

A background image of a street lined with houses and trees, overlaid with a dark blue gradient.

Peer Funding Limited Trading As Sourced Capital Outcomes Statement

Financial Year-Ending 31st December 2024.

Introduction

This Outcomes Statement is designed to help current and potential investors understand how the loan portfolio at Sourced Capital has performed during the most recently reported trading period.

In keeping with the Financial Conduct Authority's rules, Sourced Capital must publish this statement within four months of our financial year-end.

This Outcomes Statement will include (as applicable):

- (1) the expected and actual default rate of all P2P agreements the firm has facilitated by risk category, by reference to the risk categories set out in the risk management framework;
- (2) a summary of the assumptions used in determining expected future default rates; and
- (3) where the firm offered a target rate, the actual return achieved.

Loan Performance – NB All loans presented for Investor Participation have been “Medium Risk.”

Year	2020 and earlier *	2021 *	2022 *	2023	2024
Loan Facilities drawn the year to 31/12 (£) (Note 1)		£6,229,330	£14,956,000	£12,015,250	£5,765,035
Cumulative value of total facilities (£) (Note 2)	£15,805,953	£22,035,283	£36,991,283	£49,006,533	£54,771,568
Live Loan total facilities (£) (Note 3)		£11,371,779	£20,630,000	£27,270,245	£24,519,182
Projected capital bad debt write-off as a percentage of Live Loans (%) (Note 4)	1.0%	1.0%	1.0%	1.0%	1.0%
Value of Loans in default as a percentage of Live Loans (%) (Note 5)	0.0%	0.0%	0.0%	1.26%	4.3%
Value of Loans in default as a percentage of cumulative loans (%) (Note 6)	0.0%	0.0%	0.0%	0.7%	1.9%
Actual capital bad debt written off during the current reporting period (£) (Note 7)	Nil	Nil	Nil	Nil	Nil
Actual capital bad debt written off cumulatively (£) (Note 8)	Nil	Nil	Nil	Nil	Nil
Capital repaid during the current reporting period (£) (Note 9)		£6,035,204	£5,697,779	£5,375,005	£9,698,103
Capital repaid cumulatively (Note 10)	£4,628,300	£10,663,504	£16,361,283	£21,736,288	£31,434,391

- 1.Total of loan facilities drawn down in the year.
- 2.Total Cumulative Lending drawn to date.
- 3.Total of the 'Live' Loan Facilities (i.e. drawn down but not repaid)
- 4.Potential losses for investors (capital bad debt write off) is projected at 1% of capital invested.
This low projected rate reflects the secured nature of the loans provided, the maximum LTGDV of 70%, the use of tranche drawdowns for developments and the actual performance metrics.
- 5.Total loans in Default. "Default" is specifically defined by the FCA for P2P loans secured on property as being past the contractual payment date by more than 180 days. This is shown as a percentage of Live Loans.
- 6.Total loans in Default. "Default" is specifically defined by the FCA for P2P loans secured on property as being past the contractual payment date by more than 180 days. This is shown as a percentage of Cumulative Loans.
- 7.Total of all capital bad debts written off as an actual £ amount during the reporting period.
- 8.Total of all capital bad debts written off as an actual £ amount, reported as a cumulative figure.
- 9.Loan balances repaid and distributed to investors during the reporting period. This is capital only, with the interest distribution showing in the following section of this Outcomes Statement
10. Loan balances repaid and distributed to investors during on a cumulative basis. This is capital only, with the interest distribution showing in the following section of this Outcomes Statement

* With effect from 1/2/2022 Jark 2 Limited completed the acquisition of Peer Funding Limited with full FCA approval. From 1st February 2022 all new loans were provided via the directly authorised P2P Platform of Peer Funding Limited trading as Sourced Capital. Prior to this date, Sourced Capital had been an authorised representative of Rebuilding Society. All the figures in the above table are accurate but, with consideration given to the revised structure from 1/2/2022, anything prior to 2021 is shown as cumulative.

Sourced Capital will be displaying this comparative information available for ten years, so wants to keep the data relevant to the current structure of Peer Funding Limited being the directly authorised party. Historic data is included to demonstrate the performance of the management team and actual returns provided to investors by jark 2 Limited t/as Sourced Capital.

Interest Paid to Investors

Year	2020 and earlier *	2021 *	2022 *	2023	2024
Targeted interest rate for investments below £20,000 (Note 1)	10.00% pa	10.00% pa	10.00% pa	10.00% pa	10.00% pa
Interest rate received by investors for investments below £20,000 (Note 2)	10.24% pa	10.23% pa	10.24% pa	11.67% pa	11.87% pa
Targeted Interest Rate for investments above £20,000 (Note 1)	12.00% pa	12.00% pa	12.00% pa	12.00% pa	12.00% pa
Interest rate received by investors for investments above £20,000 (Note 2)	12.29%	12.27%	12.28%	13.87% pa	14.02% pa
Projected interest write-off from targeted rate a percentage of targeted interest (%) (Note 3)	1.0%	1.0%	1.0%	1.0%	1.0%
Actual interest write-off from targeted rate during the current reporting period (£) (Note 3)	Nil	Nil	Nil	Nil	0.5%
Actual interest write-off from targeted rate cumulatively (£) (Note 3)	Nil	Nil	Nil	Nil	0.28%
Interest paid during the current reporting year (£) (Note 4)		£712,200	£1,392,500	£1,173,300	£2,128,000
Interest paid cumulatively (Note 4)	£698,900	£1,411,100	£2,803,600	£3,976,900	£6,104,900

1. All loans have been presented to investors at the same targeted rate, reflecting that all loans have been categorised “Medium Risk.” Noting that all loans are secured by a 1st charge on UK property with a maximum LTV of 70%, this is not unexpected. The advertised target rates are 10% pa for investments of £1,000-£19,999 and 12% pa for investments of £20,000 +
2. Interest is paid to investors upon repayment of the loan (or closure in case of default). If the interest rate payable is higher than the targeted rate, there must have been an element of forbearance provided in return for an enhanced return – or a period where default interest was paid.
3. Potential losses against expected interest returns for investors (interest write off) is projected at 1% of targeted interest. This low projected rate reflects the secured nature of the loans provided, the maximum LTGDV of 70%, the use of tranche drawdowns for developments and the actual proven performance metrics to date of 100% repayment all capital and interest (100% repayment history verified as correct as at 31/12/2024).
4. As detailed in Note 2 above, interest is paid to investors upon repayment of the loan. The interest paid to investors relates only to those loans where capital repayments (or partial repayments) have been received and interest applied. This figure does not include accrued interest which is to be paid to investors as loans are repaid throughout 2025 and beyond.

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