

Outcomes Statement

9th December 2019 to 31st December 2020

RISK WARNING: It is important to remember that making investments in business P2P loans, is not risk free and your Capital is at Risk. Past performance is not an indicator, or guarantee of future performance. These investments are not covered Financial Services Compensation Scheme. Please ensure you only invest funds that you can afford to lose, if there is a default.

To help Lenders better understand how their investments are performing (in addition to all the data provided on their dashboard) the Financial Conduct Authority have made it a regulatory requirement for P2P firms to publish an 'Outcomes Statement'. This legislation came into effect in Dec 9th 2019 and this report covers from that period, to our year end December 2020. The next report will be after our year end, December 2021.

ArchOver does not operate any form of 'investment accounts'. All investment are made by the Lenders into loans that they chose, where the interest rate is set the same for each loan type. There are secured loans and advance loans, more details are published on our website.

The only exception is the Investment Plan, where lenders can commit funds upfront that are then automatically evenly distributed over the next 10 secured loans that appear on the ArchOver platform. There were only **two new Investment Plans** in the reporting period, these are shown at the bottom of the table.

Investment Plan Performance – Interest paid during 2020

Plan Name	Project Reference	Live Date	End Date	Actual Interest Rate paid during reporting period %	Target Annual Return %
ArchOver Investment Plan	6412	31/10/2018	25/03/2021	6.797	6.4
ArchOver Investment Plan	6420	15/11/2018	07/04/2021	6.911	6.4
ArchOver Investment Plan	6427	20/12/2018	20/02/2021	7.892	6.4
ArchOver Investment Plan	6444	22/01/2019	22/03/2021	7.296	6.4
ArchOver Investment Plan	6464	11/02/2019	11/04/2021	7.682	6.4
ArchOver Investment Plan	6466	12/02/2019	12/04/2021	7.452	6.4
ArchOver Investment Plan	6471	04/03/2019	04/05/2021	7.485	6.4
ArchOver Investment Plan	6484	03/04/2019	03/06/2021	8.002	6.4
ArchOver Investment Plan	6506	02/05/2019	02/07/2021	8.339	6.4
ArchOver Investment Plan	6515	29/05/2019	29/07/2021	8.148	6.4
ArchOver Investment Plan	6520	29/05/2019	29/07/2021	7.809	6.4
ArchOver Investment Plan	6524	28/06/2019	28/08/2021	7.872	6.4
ArchOver Investment Plan	6562	30/08/2019	30/10/2021	7.984	7.4
ArchOver Investment Plan	6602	09/12/2019	09/02/2022	6.321	7.4
ArchOver Investment Plan	6621	29/01/2020	29/03/2022	4.921	7.4
ArchOver Investment Plan	6655	09/07/2020	09/09/2022	1.91	7.4

Please note that Investment Plans that began in 2020 will not reflect a years' worth of return for the reporting period

Default Rates in the Period

Lending to businesses carries risk, all Lenders should refer to our Risk Warning before investing. There are two key stages that investors need to be aware of.

- **Default**, where ArchOver has started recovery proceedings against a Borrower (the business is in administration)
- **Loss**. Losses will depend on the ‘outcomes’ of our recovery team in pursuing the available security, take action against directors, or a number of other recovery activities – this can take time and is reported at the end of recovery.

ArchOver is a partner firm with Escalate Law. This allows us as Trustee, on behalf of Lenders, to have access to a fully funded legal services with After the Event Insurance (ATE) to pursue claims all the way into the High Court if needs be. This can mean recoveries take a while, but we believe this is a better approach than simply writing off a default, because of recovery cost concerns.

Type of Investment	Loans Defaulted	Expected Default	Interest Rate paid during reporting period %	Expected Return %
Advance Loans	0	2%	8.75	8.75
Secured Loans	0	0%	9.61	9.5
Bespoke Loans	0	0%	9.78	9.75
Loans defaulted in reporting period				
	Original Loan Date	Amount in Recovery		
	1	2017	£2.8 million	
Defaulted Loans: Recognised Loss				
	0			