

Analysis of the Loan Portfolio - LIV4

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 12 July 2022 relating to the £1 billion Euro Medium Term Note Programme of LendInvest Secured Income II plc.

As at 31st December 2025 the Portfolio comprised:

1.	Total aggregate Value of Eligible Loans:	£14.9m												
of which bridging loans:	£4.7m												
of which regulated loans:	£0												
of which buy-to-let loans:	£0												
of which intercompany loan	£10.2m												
2.	Total number of Eligible Loans:	23												
of which bridging loans:	21												
of which regulated loans:	0												
of which buy-to-let loans:	0												
of which intercompany loans	2												
3.	Intercompany loan to Lendinvest Bridge Limited:	£10.2m												
Number and Aggregate Value of which eligible bridging loans:	11 & £3.5m												
of which cash ² :	£6.7m												
4.	Intercompany loan to Lendinvest Loans Limited:	£0m												
Number and Aggregate Value of which eligible regulated loans:	0 & £0.0m												
of which cash ² :	£0m												
5.	Intercompany loan to Lendinvest BTL Limited:	£0m												
Number and Aggregate Value of which BTL loans:	0 & £0m												
of which cash ² :	£0m												
6.	Number and aggregate Value of Eligible Loans secured by first-ranking legal charge (incl Intercompany loans):	23 & £14.9m												
7.	Number and aggregate Value of Eligible Loans secured by second-ranking legal charge (incl Intercompany loans):	0 & £0m												
8.	Percentage of Portfolio secured by first-ranking legal charge:	100%												
9.	Percentage of Portfolio secured by second-ranking legal charge:	0%												
10.	Individual LTV Ratio at origination 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="margin-left: auto; margin-right: auto;"> <tbody> <tr> <td style="padding-right: 10px;">1.</td> <td style="padding-right: 10px;">12%</td> <td>1st charge</td> </tr> <tr> <td>2.</td> <td>18%</td> <td>1st charge</td> </tr> <tr> <td>3.</td> <td>70%</td> <td>1st charge</td> </tr> <tr> <td>4.</td> <td>72%</td> <td>1st charge</td> </tr> </tbody> </table>	1.	12%	1 st charge	2.	18%	1 st charge	3.	70%	1 st charge	4.	72%	1 st charge
1.	12%	1 st charge												
2.	18%	1 st charge												
3.	70%	1 st charge												
4.	72%	1 st charge												

		5. 75% 1 st charge
		6. 75% 1 st charge
		7. 75% 1 st charge
		8. 75% 1 st charge
		9. 75% 1 st charge
		10. 75% 1 st charge
		11. 80% 1 st charge
		12. 81% 1 st charge
		13. 83% 1 st charge
		14. 84% 1 st charge
		15. 85% 1 st charge
		16. 85% 1 st charge
		17. 85% 1 st charge
		18. 85% 1 st charge
		19. 85% 1 st charge
		20. 85% 1 st charge
		21. 85% 1 st charge
		22. Intercompany Loan
		23. Intercompany Loan
11.	Indexed LTV Ratio of buy-to-let Eligible Loans	N/A
12. a	Weighted Average LTV Ratio of the Portfolio (incl Intercompany loans):	60.66%
12. b.	Weighted Average LTV Ratio of bridging loans funded by the intercompany loan to Lendinvest Bridge Limited:	62.58%
12. c.	Weighted Average LTV Ratio of regulated loans funded by the intercompany loan to Lendinvest Loans Limited:	0%
13.	Number and Value of Eligible Loans in material Arrears ¹	1 & £236k
14.	Interest Coverage Ratio	127.6%
15.	Location of property (given as a percentage of the Portfolio):	
	...property in England	95.17%
of which, property in Greater London	33.71%
	...property in Wales	3.56%
	...property in Scotland	1.27%

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

² Used as origination funds.