

**LendCo Limited**

**(Company registration Number: 11177105)**

**Annual Report and financial statements for the year  
ended 31 December 2024**

# **LendCo Limited**

Company registration Number: 11177105

## **Directors**

The following comprise the Board of Directors at the date of signing of the financial statements:

Mark Harris  
Alexander King  
Simon Knight  
James Page  
Tarun Sharma  
Rory Withfield

## **Company Secretary**

Simon Knight

## **Registered Office**

33 Gracechurch Street  
London  
United Kingdom EC3V 0BT

## **Independent Auditors**

PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
7 More London, Riverside  
London  
United Kingdom SE1 2RT

## **Bankers**

HSBC Bank plc  
8 Canada Square  
London  
United Kingdom E14 5HQ

# **LendCo Limited**

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# **LendCo Limited**

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## **Strategic Report**

The Directors present their strategic report of LendCo Limited (the “Company”) for the year ended 31 December 2024.

The Company is domiciled in the UK and is a private limited company, incorporated in 2018.

### **Principal activities**

The principal activity of the Company is to provide secured specialist property finance to third party borrowers.

The Company provides two types of secured property lending, bridging loans and Buy-To-Let (“BTL”) loans which together are the “Mortgage Loans”. The Company sources borrowers, underwrites and originates loans before funding them by way of warehouse loan facilities.

The business relies on its expanding broker network to continue to introduce borrowers who wish to borrow at competitive terms driving continued growth and expansion of the Company’s business.

Upon origination, the beneficial interest in each mortgage loan and their related security are sold by the Company to Talworth Ltd (“Talworth 1”), Talworth No.2 Ltd (“Talworth 2”) and Talworth No.3 Ltd (“Talworth 3”), collectively the “Talworth Entities”. Talworth 1 and Talworth 3 hold the interest in the BTL portfolio and Talworth 2 holds the interest in the bridging portfolio. These are specialist mortgage special purpose vehicles (SPVs), who fund the purchase by way of secured loan facilities from third party lenders and a subordinated loan from the Company.

Periodically Talworth Ltd and Talworth No.3 Ltd dispose of BTL loans as part of planned securitisations. The disposed loans were used by the Company (“the Seller”) to create a new entity, Atlas Funding 2021-1 plc (£299m of loans) in January 2021, Atlas Funding 2022-1 plc (£362m of loans) in May 2022, Atlas Funding 2023-1 plc (£304m of loans) in May 2023, Atlas Funding 2024-1 plc (£402m of loans) across May, June, July 2024 and Atlas Funding 2025-1 plc (£317m of loans) in April 2025, collectively known as the “Atlas Entities”. The legal sale of loans to the Atlas Entities does not result in any changes from the Company perspective. However, there is a deemed loan relationship between the Company and the Atlas entities. The Atlas Entities are public securitisation transactions with debt listed on the London Stock Exchange (LSE) in the form of Notes.

The periodic sale of Mortgage Loans to the Talworth Entities and Atlas Entities fail the de-recognition criteria of FRS102 and IAS 39 as the Company retains substantially all of the risks and rewards related to the Mortgage Loans and therefore the Mortgage Loans remain as an asset on the statement of financial position of the Company via a deemed loan relationship with the Talworth Entities and the Atlas Entities.

The Company is also party to a medium-term note (MTN) program and completed two issuances in 2024 and at the end of the year had issued £5.69m in total under the program. The overall program is £20m and each issuance under it are listed on the Bermuda Stock Exchange (BSX). The Company also regularly conducts Repo trades for the unencumbered Atlas Entities Credit Risk Retention (CRR) notes. The Company executed additional Repo trades in the year for the unencumbered Atlas Funding 2024-1 plc CRR notes.

The Company’s revenues arise principally from interest and fee income charged to third party borrowers of the Mortgage Loans.

Lendco Mortgage Servicing Limited (LMSL), a subsidiary undertaking manages the underlying

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## Strategic Report (continued)

### Principal activities (continued)

Mortgage Loans with effect from 1 December 2021. The previous servicer, BCM Global have been retained as standby servicer in the unlikely event that LMSL is unable to continue to service the Mortgage Loans.

### Review of the business and performance

The total Mortgage Loans originated by the Company amounted to £2.0bn as of 31 December 2024 (2023 £1.4bn). The completions since launch are split between BTL, £1.7bn (2023 £1.2bn) and bridging, £0.3bn (2023 £0.2bn).

The Company's profit from operations for the year after tax was £4.9m (2023 £6.9m). The Company continues to grow with Net interest income increasing 23% year on year (2023 0.9%) while the gross loan book increased 38% (2023 18%). The effective weighted average interest rate increased to 5.2% (2023 4.6%) in line with the market. The Statement of Comprehensive Income for the year is set out on page 22.

### Key Performance Indicators "KPIs"

The KPIs are important indicators for the Board of Directors to monitor the performance of the business. The Directors report and monitor KPIs on a monthly basis. Whilst management continue to track a range of financial and non-financial measures, it is these KPIs that the business uses to gauge progress. The loan book has continued to grow in line with expectation. The Directors monitor and review the pipeline of future loan origination opportunities and funding facilities to support it.

	<b>As at</b> <b>31-Dec</b> <b>2024</b> <b>£</b>	<b>As at</b> <b>31-Dec</b> <b>2023</b> <b>£</b>
Net loan book	1,306,339,541	1,030,503,458
Weighted average annual interest rate	5.22%	4.57%
	<b>Year to</b> <b>31-Dec</b> <b>2024</b> <b>£</b>	<b>Year to</b> <b>31-Dec</b> <b>2023</b> <b>£</b>
Interest received and receivable	72,031,193	56,739,232
Fee Income	5,205,805	2,084,935
Total interest receivable and similar income	<b>77,236,998</b>	<b>58,824,167</b>

### Future developments

The Directors expect the Company to continue expanding its market share and continue trading profitably during 2025 as well as the foreseeable future. The Company continues to expand and diversify its sources of funding. This is achieved through additional warehouses, senior funding, securitisations as well as Mezzanine funding. The Company will also continue to leverage its MTN program seeking further issuances when required. The Company's forecasts and projections, along with ongoing support from its holding company, Lendco Finance Limited ("the Group"), and its

# LendCo Limited

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## Strategic Report (continued)

### Future developments (continued)

shareholders, mean the financial statements continue to be prepared on a going concern basis. The business relies on its expanding broker network to continue to introduce borrowers who wish to borrow at competitive terms driving continued growth and expansion of the Company's business. Loan products and pricing are continually benchmarked to market to remain competitive albeit the Company have always and continue to be priced at a premium to industry peers.

The Board has implemented an appropriate framework to ensure that it has sufficient visibility of the Company's key risks and the opportunity to regularly review the adequacy and effectiveness of the controls and strategies for managing and mitigating these risks (see note 3).

The Company's operations are financed primarily by the legal sale of the beneficial interest in the Mortgage Loans and their security to the Talworth Entities and the Atlas Entities (recognised as a deemed loan liability in the financial statements). The Talworth Entities fund the purchase by way of secured loan facilities from third party lenders. Periodically these loans are purchased back by the Company and sold on to the Atlas Entities as part of a planned securitisation, who fund the purchase by way of issuing notes to third party investors. It is expected that the company will continue to execute periodic securitisation transaction activity as detailed in the Principal Activities on page 3.

The Company continues to issue such financial instruments to finance the Mortgage Loans. It is not the Company's policy to trade in financial instruments.

In addition to the above dependency, the Company is exposed to and monitors the following risks;

### Principal risks and uncertainties and financial instruments

**Credit risk** – The risk that the Company's loans and advances are subject to borrower default. Credit risk is minimised by the fact that the collateral underlying the Mortgage Loans is deemed to be good quality and provide a steady cash flow for the Company to discharge all expenses. Delinquencies and defaults on the Mortgage Loans will not result in an impairment loss if the cash flows from the asset pool are still expected to be sufficient to meet the Company's obligations.

The Company has prudent guidelines and policies for lending, delegated authorities, credit risk appetite limits and framework, provisioning for potential credit losses and regular credit quality assessment. The Board is also continually engaged in the review of the loan portfolio to ensure that it is performing within defined limits. Credit risk management lies at the core of the business and the Company has developed a strong credit risk management framework which includes:

- A clearly defined credit risk appetite framework
- The continued recruitment of specialist skills in credit underwriting
- A credit forum which meets daily
- A risk committee which meets monthly and reports to the Board

In addition to managing the credit risk associated with borrowers, the Company manages other risks including:

**Operational risk** - The risk of financial loss or reputational damage which might arise from inadequate or failed operating procedures, processes, people or systems is being mitigated by the Company maintaining robust operational systems and controls, investment in technology, and robust service level agreements with any outsourcing service providers. The Company has a Risk Committee, which meets on a regular basis to maintain strong risk management and compliance function.

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## Strategic Report (continued)

### Principal risks and uncertainties and financial instruments (continued)

**Interest rate risk** - The risk of financial losses from assets, liabilities and cash flows are sensitive to changes in interest rates. The Company seeks to mitigate this risk by monitoring any movements and reviewing the potential risk on a regular basis through its Risk Committee. The Company further minimises its exposure to interest rate risk by ensuring that the interest rate characteristics of its assets and liabilities are similar. Where this is not possible, derivative financial instruments are used in the Talworth Entities and Atlas Entities such as interest rate swaps, to mitigate any residual interest rate risk.

**Currency risk** – The Company is not exposed to currency risk as all its financial instruments are denominated in GBP.

**Liquidity risk** - The risk that the Company will not be able to meet its financial obligations as they fall due. The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its short-term liabilities when they fall due, under both normal and stressed conditions, without risking damage to the Company's position. The Company's liquidity position is monitored and reviewed on an ongoing basis by the Directors and the Risk Committee. A key component of liquidity risk is the efficient management of the Company's funding for the purpose of its long term BTL product.

The Company's Deemed Loans are limited in recourse to the proceeds received from the mortgage loan pools. The Company can also use the liquidity reserve funds to manage any remaining liquidity risk. The reserve funds proceeds were initially funded by the Company and thereafter available revenue receipts are applied to top up (if required) in accordance with the pre-enforcement revenue priority of payments.

**Regulatory risk** – The Company operates in the unregulated market and is not regulated by the Financial Conduct Authority or Prudential regulatory Authority. The Company does face compliance risks associated with maintaining adherence to various regulatory requirements, including consumer protection, anti-money laundering (AML), and data privacy. Failure to comply with these regulations may lead to penalties, reputational damage, or legal actions. The Company diligently monitors and manages its regulatory risks maintains robust risk management frameworks and internal controls to mitigate these risks and ensure compliance with the regulatory environment. However, despite our efforts, there can be no guarantee that these measures will completely eliminate all risks.

### Macro-economic uncertainty

The UK has been exposed to significant economic uncertainty in recent years. The Consumer Price Index (CPI) measure of inflation was at 2.5% in UK in the 12 months to December 2024 as per the Office for National Statistics (ONS). While this is a significant decrease compared to 4.0% in the year ended December 2023, this rate still sits above the government's long-term target of 2.0%. It has risen to 2.6% for the 12 months to March 2025. In the broader economic context, the transition from a "cost of living crisis" to a period of cautious optimism, albeit with ongoing economic challenges, has created a complex environment. The Bank of England has reduced the base rate for the first time since the onset of the COVID-19 pandemic from 5.25% in August 2023 to 5.0% in August 2024 which was followed by further decreases to 4.75% in November 2024, 4.50% in February 2025 and 4.25% in May 2025. In contrast, factors such as elevated energy prices – triggered in large part by the ongoing Russia-Ukraine war, ongoing global supply chain bottlenecks, President Trump's tariffs, increased geopolitical tensions in the Middle East and along the vital Red Sea shipping route still remain potential threats to the UK economy. The Directors also monitored the evolving situation in respect of historic discretionary motor finance commissions and assessed the possibility of any extended impact on the

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## Strategic Report (continued)

### Macro-economic uncertainty (continued)

Seller's specialist BTL and bridge lending. At this time, the Directors hold the view that there are no expectations of contingent liability for the business in respect of this.

While the extent and duration of these economic uncertainties remains unclear, there is a risk of financial instability for the Company - for example a detrimental effect on the UK economy may ultimately impact the borrowers' ability to repay the Mortgage Loans. However, as at the report date there has been no material impact from these macroeconomic factors on the Company's financial performance or cash flows. Furthermore, the risk from borrowers potentially defaulting on loans is significantly mitigated by a combination of the mortgage loan portfolio's weighted average LTV being 70% (2023 70%), high interest coverage ratios averaging 154% (2023 200%), having a first charge on the properties and that all customers are professional landlords and property investing borrowers located in England and Wales. The net loan book reflects a very small proportion of borrowers overdue and there remain no defaults or losses to date.

**Capital Management** – The Company is not subject to any external capital requirements, except for the minimum requirement under the Companies Act 2006. The Company has not breached this minimum requirement.

### Directors' statement of compliance with Section 172(1) of the Companies Act 2006

The Directors have considered their duties under Section 172(1) of the Companies Act 2006, which requires them to act in the way they consider, in good faith, would be most likely to promote the success of the company for the benefit of its members as a whole.

#### Factors Considered

In fulfilling their duty under Section 172(1), the Directors have had regard to the following factors:

**a) Long-Term Consequences:** The Directors have considered the long-term consequences of the company's actions, balancing short-term gains with sustainable and responsible business practices with a focus on the terms signed for warehouse funding and split of loans retained within its own book versus selling via a forward flow agreement.

**b) Interests of Employees:** The well-being and interests of employees have been taken into account, ensuring fair treatment, well-being through a comprehensive benefits package, development opportunities through study support programs, and a safe working environment.

**c) Relationships with Suppliers and Customers:** The Directors have considered the impact of business decisions on relationships with suppliers and customers, fostering mutually beneficial relationships through clear communication and working to resolve issues through fair compromise.

**d) Impact on the Community and the Environment:** The company has assessed the social and environmental impact of its operations, aiming to contribute positively to the community and minimize its environmental footprint through charitable work to support homelessness.

**e) Company Reputation:** The Directors recognize the importance of maintaining the company's reputation and have taken steps to ensure ethical conduct and transparent communication.

**f) Fairness Between Members:** In making decisions, the Directors have sought to act fairly between Group members, considering the diverse interests and expectations of shareholders by maintaining a strong profit for the year whilst rewarding employees fairly for their efforts.



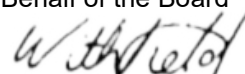
## **LendCo Limited**

Company registration Number: 11177105

Registered Office:  
33 Gracechurch Street  
London  
EC3V 0BT

8 July 2025

On Behalf of the Board



Rory Withfield  
Executive Director

# **LendCo Limited**

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## **Report of the Directors**

The Directors present their report and the audited financial statements for the year to 31 December 2024.

### **Results and dividends**

The profit and total comprehensive income for the year is £4.9m (2023 £6.9m). No dividends were declared or paid in the year (2023 £nil). The Company is expected to grow and remain profitable during 2025.

### **Statement of Directors' responsibilities in respect of the financial statements**

The Directors are responsible for preparing the Annual Report and the audited financial statements in accordance with applicable law and regulation.

Company law requires the Directors to prepare financial statements for each financial period. Under that law the Directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law).

Under company law, Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing the financial statements, the Directors are required to:

- Select suitable accounting policies and then apply them consistently;
- State whether applicable United Kingdom Accounting Standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements;
- Make judgements and accounting estimates that are reasonable and prudent; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors are also responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006.

### **Directors' confirmation**

In the case of each Director in office at the date the Directors' report is approved:

- so far as the Director is aware, there is no relevant audit information of which the Company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a Director in order to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

# **LendCo Limited**

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## **Report of the Directors (continued)**

### **Directors and their interests**

The Directors during the year and up to the date of signing the financial statements were:

Mark Harris  
Alexander King  
Simon Knight  
James Page  
Tarun Sharma  
Rory Withfield

None of the directors have any beneficial interest in the ordinary share capital of the Company.

None of the directors had any interest during the year in any material contract or arrangement with the Company.

The directors do not recommend the payment of a dividend for the year.

### **Company Secretary**

The Company Secretary during the year and up to the date of signing the financial statements was:

Simon Knight

### **Employees**

The Directors recognise that the quality, commitment and motivation of the Company's staff are a key element in the success of the Company. Employees can share in this success through bonus schemes. The Company encourages its employees to develop their skills through training and continued professional development.

It is the policy of the Company to provide employment on an equal basis irrespective of gender, race, age, marital status, sexual orientation, religion or religious belief, nationality, colour or disability.

### **Going concern**

The Directors have undertaken a going concern assessment, including a review of the performance of the Company and emerging risks, including those in relation to inflation and cost of living, post balance sheet events (Note 19) and assessed the prospects of the Company.

At the end of the financial year the Company was in an overall net asset position due to the profitable trading and continued growth of the Company. Net current liability position reflects the repayment of the Deemed loan in April 2025 financed by issuing Atlas Funding 2025-1 plc notes, whereafter the company is in a net current asset position. This Deemed loan repayment is disclosed as current, not by virtue of its maturity profile, but rather owing to a predetermined decision made by the business to replace this non-current funding with cheaper alternative non-current funding in the form of notes issued to investors in a securitisation. The replacement of non-current funding with alternative cheaper non-current financing is disclosed as current given this refinance by the business occurs within 12 months of the balance sheet date. The Directors view the net current liability position as at year end to be synthetic and temporary in nature and to the business's advantage to shift to cheaper debt. Atlas Funding 2025-1 plc has low cost of funding at 0.94% margin as well as a healthy Post Swap Margin ('PSM'). Given this undertaking and assurances, and after reviewing the Company's funding strategy, financial forecasts and 2024 year to date results landing above expectations, the Directors

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## **Report of the Directors (continued)**

### **Going concern (continued)**

have reasonable grounds to believe that the Company has access to adequate financial resources to continue in operational existence for at least 12 months from the date of these financial statements.

With the Company's continued focus to diversify and improve its funding base to ensure sufficient origination funding capacity, the Company set up a new Forward Flow facility, a new Mezzanine Facility and renewed Senior Facilities with enhanced terms in all three Talworth Entities. This will provide additional loan origination headroom across both the BTL and Bridge portfolios to provide for the Company's ongoing book growth.

The Talworth 1 senior loan facility available to the special purpose vehicle, which is used to fund the acquisition of loans from the Company, was due to be renewed in October 2026. Renewal terms for the Talworth 1 facility with HSBC and BNPP were agreed and updated agreement was signed December 2024. The Talworth 3 senior loan facility was signed with Santander in Q4 2023 to fund the acquisition of BTL loans only from the Company. Amended terms for the Talworth 3 facility were agreed and signed in February 2025, the primary change of which provides funding for the acquisition of bridge loans from the Company at an enhanced cost-of-funding margin compared to Talworth No.2 Ltd. The Talworth 2 senior loan facility was agreed and signed in June 2023 with Natwest to fund the acquisition of bridge loans from the Company, with the availability of the initial facility agreement running to June 2026. During the year, this was subsequently extended to September 2026 and signed in September 2024 along with a new Mezzanine Facility agreed and signed with M&G.

The Company continued to leverage its Medium-Term-Note Bond program with Capital Markets and Investments firm ("LGB") with further draws providing it cash inflows where required. This is a more liquid form of funding where new draws can be requested quickly and can also be repaid at a point of choosing of the business.

Lastly, the Company signed a Forward Flow Sale agreement with an aggregate portfolio limit of £250m in September 2024 with a new forward flow counterparty ("the Purchaser"). This agreement allows the Company to sell the whole right, title, interest and benefit of Mortgages Loans originated by the Company to the Purchaser in return for a sale premium. This creates opportunity to write more business and enhance the profitability of the Company.

The Company raised an additional £320m of funding from investors in April 2025 as part of a planned securitisation. This constituted £3m for an unsecured X Note and £317m A-E Notes backed by BTL Loans sold on day one on closing. The proceeds were used to substantially repay the deemed loan from Talworth Limited and Talworth No.3 Limited which in turn will repay their Senior, and Junior debt obligations at the same time. The disposed loans were used by the seller to create a new entity Atlas Funding 2025-1 plc. Talworth Limited and Talworth No.3 Limited will continue to replenish its loan pool post this disposal.

Whilst the Cash at bank and in hand reduced by £5m during the year, the Directors do not see this as a cause for concern as it was a business decision to utilise more junior capital in order to reduce external cost of funding. The Talworth Entities all had capacity to take out more mezzanine funding and senior funding as at year end and subsequently repay the Company its' junior funding. The Company also has the ability to further leverage its Medium-Term-Note program with LGB to draw a further £14m if cash is required.

If the Company had to cease lending, profitability would remain, and cash generation would continue to be positive owing to the £1.32bn loan portfolios. The Company's forecasts and projections with ongoing support from its shareholder and ultimate controlling party (note 20), mean the financial

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## **Report of the Directors (continued)**

### **Going concern (continued)**

statements continue to be prepared on a going concern basis.

The Group's forecasts and projections, along with its continued diversification in funding base, means that no further support is required from the shareholders. Following these assessments, the directors have concluded that the Group has adequate resources to meet its liabilities as they fall due for at least 12 months from the date of signing these financial statements. For this reason, the directors continue to adopt the going concern basis in preparing the financial statements (Note 2 c).

### **Insurance Cover**

The Company purchases insurance to cover its Directors and Officers against their costs in defending themselves in civil legal proceedings taken against them in that capacity and in respect of damages resulting from the unsuccessful defence of any proceedings. The insurance does not provide cover where the Director has acted fraudulently or dishonestly.

As permitted by company law, qualifying third party indemnity provisions (as defined by Section 234 of the Companies Act 2006) are in force for the benefit of the Directors at any time during the financial year and at the date of approval of the financial statements.

### **Principal activities, Review of the business and Performance and Future developments**

The Company's principal activities, review of the business and performance, future developments, principal risk and uncertainties, and financial instruments and KPIs are included within the Strategic Report on pages 3 to 8.

### **Streamlined Energy Carbon Reporting ("SECR")**

The Company is out of scope of the Streamlined Energy and Carbon Reporting ("SECR"), as it does not meet the numerical thresholds in relation to turnover and number of employees.

### **Climate Change**

The Directors consider that climate change will have a minimal effect to the entity's operations and financial statements. The Company does not have any tangible assets and the Company deals with a limited number of suppliers which are mainly the servicers, auditors, accountants etc. and none of these have a significant carbon footprint therefore consider this risk to be immaterial due the nature of the operations of the Company.

### **Share Capital**

The issued share capital consists of 1 ordinary share valued at £0.01 (2023: 1 ordinary share at £0.01).

### **Independent Auditors**

The auditors, PricewaterhouseCoopers LLP, have indicated their willingness to accept reappointment. PricewaterhouseCoopers LLP are deemed to be reappointed in accordance with Section 487 of Companies Act 2006.

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## **Report of the Directors (continued)**

### **Corporate Governance**

#### **i) Risk Committee (RiskCo)**

The committee is comprised of the Risk Director, Treasury Director, Credit Operations Director, senior compliance manager and three Executive directors, who are all employed by the Company. The Risk Director, Stuart Kelly acts as Chair. The committee oversees and manages the various risks, risk management, risk appetite, and policies to safeguard the business. The committee meets monthly.

#### **ii) Asset and Liability Committee (ALCo)**

The committee was set up in 2023. The committee is comprised of the Risk Director, Treasury Director, Credit Operations Director, senior compliance manager and senior treasury analyst. It also includes three Executive Directors. It is chaired by the Treasury Director, Adrian Scragg. The remit of the committee is to position the Company appropriately to de-risk and optimise the way it manages its asset and liability position. The committee meets monthly.

#### **iii) Credit Committee**

The committee is comprised of the Risk Director, Credit Operations Director as well as two Executive Directors. The meeting is chaired by Chief Executive Officer (CEO), Simon Knight and sponsored by an underwriter. The committee reviews/ approves lending applications outside of normal criteria or those which are over mandates. The committee reviews on an ad-hoc basis whenever lending applications requiring review are brought to the attention of the committee.

#### **iv) Remuneration Committee (RemCo)**

The committee is comprised of the CEO of the Company, and two Non-Executive Directors. The committee considers all aspects of the performance and remuneration of executive directors and senior executives and sets the remuneration of these executives. The committee also has a responsibility of general oversight of the business reward policy. The committee meets a minimum of once a year.

### **Political contributions**

The Company, made no political donations or incurred any political expenditure during the year (2023: none).

### **Post balance sheet events**

The special purpose vehicles, Talworth Ltd and Talworth No.3 Ltd, disposed of £317m BTL loans in April 2025 as part of a planned securitisation, namely Atlas Funding 2025-1 Plc, using the proceeds in turn to substantially repay its Senior and Junior debt obligations at the same time. Talworth Ltd and Talworth No.3 Ltd will continue to replenish their loan pool post this disposal.

There has been 1 further issuance under the MTN Bond Programme run by LGB. The fourth issuance of £2.5m was received in March 2025 whilst the previous issuance of £1.75m was repaid and settled in April 2025.

Talworth No.3 Ltd agreed and signed an amendment to the Senior Loan Facility on 4 February 2025, the primary change of which allows the warehouse special purpose vehicle to provide secured property bridge lending.

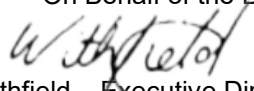
## LendCo Limited

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### Post balance sheet events (continued)

The Bank of England implemented two reductions in the base rate, from 4.75% to 4.50% in February 2025 and 4.50% to 4.25% in May 2025. As a result of this and market resilience despite macroeconomic factors, swap rates have been steadily driving a reduction in mortgage rates from lenders. This in turn has driven an uptick in applications being received.

Registered Office:  
33 Gracechurch Street  
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8 July 2025

On Behalf of the Board  
  
Rory Withfield – Executive Director

# Independent auditors' report to the members of Lendco Limited

## Report on the audit of the financial statements

### **Opinion**

In our opinion, Lendco Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2024 and of its profit and cash flows for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and financial statements for the year ended 31 December 2024 (the "Annual Report"), which comprise: Statement of Financial Position as at 31 December 2024; Statement of Comprehensive Income, Statement of Changes in Equity and Statement of Cash flows for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Independence**

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, as applicable to listed entities, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

### **Our audit approach**

#### **Context**

The Company provides secured property lending through Bridging Loans and Buy-To-Let. The Company sources borrowers, underwrites and originates loans before funding them by way of warehouse loan facilities.



# LendCo Limited

Company registration Number: 11177105

## Overview

### Audit scope

- The scope of our audit and the nature, timing and extent of audit procedures performed were determined by our risk assessment and other qualitative factors (including evaluation of history of misstatement through fraud or error).
- We tailored the scope of our audit to ensure that we performed sufficient work to enable us to opine on the financial statements.
- We identified all material classes of transactions, account balances and disclosures, including those that were considered qualitatively material, and conducted our work over these accordingly.

### Key audit matters

- Measurement of the Mortgage Loans

### Materiality

- Overall materiality: £329,109 (2023: £346,442) based on 5% of Profit Before Tax.
- Performance materiality: £246,832 (2023: £259,832).

## The scope of our audit

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the financial statements.

## Key audit matters

Key audit matters are those matters that, in the auditors' professional judgement, were of most significance in the audit of the financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) identified by the auditors, including those which had the greatest effect on: the overall audit strategy; the allocation of resources in the audit; and directing the efforts of the engagement team. These matters, and any comments we make on the results of our procedures thereon, were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

This is not a complete list of all risks identified by our audit.

The key audit matters below are consistent with last year.

Key audit matter	How our audit addressed the key audit matter
<b>Measurement of the Mortgage Loans</b> The bridging and buy-to-let (BTL) loans (the 'Mortgage Loans'), originated by the Company, were sold on origination to other Lendco Group entities, as part of several planned structured finance funding activities. The sale of the Mortgage Loans fails the de-recognition criteria of IAS 39 as the Company retains substantially all of the risks and rewards related to the Mortgage Loans. Therefore the Mortgage Loans remain on the Company's Statement of Financial Position. A deemed loan relationship is recognised with the Talworth and Atlas special purpose entities ('SPEs'). As a result, the	In response to this key audit matter: <ul style="list-style-type: none"><li>• We reviewed the terms of the structured finance funding transactions, as set out in the funding transaction documents, against the derecognition, classification and measurement criteria of IAS 39, in order to validate the appropriateness of the director's conclusions regarding the accounting and recognition of the Mortgage Loans;</li></ul>

<p>measurement of the Mortgage Loans represents an area of focus for our audit and has been considered as a key audit matter. Related disclosures in the financial statements: Note 2 Summary of significant accounting policies; Note 3 Financial risk management and financial instruments; Note 11 Mortgage Loans; and Note 13 Amounts owed to/(from) group undertakings</p>	<ul style="list-style-type: none"> <li>• We tested movements in the Mortgage Loans throughout the year relating to interest earned, additions and borrower redemptions and agreed a sample of payments to bank statements;</li> <li>• We tested the existence of legal charge over the properties against which the loans are secured on a sample basis;</li> <li>• We validated the data associated with a sample of Mortgage Loans back to the Company's loan system and to signed documentation;</li> <li>• We assessed the Mortgage Loans for impairment, which included obtaining management's impairment memo and calculations, assessing the assumptions and reviewing the post year end performance of the Mortgage Loans for any indicators of a significant deterioration in performance;</li> <li>• We agreed a sample of the fee income on the Mortgage Loans back to underlying documentation. We recalculated the fee income EIR adjustment for the total loan pool; and</li> <li>• We assessed the appropriateness of the disclosures in the financial statements in accordance with FRS 102.</li> </ul>
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## How we tailored the audit scope

We tailored the scope of our audit to ensure that we performed enough work to be able to give an opinion on the financial statements as a whole, taking into account the structure of the company, the accounting processes and controls, and the industry in which it operates.

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the financial statements. In particular, we looked at where the directors made subjective judgements, for example in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits we also addressed the risk of management override of internal controls, including evaluating whether there was evidence of bias by the Directors that represented a risk of material misstatement due to fraud.

## The impact of climate risk on our audit

As part of our audit we made enquiries of management to understand the extent of the potential impact of climate risk on the Company's financial statements, and we remained alert when performing our audit procedures for any indicators of the impact of climate risk. Our procedures did not identify any material impact as a result of climate risk on the Company's financial statements.

## Materiality

The scope of our audit was influenced by our application of materiality. We set certain quantitative thresholds for materiality. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures on the individual financial statement line items and disclosures and in evaluating the effect of misstatements, both individually and in aggregate on the financial statements as a whole.

Based on our professional judgement, we determined materiality for the financial statements as a whole as follows:

# LendCo Limited

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<i>Overall company materiality</i>	£329,109 (2023: £346,442).
<i>How we determined it</i>	5% of Profit Before Tax
<i>Rationale for benchmark applied</i>	Lendco Limited is a profit-oriented entity, thus profit before tax is an appropriate benchmark. Where profit before tax is used, if the Company is a public interest entity, a rule of thumb of up to 5% can be applied. This is a public interest entity due to the fact that the entity has listed debt and we have therefore applied 5%.

We use performance materiality to reduce to an appropriately low level the probability that the aggregate of uncorrected and undetected misstatements exceeds overall materiality. Specifically, we use performance materiality in determining the scope of our audit and the nature and extent of our testing of account balances, classes of transactions and disclosures, for example in determining sample sizes. Our performance materiality was 75% (2023: 75%) of overall materiality, amounting to £246,832 (2023: £259,832) for the company financial statements.

In determining the performance materiality, we considered a number of factors - the history of misstatements, risk assessment and aggregation risk and the effectiveness of controls - and concluded that an amount at the upper end of our normal range was appropriate.

We agreed with those charged with governance that we would report to them misstatements identified during our audit above £16,455 (2023: £17,322) as well as misstatements below that amount that, in our view, warranted reporting for qualitative reasons.

## Conclusions relating to going concern

Our evaluation of the directors' assessment of the company's ability to continue to adopt the going concern basis of accounting included:

- Obtaining third party confirmations of the cash held at bank at the year-end;
- Analysing the impact of potential future changes in cash flows, such as deterioration in the performance of the underlying Mortgage Loans;
- Evaluating the future funding and liquidity plan of the Company, which included reviewing the contracts relating to the post year end funding facility renewals, to identify factors that could impact the going concern basis of accounting;
- Reviewing the appropriateness of the disclosures in the financial statements.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the company's ability to continue as a going concern.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

## **Reporting on other information**

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

With respect to the Strategic report and Report of the Directors, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

## **Strategic report and Report of the Directors**

In our opinion, based on the work undertaken in the course of the audit, the information given in the Strategic report and Report of the Directors for the year ended 31 December 2024 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic report and Report of the Directors.

## **Responsibilities for the financial statements and the audit**

### **Responsibilities of the directors for the financial statements**

As explained more fully in the Statement of Directors' responsibilities in respect of the financial statements, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

## **Auditors' responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to a breach of the listing requirements of the Bermuda Stock Exchange under which the notes are listed, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as Companies Act 2006, and UK tax regulations. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to inappropriate journal postings. Audit procedures performed by the engagement team included:

- Making inquiries of those charged with governance in relation to known or suspected instance of non-compliance with laws and regulations and fraud;
- Testing journals using a risk-based approach and evaluating whether there was evidence of management override of controls;
- Incorporating an element of unpredictability into our testing; and
- Understanding and evaluating relevant controls.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

Our audit testing might include testing complete populations of certain transactions and balances, possibly using data auditing techniques. However, it typically involves selecting a limited number of items for testing, rather than testing complete populations. We will often seek to target particular items for testing based on their size or risk characteristics. In other cases, we will use audit sampling to enable us to draw a conclusion about the population from which the sample is selected.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

# LendCo Limited

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## Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

## Other required reporting

### Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not obtained all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.



Christopher Dalton (Senior Statutory Auditor)  
for and on behalf of PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
London  
10 July 2025

# LendCo Limited

Company registration Number: 11177105

## Statement of Comprehensive Income For the Year ended 31 December 2024

		Year ended 31 December 2024 £	Year ended 31 December 2023 £
	Note		
Interest receivable and similar income	4	77,236,998	58,824,167
Interest payable and similar expenses	5	(62,143,614)	(46,577,770)
<b>Net interest income</b>		<b>15,093,384</b>	<b>12,246,397</b>
Staff Costs	6	(5,096,081)	(4,111,438)
Depreciation expense	9	(18,302)	(12,383)
Amortisation of intangible assets	10	(5,853)	(4,593)
Other operating expenses		(1,782,764)	(1,189,137)
Impairment expense		(1,608,206)	-
<b>Total operating expenses</b>		<b>(8,511,206)</b>	<b>(5,317,551)</b>
<b>Profit before taxation</b>	7	<b>6,582,178</b>	<b>6,928,846</b>
Tax on profit	8	(1,645,545)	15,939
<b>Profit for the financial year</b>		<b>4,936,633</b>	<b>6,944,785</b>
<b>Other comprehensive income</b>		<b>-</b>	<b>-</b>
<b>Total comprehensive income for the year</b>		<b>4,936,633</b>	<b>6,944,785</b>

All amounts relate to continuing activities.

The Notes on pages 26 to 49 form an integral part of the financial statements.

# LendCo Limited

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## Statement of Financial Position as at 31 December 2024

	Note	As at 31 December 2024 £	As at 31 December 2023 £
<b>Fixed assets</b>			
Intangible assets	10	11,498	5,353
Property, plant and equipment	9	34,270	28,142
Mortgage loans	11	1,044,859,980	826,666,630
		<b>1,044,905,748</b>	<b>826,700,125</b>
<b>Current assets</b>			
Mortgage loans	11	261,479,561	203,836,828
Trade and other receivables		6,596,995	4,591,283
Amounts owed by group undertakings	13	708,242	715,049
Cash at bank and in hand	12	5,076,775	10,009,720
		<b>273,861,573</b>	<b>219,152,880</b>
<b>Creditors: amounts falling due within one year</b>			
Trade creditors	14	(14,258,984)	(15,512,461)
Amounts owed to group undertakings	13	(465,899,647)	(379,496,162)
		<b>(480,158,631)</b>	<b>(395,008,623)</b>
<b>Net current liabilities</b>		<b>(206,297,058)</b>	<b>(175,855,743)</b>
<b>Total assets less current liabilities</b>		<b>838,608,690</b>	<b>650,844,382</b>
<b>Creditors: amounts falling due after more than one year</b>			
Trade creditors	14	(42,667,120)	(32,131,722)
Amounts owed to group undertakings	13	(775,116,690)	(602,824,413)
		<b>(817,783,810)</b>	<b>(634,956,135)</b>
<b>Net assets</b>		<b>20,824,880</b>	<b>15,888,247</b>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	15	-	-
Profit and loss account		20,824,880	15,888,247
<b>Total shareholders' funds</b>		<b>20,824,880</b>	<b>15,888,247</b>

The Notes on pages 26 to 49 form an integral part of the financial statements.

The financial statements on pages 22 to 49 were approved by the Board of Directors on 8 July 2025 and signed on its behalf by



**Rory Withfield** - Executive Director  
On Behalf of the Board



# LendCo Limited

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## Statement of Changes in Equity For the Year ended 31 December 2024

	Called up share capital	Profit and loss account	Total shareholders' funds
	£	£	£
Balance at 01 January 2023	-	8,943,462	8,943,462
Total comprehensive income for the year	-	6,944,785	6,944,785
Balance at 31 December 2023	-	<b>15,888,247</b>	<b>15,888,247</b>
<b>Balance at 01 January 2024</b>	-	<b>15,888,247</b>	<b>15,888,247</b>
Total comprehensive income for the year	-	4,936,633	4,936,633
<b>Balance at 31 December 2024</b>	-	<b>20,824,880</b>	<b>20,824,880</b>

The Notes on pages 26 to 49 form an integral part of the financial statements.

# LendCo Limited

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## Statement of Cash Flows For the Year ended 31 December 2024

		Year ended 31 December 2024 £	Year ended 31 December 2023 £
	Note		
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Net cash outflow from operating activities	16	(262,942,279)	(89,225,157)
Income tax paid		(650,000)	(1,100,000)
<b>Net cash used in operating activities</b>		<b>(263,592,279)</b>	<b>(90,325,157)</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Purchase of Fixed assets		(24,430)	(12,254)
Purchase of intangibles		(11,998)	-
<b>Net cash used in investing activities</b>		<b>(36,428)</b>	<b>(12,254)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Proceeds from loans from subsidiary undertakings		660,652,377	402,703,924
Repayments to loans from subsidiary undertakings		(401,956,615)	(308,635,156)
<b>Net cash generated from financing activities</b>		<b>258,695,762</b>	<b>94,068,768</b>
<b>Net (decrease)/ increase in cash and cash equivalents</b>		<b>(4,932,945)</b>	<b>3,731,357</b>
Cash and cash equivalents at beginning of year		10,009,720	6,278,363
<b>Cash and cash equivalents at end of year</b>		<b>5,076,775</b>	<b>10,009,720</b>

The cash received for interest income in the year was £63.0m (2023 £56.9m) and cash paid for interest expense was £61.8m (2023 £46.3m). Both are included within operating activities.

The Notes on pages 26 to 49 form an integral part of the financial statements.

# **LendCo Limited**

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## **NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024**

### **1 General Information**

The Company is a private company limited by shares incorporated and domiciled in the UK, registered in England and Wales. The address of the registered office is 33 Gracechurch Street, London, EC3V 0BT.

### **2 Summary of significant accounting policies**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to the year presented, unless otherwise stated.

#### **a) Statement of compliance**

These financial statements have been prepared in accordance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland' ('FRS 102') and the Companies Act 2006. The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies. In accordance with Section 11 of FRS 102, the provisions of IAS 39 have been applied consistently with respect to the recognition and measurement of financial instruments.

#### **b) Basis of preparation**

The financial statements have been prepared on a going concern basis, under the historical cost convention.

The directors have adjusted the format of the statement of comprehensive income as allowed under the Companies Act 2006. This adjustment takes into account the opinion of the Directors that net interest income constitutes a more appropriate reflection of the Company's activities than turnover and cost of sales.

The functional and presentation currency are both pound sterling.

The Company has not taken advantage of any of the FRS 102 disclosure exemptions available to qualifying entities.

#### **c) Going concern**

The Directors have undertaken a going concern assessment, including a review of the performance of the Company and emerging risks, including those in relation to inflation and cost of living, post balance sheet events (Note 19) and assessed the prospects of the Company.

At the end of the financial year the Company was in an overall net asset position due to the profitable trading and continued growth of the Company. Net current liability position reflects the repayment of the Deemed loan in April 2025 financed by issuing Atlas Funding 2025-1 plc notes, whereafter the company is in a net current asset position. This Deemed loan repayment is disclosed as current, not by virtue of its maturity profile, but rather owing to a predetermined decision made by the business to replace this non-current funding with cheaper alternative non-current funding in the form of notes issued to investors in a securitisation. The replacement of non-current funding with alternative cheaper non-current financing is disclosed as current given this refinance by the business occurs within 12 months of the balance sheet date. The Directors view the net current liability position as at year end to be synthetic and temporary in nature and to the business's advantage to shift to cheaper debt. Atlas Funding 2025-1 plc has low cost of funding at 0.94% margin as well as a healthy Post Swap Margin ('PSM').

# **LendCo Limited**

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## **NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024**

### **2 Summary of significant accounting policies (continued)**

#### **c) Going concern (continued)**

Given this undertaking and assurances, and after reviewing the Company's funding strategy, financial forecasts and 2024 year to date results landing above expectations, the Directors have reasonable grounds to believe that the Company has access to adequate financial resources to continue in operational existence for at least 12 months from the date of these financial statements.

With the Company's continued focus to diversify and improve its funding base to ensure sufficient origination funding capacity, the Company set up a new Forward Flow facility, a new Mezzanine Facility and renewed Senior Facilities with enhanced terms in all three Talworth Entities. This will provide additional loan origination headroom across both the BTL and Bridge portfolios to provide for the Company's ongoing book growth.

The Talworth 1 senior loan facility available to the special purpose vehicle, which is used to fund the acquisition of loans from the Company, was due to be renewed in October 2026. Renewal terms for the Talworth 1 facility with HSBC and BNPP were agreed and updated agreement was signed December 2024. The Talworth 3 senior loan facility was signed with Santander in Q4 2023 to fund the acquisition of BTL loans only from the Company. Amended terms for the Talworth 3 facility were agreed and signed in February 2025, the primary change of which provides funding for the acquisition of bridge loans from the Company at an enhanced cost-of-funding margin compared to Talworth No.2 Ltd. The Talworth 2 senior loan facility was agreed and signed in June 2023 with Natwest to fund the acquisition of bridge loans from the Company, with the availability of the initial facility agreement running to June 2026. During the year, this was subsequently extended to September 2026 and signed in September 2024 along with a new Mezzanine Facility agreed and signed with M&G.

The Company continued to leverage its Medium-Term-Note Bond program with Capital Markets and Investments firm ("LGB") with further draws providing it cash inflows where required. This is a more liquid form of funding where new draws can be requested quickly and can also be repaid at a point of choosing of the business.

Lastly, the Company signed a Forward Flow Sale agreement with an aggregate portfolio limit of £250m in September 2024 with a new forward flow counterparty ("the Purchaser"). This agreement allows the Company to sell the whole right, title, interest and benefit of Mortgages Loans originated by the Company to the Purchaser in return for a sale premium. This creates opportunity to write more business and enhance the profitability of the Company.

The Company raised an additional £320m of funding from investors in April 2025 as part of a planned securitisation. This constituted £3m for an unsecured X Note and £317m A-E Notes backed by BTL Loans sold on day one on closing. The proceeds were used to substantially repay the deemed loan from Talworth Limited and Talworth No.3 Limited which in turn will repay their Senior, and Junior debt obligations at the same time. The disposed loans were used by the seller to create a new entity Atlas Funding 2025-1 plc. Talworth Limited and Talworth No.3 Limited will continue to replenish its loan pool post this disposal.

Whilst the Cash at bank and in hand reduced by £5m during the year, the Directors do not see this as a cause for concern as it was a business decision to utilise more junior capital in order to reduce external cost of funding. The Talworth Entities all had capacity to take out more mezzanine funding and senior funding as at year end and subsequently repay the Company its' junior funding. The Company also has the ability to further leverage its Medium-Term-Note program with LGB to draw a further £14m if cash is required.

# **LendCo Limited**

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## **NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024**

### **2 Summary of significant accounting policies (continued)**

#### **c) Going concern (continued)**

If the Company had to cease lending, profitability would remain, and cash generation would continue to be positive owing to the £1.32bn loan portfolios. The Company's forecasts and projections with ongoing support from its shareholder and ultimate controlling party (note 20), mean the financial statements continue to be prepared on a going concern basis.

The Group's forecasts and projections, along with its continued diversification in funding base, means that no further support is required from the shareholders. Following these assessments, the directors have concluded that the Group has adequate resources to meet its liabilities as they fall due for at least 12 months from the date of signing these financial statements. For this reason, the directors continue to adopt the going concern basis in preparing the financial statements (Note 2 c).

#### **d) Deemed Loan from Group Subsidiaries**

The Deemed Loan represents the amount corresponding to the consideration paid to the Company for the pool of Mortgage Loans, adjusted for subsequent principal receipts from the underlying Mortgage Loans which represent repayments on the Mortgage Loans. The Deemed Loan is also adjusted, where appropriate, for interest income that is retained, in accordance with the priority of payments set out in the Transaction Documents, by the Talworth Entities and Atlas Entities to fund either the principal deficiency ledger or the reserve fund. In addition, cash flows attributable to the Company are not recognised by the Talworth Entities and Atlas Entities.

The Deemed Loan is classified as financial liability held at amortised cost. The Deemed Loan is measured on initial recognition at fair value and is subsequently measured at amortised cost using the effective interest rate method. Appropriate allowances for estimated irrecoverable amounts are recognised in the statement of comprehensive income when there is objective evidence that the assets are impaired. The allowance recognised is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the effective interest rate computed at initial recognition.

Subsequent increases in recoverable amounts of the Mortgage Loans, which can be objectively related to an event occurring after previous impairment losses have been recognised, are recorded in the statement of comprehensive income to the extent previous impairment losses have been taken through the statement of comprehensive income. The reversal shall not result in a carrying amount of the Mortgage Loans that exceeds the amortised cost had no impairment been recognised.

#### **e) Financial Instruments**

In accordance with Section 11.2 of Financial Reporting Standard 102, the provisions of IAS 39 have been adopted in full with respect to the recognition and measurement of financial instruments.

##### **(i) Loans and receivables**

Mortgage loans and amounts owed by group undertakings are classified as financial assets held at amortised cost. They are initially recognised at fair value of the cash given to originate the loan, plus transaction costs that are directly attributable to the origination of the financial asset. Loans and receivables are subsequently measured at amortised cost using the effective interest rate method.

If collection is expected in one year or less, they are classified as current assets. If not, they are presented as fixed assets.

# **LendCo Limited**

Company registration Number: 11177105

## **NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024**

### **2 Summary of significant accounting policies (continued)**

#### **e) Financial Instruments**

##### **(i) Loans and receivables (continued)**

The sale of the Mortgage Loans to Talworth Entities and Atlas Entities do not meet the de-recognition criteria of IAS 39 as the Company has not transferred substantially all risks and rewards associated with the Mortgage Loans. For the Talworth Entities this is primarily due to the retention of the majority of credit risk associated with the Mortgage Loans through the subordinated loan provided by the Company to these entities. For the Atlas Entities this is due to holding a 5% risk retention in these entities as well as holding the option to call and redeem the structure on the defined Optional Redemption Date. These options are embedded in the residual certificate notes held by the Company. Therefore, the Mortgage Loans remain on the statement of financial position of the Company and deemed loans, being in substance the secured loans to the Talworth Entities as well as the Atlas Entities have been recognised.

##### **(ii) Cash and cash equivalents**

Cash and cash equivalents include cash in hand and deposits held on call with banks, together with other short term highly liquid investments with original maturities of three months or less and working capital overdrafts, which are subject to an insignificant risk of changes in value. The Company's special purpose vehicles hold deposits with the provider of a transaction bank account, pre-funding bank account, issuer profit bank account and a general reserve bank account. These accounts are held in the Company's name and meet the definition of cash, but their use is restricted by a detailed priority of payments as set out in the Master Definitions & Construction Schedule (transaction documentation). As the cash can only be used to meet certain specific liabilities and is not available to be used with discretion, it is viewed as restricted cash.

##### **(iii) Impairment of financial assets**

The Company assesses at each balance sheet date whether there is any objective evidence that a financial asset, comprising Mortgage Loans, is impaired. A financial asset is impaired, and an impairment loss incurred if there is objective evidence that an event or events since initial recognition of the asset have adversely affected the amount or timing of future cash flows from the asset. The Company recognises arrears loans as late payments >30days and an overdue loan as anything >90 days past due. It is considered impaired if material breach of borrowing terms, in which the breach is not capable of remedy.

If there is objective evidence that an impairment loss on a financial asset has been incurred, the Company measures the amount of the loss as the difference between the carrying amount of the asset and the present value of estimated future cash flows from the asset discounted at the original effective interest rate of the instrument at initial recognition. To the extent Impairment losses are incurred, these are recognised in the Statement of Comprehensive Income and the carrying amount of the financial asset reduced by establishing an allowance for impairment losses. If in a subsequent period the amount of the impairment loss reduces and the reduction can be ascribed to an event after the impairment was recognised, the previously recognised loss is reversed by adjusting the allowance. Once an impairment loss has been recognised on a financial asset, interest income is recognised on the carrying amount using the rate of interest at which estimated future cash flows were discounted on measuring impairment. There was an impairment expense incurred for the year of £1.6m (2023: £0).

# **LendCo Limited**

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## **NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024**

### **2 Summary of significant accounting policies (continued)**

#### **(iv) Amounts owed to group undertakings**

Amounts owed to group undertakings are initially recognised at fair value, net of transaction costs. Borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs and the amount due on redemption being recognised as a charge to the statement of financial position over the life of the relevant borrowing. Interest expense is recognised based on the effective interest rate method and is included in Interest payable and similar expenses. Because the sale of the Mortgage Loans does not meet the de-recognition criteria under IAS 39, the proceeds from the sale of the beneficial interests in the Mortgage Loans are recognised as a collateralised deemed loan liability to the Talworth Entities and the 'Secured Loans' under the Atlas Entities.

#### **(v) Trade and other payables**

Trade and other payables are obligations to pay for goods or services, or other liabilities of the Company acquired in the ordinary course of business. Trade and other payables are classified as current liabilities if payment is due within one year or less. Trade payables and other creditors are recognised initially at the transaction price and subsequently measured at amortised cost.

#### **(vi) Trade and other receivables**

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost less provision for impairment. Receivables are discounted where the time value of money is material.

A provision for impairment of trade receivables is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of the receivables.

Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquencies in payments (more than either 60 or 90 days depending on the type of receivables) are considered indicators that the trade receivable is impaired. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate.

#### **(vii) Segmental Analysis**

The Company's operations are carried out in the United Kingdom and the results and net assets are derived from its origination of the Mortgage Loans and therefore the directors only report one business and one geographic segment.

#### **f) Intangible assets other than goodwill**

Acquired computer software licences are capitalised based on the costs incurred to acquire and bring to use the specific software. Trademarks are expensed at amortised cost.

Amortisation charges are recorded on a straight-line basis over the assets estimated useful lives as follows:

Computer software	3 years
Trademarks	3 years

Impairment reviews are undertaken annually or more frequently if events or changes in circumstances indicate a potential impairment. Any impairment is recognised immediately as an expense and is not subsequently reversed.

# **LendCo Limited**

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## **NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024**

### **2 Summary of significant accounting policies (continued)**

#### **g) Taxation**

The tax expense for the year comprises only current tax expense and there are no deferred taxes. Tax is recognised in the income statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case the tax is also recognised in other comprehensive income or directly in equity, respectively. In the Spring Budget 2021, the UK Government announced that from 1 April 2023 the corporation tax rate would increase to 25%. This new law was substantively enacted on 24 May 2021. In the Autumn Statement in November 2022, the government confirmed this increase in corporation tax rate to 25% from April 2023.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the Balance Sheet date in the countries where the Company's subsidiaries and associates operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Income tax is recognised in the income statement except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

#### **h) Revenue recognition**

'Revenue' is the gross inflow of economic benefits during the period arising in the course of the ordinary activities of an entity where those inflows result in increases in equity, other than increases relating to contributions from equity participants.

Revenue is deemed to be interest on the Mortgage Loans, loan origination fee net of broker commissions. Interest is recognised on an accrual basis over the term of the loans using the effective interest rate method. Deferred revenue and expenses such as fees and commissions are recognised over the term of the Mortgage Loans and incorporated into interest income via the effective interest rate. This is also noted in Note 5 as 'Deemed loan interest'.

The Effective Interest Rate is a method of calculating the amortised cost of a financial asset, and of allocating the interest income over the relevant period. The effective interest rate in a financial instrument is the rate that exactly discounts the cash flows associated with the instrument (either through to maturity or to the next re-pricing date) to the net carrying amount at initial recognition, i.e. a constant rate on the carrying amount. The effective interest rate is sometimes termed the level yield to maturity (or the next re-pricing date), and is the internal rate of return of the financial asset for that period.

The effective interest rate method is used to allocate interest income over the life of a loan, in a manner that reflects a constant periodic rate of return. This method considers all the cash flows associated with the financial instrument, including interest payments and fees. By using this method, the interest income reported in each period accurately reflects the economic reality of the instrument's return, providing a more precise return over the relevant periods.

#### **i) Interest expense and similar charges**

The Company accounts for interest expense on an accruals basis. Interest expense on financial liabilities other than those at fair value through profit and loss is determined using the effective interest rate method. The effective interest rate method is a method of calculating the amortised cost of financial liabilities and of allocating the interest expense over the expected life of the liability. The effective interest



# **LendCo Limited**

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## **NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024**

### **2 Summary of significant accounting policies (continued)**

#### **j) Interest expense and similar charges (continued)**

rate is the rate that exactly discounts estimated future cash flows to the instrument's initial carrying amount.

#### **j) Effective Interest Rate (EIR)**

The EIR is a key metric used to represent the true income associated with financial instruments over their lifetime. Revenue and expenses such as fees and commissions are received on day of loan origination but deferred and recognised in income over the fixed term of the Mortgage Loans until their reversion date. The effective interest rate method is a method of calculating the amortised cost of a financial asset or financial liabilities and allocating the interest income or interest expense over the expected life of the asset or liability. The effective interest rate is the rate that exactly discounts estimated future cash flows to the instrument's initial carrying amount.

#### **k) Pension costs**

The Company operates a defined contribution plan. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. The Company has no legal or constructive obligations to pay further contributions if the fund does not hold sufficient assets to pay all employees the benefits relating to employee's service in the current and prior year.

The Company operates a salary sacrifice scheme, whereby individuals waive a proportion of salary into a pension plan. Employee contributions are capped dependent on age and earnings. The Company contributes an amount equal to 100% of the saving made on employers National Insurance contributions.

#### **l) Critical accounting estimates and management judgements**

The preparation of financial statements in conformity with United Kingdom Accounting Standards, including Financial Reporting Standards 102, 'The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland' ('FRS 102') and the Companies Act 2006 requires management to make estimates and assumptions that affect the application of policies and reported amounts.

Estimates and judgements are continually evaluated and are based on historical experience and other factors including expectations of future events that are believed to be reasonable under the circumstances. Actual results may differ from these estimates. Changes in accounting estimates may be necessary if there are changes in circumstances on which the estimate was based, or as a result of new information or more experience.

#### **Deemed Loans from Group Subsidiaries**

The Directors decision to recognise the Deemed Loan in respect of the funding is considered as a significant judgement. Details have been described above in the accounting policies section "Deemed Loan from Group Subsidiaries" (Note 2.d).

# LendCo Limited

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## NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

### 3 Financial risk management and financial instruments

#### Financial risk factors

At the year-end financial instruments of the Company comprised Mortgage Loans, amounts due to group undertakings, amounts due from group undertakings, cash and cash equivalents and trade and other receivables and payables.

It is, and has been throughout the year under review, the Company's policy, that no trading in financial instruments shall be undertaken.

The Company's activities expose it to a variety of financial risks including credit risk, liquidity risk and market risk in the form of interest rate risk. The Company has in place a risk management programme that seeks to limit the adverse effects of these risks on the financial performance of the Company.

#### Credit risk

The risk of financial loss arising from a borrower or counterparty failing to meet their contractual financial obligations to the Company. The Company is exposed to credit risk from its operating activities, primarily from the Mortgage Loans.

The Company has a set of detailed prudent lender guidelines and policies for its lending activities, delegated authorities, credit risk appetite limits and underwriting framework, provisioning for incurred credit losses and frequent credit quality assessment. The Company has robust monitoring and control processes to ensure that all risks relating to individual borrowers are proactively identified. The Board is also continually engaged in review of the mortgage loan portfolio to ensure that it is performing within defined risk limits.

The maximum exposure to credit risk arising on the Company's financial assets at the reporting date is disclosed in the table below. The Mortgage Loans are secured by first charges over residential properties in the United Kingdom.

#### Financial Assets

	Carrying value 31 December 2024 £	Maximum exposure 31 December 2024 £	Carrying value 31 December 2023 £	Maximum exposure 31 December 2023 £
Mortgage loans	1,306,339,541	1,306,339,541	1,030,503,458	1,030,503,458
Amounts owed by group undertakings	708,242	708,242	715,049	715,049
Trade and other receivables	6,596,995	6,596,995	4,591,283	4,591,283
Cash at bank and in hand	5,076,775	5,076,775	10,009,720	10,009,720
	<b>1,318,721,553</b>	<b>1,318,721,553</b>	<b>1,045,819,510</b>	<b>1,045,819,510</b>

# LendCo Limited

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## NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

### 3 Financial risk management and financial instruments (continued)

The table below sets out the carrying amount and any overdue loans. The Company recognises arrears loans as late payments >30days and an overdue loan as anything >90 days past due. A loan is considered impaired if material breach of borrowing terms, in which the breach is not capable of remedy.

The credit quality of the Mortgage Loans are summarised as follows:

	Carrying value 31 December 2024 £	Maximum exposure 31 December 2024 £	Not overdue 31 December 2024 £	Late but not overdue 31 December 2024 £	Overdue 31 December 2024 £
Mortgage loans	1,306,339,541	1,306,339,541	1,292,470,652	4,574,044	9,294,845
	<b>1,306,339,541</b>	<b>1,306,339,541</b>	<b>1,292,470,652</b>	<b>4,574,044</b>	<b>9,294,845</b>

	Carrying value 31 December 2023 £	Maximum exposure 31 December 2023 £	Not overdue 31 December 2023 £	Not overdue 31 December 2023 £	Overdue 31 December 2023 £
Mortgage loans	1,030,503,458	1,030,503,458	1,028,738,483	-	1,764,975
	<b>1,030,503,458</b>	<b>1,030,503,458</b>	<b>1,028,738,483</b>	<b>-</b>	<b>1,764,975</b>

Impairment assessments depend on the recoverability of the individual Mortgage Loans and credit enhancement available within the Company. Recoverability of each loan is linked with and dependent on the collections from the borrower(s). These Mortgage Loans consist of buy-to-let and bridge properties. The key assumptions for recoverability relate to estimates of the probability of any account going into default, cash flows from borrowers' accounts, their timing and expected proceeds from the sale of repossessed collateral. Non-performing loans were assessed in a review process led by senior management, with input from servicing, credit and risk teams, loan servicing, recoveries, and property valuation specialists. After this review, an impairment expense provision has been raised for loans considered to be at risk for recoverability whilst attempts at remedy and resolution are ongoing with significant progress on a number of assets post year end.

#### Liquidity risk

The risk that the Company is unable to meet its contractual financial obligations as they fall due or unable to fund future lending opportunities is its inability to do so at significantly higher funding costs. The Company's main source of funding is from the Talworth Entities and Atlas entities. The Talworth Entities are in turn are funded by four major lenders and an intercompany loan which exists with the Group. The Atlas Entities are funded by external investors. The availability of funding and arm's length pricing is impacted by competition between third party lenders and external market forces.

The Company further diversified its funding sources by executing securitisations, Atlas Funding 2021-1 plc in 2021, Atlas Funding 2022-1 plc in 2022, Atlas Funding 2023-1 plc in 2023 and Atlas Funding 2024-1 plc in 2024 as public interest entities, thereby providing access to further funding from the issuance of notes purchased by Investors.

# LendCo Limited

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## NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

### 3 Financial risk management and financial instruments (continued)

#### Liquidity risk (continued)

Atlas Funding 2021-1 plc gained £302m funding from the issuance of notes. These notes as well as a Z note purchased by the Company are backed by a pool of Mortgage Loans to the value of £299m sold by the Company to Atlas Funding 2021-1 plc. The Company purchased a 5% risk retention (CRR) vertical slice as an investment to satisfy risk retention rules. The deal was called in January 2024 on the Optional Redemption Date whereby all notes were repaid fully and the repayment was funded through the sale of Mortgage Loans to Talworth 1 and Talworth 3. The closing value of the notes as at 31 December 2024 was £0m (2023 £243m) with the entity fully liquidated in the year.

Atlas Funding 2022-1 plc, the second securitisation, provided access to further funding of £360m from the issuance of notes purchased by Investors. These notes as well as a Z note purchased by the Company are backed by a pool of Mortgage Loans to the value of £362m sold by the Company to Atlas Funding 2022-1 plc. The Company purchased a 5% risk retention (CRR) vertical slice as an investment. The closing value of the notes as at 31 December 2024 stands at £326m (2023 £347m).

Atlas Funding 2023-1 plc, the third securitisation, provided access to further funding of £312m from the issuance of notes purchased by Investors. These notes as well as a X note purchased by the Company are backed by a pool of Mortgage Loans to the value of £304m sold by the Company to Atlas Funding 2023-1 plc. The Company purchased a 5% risk retention (CRR) vertical slice as an investment. The closing value of the notes as at 31 December 2024 stands at £285m (2023 £302m).

Atlas Funding 2024-1 plc, the fourth securitisation, provided access to further funding of £408m from the issuance of notes purchased by Investors. These notes are backed by a pool of Mortgage Loans to the value of £402m sold by the Company to Atlas Funding 2024-1 plc. The Company purchased a 5% risk retention (CRR) vertical slice as an investment. The closing value of the notes as at 31 December 2024 stands at £399m.

The table below reflects the undiscounted expected cash flows of financial liabilities at the reporting date until five years after the reporting date as our longest product term is 60 months.

#### As at 31 December 2024

Financial Liabilities	Carrying value	Gross cash flow	In less than 1 month	After 1 month but within 3 months	After 3 months but within 1 year	After 1 year but within 5 years
	£	£	£	£	£	£
Amounts owed to group undertakings	1,241,016,337	1,241,016,337	31,451,785	28,006,481	406,441,382	775,116,689
Trade creditors	53,731,883	53,731,883	1,396,763	1,033,124	8,634,876	42,667,120
	<b>1,294,748,220</b>	<b>1,294,748,220</b>	<b>32,848,548</b>	<b>29,039,605</b>	<b>415,076,258</b>	<b>817,783,809</b>

#### As at 31 December 2023

Financial Liabilities	Carrying value	Gross cash flow	In less than 1 month	After 1 month but within 3 months	After 3 months but within 1 year	After 1 year but within 5 years
	£	£	£	£	£	£
Amounts owed to group undertakings	982,320,575	982,320,575	200,076,212	5,471,874	173,948,077	602,824,412
Trade creditors	45,739,860	45,739,860	11,756,223	146,694	1,705,221	32,131,722
	<b>1,028,060,435</b>	<b>1,028,060,435</b>	<b>211,832,435</b>	<b>5,618,568</b>	<b>175,653,298</b>	<b>634,956,134</b>

# **LendCo Limited**

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## **NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024**

### **3 Financial risk management and financial instruments (continued)**

#### **Liquidity risk (continued)**

The assets current and non-current disclosure is determined using the reversion date of the fixed term on the Mortgage Loans. The mismatch with liabilities, is driven by a difference in methodology to determine the maturity profile. For Talworth 1 and Talworth 3, the liability is all treated as current due to the planned securitisation executed within 12 months of the balance sheet date. These differences in the treatment of assets and liabilities result in a synthetic mismatch in the maturity profiles.

#### **Currency profile**

All of the Company's financial assets and liabilities are denominated in GBP.

#### **Interest rate risk**

The Company is exposed to market risk through interest rate risk. Interest rate risk exists where assets and liabilities have interest rates set under a different basis or which reset at different times. A small proportion of loans of the total loan portfolio are on variable rate where the customer rate is set quarterly to 3month SONIA. This exposes the Company to basis risk as the cost of funds to fund these customer loans is based on 1month compound average SONIA. This exposure is deemed immaterial given the relative small proportion of the book on floating and 3month SONIA includes significant buffer in the first two months to materially offset adverse rate movements in the last month of the quarter before the next reset date. The majority of Mortgage Loans are at fixed rate or have been in their fixed rate period in the year.

The interest payable on the deemed loan from Talworth 1, Talworth 2, Talworth 3, represents the interest income that the Talworth entities are entitled to, in order to pay their retained profit, expenses, financing costs hedging thereof under the transaction documents. While the senior third party funding, issued by Talworth 1 and Talworth 3 are at variable rates, linked to 1month compound average SONIA, Talworth 1 and Talworth 3 economically hedge the interest rate risk using fixed to float interest rate swaps. Similarly, the Mortgage Loans sold to Atlas Funding 2022-1 plc, Atlas Funding 2023-1 plc and Atlas Funding 2024-1 plc are based on a fixed rate in contrast to the funding received from issuing the Notes which are based on a variable rate i.e linked to SONIA. The interest rate mismatch in the BTL facilities between assets and liabilities is 100% hedged using fixed to float interest swaps. Accordingly, there is no material exposure to variable interest rates, therefore no sensitivity analysis has been presented.

#### **Capital risk management**

The risk that the Company has insufficient capital and access to funding to meet its lending requirements and growth objectives. Effective management of the Company's capital is critical to its ability to operate its business and to pursue its strategy. The Company's internal target amount of capital is set by its own assessment of the risk profile of the business and market expectations. Critical risk appetite limits have been set on a forward-looking basis. To ensure any capital raising activities are undertaken on a timely basis to continue supporting growth of the business. The Company's objective when managing capital are to safeguard the Company's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders. In order to maintain or adjust the capital structure, the Company may adjust any amount of dividends paid to shareholders, return capital to shareholders, issue new shares, convert shareholder loan to equity or sell assets to reduce debt. During the year no dividends were paid or proposed (2023: Nil).

## LendCo Limited

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### NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

#### 4 Interest receivable and similar income

	Year ended 31 December 2024	Year ended 31 December 2023
	£	£
On mortgage loans	76,956,872	58,533,883
On deposit account	280,126	290,284
	<b>77,236,998</b>	<b>58,824,167</b>

#### 5 Interest payable and similar expenses

	Year ended 31 December 2024	Year ended 31 December 2023
	£	£
Deemed loan interest	56,938,258	42,646,490
Upfront Cost amortisation	739,515	591,376
Other expenses	4,465,841	3,339,904
	<b>62,143,614</b>	<b>46,577,770</b>

Other expenses include repo interest expense, MTN bond interest and associated expenses as well as loan processing and servicing costs.

#### 6 Staff Costs

##### a) Analysis of staff costs

	Year ended 31 December 2024	Year ended 31 December 2023
	£	£
Wages and salaries	3,028,482	2,417,821
Incentive bonuses & commissions	1,302,915	1,101,410
Social security costs	614,089	464,463
Other pension costs	150,595	127,744
	<b>5,096,081</b>	<b>4,111,438</b>

# LendCo Limited

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## NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

### 6 Staff Costs (continued)

#### b) Staff numbers

The average monthly number of persons (including executive directors) employed by the Company during the year was 41 (2023 - 34).

	Year ended 31 December 2024 Number	Year ended 31 December 2023 Number
Sales	7	4
Administration	34	30
Total average headcount	<b>41</b>	<b>34</b>

#### c) Key management compensation for the Board of Directors

	Year ended 31 December 2024 £	Year ended 31 December 2023 £
Key management		
- Aggregate remuneration excluding bonuses	493,615	469,823
- Bonuses	530,000	465,000
- Pensions contributions	35,755	37,873
- National Insurance	125,315	117,399
<b>Total short term employment benefits</b>	<b>1,184,685</b>	<b>1,090,095</b>

	Year ended 31 December 2024 £	Year ended 31 December 2023 £
Highest paid director		
- Aggregate remuneration excluding bonuses	208,333	196,708
- Bonuses	270,000	240,000
- National Insurance	59,967	57,222
<b>Total short term employment benefits</b>	<b>538,300</b>	<b>493,930</b>

#### d) Retirement contribution obligations

The Company's staff participated in the Company's personal pension plan, a defined contribution scheme, and individual defined contribution plans to which it contributed.

The Company's total pension charge in respect of these plans was £150,595 (2023 £127,744).

# LendCo Limited

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## NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

### 7 Profit before taxation

Profit before taxation is stated after charging:

	Note	Year to 31 December 2024 £	Year to 31 December 2023 £
Staff Costs	6	5,096,081	4,111,438
Audit fees payable to the Company's auditors (exclusive of VAT)		75,000	60,000

There were no non-audit services provided during the year (2023: £nil).

### 8 Tax on profit

Analysis of tax charge/ (credit) for the year:

	Year to 31 December 2024 £	Year to 31 December 2023 £
<b>Current tax</b>		
United Kingdom Corporation tax at 25.00% (2023 - *23.50%)	1,645,545	1,628,279
Adjustments in respect of prior periods	-	(1,644,218)
Expenses not deductible for tax purposes	-	-
<b>Income tax on profit from continuing activities</b>	<b>1,645,545</b>	<b>(15,939)</b>
 Profit before taxation	 6,582,178	 6,928,846
Profit before taxation multiplied by standard rate of corporation tax in the UK of 25.00% (2023 - *23.50%)	1,645,545	1,628,279
 Effects of:		
Adjustments in respect of prior periods	-	(1,644,218)
Expenses not deductible for tax purposes	-	-
<b>Income tax charge on profit on continuing activities</b>	<b>1,645,545</b>	<b>(15,939)</b>
 The effective tax rate for the year is:	 25.0%	 -0.2%

\* 2023 Tax Rate pro-rated for the year at 19% for 3 months and 25% for 9 months



## LendCo Limited

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### NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

#### 9 Property, plant and equipment

	Computer equipment £
<b>Cost</b>	
<b>As at 01 January 2024</b>	46,147
Additions in the year	24,430
<b>At 31 December 2024</b>	<b>70,577</b>
<b>Accumulated depreciation</b>	
<b>As at 01 January 2024</b>	(18,005)
Depreciation charge for the year	(18,302)
<b>At 31 December 2024</b>	<b>(36,307)</b>
<b>Net Book Value</b>	
<b>At 31 December 2024</b>	<b>34,270</b>

	Computer equipment £
<b>Cost</b>	
<b>As at 01 January 2023</b>	33,893
Additions in the year	12,254
<b>At 31 December 2023</b>	<b>46,147</b>
<b>Accumulated depreciation</b>	
<b>As at 01 January 2023</b>	(5,622)
Depreciation charge for the year	(12,383)
<b>At 31 December 2023</b>	<b>(18,005)</b>
<b>Net Book Value</b>	
<b>At 31 December 2023</b>	<b>28,142</b>

No impairment of property, plant and equipment in the year (2023: £nil).

# LendCo Limited

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## NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

### 10 Intangible assets

	Computer Software £	Trademarks £	Total £
<b>Cost</b>			
<b>As at 01 January 2024</b>	559,184	-	559,184
Additions in the year	11,998	-	11,998
Reclass in the year	-	-	-
<b>At 31 December 2024</b>	<b>571,182</b>	<b>-</b>	<b>571,182</b>
<b>Accumulated amortisation</b>			
<b>As at 01 January 2024</b>	(553,831)	-	(553,831)
Amortisation charge for the year	(5,853)	-	(5,853)
Reclass in the year	-	-	-
<b>At 31 December 2024</b>	<b>(559,684)</b>	<b>-</b>	<b>(559,684)</b>
<b>Net Book Value</b>			
<b>At 31 December 2024</b>	<b>11,498</b>	<b>-</b>	<b>11,498</b>
	Computer Software £	Trademarks £	Total £
<b>Cost</b>			
<b>As at 01 January 2023</b>	826,737	2,834	829,571
Additions in the year	-	-	-
Reclass in the year	(267,553)	(2,834)	(270,387)
<b>At 31 December 2023</b>	<b>559,184</b>	<b>-</b>	<b>559,184</b>
<b>Accumulated amortisation</b>			
<b>As at 01 January 2023</b>	(546,404)	(2,834)	(549,238)
Amortisation charge for the year	(4,593)	-	(4,593)
Reclass in the year	(2,834)	2,834	-
<b>At 31 December 2023</b>	<b>(553,831)</b>	<b>-</b>	<b>(553,831)</b>
<b>Net Book Value</b>			
<b>At 31 December 2023</b>	<b>5,353</b>	<b>-</b>	<b>5,353</b>

No impairment of intangible assets in the year (2023: £nil).

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## NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

### 11 Mortgage loans

The Mortgage Loans are secured by first charges over residential properties in the United Kingdom.

	Year to 31 December 2024	Year to 31 December 2023
	£	£
<b>Book value</b>		
Opening Mortgage Loans	1,030,503,458	914,436,055
Mortgage Loans originated during the year	509,706,089	234,391,193
Repayments on Mortgage Loans during the year	(216,775,991)	(112,054,418)
EIR adjustment	(15,485,809)	(6,160,949)
Impairment on Mortgage Loans	(1,608,206)	(108,423)
<b>Closing balance</b>	<b>1,306,339,541</b>	<b>1,030,503,458</b>

The maturity profile of the Mortgage Loans was as follows:

The maturity profile of the mortgage loans was as follows:

	31 December 2024	31 December 2023
	£	£
In more than one year	1,044,859,980	826,666,630
In one year or less	261,479,561	203,836,828
	<b>1,306,339,541</b>	<b>1,030,503,458</b>

The Mortgage Loans and their related securities are pledged as security to the Talworth Entities and Atlas Entities lenders disclosed in note 13.

The assets current and non-current disclosure is determined using the reversion date of the fixed term on the Mortgage Loans. The mismatch with liabilities, is driven by a difference in methodology to determine the maturity profile. For Talworth 1 and Talworth 3, the liability is all treated as current due to the planned securitisation executed within 12 months of the balance sheet date. These differences in the treatment of assets and liabilities result in a synthetic mismatch in the maturity profiles.

### 12 Cash at bank and in hand

	31 December 2024 £	31 December 2023 £
Cash at bank	5,076,775	10,009,720
	<b>5,076,775</b>	<b>10,009,720</b>

## LendCo Limited

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### NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

#### 13 Amounts owed to/(by) group undertakings

	31 December 2024 £	31 December 2023 £
Deemed loan from Talworth Ltd (Senior funding)	114,817,362	134,024,476
Deemed loan from Talworth 2 Ltd (Senior funding)	62,339,795	33,961,896
Deemed loan to Talworth 3 Ltd (Senior funding)	116,386,684	(159,600)
Deemed loan from Atlas Funding 2021-1 plc (Senior funding)	-	195,139,369
Deemed loan from Atlas Funding 2022-1 plc (Senior funding)	295,653,405	310,406,233
Deemed loan from Atlas Funding 2023-1 plc (Senior funding)	254,347,558	272,097,262
Deemed loan from Atlas Funding 2024-1 plc (Senior funding)	358,485,361	-
Customer collections payable between Group	2,450,378	-
Loan from LendCo Finance Limited (Junior funding)	36,535,794	36,691,339
Loan to LendCo Holdings Limited	(444,750)	(372,000)
Loan to Lendco Mortgage Servicing Ltd	(263,492)	(183,449)
	<b>1,240,308,095</b>	<b>981,605,526</b>

The loan from LendCo Finance Limited represents the amounts drawn down under the intercompany loan funding agreement, which is unsecured and repayable on demand. There is no intention for the directors to call this amount. The book value of the loans from fellow group undertakings approximates their fair value.

#### Current vs non-current split made up for amounts due to group companies are as follows:

	31 December 2024 £	31 December 2023 £
In more than one year	775,116,690	602,824,413
In one year or less	465,899,647	379,496,162
	<b>1,241,016,337</b>	<b>982,320,575</b>

Current vs non-current split for each group company is determined through the methodology most appropriate for its circumstances. For the Atlas Entities, the split is determined based on interest reversion dates as that will be the date the loans will roll off the relevant loan pool and subsequently the deemed loan. For Talworth 1 and Talworth 3, the balances were treated as current due to the Atlas Funding 2025-1 plc securitisation which occurred in April 2025. For Talworth 2 the maturity dates of the loans are used as it only consists of short-term bridging loans.

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### NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

#### 13 Amounts owed to/(by) group undertakings (continued)

The table below shows the deemed loan from the Talworth Entities and Atlas Entities represent the amounts received upon the legal sale of the Mortgage Loans sold at origination at book value net of the corresponding funding provided by the Company to Talworth Entities and Atlas Entities. During 2024 £402m of BTL loans were sold as part of a planned securitisation to Atlas Funding 2024-1 plc. This table also represents the gross position of the top table in Note 13 but only in relation to SPVs.

	31 December 2024 £	31 December 2023 £
Net proceeds from legal sale of the Mortgage loans to Talworth Ltd at book value	127,992,454	147,492,651
Net proceeds from legal sale of the Mortgage loans to Talworth 2 Ltd at book value	80,961,255	45,629,226
Net proceeds from legal sale of the Mortgage loans to Talworth 3 Ltd at book value	128,815,379	-
Net proceeds from legal sale of the Mortgage loans to Atlas 2021-1 Plc at book value	-	218,944,210
Net proceeds from legal sale of the Mortgage loans to Atlas 2022-1 Plc at book value	318,979,607	334,229,650
Net proceeds from legal sale of the Mortgage loans to Atlas 2023-1 Plc at book value	273,969,569	293,019,814
Net proceeds from legal sale of the Mortgage loans to Atlas 2024-1 Plc at book value	378,259,797	-
Junior funding of the Mortgage Sale to Talworth Ltd by the Company	(13,175,092)	(13,468,176)
Junior funding of the Mortgage Sale to Talworth 2 Ltd by the Company	(18,621,460)	(11,667,329)
Junior funding of the Mortgage Sale to Talworth 3 Ltd by the Company	(12,428,695)	(159,600)
Junior funding of the Mortgage Sale to Atlas 2021-1 Plc by the Company	-	(23,804,840)
Junior funding of the Mortgage Sale to Atlas 2022-1 Plc by the Company	(23,326,202)	(23,823,417)
Junior funding of the Mortgage Sale to Atlas 2023-1 Plc by the Company	(19,622,011)	(20,922,553)
Junior funding of the Mortgage Sale to Atlas 2024-1 Plc by the Company	(19,774,436)	-
<b>Total net Deemed loans</b>	<b>1,202,030,165</b>	<b>945,469,636</b>

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## NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

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### Trade creditors

	31 December 2024 £	31 December 2023 £
Repo	48,041,883	43,214,860
Medium Term Notes	5,690,000	2,525,000
Trade creditors	477,844	243,610
Corporation tax payable	446,855	-
Other creditors	61,179	55,846
Other taxation and social security	107,449	88,167
Accruals and deferred income	2,100,894	1,516,700
	<b>56,926,104</b>	<b>47,644,183</b>

Trade creditors increased year-on year primarily due to additional Repo trades and MTN issuance.

During the year the Company made further draws under its MTN program and completed two further issuances in the year for £3.2m. The program is facilitated by LGB and allows the company to raise flexible, medium term debt financing from multiple private investors, with the ability to issue notes with different maturities and interest rates to match funding requirements. The Company also executed additional Repo trades in the year for the unencumbered Atlas Funding 2024-1 plc CRR notes.

The maturity profile of trade creditors was as follows:

	31 December 2024 £	31 December 2023 £
In more than one year	42,667,120	32,131,722
In one year or less	14,258,984	15,512,461
	<b>56,926,104</b>	<b>47,644,183</b>

The maturity profile of trade creditors was determined by the repayment profile of the Repo trades and MTN issuances.

The assets current and non-current disclosure is determined using the reversion date of the fixed term on the Mortgage Loans. The mismatch with liabilities, is driven by a difference in methodology to determine the maturity profile. For Talworth 1 and Talworth 3, the liability is all treated as current due to the planned securitisation executed within 12 months of the balance sheet date. These differences in the treatment of assets and liabilities result in a synthetic mismatch in the maturity profiles.

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### NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

#### 15 Called up Share Capital

Ordinary shares £0.01 each

	Number	Value	
Authorised	1	0.01	(2023 : 1)
Allotted, called up and fully paid	1	0.01	(2023 : 1)

The Company is not subject to any external capital requirements, except for the minimum requirement under the Companies Act 2006. The Company has not breached this minimum requirement.

#### 16 Net cash outflow from operating activities

	Year to 31 December 2024 £	Year to 31 December 2023 £
<b>Profit before taxation</b>	<b>6,582,178</b>	<b>6,928,846</b>
Amortisation of intangible assets	5,853	4,593
Depreciation of fixed assets	18,302	12,383
Net decrease in amounts owed by group undertakings	6,807	99,425
Net decrease in mortgage loans	(275,836,083)	(116,067,403)
Net increase in trade and other debtors	(2,005,711)	(3,221,331)
Net increase in trade and other creditors	8,286,376	23,018,330
<b>Cash outflow from operating activities</b>	<b>(262,942,279)</b>	<b>(89,225,157)</b>

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### NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

#### 17 Related party transactions

During the year ended 31 December 2024 various transactions occurred between the Company and its fellow group undertakings. These included intra group financing via loans, recharges of shared costs for rent, IT and compliance and accounting function. All transactions were undertaken on an arm's length basis.

The amount of transactions during the year and balances outstanding as of 31 December 2024 were as follows:

	Interest income year to 31 December 2024 £	Interest expense year to 31 December 2024 £	Administrative expenses year to 31 December 2024 £
Talworth Ltd	-	6,909,716	-
Talworth 2 Ltd	-	6,652,029	-
Talworth 3 Ltd	-	5,058,722	-
Atlas Funding 2021-1 plc	-	123,661	-
Atlas Funding 2022-1 plc	-	11,982,996	-
Atlas Funding 2023-1 plc	-	12,527,863	-
Atlas Funding 2024-1 plc	-	13,335,841	-
LendCo Finance Limited	-	-	-
LendCo Holdings Limited	-	-	-
Lendco Mortgage Servicing Ltd	-	-	-
	-	56,590,828	-

#### Balances with fellow group undertakings

	Loans receivable 31 December 2024 £	Loans payable 31 December 2024 £	Trade receivables 31 December 2024 £
Talworth Ltd	-	114,817,362	-
Talworth 2 Ltd	-	62,339,795	-
Talworth 3 Ltd	-	116,386,684	-
Atlas Funding 2021-1 plc	-	-	-
Atlas Funding 2022-1 plc	-	295,653,405	-
Atlas Funding 2023-1 plc	-	254,347,558	-
Atlas Funding 2024-1 plc	-	358,485,361	-
Customer collections payable between Group	-	2,450,378	-
LendCo Finance Limited	-	36,535,794	-
LendCo Holdings Limited	444,750	-	-
Lendco Mortgage Servicing Ltd	263,492	-	-
	708,242	1,241,016,337	-



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### NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

#### 17 Related party transactions (continued)

	Interest income year to 31 December 2023 £	Interest expense year to 31 December 2023 £	Administrative expenses year to 31 December 2023 £
Talworth Ltd	-	8,023,600	-
Talworth 2 Ltd	-	2,233,503	-
Talworth 3 Ltd	-	-	-
Atlas Funding 2021-1 plc	-	9,307,441	-
Atlas Funding 2022-1 plc	-	12,688,852	-
Atlas Funding 2023-1 plc	-	9,937,729	-
LendCo Finance Limited	-	-	-
LendCo Holdings Limited	-	-	-
Lendco Mortgage Servicing Ltd	-	-	-
	-	42,191,125	-

#### Balances with fellow group undertakings

	Loans receivable 31 December 2023 £	Loans payable 31 December 2023 £	Trade receivables 31 December 2023 £
Talworth Ltd	-	134,024,476	-
Talworth 2 Ltd	-	33,961,896	-
Talworth 3 Ltd	159,600	-	-
Atlas Funding 2021-1 plc	-	195,139,369	-
Atlas Funding 2022-1 plc	-	310,406,233	-
Atlas Funding 2023-1 plc	-	272,097,262	-
LendCo Finance Limited	-	36,691,339	-
LendCo Holdings Limited	372,000	-	-
Lendco Mortgage Servicing Ltd	183,449	-	-
	715,049	982,320,575	-

## LendCo Limited

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### NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024

#### 18 Analysis of change in net Debt

	As at 01-Jan-24 £	Cash movements £	Non-cash movements £	As at 31-Dec-24 £
<b>2024</b>				
Repo	(43,214,860)	(4,827,023)	-	(48,041,883)
Medium Term Notes	(2,525,000)	(3,165,000)	-	(5,690,000)
Investment in Atlas Debt Security	68,550,811	3,546,335	(9,374,497)	62,722,649
Cash at bank and in hand	9,979,454	(4,991,870)	-	4,987,584
	<u>32,790,405</u>	<u>(9,437,558)</u>	<u>(9,374,497)</u>	<u>13,978,350</u>
	As at 01-Jan-23 £	Cash movements £	Non-cash movements £	As at 31-Dec-23 £
<b>2023</b>				
Repo	(23,135,050)	(20,079,810)	-	(43,214,860)
Medium Term Notes	-	(2,525,000)	-	(2,525,000)
Investment in Atlas Debt Security	48,901,109	19,649,702	-	68,550,811
Cash at bank and in hand	6,235,256	3,744,198	-	9,979,454
	<u>32,001,315</u>	<u>789,090</u>	<u>-</u>	<u>32,790,405</u>

Cash at bank and in hand does not include cash held in customer collection and expense accounts as this cash relates to customer collections and belongs to the Talworth Entities and Atlas Entities.

#### 19 Post balance sheet events

The special purpose vehicles, Talworth Ltd and Talworth No.3 Ltd, disposed of £317m BTL loans in April 2025 as part of a planned securitisation, namely Atlas Funding 2025-1 Plc, using the proceeds in turn to substantially repay its Senior and Junior debt obligations at the same time. Talworth Ltd and Talworth No.3 Ltd will continue to replenish their loan pool post this disposal.

There has been 1 further issuance under the MTN Bond Programme run by LGB. The fourth issuance of £2.5m was received in March 2025 whilst the previous issuance of £1.75m was repaid and settled in April 2025.

Talworth No.3 Ltd agreed and signed an amendment to the Senior Loan Facility on 4 February 2025, the primary change of which allows the warehouse special purpose vehicle to provide secured property bridge lending.

## **LendCo Limited**

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### **NOTES TO THE FINANCIAL STATEMENTS – FOR THE YEAR ENDED 31 DECEMBER 2024**

#### **19 Post balance sheet events (continued)**

The Bank of England implemented two reductions in the base rate, from 4.75% to 4.50% in February 2025 and 4.50% to 4.25% in May 2025. As a result of this and market resilience despite macroeconomic factors, swap rates have been steadily driving a reduction in mortgage rates from lenders. This in turn has driven an uptick in applications being received.

#### **20 Parent undertaking**

The Company's immediate parent company is LendCo Finance Limited, who's ownership changed during the 2022 financial year from Lendco Holdings Limited being the holding company. The ultimate parent undertaking and controlling party is Cabot Square Partners Holding Limited.

The parent undertaking of the small and largest group, which includes the company and for which group financial statements are prepared, is LendCo Holdings Limited, a company registered in England and Wales. The group financial statements are available from 33 Gracechurch Street, London, EC3V 0BT.