

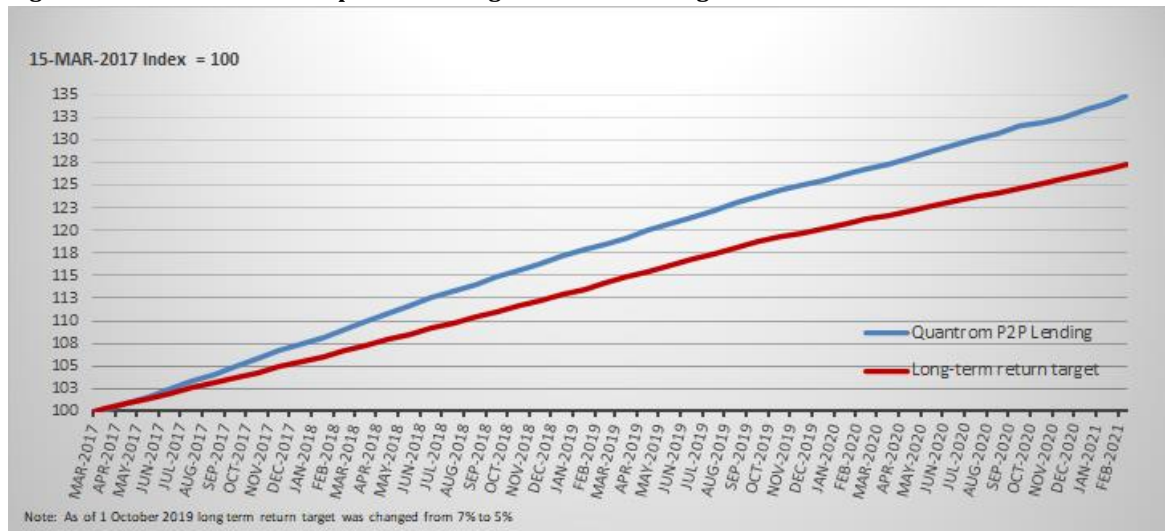
Quantrom P2P Lending DAC – Monthly Report

Quantrom P2P Lending DAC	Note price	1.349170
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Year-on-Year returns

Period	Note Price	Note Price previous year	Year-on-Year Return
28 February 2021	1.349170	1.268544	6.36%

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 February were slightly higher than our expectations since payments normally are lower in the shortest month of the year.

Current loans represented 77.6% of the value of the portfolio at the end of February an increase of more than 1.5%-point during the month. Except for loans with a delay of 1-15 days, all other groups of delayed loans fell in February.

In February Quantrom P2P Lending has not taken any provisions.

The return for the month of February 2021 was 0.61%.

Since inception, Quantrom P2P Lending has given a return of 34.91% and outperformed the long-term return target by 7.66%-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%	0.61%											1.22%

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%	0.20%											0.40%

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

Portfolio

The portfolio at the end of February 2021 consisted of more than 9,000 loans. The weighted average interest rate on the portfolio was 11.66% with an average weighted maturity of 28.9 months.

The main exposure in value is still towards car loans which represent 61% 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 February, personal loans represented 16%, 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

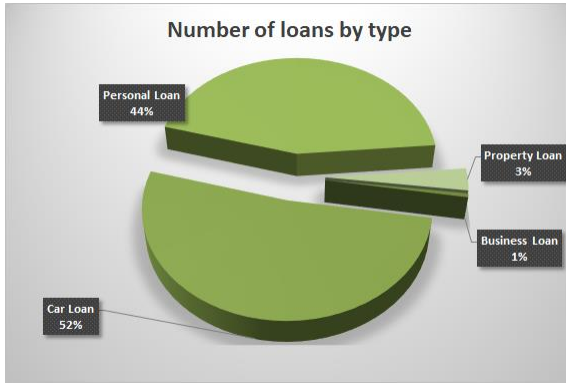


Figure 3

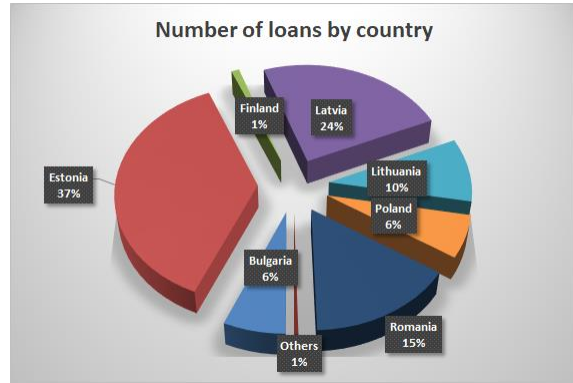


Figure 4



Figure 5



Figure 6

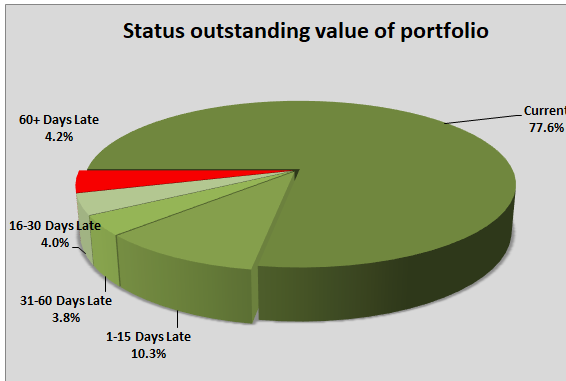


Figure 7

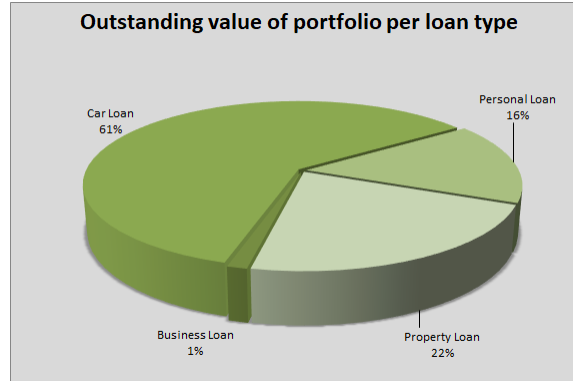


Figure 8

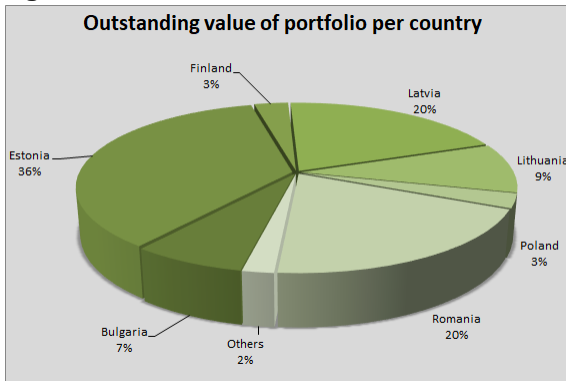


Figure 9

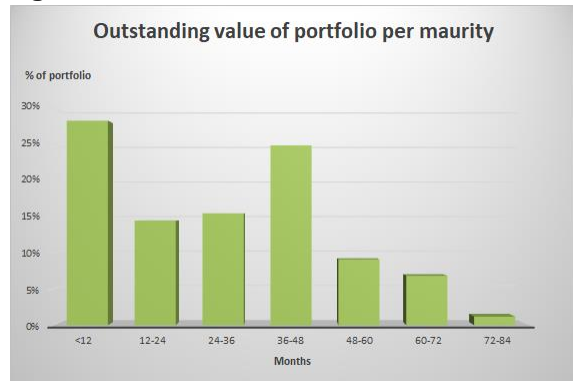


Figure 10

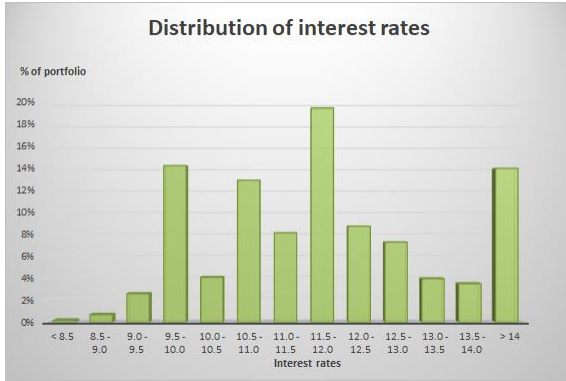


Figure 11

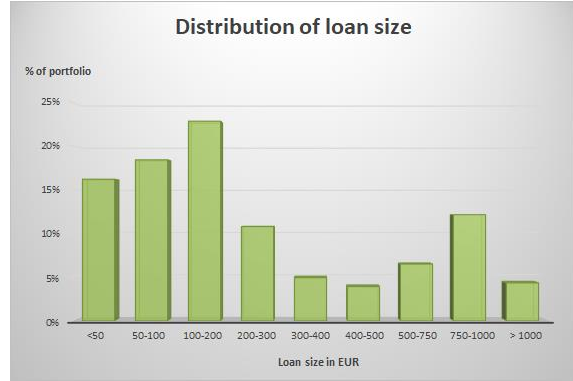


Figure 12

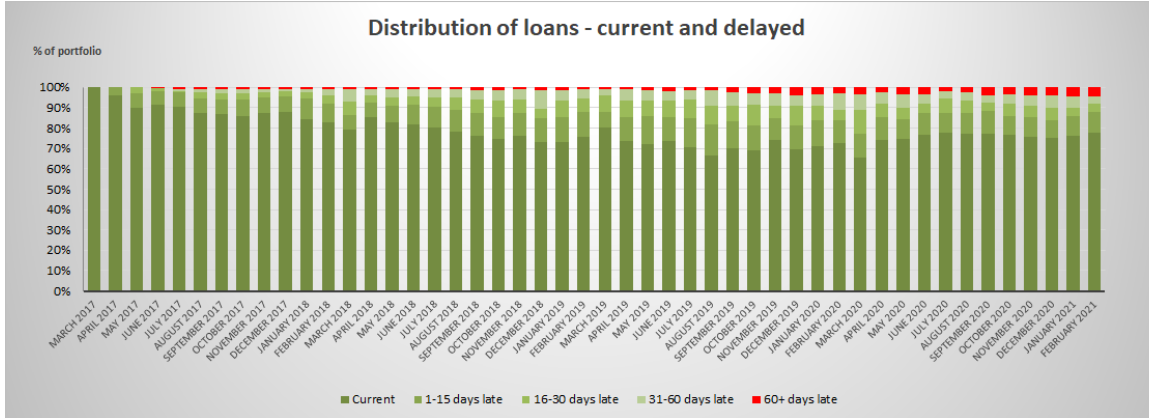
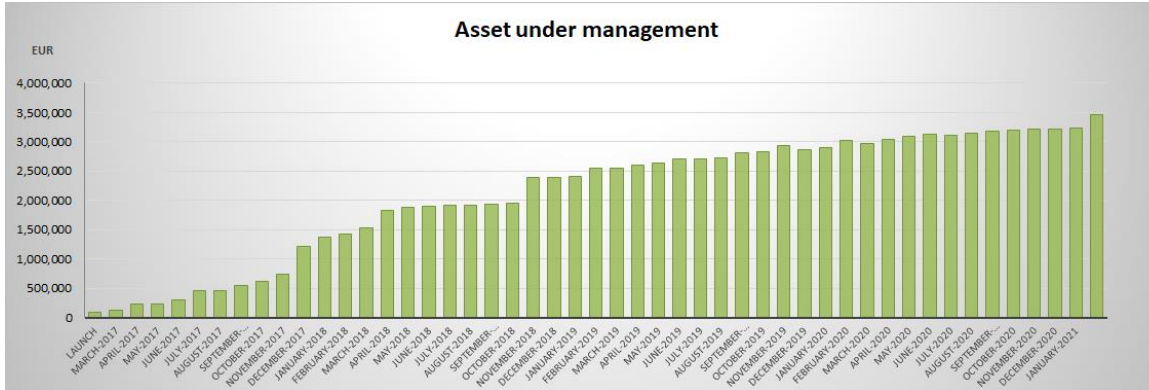


Figure 13



Quantrom Limited, Limerick
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