

Pollen Street Secured Lending plc

AN ALTERNATIVE CREDIT INVESTMENT TRUST

Investment Manager's Commentary

Pollen Street Secured Lending plc (the "Company") delivered a NAV return of 3.0% on an annualised basis in May, which is the equivalent to 0.25% in the month.

The result includes a £2.1m provision for loans originated by Funding Circle. As with the prior month, the majority of this provision has been raised to cover potential expected losses arising from a relatively high incidence of forbearance in this portfolio (as opposed to actual realised losses). We would note that we are seeing a positive impact of the government support schemes with the Bounce Back Loan Scheme ("BBLS") and Coronavirus Business Interruption Loan Scheme ("CBILS"), in particular, providing material support to the SME's and leading to significant refinancing activity. The remaining NAV exposure to these loans is £24.5m. Excluding the Funding Circle provision, the result would have been 5.9%.

Investment Assets and Leverage

The Manager has continued to focus on cash collections. Over the course of May, Net Investment Assets reduced by £21m closing at £897m.

As at 31 May, PSSSL's Total Net Debt to Equity ratio was 0.29x. This is calculated as £311m of debt, less £103m of cash, divided by the NAV. The Total Net Debt to Equity Ratio reduced by 0.04x over the month, principally due to the proceeds from the reduction in Net Investment Assets. We have repaid the revolving element of the debt in June to manage down debt costs.

Portfolio Impact

The portfolio continues to perform well with significant cash collection and a reduction in the number of loans in forbearance plans. In the US portfolio, we have seen a significant reduction in the number of loans in payment plans as the economy has reopened. The loans in payment plans for the two largest consumer portfolios has reduced in aggregate by more than 50% with the subsequent payment performance being strong. The UK portfolio is starting to see the early signs of a similar trend with loans that went into a 3-month payment plan in March coming to an end in June with the majority of customers indicating that they would like to go back onto full contractual payments.

As mentioned above the SME sector is seeing significant refinancing of loans from the government schemes which is leading to high cash collections across this portfolio.

In Real Estate, we are seeing a strong refinancing market driven by competition in the mortgage market and the early signs that the sales market is starting to pick up. This is likely to drive strong cash collections over the coming months.

Financial Information

Monthly NAV Return (Annualised)	3.0%
Monthly NAV Return	0.25%
YTD ⁽¹⁾ NAV Return	1.31%
ITD ⁽²⁾ NAV Return	28.43%
NAV Cum. Income	£705.9m
NAV Ex. Income	£699.1m
Market Capitalisation	£503.2m
Net Investment Assets	£897m
Maximum Allowable Leverage ⁽³⁾	150%
Total Net Debt to Equity Ratio	0.29x
12m Trailing Div. ⁽⁴⁾	48p
12m Trailing Div. Yield on Share Price	7.06%
Shares in Issue	73,998,011
Share Price	680p
NAV Cum. Income per Share	954p
NAV Ex. Income per Share	945p
Discount to NAV Cum. Income	(28.7%)

Fund Facts

Investment Manager	PSC Credit Holdings LLP
Sub Manager	Pollen Street Capital (US), LLC
Type of Fund	Closed Ended Investment Fund
ISIN	GB00BLP57Y95
Inception Date	30 May 2014
Dividend	Quarterly

⁽¹⁾ YTD: Year to Date

⁽²⁾ ITD: Inception to Date – Excludes Issue Costs

⁽³⁾ Leverage multiplies both gains and losses and may increase the risk of loss of investment during a downturn.

⁽⁴⁾ The period is defined to include the four most recent quarterly dividends

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Performance and Dividend History

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Inception to Date ¹	
Total NAV Return	2014					0.16%	0.17%	0.22%	0.23%	0.48%	0.54%	0.50%	2.32%	28.43%	
	2015	0.54%	0.59%	0.65%	0.41%	0.71%	13.1%	0.50%	0.49%	0.43%	0.56%	0.52%	0.20%		7.14%
	2016	0.41%	0.38%	0.48%	0.43%	0.48%	0.17%	0.37%	0.43%	0.23%	0.27%	0.27%	0.12%		4.10%
	2017	0.24%	0.38%	0.55%	0.45%	0.41%	0.29%	0.44%	0.14%	0.19%	(1.03%)	0.40%	0.55%		3.03%
	2018	0.36%	0.43%	0.12%	0.41%	0.42%	(0.14%)	0.52%	0.50%	0.44%	0.52%	0.57%	0.78%		5.21%
	2019	0.45%	0.31%	0.56%	0.44%	0.28%	0.48%	0.33%	0.82%	0.51%	0.50%	(0.07%)	0.52%		5.25%
	2020	0.49%	0.43%	0.04%	0.09%	0.25%									1.31%
Share Price Performance²	2014					7.25%	0.37%	(0.19%)	0.05%	(0.93%)	141%	9.26%	18.00%	(32.00%)	
	2015	(0.93%)	0.09%	(1.79%)	(0.17%)	(5.41%)	(2.03%)	2.07%	(5.99%)	3.24%	(6.46%)	152%	0.70%		(14.66%)
	2016	(6.85%)	(7.57%)	0.35%	6.03%	(5.69%)	(2.30%)	(2.94%)	152%	0.30%	(3.21%)	(8.79%)	7.75%		(20.66%)
	2017	(2.13%)	1.66%	(3.14%)	11.36%	2.74%	0.74%	(0.34%)	(4.47%)	(4.73%)	(3.11%)	103%	3.43%		2.00%
	2018	1.23%	(3.88%)	(3.78%)	4.59%	0.13%	0.75%	-	(3.73%)	0.65%	(0.38%)	3.60%	(0.37%)		(1.60%)
	2019	3.12%	(1.57%)	(0.37%)	4.07%	1.42%	(1.40%)	0.47%	(1.18%)	(3.34%)	3.46%	(1.19%)	0.24%		3.49%
	2020	0.48%	3.84%	(19.17%)	(14.57%)	13.71%									-18.07%
Dividend Per Share (Pence)	2014					-	-	-	-	-	6.00	-	6.00	278.20	
	2015	-	12.50	-	-	16.50	10.5 ³	-	-	-	18.50	-	58.00		
	2016	13.7 ⁴	-	-	11.50	-	-	11.00	-	-	11.00	-	-		47.20
	2017	11.00	-	-	12.00	-	-	12.00	-	-	12.00	-	-		47.00
	2018	12.00	-	-	12.00	-	-	-	12.00	-	-	12.00	-		48.00
	2019	-	12.00	-	-	12.00	-	-	12.00	-	-	12.00	-		48.00
	2020	-	-	12.00	-	12.00									24.00

¹ Inception to Date – Excludes Issue Costs but in June 2015 NAV return includes a 0.55% premium from a TAP issue. Until May 2017 this was reported as 0.77%, which did not include the TAP issue

² Based on issue price of 1000p

³ 8.5p per share was declared to the original C Shareholders prior to conversion

⁴ The July 2015 C Share was 9.5p

I Background & Investment Objective

Pollen Street Secured Lending plc is a UK listed investment trust whose investment objective is to provide shareholders with an attractive level of dividend income through exposure to investments in alternative finance and related instruments.

The Company specialises in investing in small size private credit assets across SME, consumer (secured and unsecured), real estate and trade finance asset classes through strategic partnerships which encompass marketplace lending platforms, balance sheet lenders and other non-bank loan originators. The Company invests in the USA, Europe and Australasia and actively seeks opportunities in other markets.

The Company believes that this specialism has the potential to provide attractive returns for investors on a risk-adjusted basis. Changes in the focus of mainstream lenders together with the implementation of new models that utilise data, analytics and technology more effectively, provide an opportunity to deliver better products to borrowers while generating attractive returns for the Company.

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I Glossary

NAV Cum. Income - The value of investments, cash and other assets, including current year revenue, less liabilities.

NAV Ex. Income - The value of investments and cash and other assets, excluding current year revenue, less liabilities.

NAV Return - The theoretical total return on shareholders' funds per share reflecting the change in Net Asset Value (NAV) per share.

Share Price - Closing mid-market share price at month end (excluding dividends reinvested).

Premium (Discount) - The amount by which the price per share of an investment trust is either lower (at a discount) or higher (at a premium) than the NAV Cum. Income per share, expressed as a percentage of the NAV Cum. Income per share.

Market Capitalisation - Month end closing mid-market share price multiplied by the number of shares outstanding at month end.

Total Net Debt to Equity – The total debt of the Company, whether incurred directly or indirectly through a subsidiary or an SPV established by the Company, and any investment fund which is managed by the Investment Manager, the Sub-Manager or their affiliates and in which the Company invests (on a look-through basis, proportionate to the percentage interest the Company retains in the most junior tranche of such investment fund), net of total cash held by the Company, divided by the Company's Net Asset Value.

Maximum Allowable Leverage - The maximum value of the total net debt to equity is 1.5 times.

Annualisation Methodology – Monthly returns have been calculated by multiplying the actual number of days in the year divided by the actual number of days in the month.

I Important Information

Data in this newsletter is at or to the final day of the calendar month identified in the heading of the newsletter's front page unless otherwise stated. In addition to this quarterly newsletter, the Investment Manager also produces a monthly newsletter. Issued in the United Kingdom by PSC Credit Holdings LLP.

For the purposes of this newsletter, Europe refers to the United Kingdom, mainland Europe or both.

Past performance should not be seen as an indication of future performance. The value of investments and any income may fluctuate and investors may not get back the full amount invested. The views expressed are those of PSC Credit Holdings LLP at the time of writing, are subject to change without notice and do not constitute investment advice. Whilst PSC Credit Holdings LLP has used all reasonable efforts to ensure the accuracy of the information contained in this newsletter, we cannot guarantee the reliability, completeness or accuracy of the content.

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This newsletter includes forward-looking statements. These forward-looking statements include all matters that are not historical facts, statements regarding the Company's and/or the Investment Manager's intentions, beliefs or current expectations concerning, among other things, the Company's results of operations, financial condition, liquidity, prospects, growth, strategies and the sector in which the Company operates. By their nature, forward-looking statements involve risks and uncertainties. You are cautioned that forward-looking statements are not guarantees of future performance and that the Company's actual results of operations, financial condition and the development of the sector in which the Company operates may differ materially from those made in or suggested by the forward-looking statements contained in this newsletter. Each of the Company and the Investment Manager expressly disclaims any obligation to update or revise any forward-looking statement contained herein to reflect any change in expectations with regard thereto or any change in events, conditions or circumstances on which any such statement is based unless required to do so by law or any appropriate regulatory authority, including the Financial Services and Markets Act 2000 (as amended), the Prospectus

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Pollen Street Secured Lending plc
6th Floor, 65 Gresham Street
London
EC2V 7NQ

Website: www.pollenstreetsecuredlending.com

For enquiries please contact:

Telephone: +44 20 7316 2038

Email: ir@pollenstreetsecuredlending.com