

LANDLORDINVEST OUTCOMES STATEMENT FOR THE FINANCIAL YEAR 2025

Pursuant to Financial Conduct Authority (FCA) rules, this is LandlordInvest's Outcomes Statement for the financial year 2025 (1 January 2025 to 31 December 2025).

The Outcomes Statement will help you monitor and understand the performance of the loan portfolio, as it will show the expected and actual default rate of all loans originated within a financial year by reference to risk categories.

LandlordInvest's risk rating are based on a number of factors including data sourced from leading credit agencies, data suppliers and financial information the borrowers supply to us.

Many lenders use this data in their decisions on whether to lend to borrowers.

There are many factors taken into account when assigning a risk rating, including:

- Borrower's income and expenses
- Borrower's financial standing (asset and liabilities)
- Borrower's credit history
- Borrower's ability to service a loan
- Loan purpose
- Exit strategy
- Security (property)
- Projected income and expenses from the property

All borrowers are carefully reviewed and assessed before their loan becomes available for funding on LandlordInvest's lending platform. Only borrowers that we determine to be creditworthy are allowed to borrow through us.

The risk ratings range from A to D, where A is lowest risk. Please see the [How it works page](#) for more information on how our risk rating is set.

Risk Rating	Expected Default Rate*	Actual Default Rate*	Actual Loss Rate*
A	2.15%	0.00%	0.00%
B	3.20%	0.00%	0.00%
C	4.75%	49.07%	0.00%
D	7.25%	34.55%	5.77%

*Expected default rates are calculated using from mortgage statistics from other mainstream and specialist lenders' historic default rates.

*Actual default rates are the total of the gross loan amounts in default divided by the total gross loan amount of active loans as at the end of the period multiplied by 100.

*Actual loss rates are the total of the capital lost amounts divided by the total gross loan amount of active loans as at the end of the period multiplied by 100.

Capital loss

During 2025, LandlordInvest realised its first capital loss totalling £70,672 for a partially repaid loan. This loss originated from a loan within Risk Category D. While we strive to recover all principal through our security (property) and exit strategies, in this instance, the recovery proceeds were insufficient to cover the full principal amount. This represents a total loss rate of 46.29% against the value of that loan and 0.38% across the entire loan book to-date.

Please keep in mind that past performance is not a reliable indicator of future results.

Pursuant to FCA rules, a loan will be declared to be in default when the borrower is past the contractual payment date by more than 180 days.