Let product won an industry award by winning the 'Product of the Year' as judged by the Bridging and Commercial industry awards. Following the COVID year of 2021 and the unlocking of the UK, the bridging market opened up once again with strong competition in the first half of 2022. The competition drove downwards pricing in the market and Aspen reduced pricing to maintain the right position for the right margin. This enabled Aspen to compete strongly which resulted in the business achieving record profits for the half year. The property market continued to show resilience and average prices continued to increase. At the same time average bridging loan sizes continued to grow with Aspen average loans at circa £900k which broadly matched the average in the market. During the second half of the financial year and in particular the fourth quarter of the year the macro market began to feel the effect of the rising BOE base rates (rising to combat inflation) with residential and commercial mortgage rates rising. Following the mini-budget in September there were further negative reactions to this in the market which translated into steeper main stream refinance interest rates and higher stress tests being applied which meant that some of the Aspen refinance exit deals became more delayed. Q4 has seen the BOE interest rates reach new highs at 4% which in turn has meant some of the competition and Aspen raised loan interest rates to try and protect the product margins. Having described some of the headwinds faced towards the end of the financial year, Aspen was able to deliver good levels of lending and repayments to end the financial year to achieve full year record PBT profits of £4.5m to 31 January 2023. Aspen continued to evolve the rigorous underwriting processes throughout the year with £134m (2022: £112m) total gross loan advances being made throughout the year. These loan advances related to 131 standard bridging loan facilities and 17 Bridge to Let loan facilities and therefore a total of 148 loan facilities for the year (2022: 135 loan facilities) with 109 loans (2022: 102 loans) being repaid before the year end. Aspen has continued to improve the awareness by brokers of the Company's continued growing profile with broker events and attending industry events. Aspen has a strong reputation for delivery in the bridging finance market and this bodes well for the Company's ongoing future development. The beginning of 2023 has seen more positive market moves in terms of residential mortgage interest rates and refinance stress testing which whilst higher now than the early part of 2022 they have come down from their peak suggesting an improvement in the confidence of stability returning to the market and decreasing longer term expectations on inflation. Aspen continues to see good levels of business, property transactions and a strong continued need for bridging loans to individuals and corporates in the property finance sector. The business has operated with a hybrid model combining office and home working to very good effect but has also invested in additional office space to accommodate an increase in the levels of staff attending the office. Aspen continues to see the opportunity of growing in the property finance sector in the coming years as the Bridging market is expected to grow with the Company becoming a larger, more well established and successful lender in this market. Aspen does all of its business in the UK and UK properties and any ongoing impact of the Ukraine war is felt very likely to be limited. A watchful eye will be kept on the evolving property prices in the market and we expect that BOE base rates have largely peaked with lowering inflation pressures likely later in the new year of 2023. The directors see these sixth year results as continuing to provide a promising platform for the future development and growth of the Company.

STRATEGIC REPORT (CONTINUED)

The Company's profit on ordinary activities after tax was £3,609,234 (2022: £2,762,252) and this is a positive step forward. The second half of the year finished strongly and consistently despite some of the headwinds described previously, with the Company achieving a significant profit increase year on year overall. Key factors in the improved profitability are the ongoing low bad debt and repayments and strong momentum on the new loan lending side. 12 loans remained in stage 3 as at 31 January 2023. These collections offset by growth in receivables have resulted in a provisioning charge in the year of £991,966 (2022: £314,797). The directors therefore consider the sixth year result to be satisfactory and £1.2m dividend has been paid (2022: £nil) leaving retained profits of £2,409,234 (2022: £2,762,252) to be transferred to reserves. The Company's principal balance sheet asset is its book debt, the value of which at year-end was £113.9m (2022: £63.9m) and the group funding included in trade and other payables increased similarly to £108.5m (2022: £58.9m). The directors consider the year-end balance sheet position to be satisfactory.

Please note the company uses financial and other key performance indicators such as new deal volumes and other alternative performance measures set out within this Strategic Report

REVIEW OF PRINCIPAL RISKS AND UNCERTAINTIES

There have been no material changes in the principal risks and uncertainties in the last reported year.

Customer and Economic risks including the value of security

The Company is involved in the provision of secured credit to individuals and corporates. It is considered that the key material risk to which the Company is exposed is the credit risk inherent in amounts receivable from customers.

This risk is principally controlled through our credit control policies supported by ongoing reviews for impairment. The value of amounts receivable from customers may also be subject to the risk of a severe downturn in the UK economy which might affect the value of the underlying security and/or the customer's ability to repay. We do not anticipate a severe downturn in the UK economy and although increased interest rates and consumer inflation are causing a delay in some bridging exits and there are forecasts of a 5% fall in house prices, these are within the range of Aspen's risk appetite.

Property bridging loans are for large amounts to a few individual borrowers so individual borrower concentration risk is quite high at this stage of the Company's development but the underlying securities are quite well spread geographically. Due mainly to the high values of property security attached to bridging loans, the bridging sector typically has lower credit risk and lower impairment than other credit sectors.

It is recognised that as the Company is only involved in property bridging finance, there is an element of market concentration risk and within that to the values of the properties which are used as security. These economic and concentration risks are principally controlled through our credit control policies including loan to value limits that, based on significant analysis and ongoing monitoring and evaluation, vary by geography and security property type.

Funding and liquidity Risk

Funding and liquidity risk relates to the availability of sufficient borrowing facilities for the Company to meet its liabilities as they fall due. The Company is currently funded by inter company borrowing from its parent company S&U Plc so funding and liquidity risk is managed at S&U plc Group ("Group") level. Group funding risk is managed by ensuring that the Group has a variety of funding sources and by managing the maturity of borrowing facilities such that sufficient funding is available for the medium term. Compliance with Group banking covenants is monitored closely so that facilities remain available at all times. The Group's activities expose it to the financial risks of changes in interest rates and where appropriate the Group uses interest rate derivative contracts to hedge these exposures in bank borrowings.

Legal Risk

In terms of legal risk, the Company is subject to legislation including credit legislation which contains very detailed and highly technical requirements. The Company has procedures in place and has specialist legal and compliance advisers to ensure compliance with this legislation. The Company is also a member of two important trade body associations, the Association of Short Term Lenders ('ASTL') and the Financial Intermediary & Broker Association

STRATEGIC REPORT (CONTINUED)

('FIBA') that provide guidance on compliance and regulation whilst also requiring very high standards of conduct by any member. Whilst the property bridging loans provided by Aspen Bridging are unregulated, the Company still has a registration with the FCA for Anti Money Laundering purposes and is required to ensure the loans being made are appropriate. The Company like other companies in the financial services sector therefore still has exposure to a reduction in earnings and/or value, through financial or reputational loss, from failing to comply with the laws and regulations. These risks are addressed by the constant review and monitoring of the Company's internal controls and processes. This constant review and monitoring are buttressed by special advice from lawyers and from trade and other organisations and by the work of our internal auditors. In addition, the Company also manages this risk through staff training.

The Company is also exposed to operational risk including the risk of not maintaining effective internal systems, organisation and staffing. During Covid increased use of technology and excellent application by our staff has helped the management of this systems risk and the Company has Cybersecurity measures in place which are regularly tested. Operations are led by highly experienced management teams with a strong communication, recognition and reward culture.

STATEMENT OF GOING CONCERN

The Company's business activities, together with the factors likely to affect its future development, performance and position are set out above. The financial position of the Company, its cash flows, liquidity position and inter company borrowings are set out in the financial statements. The Group have committed to continue to support the Company. In assessing the appropriateness of the going concern assumption, the directors are mindful of the need to effectively manage the Company's risks. The Company is part of the S&U Group and the Group's objectives, policies and processes for managing its capital are described in the notes to the S&U Plc Group financial statements. Details of the Group's financial risk management objectives, its financial instruments and hedging activities; and its exposures to credit risk, market risk and liquidity risk and economic risk are also set out in the notes to the S&U Plc Group financial statements and in the principal risks and uncertainties set out above. In considering all of the above, the directors believe that the Company is well placed and has sufficient financial resources to manage its business risks successfully despite the uncertain economic outlook.

After making enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the Annual Report and financial statements.

APPROVAL OF STRATEGIC REPORT

This Strategic Report has been prepared for the Company in accordance with Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013.

Approved by the Board of Directors and signed on behalf of the Board



MK Bhogal

Director

15 May 2023

DIRECTORS' REPORT

The directors present their Annual Report and the audited financial statements for the year ended 31 January 2023.

DIRECTORS

The directors who served during the year and up to the date of signing the financial statements were:

EH Ahrens, AMV Coombs, GDC Coombs, JE Coombs, CH Redford, MK Bhogal.

The Company has qualifying third party indemnity provisions for the benefit of its directors which remain in force at the date of this report.

DIVIDENDS

£1.2m dividends were paid during the year (2022: £nil).

CAPITAL STRUCTURE

Details of the issued share capital, together with details of the movements in the Company's issued shared capital during the year are shown in note 12. The Company has one class of ordinary share which carries no right to fixed income. Each share carries the right to one vote at general meetings of the Company.

There are no specific restrictions on the size of a holding nor on the transfer of shares, which are both governed by the general provisions of the Articles of Association and prevailing legislation. The directors are not aware of any agreements between holders of the Company's shares that may result in restrictions on the transfers of securities or on voting rights.

INFORMATION PROVIDED TO THE AUDITORS

Each of the directors at the date of approval of this report confirms that:

1. so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware; and
2. the director has taken all steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of Section 418 of the Companies Act 2006.

AUDITOR

Mazzars LLP have expressed their willingness to continue in office as auditor and a resolution to reappoint them will be proposed at the forthcoming Annual General Meeting.

POST BALANCE SHEET EVENTS

None.

DIRECTORS' REPORT (CONTINUED)

INFORMATION PRESENTED IN OTHER SECTIONS

Certain information required to be included in the Director's Report can be found in other sections of the Annual Report and financial statements or in the Group Annual Report. All the information presented in these sections is incorporated by reference into this Director's Report by reference into this Director's Report and is deemed to form part of this report.

- The Company's principal risks and uncertainties are set out in the Strategic Report.
- The Company's likely future developments are also set out in the Strategic Report.

Approved by the Board of Directors and signed on behalf of the Board

A handwritten signature in black ink, appearing to read 'Manjeet Bhogal', with a stylized flourish at the end.

MK Bhogal

Director

15 May 2023

DIRECTORS' RESPONSIBILITIES STATEMENT

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and UK-adopted international accounting standards. Under Company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, International Accounting Standard 1 requires that directors:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK-adopted international accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Responsibility statement

We confirm that to the best of our knowledge:

- the financial statements, prepared in accordance with UK-adopted international accounting standards, give a true and fair view of the assets, liabilities, financial position and profit of the Company;
- the strategic report includes a fair review of the development and performance of the business and the position of the Company, together with a description of the principal risks and uncertainties that it faces; and
- the annual report and financial statements, taken as a whole, are fair, balanced and understandable and provide the information necessary for shareholders to assess the Company's performance, business model and strategy.

By order of the Board



MK Bhogal

Director

15 May 2023

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ASPEN BRIDGING LIMITED**Report on the audit of the financial statements****Opinion**

We have audited the financial statements of Aspen Bridging Limited (the 'company') for the year ended 31 January 2023 which comprise the Income Statement, the Balance Sheet, the Statement of Changes in Equity, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies.

The financial reporting framework that has been applied in their preparation is applicable law and UK-adopted international accounting standards.

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 January 2023 and of its profit for the year then ended; and
- have been properly prepared in accordance with UK-adopted international accounting standards; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the "Auditor's responsibilities for the audit of the financial statements" section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ASPEN BRIDGING LIMITED (CONTINUED)**Other information**

The other information comprises the information included in the annual report and financial statements, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ASPEN BRIDGING LIMITED (CONTINUED)**Responsibilities of Directors**

As explained more fully in the directors' responsibilities statement set out on page 8, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

Based on our understanding of the company and its industry, we considered that non-compliance with the following laws and regulations might have a material effect on the financial statements: Financial Conduct Authority ('FCA') regulations in respect of AML.

To help us identify instances of non-compliance with these laws and regulations, and in identifying and assessing the risks of material misstatement in respect to non-compliance, our procedures included, but were not limited to:

- Inquiring of management and, where appropriate, those charged with governance, as to whether the company is in compliance with laws and regulations, and discussing their policies and procedures regarding compliance with laws and regulations;
- Inspecting correspondence, if any, with relevant licensing or regulatory authorities;

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ASPEN BRIDGING LIMITED (CONTINUED)

- Communicating identified laws and regulations to the engagement team and remaining alert to any indications of non-compliance throughout our audit; and
- Considering the risk of acts by the company which were contrary to applicable laws and regulations, including fraud.

We also considered those laws and regulations that have a direct effect on the preparation of the financial statements, such as tax legislation and the Companies Act 2006.

In addition, we evaluated the directors' and management's incentives and opportunities for fraudulent manipulation of the financial statements, including the risk of management override of controls, and determined that the principal risks related to posting manual journal entries to manipulate financial performance, management bias through judgements and assumptions in significant accounting estimates, in particular in relation to revenue recognition (which we pinpointed to the existence and accuracy assertions), and significant one-off or unusual transactions.

Our audit procedures in relation to fraud included but were not limited to:

- Making enquiries of the directors and management on whether they had knowledge of any actual, suspected or alleged fraud;
- Gaining an understanding of the internal controls established to mitigate risks related to fraud;
- Discussing amongst the engagement team the risks of fraud; and
- Addressing the risks of fraud through management override of controls by performing journal entry testing.

There are inherent limitations in the audit procedures described above and the primary responsibility for the prevention and detection of irregularities including fraud rests with management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ASPEN BRIDGING LIMITED (CONTINUED)

Use of the audit report

This report is made solely to the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body for our audit work, for this report, or for the opinions we have formed.

A handwritten signature in black ink, appearing to read 'David Allen', with a long horizontal flourish extending to the right.

David Allen (Senior Statutory Auditor) for and on behalf of Mazars LLP

Chartered Accountants and Statutory Auditor

London

15 May 2023

INCOME STATEMENT
For the year ended 31 January 2023

	Note	2023 £	2022 £
Revenue		12,913,606	8,990,875
Cost of Sales	3	(1,989,321)	(1,505,018)
Impairment Charge	4	(991,965)	(314,797)
Gross Profit		9,932,320	7,171,060
Administrative expenses		(2,092,042)	(1,873,557)
Operating profit	6	7,840,278	5,297,503
Finance costs (net)	7	(3,383,170)	(1,883,575)
Profit before taxation		4,457,108	3,413,928
Taxation	8	(847,874)	(651,676)
Profit for the year attributable to equity holders		<u>3,609,234</u>	<u>2,762,252</u>

All activities derive from continuing operations.

Other Comprehensive Income' was £nil in the current year and prior year and therefore a statement of comprehensive income has not been presented.

BALANCE SHEET
As at 31/01/2023

	Note	2023 £	2022 £
ASSETS			
Non current assets			
Property, plant and equipment	9	27,957	29,640
Amounts receivable from customers	10	<u>1,145,719</u>	<u>1,458,467</u>
		<u>1,173,676</u>	<u>1,488,107</u>
Current Assets			
Amounts receivable from customers	10	112,747,394	62,420,848
Trade and other receivables	11	397,114	512,420
Cash and cash equivalents		<u>2,380,704</u>	<u>-</u>
		<u>115,525,212</u>	<u>62,933,268</u>
Total Assets		116,698,888	64,421,375
LIABILITIES			
Current liabilities			
Current tax Liabilities		(401,000)	(363,750)
Accruals		<u>(557,436)</u>	<u>(362,525)</u>
		<u>(958,436)</u>	<u>(726,275)</u>
Non current liabilities			
Trade and other payables		<u>(108,511,338)</u>	<u>(58,875,220)</u>
		<u>(108,511,338)</u>	<u>(58,875,220)</u>
Total liabilities		(109,469,774)	(59,601,495)
NET ASSETS		<u>7,229,114</u>	<u>4,819,880</u>
Equity			
Called up share capital		100	100
Profit and loss account		<u>7,229,014</u>	<u>4,819,780</u>
Total equity		<u>7,229,114</u>	<u>4,819,880</u>

The financial statements for Aspen Bridging Limited (Company registered no. 10270026) were approved by the Board of Directors on 15 May 2023.

Signed on behalf of the Board of Directors



MK Bhogal

Director

STATEMENT OF CHANGES IN EQUITY
For the year ended 31 January 2023

	Called up share capital £	Profit and loss account £	Total equity £
At 31 January 2021	<u>100</u>	<u>2,057,528</u>	<u>2,057,628</u>
Total comprehensive income for year	-	2,762,252	2,762,252
At 31 January 2022	<u>100</u>	<u>4,819,780</u>	<u>4,819,880</u>
Total comprehensive income for year	-	3,609,234	3,609,234
Dividends		(1,200,000)	(1,200,000)
At 31 January 2023	<u>100</u>	<u>7,229,014</u>	<u>7,229,114</u>

CASH FLOW STATEMENT
For the year ended 31 January 2023

	Note	2023 £	2022 £
Net cash used in operating activities	14	(46,041,622)	(26,886,815)
Cash flows used in investing activities			
Purchases of property, plant and equipment		(13,792)	(15,926)
Net cash used in investing activities		<u>(13,792)</u>	<u>(15,926)</u>
Cash flows from financing activities			
Intercompany loans payable		49,636,118	26,902,741
Dividends paid		(1,200,000)	-
Net cash from financing activities		<u>48,436,118</u>	<u>26,902,741</u>
Net (decrease)/increase in cash and cash equivalents		2,380,704	-
Cash and cash equivalents at the beginning of year		-	-

Aspen Bridging Limited

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 January 2021

1. ACCOUNTING POLICIES

1.1 General Information

Aspen Bridging Limited is a private limited company and is limited by shares. The Company is incorporated in the United Kingdom under the Companies Act. The address of the registered office is given on page 2. All operations are situated in the United Kingdom.

1.2 Basis of preparation

The financial statements have been prepared in accordance with UK-adopted international accounting standards.

These financial statements have been prepared under the historical cost convention. As discussed in the Strategic Report, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

There are no new standards which have been adopted by the Company this year which have a material impact on the financial statements of the Company.

At the date of authorisation of these financial statements the directors anticipate that the adoption in future periods of any other Standards and interpretations which are in issue but not yet effective, will have no material impact on the financial statements of the Company.

1.3 Revenue recognition

Interest income is recognised in the income statement for all loans and receivables measured at amortised cost using the effective interest rate method (EIR) as per the requirements in IFRS 9. The EIR is the rate that exactly discounts estimated future cash flows of the loan back to the present value of the advance. Acceptance fees charged to customers and any direct transaction costs are included in the calculation of the EIR. Commission received from third party insurers for brokering the sale of title insurance products, for which the Company does not bear any underlying insurance risk, are recognised and credited to the income statement when the brokerage service has been provided. For loans which are classified as credit impaired (ie stage 3 assets under IFRS9), Aspen recognises revenue 'net' of the impairment provision and as required by IFRS 9.

1.4 Impairment and measurement of amounts receivable from customers

All customer receivables are initially recognised at the amount loaned to the customer plus direct transaction costs. After initial recognition the amounts receivable from customers are subsequently measured at amortised cost.

The directors assess on an ongoing basis whether there is objective evidence that a loan asset or group of loan assets is impaired and requires a deduction for impairment. A loan asset or a group of loan assets is impaired only if there is objective evidence of credit impairment as a result of one or more events that occurred after the initial recognition of the loan. Objective evidence may include evidence that a borrower or group of borrowers is experiencing financial difficulty, default or delinquency in repayments.

Impairment is then calculated by estimating the future cash flows for such impaired loans, discounting the flows to a present value using the original EIR and comparing this figure with the balance sheet carrying value. All such impairments are charged to the income statement. Under IFRS 9 for all stage 1 accounts which are not credit impaired, a further collective provision for expected credit losses in the next 12 months is calculated and charged to the income statement.

Aspen Bridging Limited

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 January 2021

1. ACCOUNTING POLICIES (CONTINUED)

1.4 Impairment and measurement of amounts receivable from customers (continued)

Key assumptions in ascertaining whether a loan asset or group of loan assets is impaired include information regarding the probability of any account going into default (PD) and information regarding the likely eventual loss including recoveries (LGD). These assumptions for estimating future cash flows are based upon observed historical data and updated as management considers appropriate to reflect current and future conditions. All assumptions are reviewed regularly to take account of differences between previously estimated cash flows on impaired debt and the eventual losses.

There are 3 classification stages under IFRS 9 for the impairment of amounts receivable from customers:

Stage 1: Not credit impaired and no significant increase in credit risk since initial recognition

Stage 2: Not credit impaired and a significant increase in credit risk since initial recognition

Stage 3: Credit impaired

For all loans in stages 2 and 3 a provision equal to the lifetime expected credit loss is taken. In addition and in accordance with the provisions of IFRS 9 a collective provision for 12 months expected credit losses ("ECL") is recognised for the remainder of the loan book. 12 month ECL is the portion of lifetime ECL that results from default events on a financial asset that are possible within 12 months after the reporting date.

PD/LGD calculations for expected loss impairment provisions have been developed for Aspen Bridging Limited in accordance with IFRS 9. Stage 1 expected losses are recognised on inception/initial recognition of a loan based on the probability of a customer defaulting in the next 12 months. If Aspen became aware of a significant adverse change in borrower or security circumstances during the life of the loan, such as a major borrower financial problem or a known significant reduction in the value of our security, but the loan is not in default, then the loan is transferred to Stage 2. The bridging product has a single repayment scheduled for the end of the loan term and if a bridging loan is not granted an extension or repaid and falls into default beyond the end of the loan term then this is deemed credit impaired and included in IFRS 9 Stage 3.

Assets in Aspen are written off once the asset has been repossessed and sold and there is no prospect of further legal or other debt recovery action. Where enforcement action is still taking place, loans are not written off.

1.5 Property, plant and equipment

Property, plant and equipment is stated at cost less accumulated depreciation and any provision for impairment.

Depreciation is provided on the cost or valuation of property, plant and equipment in order to write such cost or valuation over the expected useful lives as follows:

Fixtures and Fittings	20% per annum straight line
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1.6 Taxation

Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted at the balance sheet date.

Deferred tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax is determined using tax rates and laws that have been enacted by the balance sheet date and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled. Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Aspen Bridging Limited

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 January 2021

1. ACCOUNTING POLICIES (CONTINUED)

1.7 Pensions

The Company offers a defined contribution pension scheme and the pension charge represents the amount payable by the Company for the financial year.

1.8 Financial Instruments

The Company's principal financial instruments are amounts receivable from customers and cash and these are stated at amortised cost less provision for any impairment.

1.9 Critical Accounting Judgements and Key Sources of Estimation Uncertainty

There are no key accounting judgements which the directors have made in the process of applying the Company's accounting policies. The directors consider that the sources of estimation uncertainty which have the most significant effect on the amounts recognised in the financial statements are those inherent in the credit markets in which we operate relating impairment as outlined in 1.4 above.

Measuring impairment in financial instruments is a key source of estimation uncertainty. The Company's impairment provision is dependent on management's forward looking judgements on areas such as interest rates and property prices. Property bridging loans are secured on the properties and the main financial impact arising from either rising interest rates or increased living costs would be if there was a significant fall in the relevant property prices. Property prices have fallen in the last few months and there is a wide range of market forecasts for future property prices which results in some estimation uncertainty. However, Aspen use a conservative approach to LTVs and a rigorous property valuation process which reduces this inherent property price risk.

2. SEGMENTAL ANALYSIS

All the Company's assets and liabilities, revenue and profit before tax are attributable to the provision of property bridging finance.

No geographical analysis is presented because all operations are situated in the United Kingdom.

Aspen Bridging Limited

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 January 2021

3. COST OF SALES

	2023 £	2022 £
Cost of sales	1,989,321	1,505,018
Total cost of sales	<u>1,989,321</u>	<u>1,505,018</u>

4. IMPAIRMENT CHARGE

	2023 £	2022 £
Loan loss provisioning charge	991,965	314,797
Total impairment charge	<u>991,965</u>	<u>314,797</u>

5. INFORMATION REGARDING DIRECTORS AND EMPLOYEES

	2023 £	2022 £
Directors' emoluments		
Salary	434,000	369,000
Pension	48,390	44,846
	<u>482,390</u>	<u>413,846</u>

The emoluments of the highest paid director are £239,000 for the year (2022: £207,000) and the Company paid pension contributions on his behalf of £29,996 (2022: £28,128). Three of the directors are paid by other S&U plc Group companies and received no remuneration for their services to this company.

	2023	2022
Number of directors who are members of a defined contribution pension scheme	<u>4</u>	<u>4</u>
Average number of persons employed		
Management and administration	<u>21</u>	<u>17</u>
Staff costs during the year (including directors):	£	£
Wages and salaries	1,258,784	992,775
Social security costs	163,075	114,082
Other pension costs	68,391	59,784
	<u>1,490,250</u>	<u>1,166,641</u>

Aspen Bridging Limited

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 January 2021

6. OPERATING PROFIT

	2023	2022
	£	£
Operating profit is stated after charging:		
Depreciation and amortisation:		
Owned assets	15,475	21,499
Staff Costs	<u>1,490,250</u>	<u>1,166,641</u>
The analysis of auditor's remuneration is as follows;		
Fees payable to the Company's Auditor for the audit of the Company's annual financial statements	21,000	20,000
Total audit fees	21,000	20,000
Total	<u>21,000</u>	<u>20,000</u>

7. FINANCE COSTS

	2023	2022
	£	£
Interest payable	<u>3,383,170</u>	<u>1,883,575</u>

Aspen Bridging Limited

NOTES TO THE FINANCIAL STATEMENTS For the year ended 31 January 2021

8. TAX

	2023 £	2022 £
Corporation tax at 19.0% based on the profit for the year	847,874	651,676
	<u>847,874</u>	<u>651,676</u>

The actual tax charge for the current and the previous year differs to the standard rate for the reasons set out in the following reconciliation.

	2023 £	2022 £
Profit on ordinary activities before tax	4,457,108	3,413,928
Tax on profit on ordinary activities at standard rate of 19.0%	846,851	648,646
<i>Factors affecting charge for the period:</i>		
Expenses not deductible for tax purposes	2,280	10,104
Adjustment in respect of prior period	1,874	(2,074)
Effects of other tax rates and temporary differences	(3,131)	(5,000)
Total tax credit for the year	<u>847,874</u>	<u>651,676</u>

The Finance Act 2016 included legislation to reduce the main rate of UK corporation tax from 20% to 19% from 1 April 2017 and to 17% from 1 April 2020. The rate reduction to 17% was subsequently reversed by the Finance Act 2020, such that the main rate of UK corporation tax remains at 19%. The Finance Act 2021 confirms an increase of UK corporation tax rate from 19% to 25% with effect from 1 April 2023 and this was substantively enacted by the statement of financial position date and therefore included in these financial statements.

Aspen Bridging Limited

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 January 2021

9. PROPERTY, PLANT AND EQUIPMENT

	Fixtures and Fittings	Total
	£	£
Cost or valuation		
At 1 February 2021	91,569	91,569
Additions	15,926	15,926
Disposals	-	-
As at 31 January 2022	107,495	107,495
Additions	13,792	13,792
Disposals	-	-
As at 31 January 2023	121,287	121,287
Accumulated depreciation		
At 1 February 2021	56,356	56,356
Charge for the year	21,499	21,499
Eliminated on disposals	-	-
As at 31 January 2022	77,855	77,855
Charge for the year	15,475	15,475
Eliminated on disposals	-	-
As at 31 January 2023	93,330	93,330
Net book value		
At 31 January 2022	27,957	27,957
At 31 January 2021	29,640	29,640

Aspen Bridging Limited

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 January 2021

10. AMOUNTS RECEIVABLE FROM CUSTOMERS

	2023 £	2022 £
Property bridging credit receivables	115,451,207	64,525,125
Less: Loan loss provision	<u>(1,558,091)</u>	<u>(645,810)</u>
Amounts receivable from customers	<u>113,893,116</u>	<u>63,879,315</u>
Analysed by future date due		
- Due within one year	112,747,397	62,420,848
- Due in more than one year	<u>1,145,719</u>	<u>1,458,467</u>
Amounts receivable from customers	<u>113,893,116</u>	<u>63,879,315</u>
Analysis of Security		
Loans secured on property	113,892,721	63,879,515
Other loans	<u>-</u>	<u>-</u>
Amounts receivable from customers	<u>113,892,721</u>	<u>63,879,515</u>
Analysis of overdue		
Not impaired		
Neither past due nor impaired	107,261,814	62,699,339
Past due up to 3 months but not impaired	-	-
Past due over 3 months but not impaired	-	-
Impaired		
Past due up to 3 months	6,129,261	1,179,977
Past due over 3 months and up to 6 months	501,646	-
Past due over 6 months or default	<u>-</u>	<u>-</u>
Amounts receivable from customers	<u>113,892,721</u>	<u>63,879,315</u>

The credit risk inherent in amounts receivable from customers is reviewed under impairment as per note 1.4 and under this review the credit quality of assets which are neither past due nor impaired was considered and stage 1 provisions of £1,115,963 (2022: £445,540) made on those loans currently assessed to have more difficult maturity exits with overall credit quality considered to be good. The above analysis of when loans are due is based upon original contract terms which are not rescheduled although an extension at the option of the lender is built into the contracts. This option is only utilised when a delayed but firm exit from the bridging loan can be reasonably forecast. The carrying amount of amounts receivable from customers whose terms have been renegotiated that would otherwise be past due or impaired is therefore £nil (2022: £nil).

Aspen Bridging Limited

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 January 2021

10. AMOUNTS RECEIVABLE FROM CUSTOMERS (CONTINUED)

Analysis of loan loss provision and amounts receivable from customers (capital)

	Not credit Impaired	Not credit Impaired	Credit Impaired	
	Stage 1: Subject to 12 months ECL £	Stage 2: Subject to lifetime ECL £	Stage 3: Subject to lifetime ECL £	Total £
As at 31 January 2023				
Amounts receivable (capital)	108,378,173	-	7,073,034	115,451,207
Property bridging finance	(1,115,963)	-	(442,128)	(1,558,091)
Amounts receivable (net)	<u>107,262,210</u>	<u>-</u>	<u>6,630,906</u>	<u>113,893,116</u>

	Stage 1: Subject to 12 months ECL £	Stage 2: Subject to lifetime ECL £	Stage 3: Subject to lifetime ECL £	Total Provision £
As at 31 January 2022				
Amounts receivable (capital)	63,144,879	-	1,380,246	64,525,125
Property bridging finance	(445,540)	-	(200,269)	(645,810)
Amounts receivable (net)	<u>62,699,339</u>	<u>-</u>	<u>1,179,977</u>	<u>63,879,315</u>

Aspen Bridging Limited

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 January 2021

10. AMOUNTS RECEIVABLE FROM CUSTOMERS (CONTINUED)

Loan loss provisions	Stage 1: Subject to 12 months ECL £	Stage 2: Subject to lifetime ECL £	Stage 3: Subject to lifetime ECL £	Total Provision £
At 1 February 2021	313,227	-	17,786	331,013
Net transfers and changes in credit risk	(305,397)	-	182,483	(122,913)
New loans originated	437,710	-	-	437,710
Total impairment charge to income statement	132,313	-	182,483	314,797
Utilised provision on write-offs	-	-	-	-
At 31 January 2022	445,540	-	200,269	645,810
Net transfers and changes in credit risk	(410,368)	-	(200,269)	(610,637)
New loans originated	1,080,791	-	521,812	1,602,603
Total impairment charge to income statement	670,423	-	321,543	991,966
Utilised provision on write-offs	-	-	(79,684)	(79,684)
At 31 January 2023	<u>1,115,963</u>	<u>-</u>	<u>442,128</u>	<u>1,558,092</u>

Aspen Bridging Limited

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 January 2021

11. TRADE AND OTHER RECEIVABLES

	2023	2022
	£	£
Amounts owed from other group undertakings	-	-
Prepayments and accrued income	397,114	512,420
	<u>397,114</u>	<u>92,137</u>

All the above amounts fall due within one year. The carrying value of trade and other receivables is not materially different to their fair value.

12. TRADE AND OTHER PAYABLES

	2023	2022
	£	£
Amounts owed to other group undertakings	<u>108,511,338</u>	<u>58,875,220</u>

The amounts owed to other group undertakings on which interest is payable (note 6) have no fixed maturity date.

13. CALLED UP SHARE CAPITAL

	2023	2022
	£	£
Authorised, called up, allotted and fully paid		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

Aspen Bridging Limited

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 January 2021

14. RECONCILIATION OF PROFIT BEFORE TAX TO NET CASH FROM OPERATING ACTIVITIES

	2023 £	2022 £
Profit before tax	4,457,108	3,413,928
Tax paid	(810,624)	(383,926)
Depreciation on plant, property and equipment	15,475	21,499
Loss on disposal of plant, property and equipment	-	-
Increase in amounts receivable from customers	(50,013,798)	(29,735,287)
(Increase)/decrease in trade and other receivables	115,306	(420,283)
Increase in accruals	194,911	217,254
Net cash from operating activities	<u>(46,041,622)</u>	<u>(26,886,815)</u>

15. CONTINGENT LIABILITIES

The Company has entered into cross-guarantee arrangements with respect to the loans and bank overdrafts of certain of other group companies. Any further exposure under these cross guarantee arrangements other than the amount owing to other group undertakings in note 12 is remote.

16. RELATED PARTY TRANSACTIONS

The Company paid no dividends to its parent company S&U plc during the year. During the current year the Company was recharged by other group undertakings for various administrative expenses incurred on behalf of Aspen Bridging Limited. At 31 January 2022 the Company owed £105,511,338 (2022: £58,875,220) to other group undertakings for funding and £nil for administrative expenses (2022: £nil).

17. ULTIMATE PARENT COMPANY

The Company's ultimate parent company and controlling party is S&U Plc, a company incorporated in England. This is the largest and smallest group of which the Company is a member and for which consolidated financial statements are drawn up. Copies of the Group financial statements of S&U Plc may be obtained from its registered office at 2 Stratford Court, Cranmore Boulevard, Solihull B90 4QT.

18. FINANCIAL COMMITMENTS

Capital commitments

At 31 January 2022 and 31 January 2021 the Company had no capital commitments contracted but not provided for.

19. PENSION SCHEMES

The Company made contributions of £68,391 (2022: £59,784) to defined contribution pension schemes during year ended 31 January 2023.

Aspen Bridging Limited

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 January 2021

20. FINANCIAL INSTRUMENTS

The Company's principal financial instruments are amounts receivable from customers.

The Company's business objectives rely on maintaining a well spread customer base of carefully controlled quality by applying strong emphasis on good credit management, both through strict lending and valuation criteria at the time of underwriting a new credit facility and continuous monitoring of the proposed exit and collection process. The property bridging debts are secured by the property.

The table on the next page analyses the Company assets and liabilities into relevant maturity groupings based on the remaining period at the balance sheet date (to contractual maturity).

The average effective interest rate on financial assets of the Company at 31 January 2023 was estimated to be 18% (2022: 18%). The average effective interest rate on financial liabilities of the Company at 31 January 2022 was estimated to be 6% (2022: 4%).

Currency and credit risk

The Company has no material exposure to foreign currency risk. The credit risk inherent in amounts receivable from customers is reviewed under impairment as per note 1.4. It should be noted that the credit risk at the individual customer level is limited by strict adherence to credit control rules which are regularly reviewed. The credit risk is also mitigated by ensuring that the valuation of the security at origination of the loan is rigorously assessed and is within loan to value limits.

Interest rate risk

The Company is part of the S&U Group whose activities expose it to the financial risks of changes in interest rates and where appropriate the Group uses interest rate derivative contracts to hedge these exposures in bank borrowings in accordance with disclosures made in the S&U Plc financial statements. There is considered to be no material interest rate risk in cash, trade and other receivables and trade and other payables.

Capital risk management

The Company is part of the S&U Group and the Board of Directors of S&U Plc assess the capital needs of the Group on an ongoing basis and approve all capital transactions. The Group's objective in respect of capital risk management is to maintain a conservative Group gearing level with respect to market conditions, whilst taking account of business growth opportunities in a capital efficient manner. At 31 January 2023 the Group gearing level was 86% (2022: 55%) which the directors consider to have met their objective.

Fair values of financial assets and liabilities

The fair values of amounts receivable from customers, bank loans and overdrafts and other assets and liabilities are considered to be not materially different from their book values. No assets or liabilities are held on the balance sheet at fair value.

Aspen Bridging Limited

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 January 2021

21. FINANCIAL INSTRUMENTS (CONTINUED)

Liquidity risk

The Company's liquidity risk is shown in the following tables which measure the cumulative liquidity gap.

	Less than 1 year	More than 1 year but not more than 2 years	More than 2 years but not more than 5 years	More than 5 years	No fixed maturity date	Total
At 31 January 2023	£	£	£	£	£	£
Financial assets	112,747,394	1,145,719	-	-	-	113,893,113
Other assets	-	-	-	-	425,071	425,071
Cash & Cash equivalents	2,380,704	-	-	-	-	2,380,704
Total assets	115,128,098	1,145,719	-	-	425,071	116,698,888
Shareholder's funds	-	-	-	-	(7,229,114)	(7,229,114)
Intercompany loans	(11,338)	-	(80,000,000)	-	(28,500,000)	(108,511,338)
Other liabilities	(958,436)	-	-	-	-	(958,436)
Bank loans and overdrafts	-	-	-	-	-	-
Total liabilities and shareholder's funds	(969,774)	-	(80,000,000)	-	(35,729,114)	(116,698,888)
Cumulative gap	114,158,324	115,304,043	35,304,043	35,304,043	-	-
	Less than 1 year	More than 1 year but not more than 2 years	More than 2 years but not more than 5 years	More than 5 years	No fixed maturity date	Total
At 31 January 2022	£	£	£	£	£	£
Financial assets	62,420,848	1,458,467	-	-	-	63,879,315
Other assets	-	-	-	-	542,060	542,060
Total assets	62,420,848	1,458,467	-	-	542,060	64,421,375
Shareholder's funds	-	-	-	-	(4,819,880)	(4,819,880)
Intercompany loans	-	-	(25,000,000)	-	(33,875,220)	(58,875,220)
Other liabilities	-	-	-	-	(726,275)	(726,275)
Total liabilities and shareholder's funds	-	-	25,000,000	-	(39,421,375)	(64,421,375)

Aspen Bridging Limited

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 January 2021

	Less than 1 year	More than 1 year but not more than 2 years	More than 2 years but not more than 5 years	More than 5 years	No fixed maturity date	Total
At 31 January 2023	£	£	£	£	£	£
Financial assets	112,747,394	1,145,719	-	-	-	113,893,113
Other assets	-	-	-	-	425,071	425,071
Cash & Cash equivalents	2,380,704	-	-	-	-	2,380,704
Total assets	115,128,098	1,145,719	-	-	425,071	116,698,888
Shareholder's funds	-	-	-	-	(7,229,114)	(7,229,114)
Intercompany loans	(11,338)	-	(80,000,000)	-	(28,500,000)	(108,511,338)
Other liabilities	(958,436)	-	-	-	-	(958,436)
Bank loans and overdrafts	-	-	-	-	-	-
Total liabilities and shareholder's funds	(969,774)	-	(80,000,000)	-	(35,729,114)	(116,698,888)
Cumulative gap	114,158,324	115,304,043	35,304,043	35,304,043	-	-
	Less than 1 year	More than 1 year but not more than 2 years	More than 2 years but not more than 5 years	More than 5 years	No fixed maturity date	Total
At 31 January 2022	£	£	£	£	£	£
Financial assets	62,420,848	1,458,467	-	-	-	63,879,315
Other assets	-	-	-	-	542,060	542,060
Total assets	62,420,848	1,458,467	-	-	542,060	64,421,375
Shareholder's funds	-	-	-	-	(4,819,880)	(4,819,880)
Intercompany loans	-	-	(25,000,000)	-	(33,875,220)	(58,875,220)
Other liabilities	-	-	-	-	(726,275)	(726,275)
Total liabilities and shareholder's funds	-	-	25,000,000	-	(39,421,375)	(64,421,375)
Cumulative gap	62,420,848	63,879,315	38,879,315	38,879,315	-	-

Aspen Bridging Limited

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 January 2021

21. FINANCIAL INSTRUMENTS (CONTINUED)

	Less than 1 year	More than 1 year but not more than 2 years	More than 2 years but not more than 5 years	More than 5 years	No fixed maturity date	Total
At 31 January 2023	£	£	£	£	£	£
Trade and other payables	-	-	-	-	-	-
Accruals and deferred income	557,436	-	-	-	-	557,436
Tax liabilities	401,000	-	-	-	-	401,000
Intercompany loans	11,338	-	80,000,000	-	28,500,000	108,511,338
At 31 January 2022	969,774	-	80,000,000	-	28,500,000	109,469,774

	Less than 1 year	More than 1 year but not more than 2 years	More than 2 years but not more than 5 years	More than 5 years	No fixed maturity date	Total
At 31 January 2022	£	£	£	£	£	£
Trade and other payables	-	-	-	-	-	-
Accruals and deferred income	362,525	-	-	-	-	362,525
Tax liabilities	363,750	-	-	-	-	363,750
Intercompany loans	-	-	25,000,000	-	33,875,220	58,875,220
At 31 January 2021	726,275	-	-	-	33,875,220	59,601,495