



CREDITORS QUESTIONNAIRE ON DIRECTORS' CONDUCT

Company: Kapital Residential Limited

Creditor's name and address	The Scottish Ministers Victoria Quay Leith Edinburgh EH6 6QQ
Amount of claim	£728,686
What was the authorised credit limit?	£ ?
If your claim exceeds the credit limit, on what basis or terms was the credit increased?	Interest at 2% per annum has been applied to the capital amount.
Please provide details of any comfort, security or assurance given which influenced your decision to continue to supply on credit.	SG holds first ranking security over the property known as Lundin Links
When were you first aware that there were difficulties in obtaining payment and what was the evidence of this?	In August 21 when only the first agreed payment of £150,000 was paid. Rescheduling request agreed a payment of £200,000 in February 2022 and £525,000 in March 2022. No payments were made. A legal letter was sent 23/2/22 stating they were in default and to repay the full amount. Correspondence from the company ceased then.
Please provide details, including dates, of any writs, summons, decrees or other legal action you took to recover your debt.	Details of varying correspondence from Sept 21 to April 22 for payments to be made. November 21 requests for repayments, rescheduling request made. 16/11/21 SG solicitor formalised agreed repayments. Various reminders for payment sent from Nov 21 to May 22. Second rescheduling request was refused 20/4/22.
Please provide details of any cheques/payments which were dishonoured, including dates and amounts.	Payments should have been made £72,028 monthly from August 21 to July 22 (not paid) Rescheduled payments agreed to pay £200,00 in February 2022 with a final payment of £525,000 in March 2022 (not paid).

	Only one payment of £150,00 was paid in August 21.
As there any particular matters you feel should be reviewed? If so please provide brief details.	Why the loan was not paid as agreed when funds were available.
Date	18/08/2022
Signature	
Name	
Position	Senior Policy Officer, Housing Innovation and Place Unit