Analysis of the Loan Portfolio

Portfolio Analysis of Loan Portfolio to be prepared in accordance with Condition 5(f) and published on the website of the Guarantor within 30 days of each Quarter Date.

Terms used but not defined in this analysis shall be as defined in the terms and conditions as set out in the supplement dated 13 March 2018 for the Prospectus dated 19 October 2018 relating to the £500 million Euro Medium Term Note Programme of LendInvest Secured Income plc.

As at 30th September 2020 the Portfolio comprised:

1.	Total aggregate Value of Eligible Loans:		£	59.5m
	of which bridging loans:		£	59.5m
	of which buy-to-let loans:			£0
2.	Total number of Eligible Loans:			79
	of which bridging loans:			79
	of which buy-to-let loans:			0
3.	Number and aggregate Value of Eligible Loans secured by first-ranking legal charge:		79 8	<u>ዩ</u> £59.5m
4.	Number and aggregate Value of Eligible Loans secured by second-ranking legal charge:	0 & £0m		
5.	Percentage of Portfolio secured by first-ranking legal charge:	100%		
6.	Percentage of Portfolio secured by second- ranking legal charge:	0%		
7.	Individual LTV Ratio at origination of non buy-to-let	1.	35%	1 st charge
	Eligible Loans and confirmation as whether each loan is	2.	49%	1 st charge
	secured by a first-ranking or second-ranking	3.	52%	1 st charge
	legal charge:	4.	53%	1 st charge
		5.	54%	1 st charge
		6.	56%	1 st charge
		7.	60%	1 st charge
		8.	60%	1 st charge
		9.	63%	1 st charge
		10.	64%	1 st charge
		11.	65%	1 st charge
		12.	65%	1 st charge
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8. Indexed LTV Ratio of buy-to-let Eligible Loans N/A		Indexed LTV Patie of how to let Eligible Leans			N/A
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9. Weighted Average LTV Ratio of the Portfolio 67%	9.	weighted Average LTV Katio of the Portfolio	<u> </u>		0/%

10.	Number and Value of Eligible Loans in material Arrears ¹	2 & £1.0m
11.	Interest Coverage Ratio	194%
12.	Location of property (given as a percentage of the Portfolio):	
	property in England	100%
	of which, property in Greater London	40%
	property in Wales	0%

 $^{^{1}}$ Where any amount of interest is equivalent to three months past due, a loan will be considered to be in "material" arrears.