

## Analysis of the Loan Portfolio - LIV5

*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 13 October 2025 relating to the £1 billion Euro Medium Term Note Programme of LendInvest Secured Income III plc.*

As at 31st December 2025 the Portfolio comprised:

1.	Total aggregate Value of Eligible Loans:	£66.2m									
	.....of which bridging loans:	£17.6m									
	.....of which regulated loans:	£0									
	.....of which buy-to-let loans:	£0									
	....of which intercompany loan	£48.6m									
2.	Total number of Eligible Loans:	45									
	.....of which bridging loans:	42									
	.....of which regulated loans:	0									
	....of which buy-to-let loans:	0									
	....of which intercompany loans	3									
3.	Intercompany loan to Lendinvest Bridge Limited:	£38.1m									
	.....Number and Aggregate Value of which eligible bridging loans:	20 & £34.1m									
	....of which cash <sup>2</sup> :	£5.0m									
4.	Intercompany loan to Lendinvest Loans Limited:	£5.0m									
	.....Number and Aggregate Value of which eligible regulated loans:	0 & £0.0m									
	....of which cash <sup>2</sup> :	£5.0m									
5.	Intercompany loan to Lendinvest Development Limited:	£4.5m									
	.....Number and Aggregate Value of which eligible development loans:	9 & £4.5m									
	....of which cash <sup>2</sup> :	£0m									
6.	Number and aggregate Value of Eligible Loans secured by first-ranking legal charge (incl Intercompany loans):	45 & £66.2m									
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	<table style="margin-left: auto; margin-right: auto;"> <tbody> <tr> <td style="padding-right: 10px;">1.</td> <td style="padding-right: 10px;">14%</td> <td>1<sup>st</sup> charge</td> </tr> <tr> <td>2.</td> <td>63%</td> <td>1<sup>st</sup> charge</td> </tr> <tr> <td>3.</td> <td>65%</td> <td>1<sup>st</sup> charge</td> </tr> </tbody> </table>	1.	14%	1 <sup>st</sup> charge	2.	63%	1 <sup>st</sup> charge	3.	65%	1 <sup>st</sup> charge
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2.	63%	1 <sup>st</sup> charge									
3.	65%	1 <sup>st</sup> charge									

	legal charge:	4. 71% 1 <sup>st</sup> charge 5. 74% 1 <sup>st</sup> charge 6. 75% 1 <sup>st</sup> charge 7. 75% 1 <sup>st</sup> charge 8. 75% 1 <sup>st</sup> charge 9. 75% 1 <sup>st</sup> charge 10. 75% 1 <sup>st</sup> charge 11. 75% 1 <sup>st</sup> charge 12. 75% 1 <sup>st</sup> charge 13. 75% 1 <sup>st</sup> charge 14. 75% 1 <sup>st</sup> charge 15. 75% 1 <sup>st</sup> charge 16. 75% 1 <sup>st</sup> charge 17. 75% 1 <sup>st</sup> charge 18. 75% 1 <sup>st</sup> charge 19. 75% 1 <sup>st</sup> charge 20. 75% 1 <sup>st</sup> charge 21. 75% 1 <sup>st</sup> charge 22. 75% 1 <sup>st</sup> charge 23. 75% 1 <sup>st</sup> charge 24. 75% 1 <sup>st</sup> charge 25. 75% 1 <sup>st</sup> charge 26. 75% 1 <sup>st</sup> charge 27. 75% 1 <sup>st</sup> charge 28. 75% 1 <sup>st</sup> charge 29. 75% 1 <sup>st</sup> charge 30. 75% 1 <sup>st</sup> charge 31. 75% 1 <sup>st</sup> charge 32. 85% 1 <sup>st</sup> charge 33. 85% 1 <sup>st</sup> charge 34. 85% 1 <sup>st</sup> charge 35. 85% 1 <sup>st</sup> charge 36. 85% 1 <sup>st</sup> charge 37. 85% 1 <sup>st</sup> charge 38. 85% 1 <sup>st</sup> charge 39. 85% 1 <sup>st</sup> charge 40. 85% 1 <sup>st</sup> charge 41. 85% 1 <sup>st</sup> charge 42. 85% 1 <sup>st</sup> charge 43. Intercompany Loan 44. Intercompany Loan 45. 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):	69.23%
12. b.	Weighted Average LTV Ratio of bridging loans funded by the intercompany loan to Lendinvest Bridge Limited:	61.55%
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 <sup>1</sup>	1 & £236k
14.	Interest Coverage Ratio	136.9%
15.	Location of property (given as a percentage of the Portfolio):	
	...property in England	97.10%

	.....of which, property in Greater London	18.91%
	...property in Wales	0.37%
	...property in Scotland	2.53%

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

<sup>2</sup> Used as origination funds.