



## Communication to LoanBook Capital, S.L. shareholders – Completion of the Run Off and Liquidation process of the Company December 9th, 2021

Dear shareholder,

You will find in the annex of this document the communication that we have just sent to all lenders in the LoanBook Marketplace, explaining the process of the finalization of the activity of the platform.

During the last 33 months, and thanks to the financial support of the Majority Shareholder Gustav Andersson, the loan portfolio settlement activities have been carried out, managing the collection of more than 300 installments and approximately 3.9 million Euros, of which 750 thousand Euros corresponded to unpaid installments that have been recovered either through friendly recovery efforts or through legal proceedings.

Obviously, collection activity has decreased dramatically during 2021, so that, as planned, the necessary procedures have been carried out for an orderly liquidation of the Company (and its subsidiaries).

Thus, on November 15th, 2021, the liquidation deed of the Company was executed before a notary public, having initiated the process for its registration. In order that you can prove the capital loss, you will also find on the website a certificate issued by the liquidator that we understand will be able to facilitate the best tax treatment of your investment.

I would like to thank all the shareholders in the project for their support, and in particular Mr. Gustav Andersson who has made the orderly liquidation possible for the benefit of all the Lenders who trusted our platform.

For any clarification or query, you can contact through the address [Socios@loanbook.es](mailto:Socios@loanbook.es) that we will keep operational during the coming months in order to attend to your possible queries.

Thank you very much and good luck,

Lucas de Mendoza





## Annex: Communication to all lenders in the LoanBook Marketplace – Completion of the Run Off process

“Dear lender,

As we informed you in the October 2019 communication, since then, LoanBook’s activity has focused on managing the collection and the recovery of the loans on the platform. Thus, during the 2019 and 2020 financial years (in which there were still outstanding loans), we have kept the collection and recovery activity either through legal proceedings or through friendly efforts and, in 2021, we have prepared the tax report to the lenders.

From the time elapsed since then, it is obvious that there are no possibilities of friendly recovery on any of the outstanding loans, despite this, none of the legal proceedings against the debtors and guarantors (if applicable) have been stopped thanks to the recovery lawyer who represents the interests of all the lenders. Additionally, it should be noted that in many cases we find that the guarantors (natural persons) of the loans with personal guarantees are taking advantage of the so-called “Second Chance Law”, so the efficiency of the guarantee is very limited in certain cases.

In 2019 we anticipated you that our commitment to the lenders in the Marketplace forced us to extend the new run-off phase for at least the entire year 2020, which has happened. During the year 2021, the possible sale of the remaining portfolio of default loans to an independent third party has been evaluated, a possibility covered by the terms and conditions with lenders, although taking into account the amount of the portfolio and the low probability of its recovery, this option has been discarded.

In view of this situation, and with the necessity of facilitating an orderly liquidation of the Company which process was started last 15<sup>th</sup> of November, we have reached an agreement with the lawyer in charge of the recovery of your positions in loans, so that:

- 1.- Continue the legal proceedings until the last instances.

2. – As a lawyer representing the creditors (lenders), he is responsible for receiving potential future collections in a bank account, only for that purpose, at Banco Sabadell, for their subsequent and immediate transfer to each lender.

3. – The activity mentioned will be remunerated with a % of successful amount recovered, beyond the potential litigation costs that he could receive for his activity.

It should be noted that during the present 2021, the amounts recovered from 3 unpaid loans have already been managed following this new procedure, in order to ensure its proper operational management once LoanBook is liquidated. During all of 2021, there has been no settlement of interest, so there will be **no tax report** of the activities in the Marketplace.

Finally, we would like to inform you that the LoanBook website, and therefore your access to “My account” and your positions (all of them non-compliant) will be no longer operational as of **January 15<sup>th</sup>, 2022**.

It's for that reason why we recommend that you make the inquiries you seem appropriate in the next weeks. For any clarification or query you can contact through the usual address [inversores@loanbook.es](mailto:inversores@loanbook.es).

For any query or incident after that date, you will be able to contact directly with the lawyer who manages the recovery, Octavi de Daniel, with collegiate number 18420 from the Barcelona Bar Association, through the address [daniel@icab.cat](mailto:daniel@icab.cat).

We would not like to end this communication without thanking the support of all the lenders in the Marketplace, shareholders and partners that LoanBook has had from its foundation until today, moment in which the company definitively closes its activity.

Thank you very much and good luck,

LoanBook Team”