

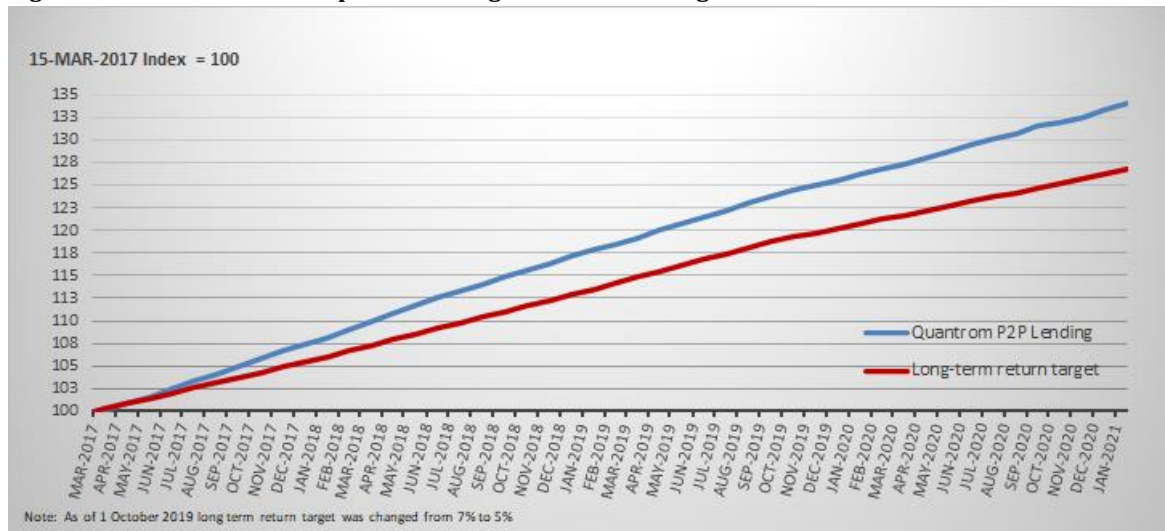
Quantrom P2P Lending DAC – Monthly Report

Quantrom P2P Lending DAC	Note price	1.340967
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Year-on-Year returns

Period	Note Price	Note Price previous year	Year-on-Year Return
31 January 2021	1.340967	1.262092	6.25%

Figure 1 Performance of Note price and Long-Term Return Target



Annual returns

Period	Note Price *)	Return on Note	Monthly Return
April 2017 - March 2018	1.099000	9.90%	0.79%
April 2018 - March 2019	1.191963	8.46%	0.68%
April 2019 - March 2020	1.272975	6.80%	0.55%

*) Share price until December 2018

Monthly comments

Interest payments in January was fully in line with our expectations.

Current loans represented 76.1% of the value of the portfolio at the end of January an increase of almost 2%-point during the month. At the same time loans 60+ days late increased slightly.

In January, an auction related to a delayed property loan unfortunately were not settled and the property will have to reauctioned. Staying with our cautious approach we have taken provision of 0.02%.

The return for the month of January 2021 was 0.60%.

Since inception, Quantrom P2P Lending has given a return of 34.09% and outperformed the long-term return target by 7.36%-points.

Monthly returns

	J	F	M	A	M	J	J	A	S	O	N	D	Total
2017				0.92%	0.69%	0.87%	0.81%	0.76%	0.86%	0.82%	0.75%	0.76%	7.48%
2018	0.68%	0.73%	0.83%	0.87%	0.75%	0.72%	0.77%	0.64%	0.64%	0.66%	0.68%	0.64%	8.96%
2019	0.65%	0.52%	0.61%	0.67%	0.67%	0.57%	0.63%	0.64%	0.67%	0.53%	0.45%	0.44%	7.26%
2020	0.47%	0.51%	0.35%	0.61%	0.47%	0.60%	0.54%	0.48%	0.55%	0.32%	0.39%	0.66%	6.12%
2021	0.60%												0.60%

Monthly performance to long term target

	J	F	M	A	M	J	J	A	S	O	N	D	Total
2017				0.35%	0.13%	0.30%	0.24%	0.20%	0.30%	0.25%	0.18%	0.19%	2.15%
2018	0.11%	0.16%	0.26%	0.31%	0.18%	0.16%	0.20%	0.07%	0.07%	0.10%	0.12%	0.08%	1.82%
2019	0.08%	-0.05%	0.04%	0.10%	0.10%	0.01%	0.07%	0.08%	0.10%	0.12%	0.04%	0.03%	0.72%
2020	0.07%	0.10%	-0.06%	0.20%	0.06%	0.19%	0.13%	0.08%	0.15%	-0.09%	-0.01%	0.25%	1.06%
2021	0.19%												0.19%

Note: As of 1 October 2019 long term return target was changed from 7% to 5%

Portfolio

The portfolio at the end of January 2021 consisted of almost 8,700 loans. The weighted average interest rate on the portfolio is 11.48% with an average weighted maturity of 27.4 months.

The main exposure in value is still towards car loans which represent 62% of the value of the portfolio at the end of the month.

Exposure towards property loans is at 22% of the value of the portfolio. At the end of December, personal loans represented 15%, while business loans were less than 1% of the value of the portfolio.

Figures 2-12 provide more details on the composition of the loan portfolio.

Figure 2

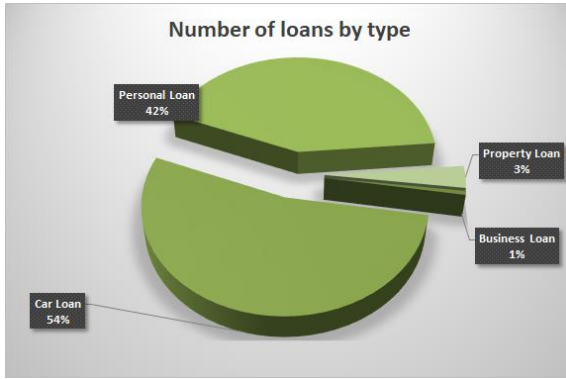


Figure 3

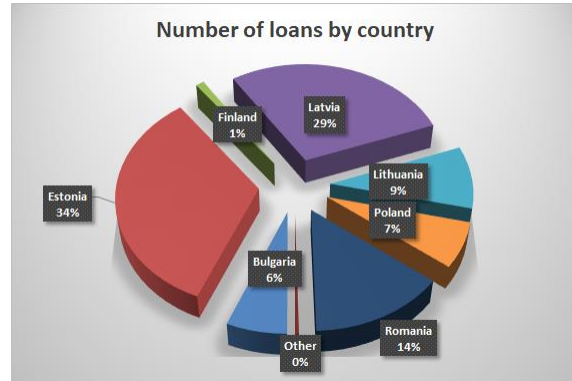


Figure 4

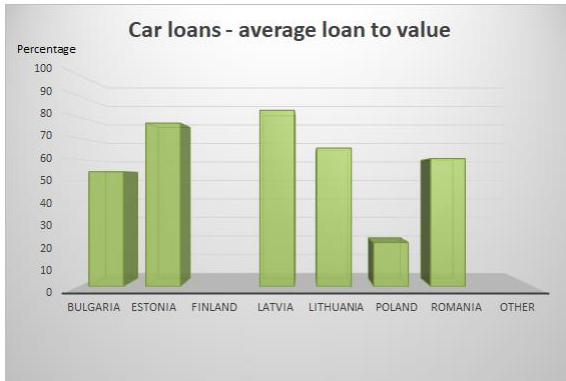


Figure 5

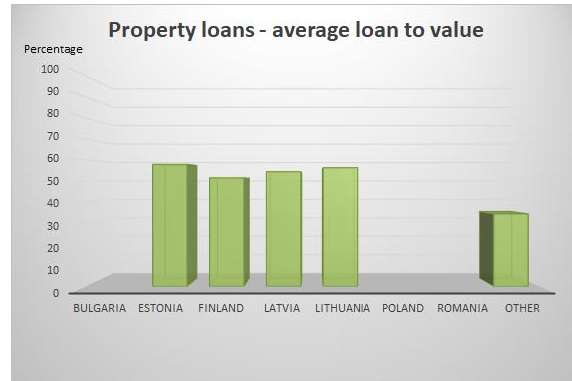


Figure 6

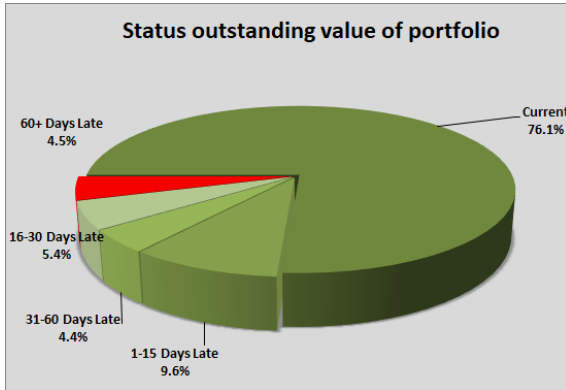


Figure 7

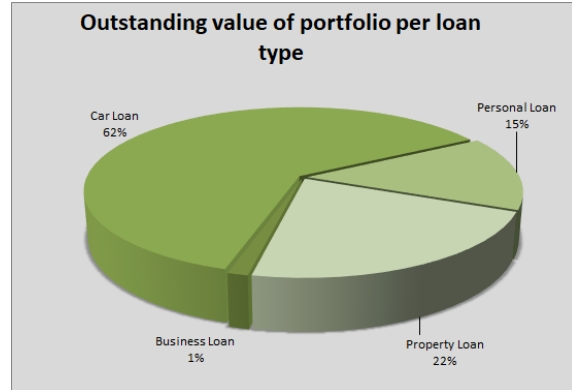


Figure 8

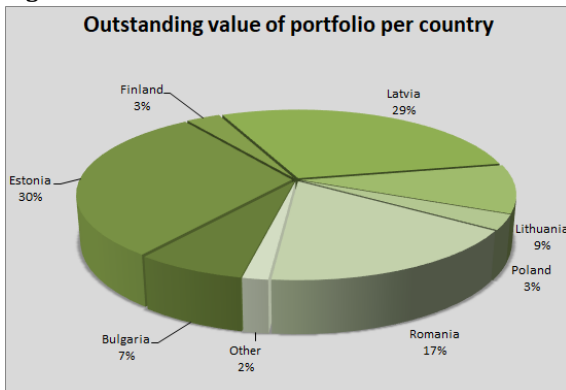


Figure 9

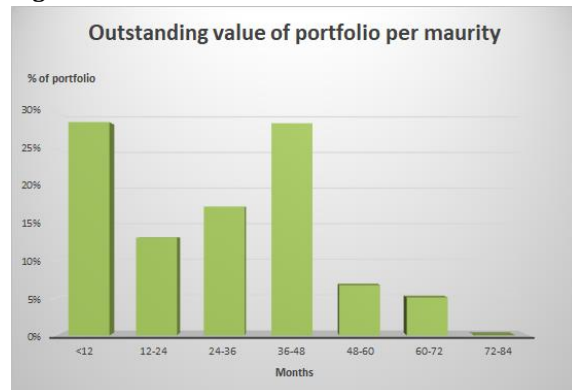


Figure 10

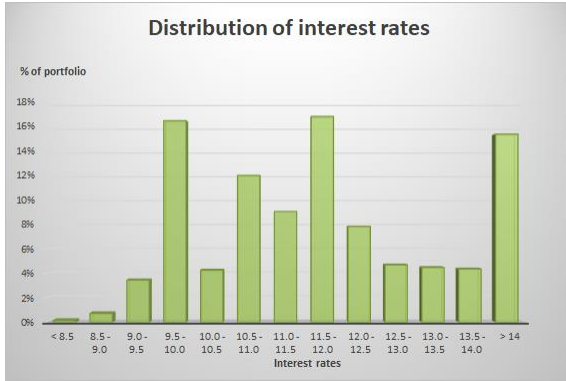


Figure 11

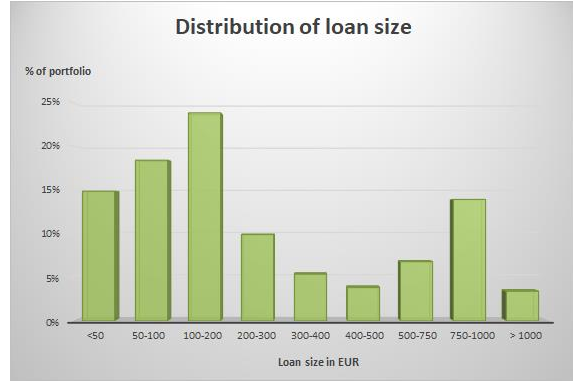


Figure 12

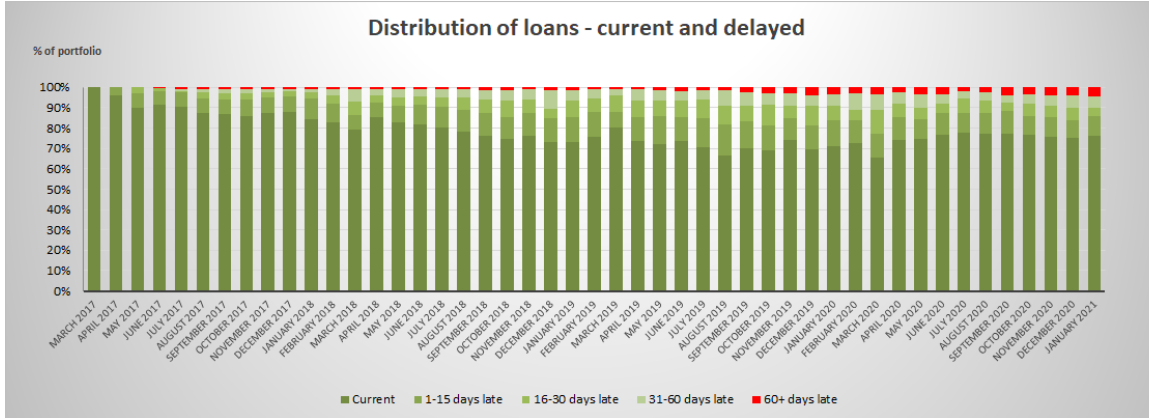


Figure 13

