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For release on 8 February 2017

**TOC Property Backed Lending Trust PLC
(the "Company" or "PBLT")**

Portfolio Update – New Loan Advance

TOC Property Backed Lending Trust PLC, a newly listed investment company, announces today the signing of a new £2.3m loan facility to finance the purchase of a 34-bedroom student accommodation property in Durham city centre by Ryka Developments Ltd.

Description of the loan facility:

Facility Term	3 years
Coupon	8% pa to PBLT
Secured	First charge
Security	Established, mature and fully tenanted student accommodation building in Durham city centre
Profit Share	25.1% of the borrower, Ryka Development Ltd, is owned by PBLT (acquired at nil cost)

The drawdown of the loan will be funded from the Company's existing capital resources.

The gross exposure to the borrower is in accordance with the investment policy as to single borrower and asset types.

Portfolio Update – Existing Loan, Further Advance

Additionally, following the Company's successful IPO on 24 January 2017, PBLT has made a further five loan advances totalling £1.7m to existing borrowers, to continue the development of their individual projects.

These advances have been funded from the Company's existing capital resources.

For further information regarding TOC Property Backed Lending Trust PLC (LEI: 213800EXPWANYN3NEV68) please call:

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TOC Property Backed Lending Trust PLC is a closed-end investment company. Its investment objective is to provide shareholders with a consistent and stable income and the potential for an attractive total return over the medium to long term while managing downside risk through: (i) a diversified portfolio of fixed rate loans predominantly secured over land and/or property in the UK; and (ii) in many cases, receiving the benefit of an associated profit share usually obtained by acquiring (at nil cost) a minority equity stake in the relevant borrower project development vehicle.

The Company's investment adviser is Tier One Capital Limited ("Tier One" or the "Investment Adviser"). Tier One was launched by former Barclays Wealth and Coutts & Co directors Stephen Black and Ian McElroy in early 2013. Both Stephen and Ian have extensive credit experience, much of which was gained in a difficult financial climate. Tier One has developed a direct lending offering that provides an opportunity which sits between conventional lending and the emerging peer-to-peer platform market. Tier One uses its direct lending and credit expertise to source funds for borrowers, broker facility agreements and then offer continued support and guidance to borrowers through the lifespan of their loan.