

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 Prospectus dated 19 July 2017 (including the amendment dated 13 March 2018) relating to the £500 million Euro Medium Term Note Programme of LendInvest Secured Income plc.

As at 31st December 2018 the Portfolio comprised:

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----|---|--|----|-----|------------------------|----|-----|------------------------|----|-----|------------------------|----|-----|------------------------|----|-----|------------------------|----|-----|------------------------|----|-----|------------------------|----|-----|------------------------|----|-----|------------------------|-----|-----|------------------------|-----|-----|------------------------|-----|-----|------------------------|-----|-----|------------------------|-----|-----|------------------------|-----|-----|------------------------|-----|-----|------------------------|-----|-----|------------------------|-----|-----|------------------------|-----|-----|------------------------|-----|-----|------------------------|-----|-----|------------------------|-----|-----|------------------------|-----|-----|------------------------|-----|-----|------------------------|-----|-----|------------------------|-----|-----|------------------------|
| 1. | Total aggregate Value of Eligible Loans: | £35.0m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| |of which bridging loans: | £35.0m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| |of which buy-to-let loans: | £0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | Total number of Eligible Loans: | 64 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| |of which bridging loans: | 64 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| |of which buy-to-let loans: | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. | Number and aggregate Value of Eligible Loans secured by first-ranking legal charge: | 64 & £35.0m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. | Number and aggregate Value of Eligible Loans secured by second-ranking legal charge: | 0 & £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 of non buy-to-let Eligible Loans and confirmation as whether each loan is secured by a first-ranking or second-ranking legal charge: | <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;">1.</td><td style="width: 15%;">11%</td><td style="width: 80%;">1st charge</td></tr> <tr><td>2.</td><td>21%</td><td>1st charge</td></tr> <tr><td>3.</td><td>22%</td><td>1st charge</td></tr> <tr><td>4.</td><td>24%</td><td>1st charge</td></tr> <tr><td>5.</td><td>29%</td><td>1st charge</td></tr> <tr><td>6.</td><td>30%</td><td>1st charge</td></tr> <tr><td>7.</td><td>44%</td><td>1st charge</td></tr> <tr><td>8.</td><td>47%</td><td>1st charge</td></tr> <tr><td>9.</td><td>50%</td><td>1st charge</td></tr> <tr><td>10.</td><td>50%</td><td>1st charge</td></tr> <tr><td>11.</td><td>50%</td><td>1st charge</td></tr> <tr><td>12.</td><td>51%</td><td>1st charge</td></tr> <tr><td>13.</td><td>51%</td><td>1st charge</td></tr> <tr><td>14.</td><td>56%</td><td>1st charge</td></tr> <tr><td>15.</td><td>62%</td><td>1st charge</td></tr> <tr><td>16.</td><td>62%</td><td>1st charge</td></tr> <tr><td>17.</td><td>62%</td><td>1st charge</td></tr> <tr><td>18.</td><td>64%</td><td>1st charge</td></tr> <tr><td>19.</td><td>64%</td><td>1st charge</td></tr> <tr><td>20.</td><td>65%</td><td>1st charge</td></tr> <tr><td>21.</td><td>65%</td><td>1st charge</td></tr> <tr><td>22.</td><td>65%</td><td>1st charge</td></tr> <tr><td>23.</td><td>66%</td><td>1st charge</td></tr> <tr><td>24.</td><td>67%</td><td>1st charge</td></tr> <tr><td>25.</td><td>68%</td><td>1st charge</td></tr> <tr><td>26.</td><td>69%</td><td>1st charge</td></tr> </table> | 1. | 11% | 1 st charge | 2. | 21% | 1 st charge | 3. | 22% | 1 st charge | 4. | 24% | 1 st charge | 5. | 29% | 1 st charge | 6. | 30% | 1 st charge | 7. | 44% | 1 st charge | 8. | 47% | 1 st charge | 9. | 50% | 1 st charge | 10. | 50% | 1 st charge | 11. | 50% | 1 st charge | 12. | 51% | 1 st charge | 13. | 51% | 1 st charge | 14. | 56% | 1 st charge | 15. | 62% | 1 st charge | 16. | 62% | 1 st charge | 17. | 62% | 1 st charge | 18. | 64% | 1 st charge | 19. | 64% | 1 st charge | 20. | 65% | 1 st charge | 21. | 65% | 1 st charge | 22. | 65% | 1 st charge | 23. | 66% | 1 st charge | 24. | 67% | 1 st charge | 25. | 68% | 1 st charge | 26. | 69% | 1 st charge |
| 1. | 11% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | 21% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. | 22% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. | 24% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. | 29% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. | 30% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. | 44% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. | 47% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9. | 50% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10. | 50% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11. | 50% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12. | 51% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13. | 51% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14. | 56% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15. | 62% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16. | 62% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17. | 62% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18. | 64% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19. | 64% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20. | 65% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21. | 65% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22. | 65% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23. | 66% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24. | 67% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25. | 68% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26. | 69% | 1 st charge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | | 27. 69% 1 st charge |
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| | | 33. 70% 1 st charge |
| | | 34. 70% 1 st charge |
| | | 35. 70% 1 st charge |
| | | 36. 70% 1 st charge |
| | | 37. 71% 1 st charge |
| | | 38. 73% 1 st charge |
| | | 39. 75% 1 st charge |
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| | | 62. 75% 1 st charge |
| | | 63. 75% 1 st charge |
| | | 64. 75% 1 st charge |
| 8. | Indexed LTV Ratio of buy-to-let Eligible Loans | N/A |
| 9. | Weighted Average LTV Ratio of the Portfolio | 64% |
| 10. | Number and Value of Eligible Loans in material Arrears ¹ | 3 & £0.8m |
| 11. | Interest Coverage Ratio | 169% |
| 12. | Location of property (given as a percentage of the Portfolio): | |
| | ...property in England | 99% |
| |of which, property in Greater London | 59% |
| | ...property in Wales | 1% |

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