

2019 Fintech Trends To Watch CBINSIGHTS

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INDUSTRY-SCALE SUMMITS

FUTURE OF FINTECH



PEER-TO-PEER NETWORK

COUNCILS







FUTURE OF FINTECH

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CBINSIGHTS

June 11 - 13, 2019 New York, NY

events.cbinsights.com/future-of-fintech

Summary of findings

2018 VC-backed fintech deals and funding set an annual record: In 2018, VC-backed fintech companies raised \$39.57B across 1,707 deals globally. Deals were up 15% year-over-year while funding surged 120% on the back of 52 mega-rounds (\$100M+) worth \$24.88B combined.

Fintech is happening on global scale with deals outside of core markets (US, UK, and China) accounting for 39% of deals: Fintech deal hubs are starting to emerge globally. The count of unique fintech startups raising funding topped an annual high of 1,463 companies, and the unique number of investors reached 2,745 boosted by an influx of corporate investors.

Early-stage deals, as a percentage, fell to a 5-year low as investors concentrated bets in perceived winners: Global seed and Series A fintech deals grew 5% on an annual basis in 2018, but fell as a percentage of total deals to 57%. US early-stage deals were flat YOY as investors concentrated their bets in established fintech unicorns.

There are 39 VC-backed fintech unicorns worth a combined \$147.37B:

Q4'18 saw five new unicorns births (Plaid, Brex, Monzo, DevotedHealth, and Toss) and two in the first month of Q1'19 (N26 and Confluent). The cohort's total valuation in 2018 was boosted by a record year for megarounds to existing unicorns, including Gusto and Robinhood, among others.

Fintech mega-rounds continued in Q4'18, while IPO activity is likely to remain lackluster in 2019: 2018 saw a whopping 52 \$100M+ financing deals to VC-backed fintech companies – including 14 in Q4'18 worth \$3.8B.

Asia made a run at the US as the top market for fintech with a surge in early-stage and mega-round investments: Asia saw the biggest boost in deals, growing 38% YOY and a record level of funding raising \$22.65B across 516 deals. Political and trade war tensions may have caused some of the pull back in H2'18, but 2019 could see Asia overtake the US.

The US remained the top market for deals with 659 investments worth \$11.89B funding, both a new annual high: Europe saw a pull back in deals to 367 deals but funding topped \$3.53B, an annual record.

South America reached a turning point in the eyes of investors in 2018, despite political turmoil across the region: South America saw funding top \$540M across 55 deals, both a new annual record. In H2'18, investors started to pull back in the region as social, political, and monetary conflicts struck the region. Despite strain, Brazil-based NuBank, became South America's first unicorn and closed out 2018 with a \$90M investment from Tencent.

Note: Report focuses on all equity rounds to VC-backed fintech companies. This report does not cover companies funded solely by angels, private equity firms, or any debt, secondary, or line of credit transactions. All data is sourced from CB Insights.



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8 2018 Financing Trends Annual Deals & Dollars Regional Trends Fintech Unicorns

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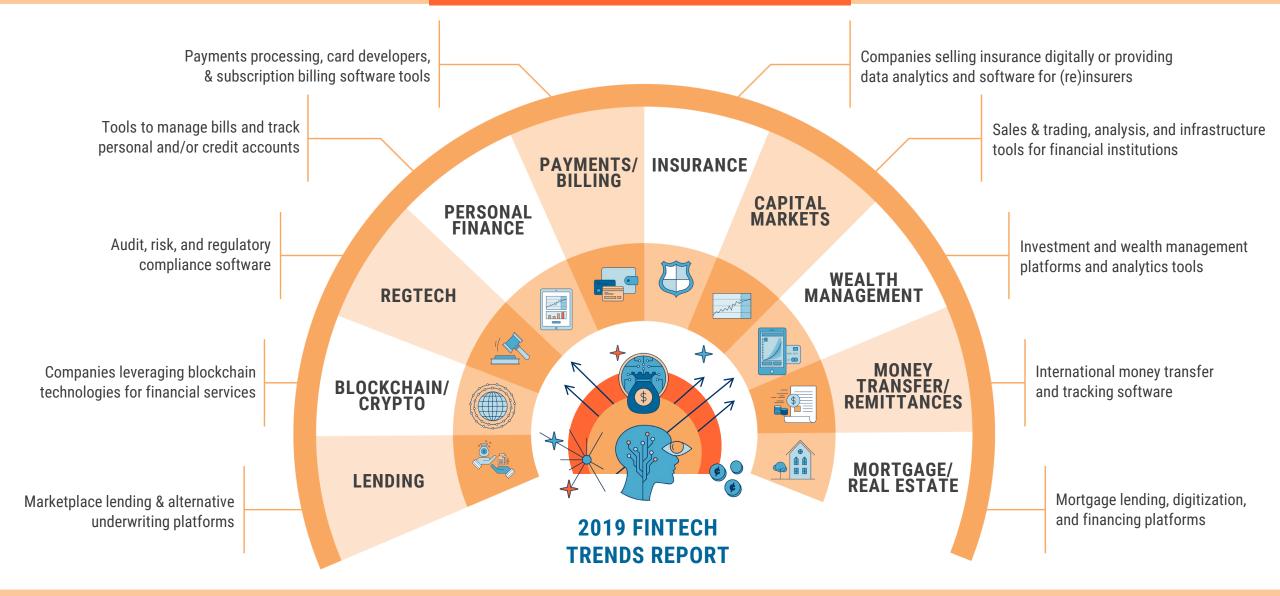
How we did in 2018
What to watch for in 2019
Where investors are placing bets in fintech
Which markets will see fintech emergence
How incumbents will act

Appendix: 2018 Top VC-Backed Fintech Deals 2018 Most Active Fintech Investors

90



WHAT THIS REPORT COVERS



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First, a look at what happened in 2018...

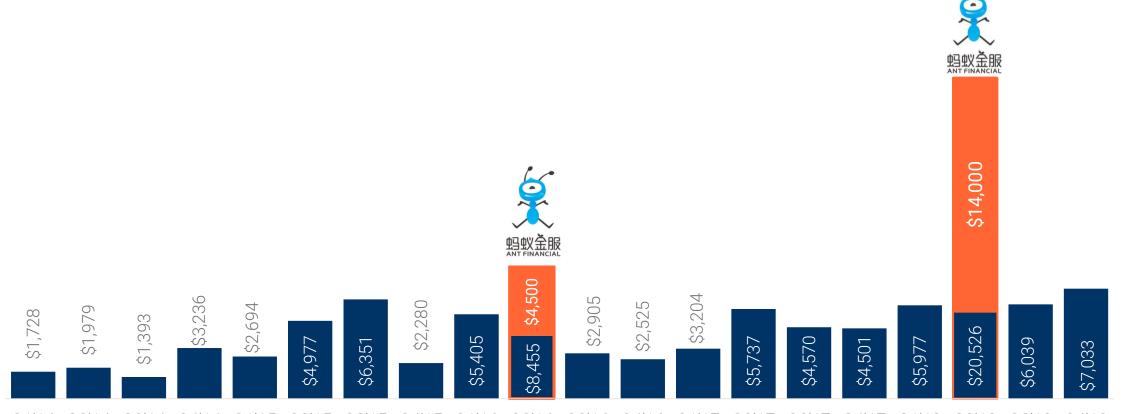
- 1. Global fintech financing hit a new record
- 2. Early-stage fintech deal activity slowed down
- 3. 16 new fintech unicorns were birthed



FINTECH DEALS AND FUNDING SOAR TO NEW RECORDS Global fintech investment tops \$39B in 2018 Annual global fintech deals and financing, 2014 – 2018 (\$B) 1,707 1,480 1,254 1,153 885 \$8.34 \$16.30 \$19.29 \$18.00 \$39.57 2014 2015 2016 2017 2018 **CBINSIGHTS**

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Ant Financial's \$14B investment accounted for 35% of total funding in 2018

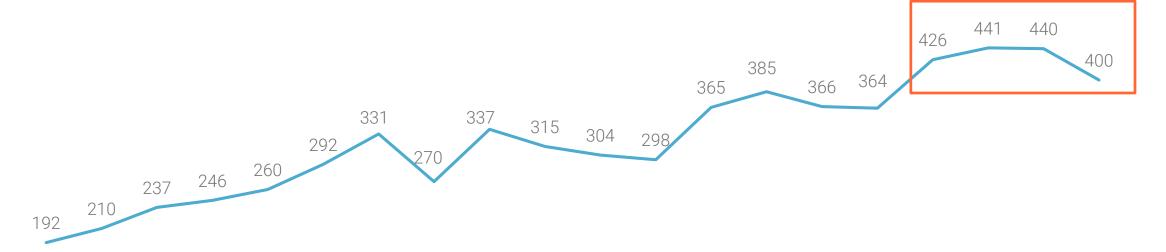


Q1'14 Q2'14 Q3'14 Q4'14 Q1'15 Q2'15 Q3'15 Q4'15 Q1'16 Q2'16 Q3'16 Q4'16 Q1'17 Q2'17 Q3'17 Q4'17 Q1'18 Q2'18 Q3'18 Q4'18

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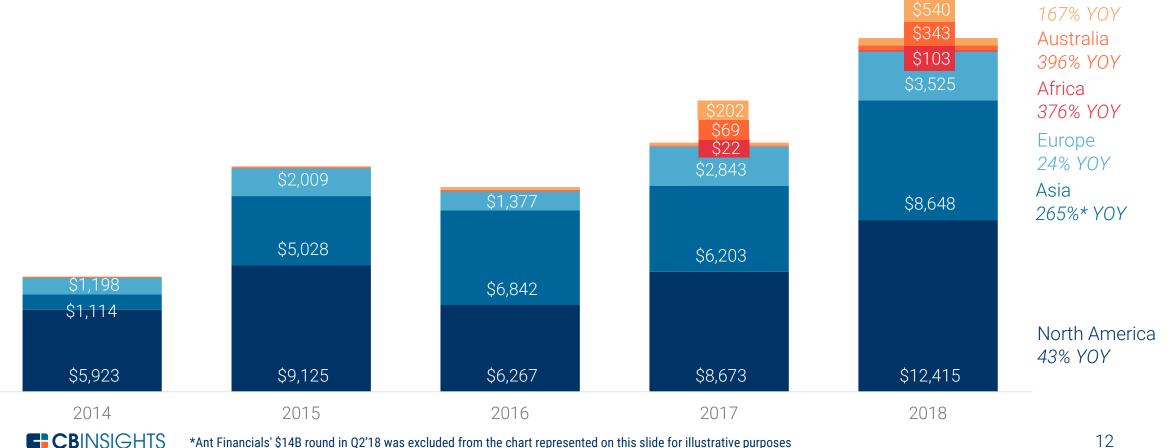
Q1'14 Q2'14 Q3'14 Q4'14 Q1'15 Q2'15 Q3'15 Q4'15 Q1'16 Q2'16 Q3'16 Q4'16 Q1'17 Q2'17 Q3'17 Q4'17 Q1'18 Q2'18 Q3'18 Q4'18



VC-backed fintech deals declined in Q4'18 but remain above 2017 levels

North America is no longer powering global fintech funding growth

Global VC-backed fintech funding by continent, 2014 – 2018, (\$M) (*Ant Financial excluded)

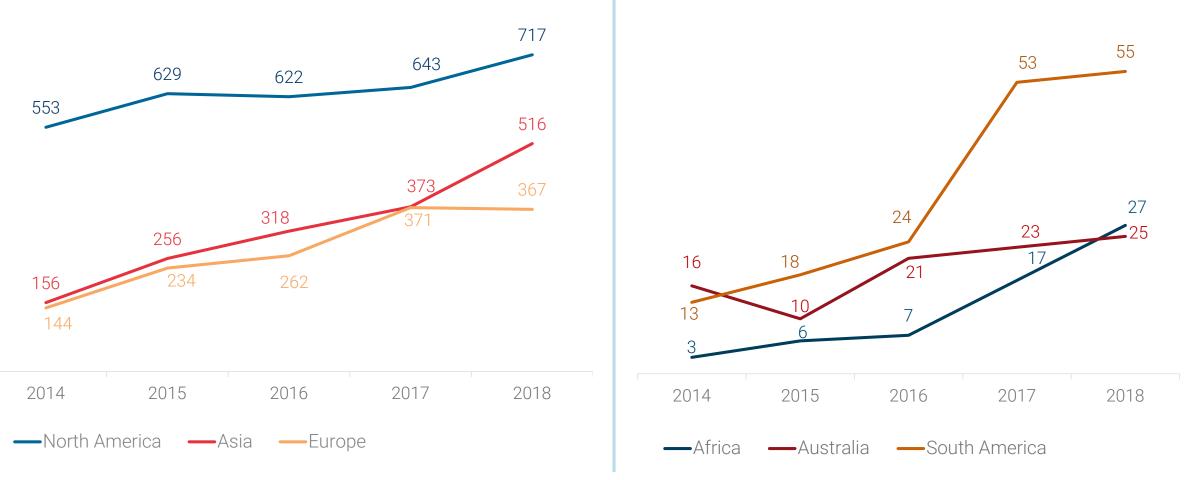


*Ant Financials' \$14B round in Q2'18 was excluded from the chart represented on this slide for illustrative purposes

South America

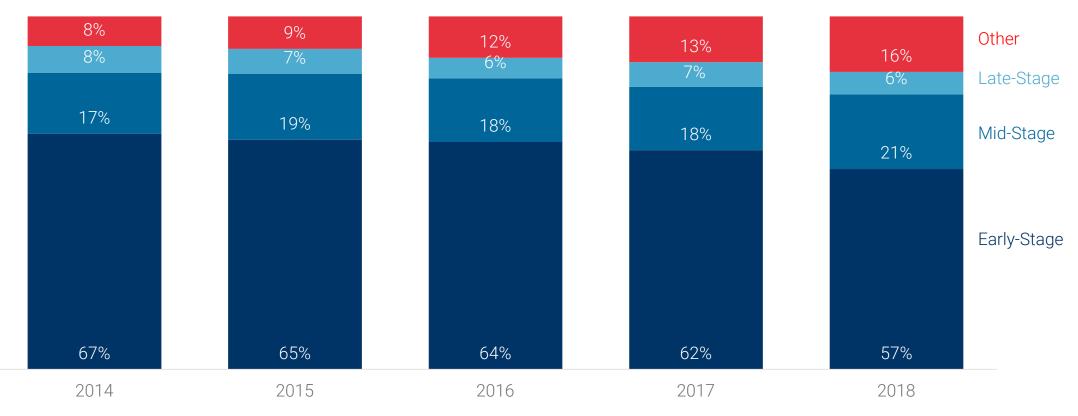
Deals grew in every market except Europe in 2018

Global VC-backed fintech deals by continent, 2014 – 2018

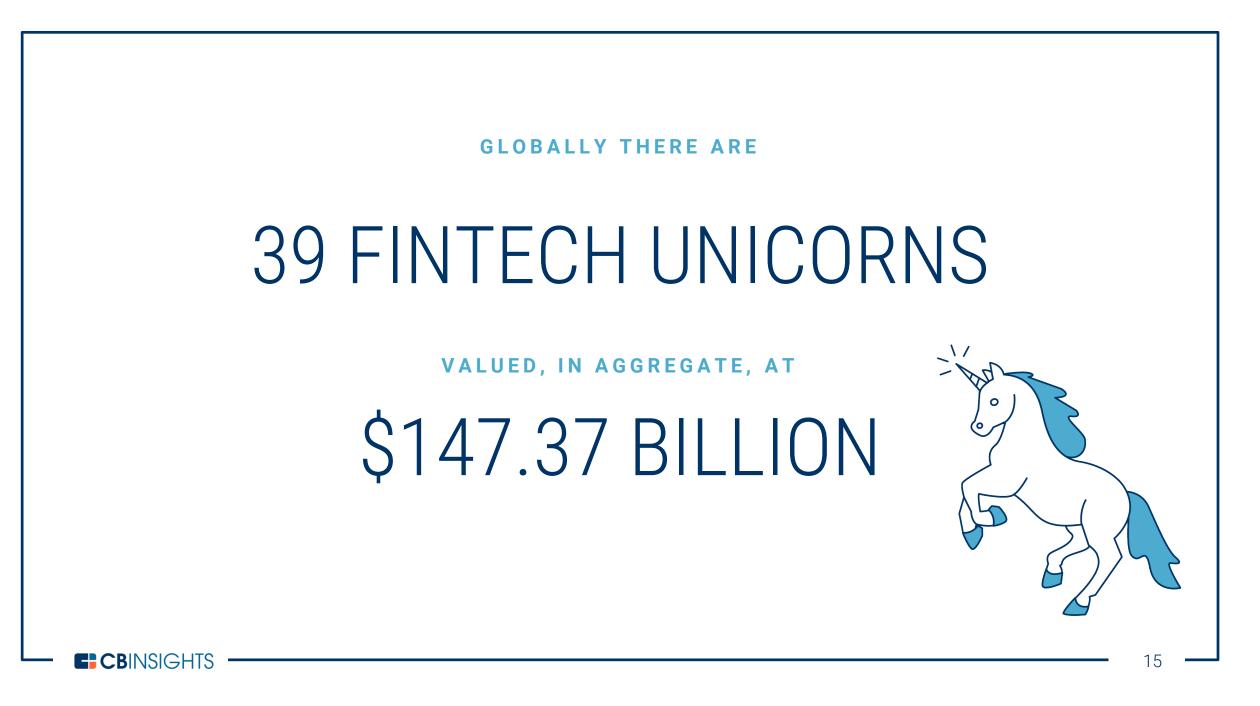


Early-stage fintech deal share falls for the 5th year

Annual deal share by stage to global VC-backed fintech companies, 2014 – 2018

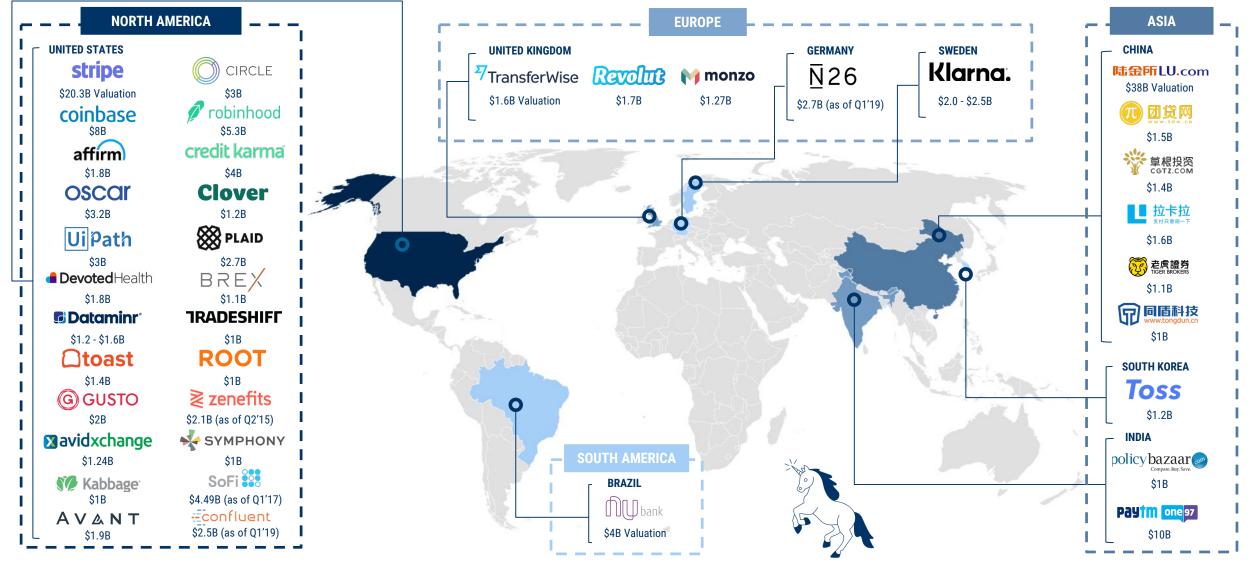






39 fintech unicorns valued at \$147.37B

Global VC-backed fintech companies with a private market valuation of \$1B+ (1/25/19)



16 fintech unicorn births in 2018

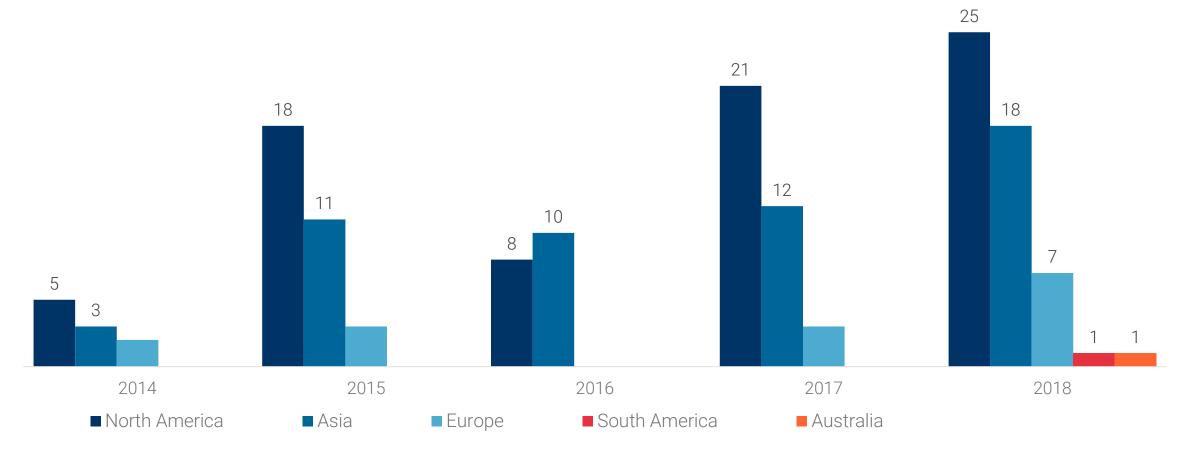
Global VC-backed fintech companies with a private market valuation of \$1B+ (1/25/19)



GROWTH INVESTING IN FINTECH HIT A PEAK IN 2018

2018: 52 fintech mega-rounds total \$24.88B

Global number of fintech mega-rounds (\$100M+), 2014 – 2018





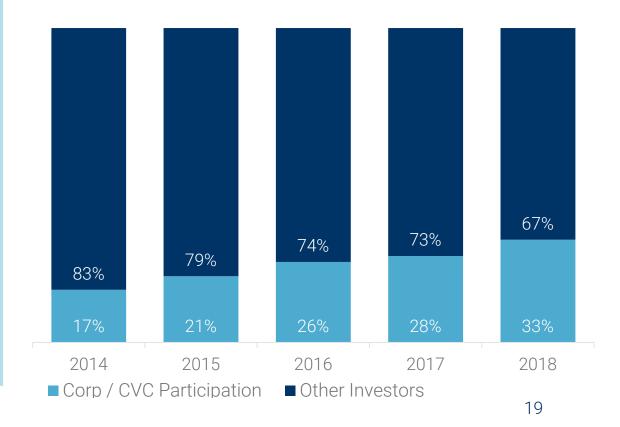
A third of global fintech deals include a CVC

Number of investors in a fintech startup reached a new high in 2018



Corporate and CVC participation in fintech saw a new annual high

2014 - 2018

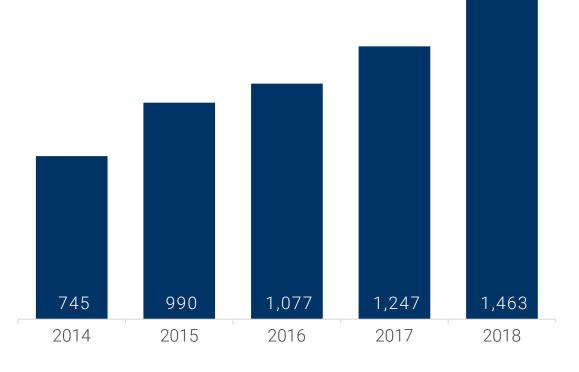


FINTECH DEALS SHIFT AWAY FROM CHINA AND THE US

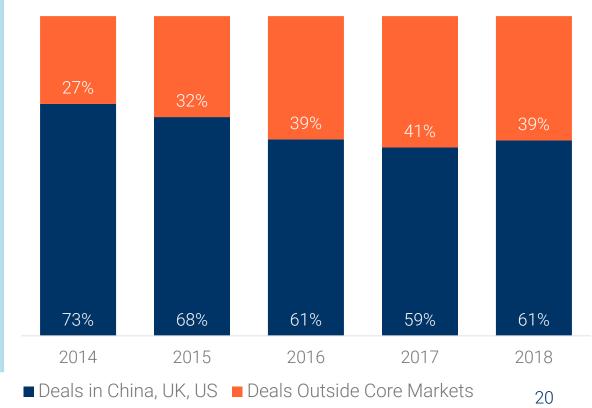
Traditional hubs no longer power fintech growth

Count of fintech startups raising funding hit an annual record in 2018

2014 - 2018



Deals are shifting away from core fintech hubs 2014 – 2018







2019 Fintech Trends



BUT FIRST... HOW DID WE DO ON OUR 2018 FINTECH TRENDS TO WATCH?

2018 TREND TO WATCH	KEY DEVELOPMENTS				
1. Fintech unbundling leads to rebundling	 Rebundling had a false start in 2018, as startups underestimated the time to market and regulations 	 In 2019, the battle for millennial deposits will become more aggressive as fintech account products hit the market 			
2. European fintechs will expand their global footprint	 Digital-first banks flourished in Europe under tech favorable regulations and funding environment 	 Monzo, Revolut, and N26 became unicorns and, though none went live, all established US operation plans for 2019 	1		
3. Banks forgo partnering in favor of fighting fintech with fintech	 Goldman Sachs was the most active in investing and building out fintech with retail bank Marcus 	 Many incumbents made valiant attempts to build and launch fintech competitors, but most missed on adoption 	1		
4. Wealth management will become the hottest fintech sector in China	 Asia cracked down on alternative lenders to tighten credit as defaults surged 	 Lufax and Ant Financial raised over \$15B in funding as China's broader fintech landscape consolidates 	Ļ		
5. Latin America and Southeast Asia will see strong fintech growth	 Both Latin America and South East Asia fintech deals and funding hit annual highs in 2018 	 Under pressure, Latin America may see funding cool off while Southeast Asia is likely to continue to grow in 2019 	1		
6. More companies will look to sell pickaxes amid cryptoasset speculation	 Cryptocurrencies were strained as regulators globally ironed out regulation and guidance 	 ICO frauds created speculation and detoured retail investors however, equity investments rebounded 	1		
7. Capital markets fintech infrastructure becomes a focus area for investment	 Plaid became the first infrastructure unicorn and started 2019 by acquiring competitor Quovo 	 2019 will see more consolidation in infrastructure focused companies under fee-compression in the industry 	1		
8. Banks deepen their partnerships with regtech	 Marquee regulations were implemented creating demand for regtech but adoption trailed 	 Regulators promoted tech adoption and, in 2019, will look to guide banks through integrating with core infrastructure 	\longleftrightarrow		
9. Insurance tech investment moves to the back-end	 Mega-round investments were spread out among full-stack insurers and intermediaries 	 Consolidation in insurtech make take form in 2019 as VC early-stage startups fail to show enough market traction 	\leftrightarrow		
10. Amazon is primed to get more aggressive in fintech — outside of the US	 Rumors swirled that Amazon was partnering with JPM or Capital One to launch bank accounts 	 Amazon picked up fintech investments in India, a key growth market for the e-commerce giant 	1		

2019 TRENDS TO WATCH

- 1. The battle for deposits
- 2. Fintech firms up focus on regulatory compliance
- 3. Southeast Asia sees hotbed of fintech activity
- 4. The next Ant Financial & WeChat Pay
- 5. Unbundling the paycheck
- 6. New investment platforms and asset classes
- 7. Fintech meets real estate
- 8. Rise of impact fintech
- 9. Lack of fintech M&A by banks continues
- 10. No-go for fintech IPOs



#1 FINTECH REBUNDLING GETS MORE AGGRESSIVE

The battle for deposits





Fintech firms look for their second act

Fintech firms are becoming more aggressive in expanding their lines of business beyond their initial use case

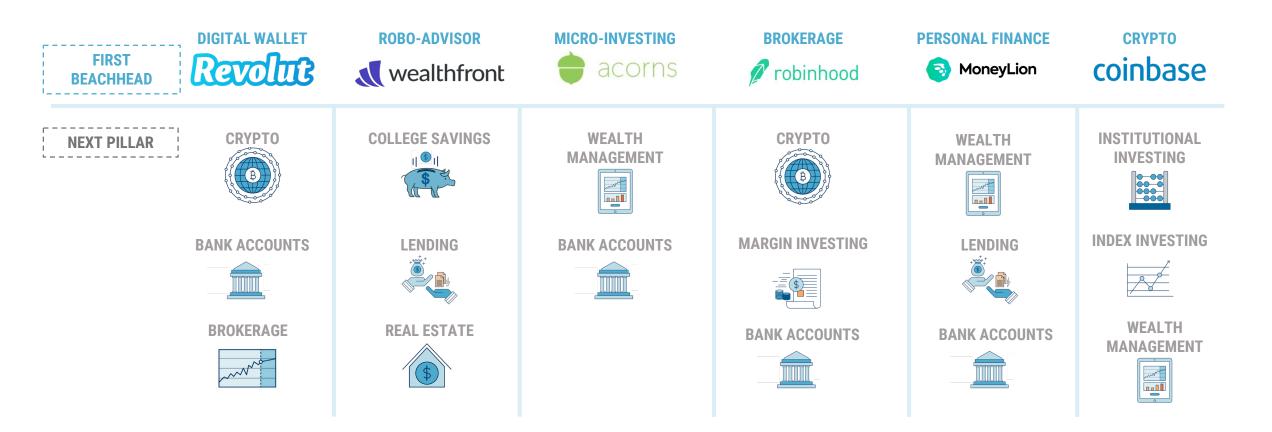
BUYING PARTNERING BUILDING **P** PayPal Revolut **iZettle N**26 Revolut hires CTO to head up wealth ⁷TransferWise management and trading division Penny i.J. M monzo credit karma January 9, 2019 Approved moneyb Kabbage[®] **Örchard** affirm STARLING BANK +PensionBee Affirm debating move into savings accounts next pariti TANDEM January 9, 2019 SCALE FACTER **G** GUSTO **V**Guideline stripe **A** Index NuBank receives regulatory approval to launch NuCanta bank accounts April 2018



SAME GOAL, DIFFERENT ENTRY POINT

Fintech moves from mono-line to multi-line

Fintech startups are rebundling products and services ahead of their maturing customer base



Banking-as-a-service platforms facilitate US fintech companies to expand to bank accounts



cambr StoneCastle

Green Dot uses its own bank, Green Dot Bank, and what it calls its banking-as-a-service platform to offer mobile banking capabilities to third party providers. In April 2018, StoneCastle Partners and Q2 Holdings announced the launch of Cambr, merging Q2's digital platform CorePro and StoneCastle's digital deposit network of 800+ community banks and relationships with banks of record.

NOTABLE PARTNERS

TASH UBER Debit Card INTUIT.

NOTABLE PARTNERS









Abroad, fintech firms are looking to build their own chartered banks



Fintech startups that want to replace the old guard of banking are leveraging regulatory tailwinds and applying for charters and licenses with respective regulators.

Regulators globally have been lowering the barriers for tech startups to enter the market as a way to break up banking monopolies and stimulate competition.

The FCA was among the earliest to pilot limited licenses like the "e-money license" that enabled tech entrants like Revolut to launch a remittances business through initially partnering with a chartered bank, that decreased the company's time to market. Revolut obtained a charter in 2018 and has been applying the same playbook to expand globally.



The battle for distribution will start with deposits

	Lending Products			Payments			Asset Management				Type of Financial Institution		
Company	Personal / Consumer	Mortgage	Business	Student	Credit Card	Debit Card	Peer-to-Peer	Processing / Gateway	Brokerage	Robo-Advisor	Savings	Crypto	Point of Entry (first product)
CHASE O	\oslash	\odot	\odot		\odot	\odot	\odot	\odot	\odot	\bigcirc	\odot		Bank
Bank of America. 🧇	\odot	\odot	\odot	\odot	\odot	\odot	\odot	\odot	\odot	\odot	\odot		Bank
NCLEDING WICH DATE	\odot		\odot		\odot	\odot		\odot			\odot		Bank
Marcus:	\odot				\bigcirc						\odot		Bank
amazon			\odot		\odot	\odot		\odot					Tech Platform
SoFi 👪	\odot	\odot		\odot		\odot	\bigcirc			\odot	\odot		Alternative Lending
LendingClub	\odot		\odot						\odot				Alternative Lending
Square	\odot		\odot			\oslash	\bigcirc	\odot				\odot	POS Payments
🖉 robinhood						\odot			\odot		\bigcirc	\odot	Brokerage
coinbase									\odot			\odot	Crypto Brokerage
affirm	\odot					\odot		\odot			\bigcirc		POS Lending
Klarna.	\odot					\bigcirc		\odot					International: POS Lending
Betterment										\odot	\odot		Robo-advisor
wealthfront	\odot									\odot			Robo-advisor
PayPal	\odot		\odot		\odot	\odot	\odot	\odot					Payments
🝵 acorns						\odot				\odot			Micro-investing
STASH	\odot					\bigcirc			\odot				Investing
chime	\odot					\odot					\odot		Digital Banking
7 TransferWise						\bigcirc	\odot						International: Money Transfer Fintech
Revolut						\odot	\odot		\odot			\odot	International: Digital Banking
🙌 monzo	\odot					\odot	\odot						International: Digital Banking
<u>N</u> 26						\odot	\odot			\odot	\odot		International: Digital Banking
stripe			\odot			\odot		\odot					Payments
Kabbage			\odot			\odot		\odot					Business Lending
BREX					\odot			_					Business Banking
					_						Q	Currently availab	le 📿 Announced

By attaining a customer's paycheck, fintech challengers are able to make money on interest, and more importantly, set themselves up for future product innovation. If a customer's money is already being deposited in an app, introducing new products — such as savings and investment accounts — can be seamless.

Debit cards are often fintechs' first crossover product because the service adds another product and revenue stream. Fintechs are also able to receive significantly higher interchange fees than traditional banks as a result of the Durbin Amendment, which limits the fees stores pay banks when customers make purchases with debit cards.

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#2 REGULATORS BECOME MORE EMBOLDENED

Fintech firms up focus on regulatory compliance





2019 REGULATORY DRIVERS

Emboldened regulators globally are...



CRACKING DOWN ON BAD ACTORS

As startups look to launch new products, it will be essential for fintech challengers (and incumbents) to continue to build inroads with regulators to avoid roadblocks.



COLLABORATING AND SPREADING INNOVATION

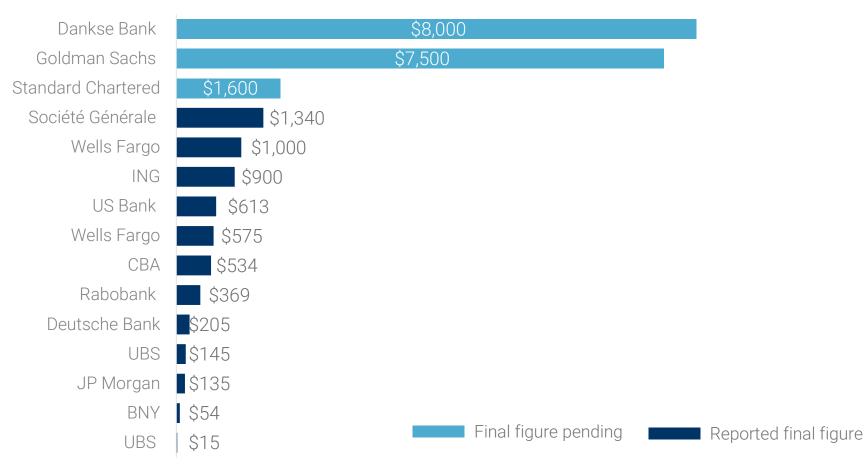
Regulators globally have been actively promoting innovation and embracing tech to break up local banking monopolies.

Regulatory support has lowered the barriers for startups to enter markets.



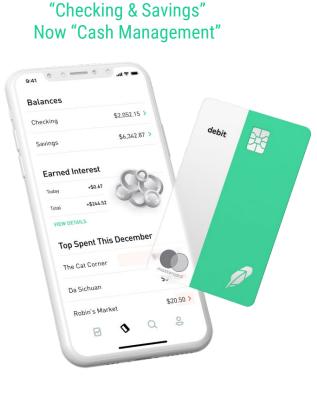
Regulators are upping oversight on bad actors, issuing massive "unicorn" level fines

Fines include non-compliance with AML, KYC, and sanctions, and exclude crisis-related settlements, (\$M)





Regulators are increasing their scrutiny of highprofile consumer fintech challengers



robinhood

December 13, 2018

9:45AM Your Spot out of 70,028

12:21PM

Your Spot out of 104,405



Within 24 hours

973,233

1 Day

Technology SIPC Says It Has Serious Concerns About Robinhood's New Product

By <u>Julie Verhage</u> December 14, 2018, 10:00 AM EST

1 Week

Senators raise questions about Robinhood's 'misleading' cash management accounts

Published: Dec 21, 2018 9:16 a.m. ET

The lawmakers want to know how the SEC, FDIC and SIPC monitor fintechs

1 Month

Robinhood quietly stops users from signing up for cash accounts amid scrutiny from regulators

Published: Jan 2, 2019 9:01 a.m. ET

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ALSO WITHIN 24 HOURS

"I disagree with the statement that these funds are protected by SIPC. Had they called us, I would have told them what I just told you in that I have serious concerns about this. This has gigantic ramifications for the banking industry."





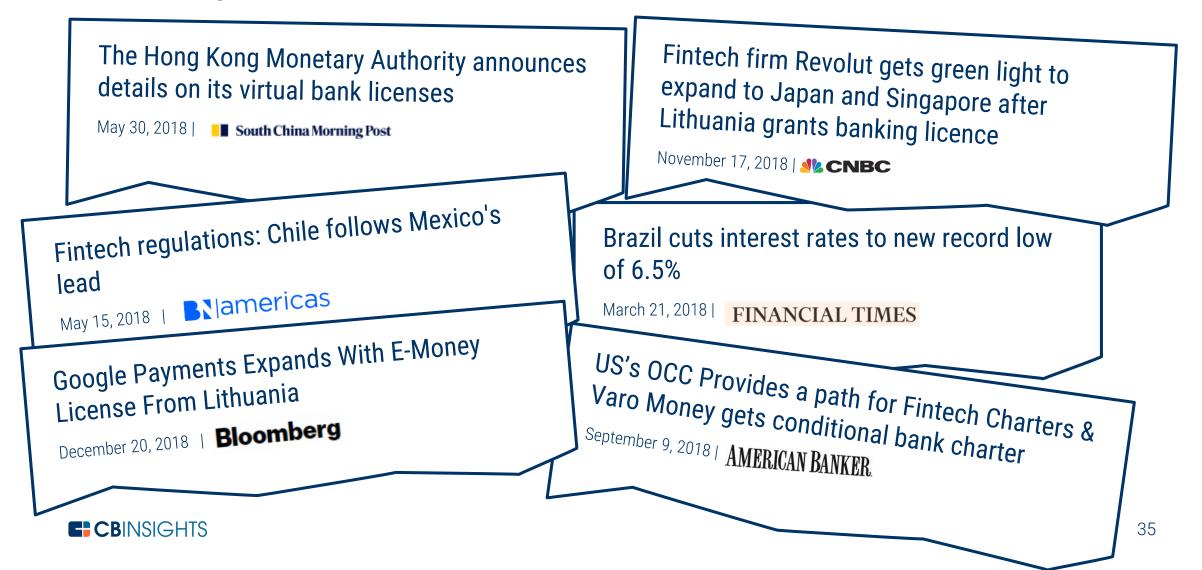
-Stephen Harbeck

President & CEO, SIPC



REGULATORS OPEN THE DOOR FOR FINTECH

But regulators have also lowered barriers



As tech startups take advantage of open banking access, they will need in-house regulatory teams

EUROPE



• The Department of Finance Canada launches Advisory Committee on Open Banking and open call for input

UNITED STATES

OCC explores a "fintech charter"
OCC issues conditional banking charter

MEXICO

• Mexico passes "Fintech Law" and requires banks to establish open APIs

LATIN AMERICA

- Brazil's central bank issues new banking rules
- Chile regulators follow Brazil's lead



 In Jan'19 the FCA reported 80 TPPs registered • As of Sept'18 there were 17.5M monthly open API calls • Both the EU's revised payment services directive (PSD2) and UK's Open Banking went live AFRIC/

ASIA

- The Hong Kong Monetary Authority drafted open API frameworks
- HKMA starts issuing virtual bank guidance and licenses

AUSTRALIA & NEW ZEALAND

- Australia Securities and Investment commission (ASIC) openly endorsed open banking guidelines
- Open Banking put on hold in Jan'18 by the federal government

- Nigeria set up an Open Technology Foundation, a notfor-profit industry group developing open API standards
- South Africa Reserve Bank (SARB) started researching the establishment of a a regulatory sandbox

#3 STARTUP INVESTMENT MOVES FROM COMMERCE TO FINTECH

Southeast Asia sees hotbed of fintech activity



Fintech in Southeast Asia is heating up with record year for deals and funding, up 143% YOY



Southeast Asia fintech startups are attracting bigger financings and foreign investors MO masi

Last Round: \$2.4M Series A in 01'18 Sector: Financial services comparison **Investors:** B. Grimm, European Venture Partners

MOKO

Last Round: \$24M Series B in Q3'18 Sector: OS services for SMBs Investors: Sequoia Capital, East Ventures, **Convergence Ventures**

Last Round: \$28M Series C in Q3'18 Sector: Financial services comparison **Investors:** Experian Ventures, Telstra Ventures, Korea Investment Partners

Sectors: Digital wallet and payments **Investors:** Warburg Pincus

Last Round: \$100M Series C in Q1'19

Last Round: \$40M Series D in 01'19 Sector: E-commerce installment lending Investors: Ant Financial

Last Round: \$40M Corporate Minority in Q4'18 **Sectors:** Digital wallet and remittances **Investors:** KKR, Tencent, IFC

MO



Ant Financial is becoming more aggressive in expanding its reach in Southeast Asia





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Ride-hailing platforms may end up as biggest fintech winners in Southeast Asia



Grab Pay



BUILD

BUY



PARTNER













Pasar Pôlis 🛲



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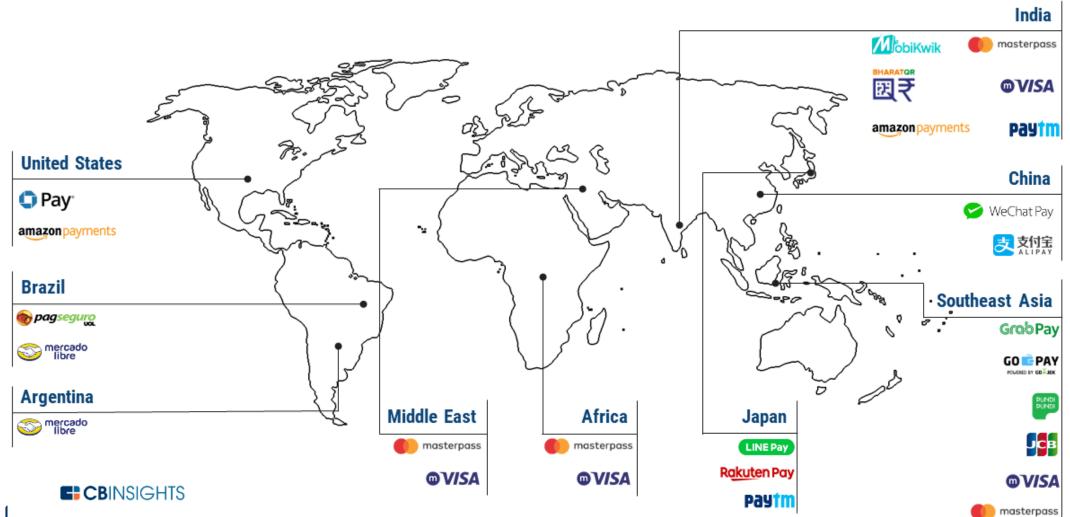


#4 INTERNET PLATFORMS GLOBALLY EXPAND INTO PAYMENTS

The next Ant Financial & WeChat Pay

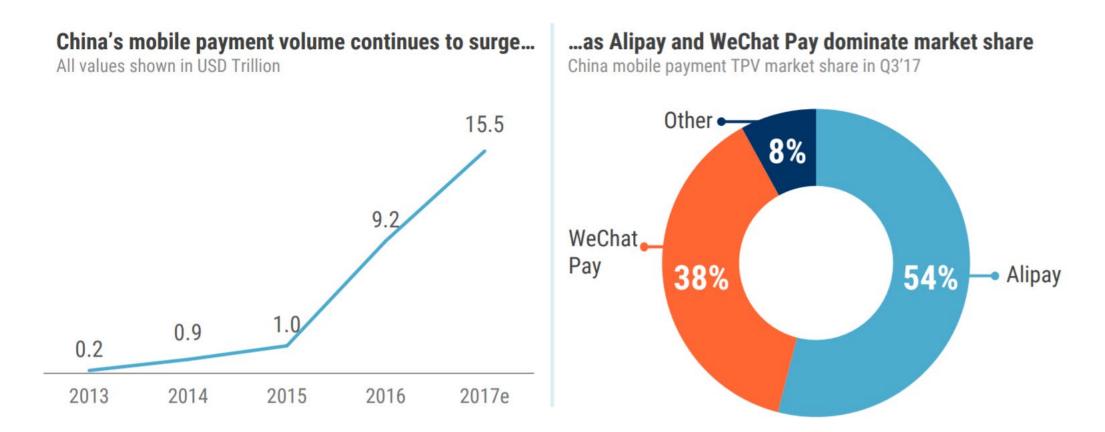


QR codes are the entry point to digital payments



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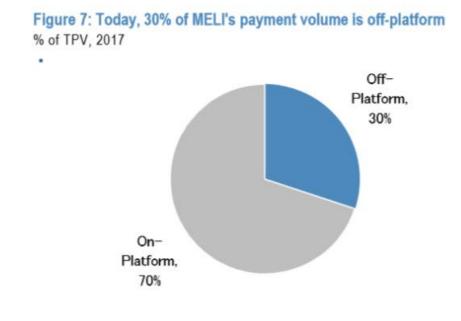
Alipay and WeChat Pay are leading China's transition to a cashless economy





Fintech is powering the growth of MercadoLibre in Latin America

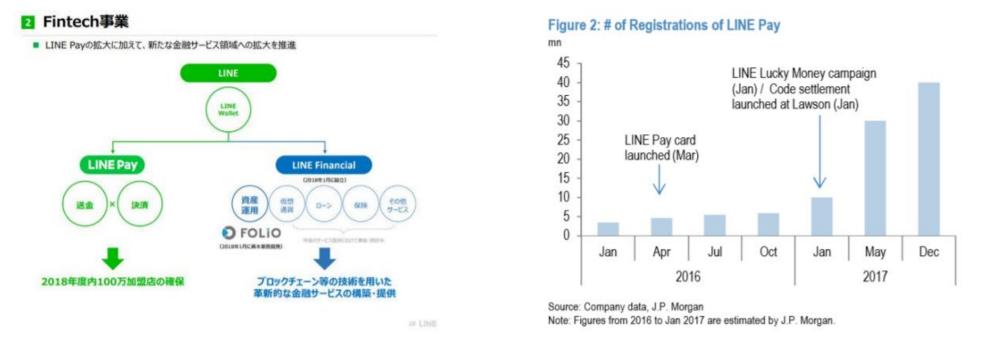




Source: Company reports and J.P. Morgan estimates.

Leading Latin American e-Commerce player MercadoLibre is expanding into QR code payments as more payments take place off-platform. It also operates a loan business to sellers and recently announced plans to launch an investment fund for Argentinians to invest in high-yielding, short-term-securities. MercadoLibre's mobile wallet business has been estimated to be valued at \$2 billion.

Line is looking to build an ecosystem resembling Alipay/WeChat Pay in Japan



Leading messaging app Line is making a big push into fintech by pushing mobile payments into cash-heavy Japan. Line has ambitious goals for the number of stores that accept Line Pay and has started to expand into other financial businesses including wealth management (through a partnership with Nomura to launch an online stock brokerage) and insurance (through an investment in startup JustInCase and a partnership with Sompo).

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Grab and Go-Jek have emerged as leading mobile payments players in Southeast Asia





Go-Jek and Grab have emerged as the leading "super-apps" of Southeast Asia (the equivalent of aiming to provide a platform that combines Didi, Meituan, Weiying, and Alipay among other services). In 2017, Go-Jek acquired three fintech startups and 60% of the 100M monthly transactions in Go-Jek's ecosystem are processed through Go-Pay. In September, Go-Jek partnered with three P2P lending startups to expand into credit. Grab has also announced several partnerships (Chubb, Credit Saison) through its Grab Financial arm to offer financial services to its driver, agent, and merchant community.



#5 DISRUPTING THE PAYDAY LOAN

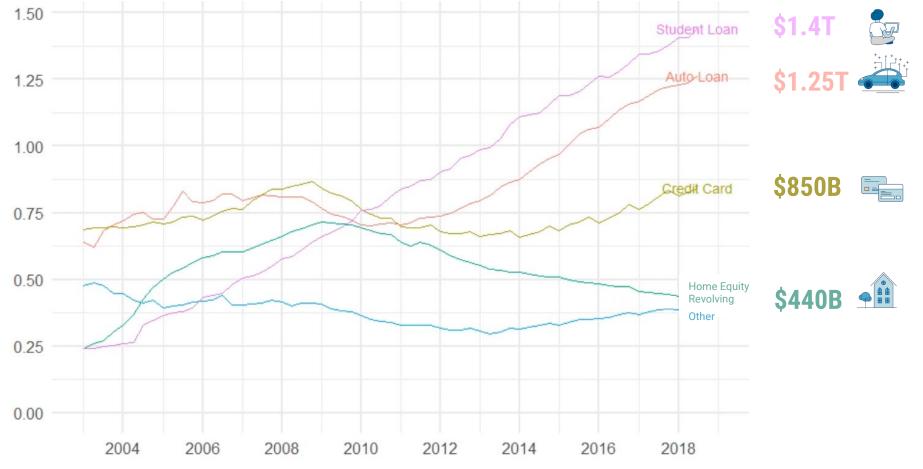
Unbundling the paycheck





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Household debt balances have accelerated and total over \$13 trillion





First, startups went direct to consumer to head off debt

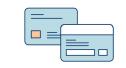


LendingClub

IPO: \$5.46B Dec'14 Total Funding: \$263.3M Select Investors: DST Global, Coatue Management, capitalG, Canaan Ventures, Kleiner Perkins STUDENT

Last Round: \$500M Series F Feb'17 Total Funding: \$2.2B Select Investors: G Squared, Silver Lake Partners, Institutional Venture Partners, SoftBank Group

CREDIT CARD





Last Round: \$32.5M Series D Mar'17 Total Funding: \$584.7M Select Investors: First Round Capital, Khosla Ventures, Correlation Ventures

HOME EQUITY & RENOVATION

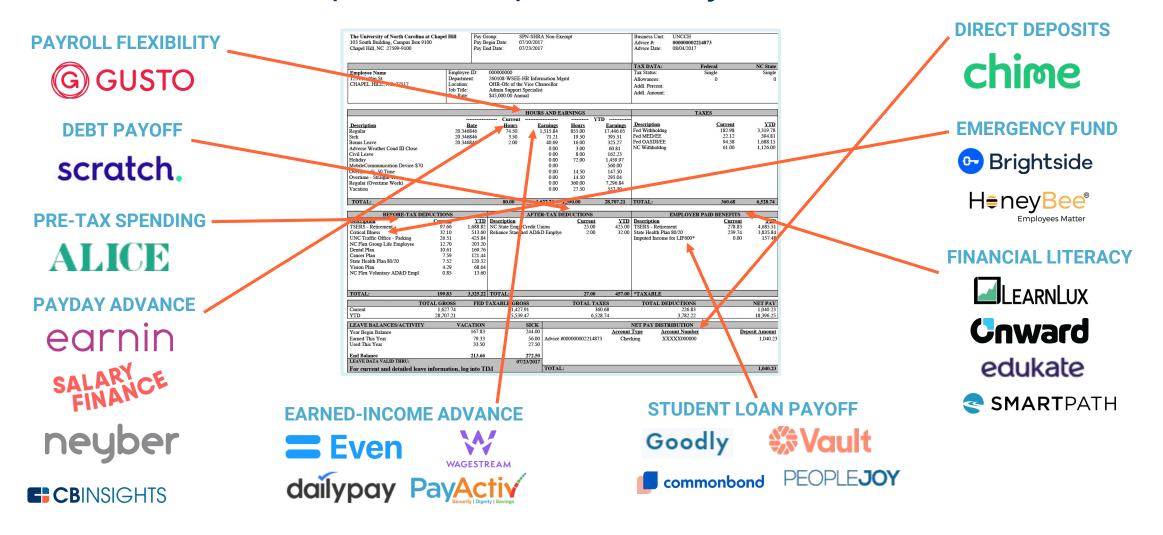


GreenSky

IPO: \$4.27B May'18 Total Funding: \$610M Select Investors: QED, TPG, DST, Fifth Third Bank



Fintech firms are unbundling the paycheck to alleviate and prevent predatory debt



DISRUPTING PAYROLL, STARTING WITH PAYDAY

Startups are partnering with employers to offer salary linked benefits

earnin



MAKE ANY DAY PAYDAY.

Join Earnin to get paid the minute you leave work with no loans, fees, or hidden costs

DOWNLOAD EARNIN

Enter phone number

Last Funding: \$125M Series C in Dec'18

Select Investors: DST Global, Andreessen Horowitz, Spark Capital, Matrix Partners, Coatue Management, Ribbit Capital

Earnin is an app that allows employees to access earned income ahead of a scheduled payday. Earnin partners with Starbucks, Pizza Hut, Walmart, and other employers.

Earnin reported they work with employees across 50K companies and that the app has been downloaded 1M times.



NCF FARNED

Sometimes having to wait until payday can mean falling back on high-cost debt like a payday loan or overdraft. We allow employees to draw down their pay as they earn it, making it easier for them to budget

ADVANCE

Last Funding: \$20M Series B-II in Aug'18

Select Investors: Blenheim Chalcot, Legal & General

UK-based Salary Finance offers installment loans that deducts loan repayments directly from an employee's salary. In December 2018 they launched a payday advance service allowing employees to access earned income.

In Q4'18 they announced a partnership with the United Way as a preferred solution for their network of 10K employers.

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DISRUPTING PAYROLL, STARTING WITH PAYDAY



Last Funding

\$140M Series C // Jul'18

Valuation \$2B

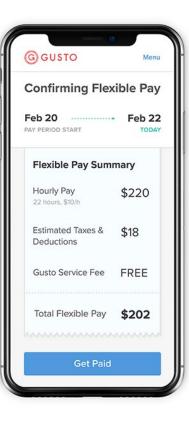
Gusto is an HRIS platform that provides HR, benefits administration, and payroll automation software.

Since February of 2015 the company has added over 60K+ small businesses (~1% US SMB population).

In June 2018, at the CB Insights' Future of Fintech conference, Gusto CEO and co-founder Josh Reeves announced Flexible Pay, the company's digital paycheck advancement service that allows employers to offer earned income to employees in advance of a traditional bi-weekly pay cycle.







#6 OPENING THE MARKET FOR INVESTORS & DIVERSIFICATION

New investment platforms and asset classes





Fintech is democratizing investing



ALTERNATIVE ACCESS TO INVESTING

The first wave of investing apps lowered the barriers for investors to access existing markets with tech.



ACCESS TO NEW ASSETS

Startups are now looking to lower barriers to enter alternative asset classes and creating new commercially available assets.

3	

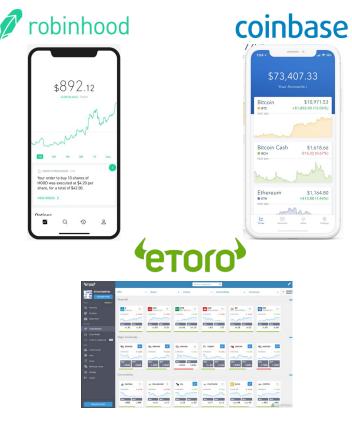
NEW INVESTING MODELS TO TAP EXISTING ASSETS

In tandem, startups are creating next-gen investment platforms that are focused on creating new methodologies to access alternative asset classes.



Alternative investment apps will continue to rise in prominence among next-gen investors

BROKERAGES





PLATFORMS



The first low-fee diversified real estate investments available dir

Heartland eRFIT

? PeerStreet

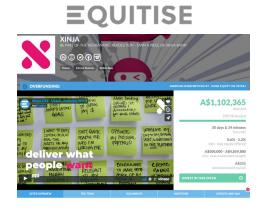


Fast Coast eREI

MARKETPLACES

iii crowd**cube**

Monzo Equity	monzo	Groceries	
96% £2,392,020 Raised	6484	£2,470,780 Target	2.83% Equity



2 New investment models will be created to open up markets and create asset classes



FOR RETAIL INVESTORS

Startups borrowing existing biz models to open up real estate investing to retail investors **L** lendinvest CROWDSTREET

PEER-TO-PEER

Secured bonds

Bonds listed on the London Stock Exchange, backed by UK property loans.

✓ 5 year, 5.25% fixed rate ✓ 5.5 year, 5.375% fixed rate Suitable for ISAs and SIPPs

Last Funding

Series C // London

Lendinvest is a marketplace property lender that uses a P2P model to connect borrowers with bridge and rent-to-let financing. Retail and institutional investors are then able to invest in LSE listed bonds securitized from the loans.

Lendinvest has lent \$2B and helped borrowers buy, build, and renovate 5,000+ properties.





CROWDFUNDING

Targeted Investor IRR

Targeted Equity Multiple

Targeted Average Cash Yield

Targeted Investment Period

Closed: August 22nd, 2018

\$3,320,735 Raised • 81 Investors

Minimum Investment

20.4%

1.9x

13.8%

4 Years

\$25,000



Last Funding

\$8M Series B (Jul'18) // US

Crowdstreet is a US-based marketplace that connects accredited investors, family offices, and institutions with sponsored commercial real estate projects. Crowdstreet leverages a crowdfunding model to connect investors to co-invest with developers.

Crowdstreet's investors have deployed \$350M across 250+ properties.



Last Funding

\$1M Convertible Note// US

Alphaflow automates real estate investing by leveraging a robo-advising model to generate passive income-producing portfolios.

The company launched in January 2016 and has \$17.32M of assets under 58 management

#7 FINTECH DEEPENS ROOTS IN THE REAL ESTATE ECOSYSTEM

Fintech meets real estate



2018 saw the tech landscape in real estate expand

Deals flowed across the commercial and residential real estate markets. Broad investment themes included platform-ification, digitization, and portfolio optimization.

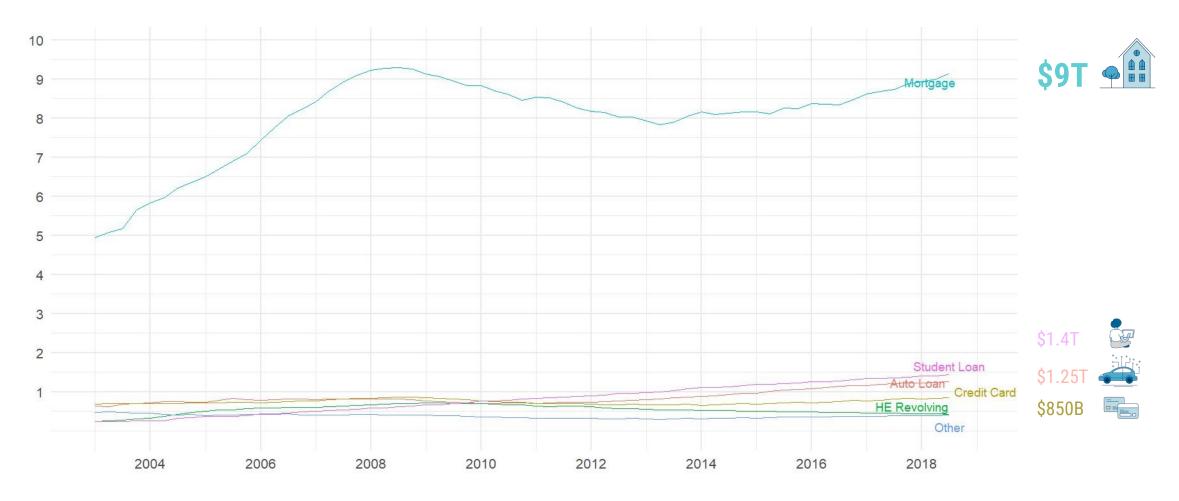
2019 will see these companies look to take advantage of consumer demand and supply of residential properties, and investor demand for portfolio exposure and diversification.

CBINSIGHTS

Real estate tech is expanding rapidly

Commercial	Residential
CREXI III EXFloors Uban 11(7) CREXI III EXFLORE UBA	Tech brokerage Marketing/viz C@MPASS triplemint. Yopa Image: Provide a striple a
CADRE BRICKVEST MEREALCROWD REALTYSHARES DE FUNDRISE CrowdStreet RealConnex	Investment/crowd financing Data, valuation, analytics PeerStreet Interview POINT ^ Prostock brinker Construction POINT ^ Prostock brinker Construction Construction Construction POINT ^ Prostock brinker Construction Construction Constructin Construct
Tech brokerage Online Marketing/viz □ \$\$404ARE#POOT Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss Image: truss </td <td>Property management and leasing Comment and leasin</td>	Property management and leasing Comment and leasin
Events/alternative office BIZLY SPLACER HeadBox D NEG-NOMADE Croissant Pressure SPACIOUS OFISSaces CREDIFI OF Atom PLUM.	Image: State of the state
Data, valuation, analytics	Mortgage and lending 020 morty and about the other than the other
ARentlytics Bowery COMPSTAK Fred C Free Free Free Free Free Free Free C Free Free Free Free Free Free Free Fre	Agent tools Dynasty ©smartzip @amitree Riley sweep@ssight: OhomeSpotter, TADWERK @AgentoLogy Vast Entropy on Approximations (Comparison of Comparison of C
Property management HAPPY® Clicholdes. SMS ASSIST Clicholdes. SMS ASSIST Cl	Title and closing Direct home buying STATES TITLE Image: safechain Opendoor OFFERPAD knock nested
Energy management O2O [@] 他 Cmy entic cerrex 案 eenee	Created by You. Powered by €CBINSIGHTS

Mortgage debt dwarfs all others categories





First, fintech startups digitize the mortgage lifecycle and created alternative lending platforms

Processing/Workflow	Analytics	Digital Mortgage Lending
blend Maxwell	loanlogics creditsesame	clara <i>loan©epot</i>
🖾 cloudvirga 🕈 🛣 ROOSTIFY		lendinvest
ømortgagehippo	□ ● ● ● ● ● ● ● ●	Eave abetter
iendsnap approved		Digital Mortgage Broker
Marketplace Lending		HABITO morty
SoFi SoFi	Mortgage Auction	🗅 Trussle 🔇 lenda
LendingHome	loandolphin	uno.



As home values rise, fintech is moving into home equity

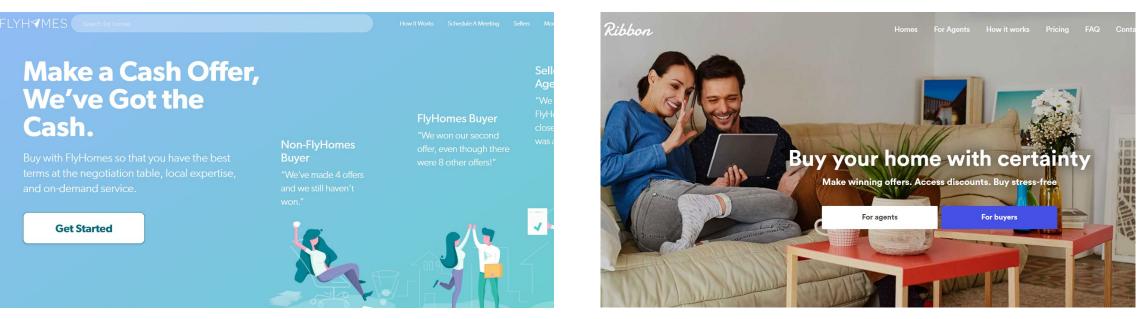
	บกเหาก	FIGURE	🔿 hometap	POINT	EASY KNOCK	irene	PATCH HOMES
HELOC	×		X		X	×	×
Equity sharing / reverse mortgage	\checkmark	waitlist	\checkmark	\checkmark	×	\checkmark	\checkmark
Rent-to-own	×	×	×	×	\checkmark	\checkmark	×
Last funding round	\$40M Series B (6/27/18)	\$50M Series A (4/30/18)	\$12M Series A (5/23/18)	Unattributed (4/18/18)	\$3.5M Seed VC (9/19/18)	\$1.3M Seed VC (10/23/17)	\$1M Seed VC (4/26/18)
Total disclosed equity funding	\$92.84M	\$50M	\$12M	\$8.65M	\$4.7M	\$1.3M	\$1.12M
Select Investors	F-Prime Capital and Citi Ventures	Ribbit Capital, DCM Ventures, and CreditEase Fintech Fund	American Family Ventures and General Catalyst	Andreessen Horowitz and Ribbit Capital	Blumberg Capital and Montage Ventures	IA Ventures and MetaProp NYC	Kima Ventures and Techstars Ventures



And abstracting away the mortgage as startups look to make cash offers for home buyers

FLYHOMES

RIBBON



Seattle-based Flyhomes launched as a brokerage and provides a program to make cash offers on behalf clients. FlyHomes is expanding into new lines of business to deal with mortgages, title and escrow, repairs and renovations and more. New York-based Ribbon, which operates in the Carolinas, works with homebuyers and their real estate agents to provide home sellers with a guaranteed sale, and all-cash offer regardless of where buyers are in the mortgage process.



Rent-to-buy: Startups look to enable gradual home equity ownership



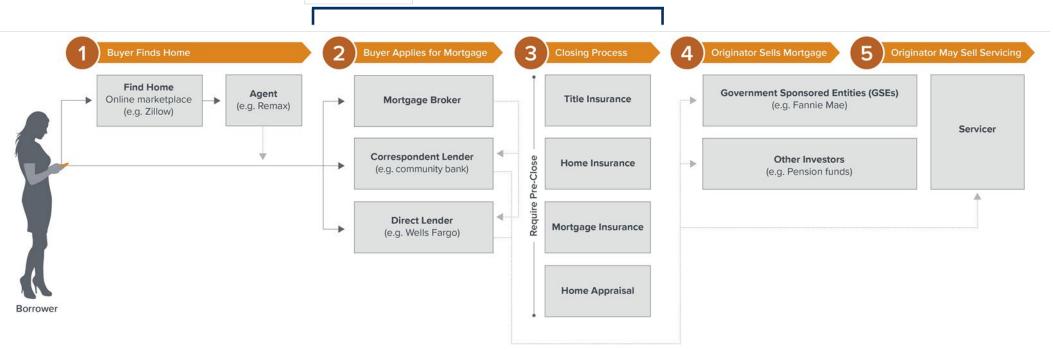
San Francisco-based Divvy allows renters to put down 2% of the price of a desired property, which Divvy buys and leases back. 25% of the monthly price goes toward home equity, with 70% going toward rent, and 5% toward a maintenance fee. San Francisco-based startup Verbhouse operates a lease-with-anoption-to-purchase program in the Bay Area that lets program participants move into homes now with the option to buy later.



Fintech is integrating home insurance deeper into the home buying process

Lenders using Blend Labs represent more than **25% of the total US mortgage market** with **\$60B in mortgage applications** flowing through its software in 2017. Blend launched a home insurance agency in August 2018.

blend By adding a home insurance option early in the home buying process, Blend hopes to save borrowers and lenders time



REAL ESTATE MEETS FINTECH

Startups look to disrupt the \$15B title insurance market



In December 2018, States Title acquired North American Title, the eighth largest title writer in the United States by market share. States Title hopes to use data and technology to predict and risk and severity of a title defect on particular properties. SPRÛCE

New York-based startup Spruce is a digital title insurance and escrow agency. Spruce has worked with lenders and real estate companies in 36 states and plans to be in 48 states by the end of 2018.

VQualia

Qualia provides cloud workflow technology to the title, escrow, and closing process. Clients include Stewart, First American, and Fidelity National. As of March 2018, 5% of the national real estate market was transacted through Qualia.



#8 THE "GREEN" STANDARD OF INVESTING

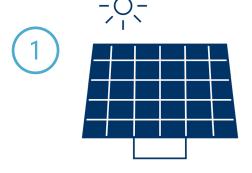
Rise of impact fintech





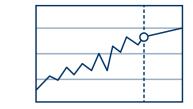
"Going green" is not new, but there is renewed demand driving how ESG scales

2



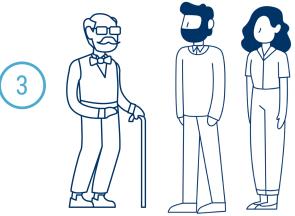
SUSTAINABILITY IS A GLOBAL PRIORITY

Tech companies are jumping to head off concerns over the health of the environment, sustainability, and corporate governance (ESG). Upcoming initiatives will turn up the heat on companies to prove countries are progressing positively.



MARKETS & ECONOMY

Tech companies are tapping into the ESG and impact investing space which have seen an uptick in inflows and are gaining traction among economists and investors. Market volatility could drive more inflows into impact investments and position impact fintech firms to bring standardization to investment criteria.



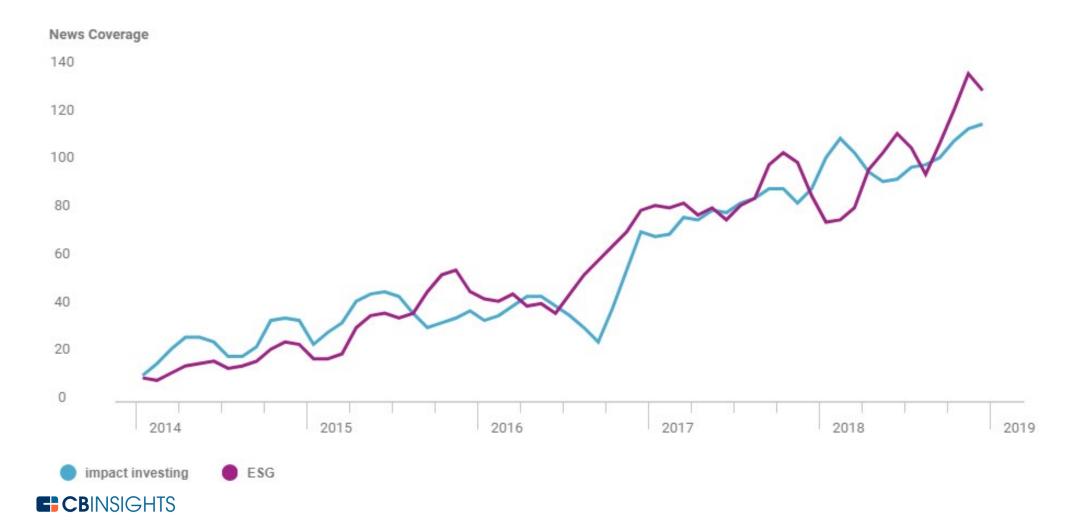
DEMOGRAPHIC SHIFTS

Startups are creating next-gen wealth management platforms for the next generation of investors who increasingly want investment portfolios that align with their values. To grow distribution and increase engagement, fintechs with scale could look to tap into ESG and impact investing.



Impact investing and ESG are on the rise

News mentions of "impact investing" and "ESG" (environmental, social, and governance), 2014 - 2019 YTD



Global sustainability goals will be top of mind for policy makers, but measuring progress is subjective





In 2015, the UN committed to implementing Sustainable Development Goals (SDGs) that outline 17 global goals each nation has pledged to work towards by 2030.

However, each goal and underlying initiatives are open to interpretation and carry different weights of importance across regions.

Measuring progress towards goals is complex, lacks accountability, and is an area global leaders will demand transparency from officials tasked with implementation and governance.



Quantifying progress and impact is subjective because there is no "gold standard" of green data

FACTSET. MOODY'S

FitchRatings

CCC B BB BBB A AA AAA LAGGARD AVERAGE LEADER

MSCI 🏠

Ratings are categorized across five risk levels: negligible, low, medium, high and severe. Ratings scale is from 0-100, with 100 being the most severe.

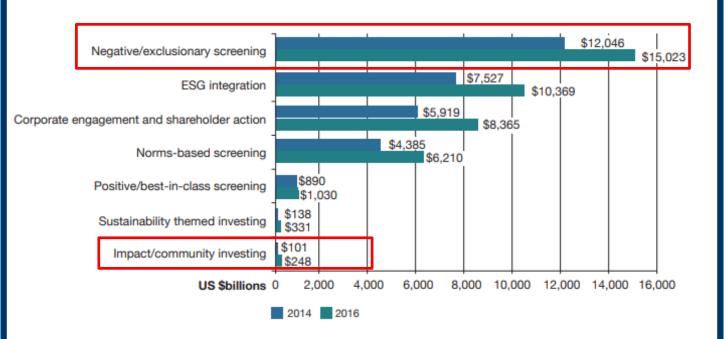
Despite subjective nature, investing in impact funds is growing

2018 saw ESG and impact portfolios gain academic recognition for their ability to generate alpha.

Strategies that intentionally exclude certain sectors, companies, or practices are gaining traction with younger demographics.

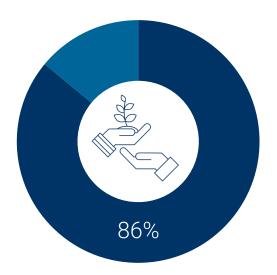
As of 2016, global sustainable investment assets reached \$22.9T

2014 & 2016 (\$T)

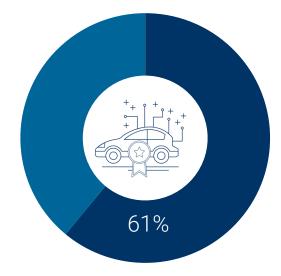




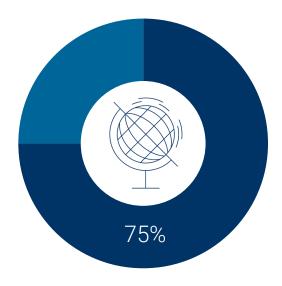
With \$30T from the 'great wealth transfer,' millennials will expect choices that have a positive ROI & impact



Are "very Interested" or "interested" in sustainable investing



Have made at least 1 sustainable investment action in the last year



Think their investments can influence climate change

Millennials are 2X more likely to make sustainable investments than the average investor.

DATA > OPINION

The first layer of impact fintechs are establishing green data credibility for financial services firms

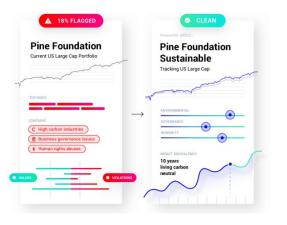
CREDIT RISK

E SIGMA RATINGS

ADVISORY

ethic.

Allows advisors to conduct negative and exclusionary screening



INVESTING

CLARITY AI

Auto rebalances portfolios to align with social impact goals

SOCIAL IMPACT

Environment

25K+ COMPANIES

198 COUNTRIES

1.000+

INDICATORS

ດໍ່ຕໍ່ Society

(··) Behaviour

Provides scoring and reporting for for nonquantifiable risk events



REAL ESTATE



Platform for scoring and monitoring environmental outputs of RE assets



DATA INTEGRITY

♦ TRUVALUE LABS

Al database that tracks, quantifies, and reports intangible risk for equities





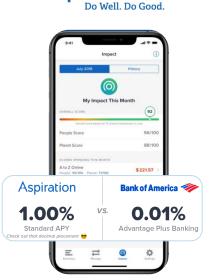
The next layer of impact fintech will establish credibility with next-gen investors, ahead of wealth transfer

BANKING

Digital-first banks that use impact investments to generate interest on deposits and savings

\$32,231,99

NEWDAY



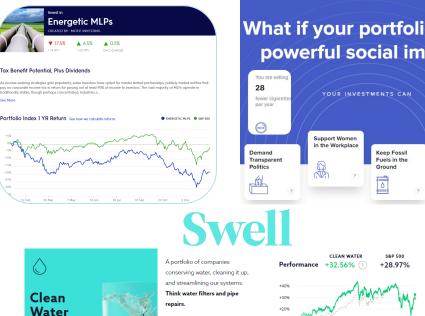
Aspiration

INVESTING

Automated wealth management software that allocates assets across thematic investment funds and ETFs

motif.

LEARN MOR



(n) OpenInvest

What if your portfolio had a powerful social impact?

01/18/2019

09/30/2016

Portfolio incentio

354

Fight Gun

Violence

fewer lbs of C

LENDING

Investment account that allocates assets to community development financial institutions (CDFIs)





76

#9 DESPITE NEW CHALLENGERS, BANKS LOOK TO BUILD RATHER THAN BUY

Lack of fintech M&A by banks continues



European banks are challenging back

In H1'18, competition between high street banks and well-funded challengers continued to heat up.

While incumbents look to boost their digital capabilities, challenger banks are growing market share and their global footprint.

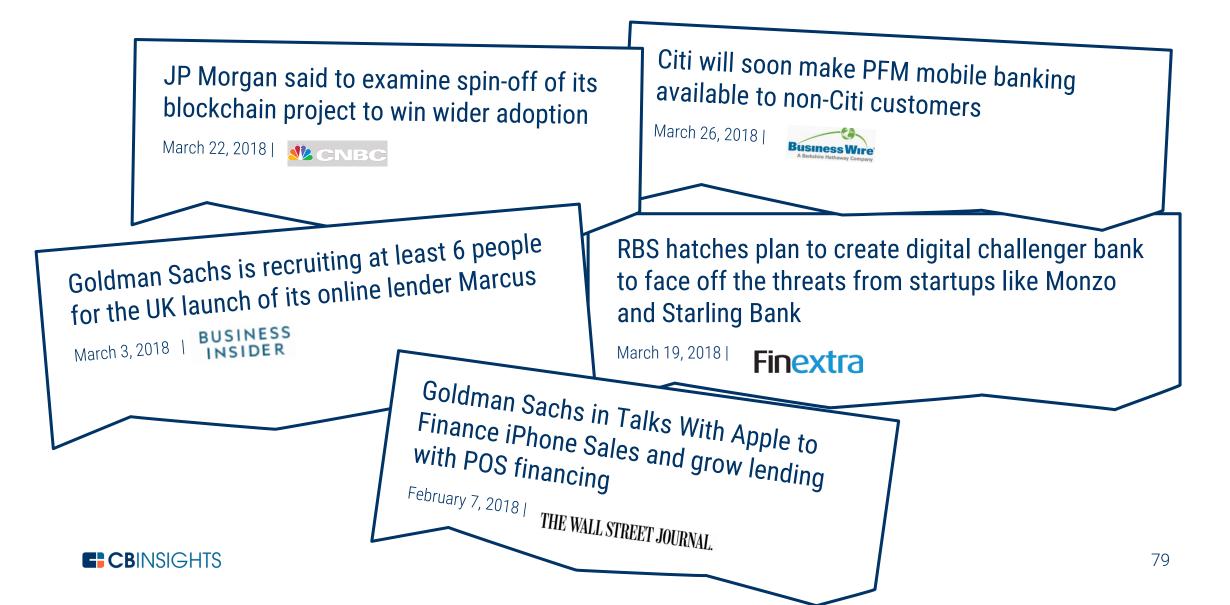
As predicted, fresh off megaround (\$100M+) investments and unicorn designations, N26, Monzo, and Revolut all announced plans build out their US operations.

RBS's Next Gen Challenger Bank aims to move 1M NatWest customers onto its new **Revoluts** Apr 24, 2018 | **X RBS 3M CLIENTS** Santander latest traditional player to open digital bank N26 May 15, 2018 | **Santander** Barclays UK Ventures newly launched fund VS. focused on tech to develop new business 2.3 M CLIENTS lines and boosting returns April 15, 2018 | 🔅 BARCLAYS monzo TSB could lose £150m over '**biggest IT disaster in** British banking history' as thousands of **1M CLIENTS** customers still struggle with digital accounts Jun 28, 2018 | ISB

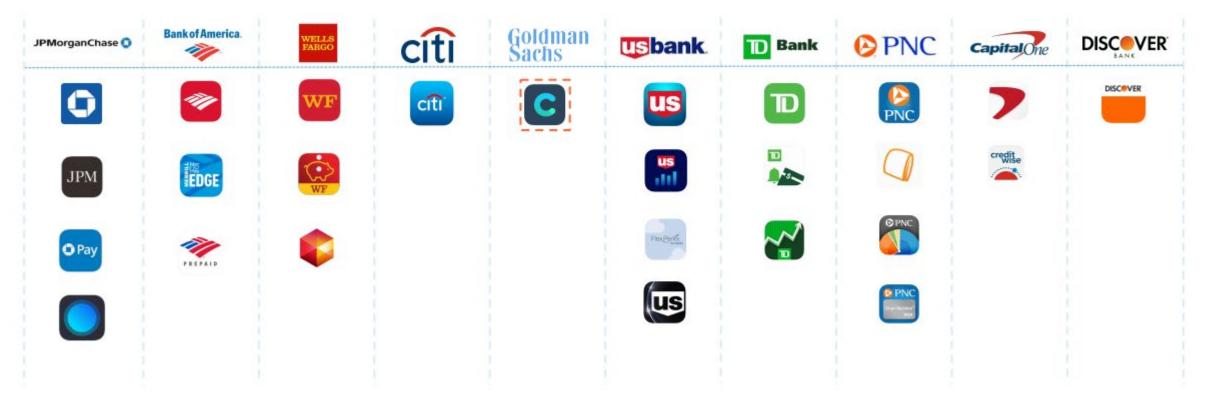
Ton 14 European banks by assets, ranked by fintech portfolio companies



2018 saw banks launch a wave of digital products



But while banks continue to embrace mobile banking...



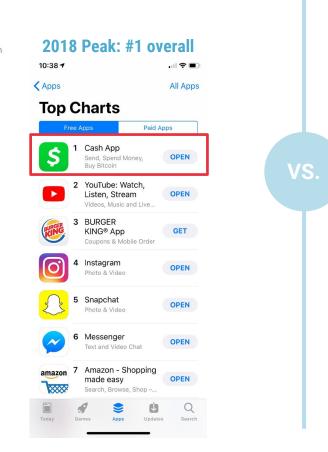


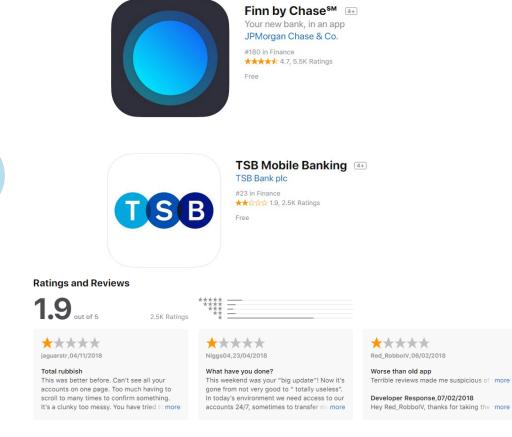
..incumbents still miss on mobile UX/UI, a key to acquiring and engaging next-gen customers



Cash App 4+ Send, Spend Money, Buy Bitcoin Square, Inc. #1 in Finance ****** 4.6, 136K Ratings

Free







Banks will remain trigger shy on acquisitions 2013 - 2019 (01/12/2019)

	Artificial Intelligence	Capital Markets Tech	Digital Banking	Lending & Credit	Alternative Payments	Personal Finance	Real Estate	Wealth Tech
BBVA					Openpay		S madiva	
			SIMPLE					
Goldman Sachs				Financeit*		claritymone	У	Honest
BNP PARIBAS								GAMBIT
							JS	
Capital One						Level mor	ney	
JPMorgan Chase & Co.								
ally		TradeKing						
CREDIT SUISSE				TRADEPLUS®				
Y First Republic Bank				🕒 gradıfı				
Silicon Valley Bank >		STANDARD TREASURY						
D Bank	LAYER 6 *		Acquired ofter	September 1, 2017 =		Startup acquir	ad for talent -	

Regulatory barriers, legacy tech infrastructure, cultural barriers and reluctance to carry inflated goodwill (intangible assets) values on balance sheets pose challenges for incumbents looking for fintech startups

ullet

- 20 fintechs have been acquired by banks
- Goldman has been the most active with their biggest announced acquisition being of PFM app Clarity Money in April 2018

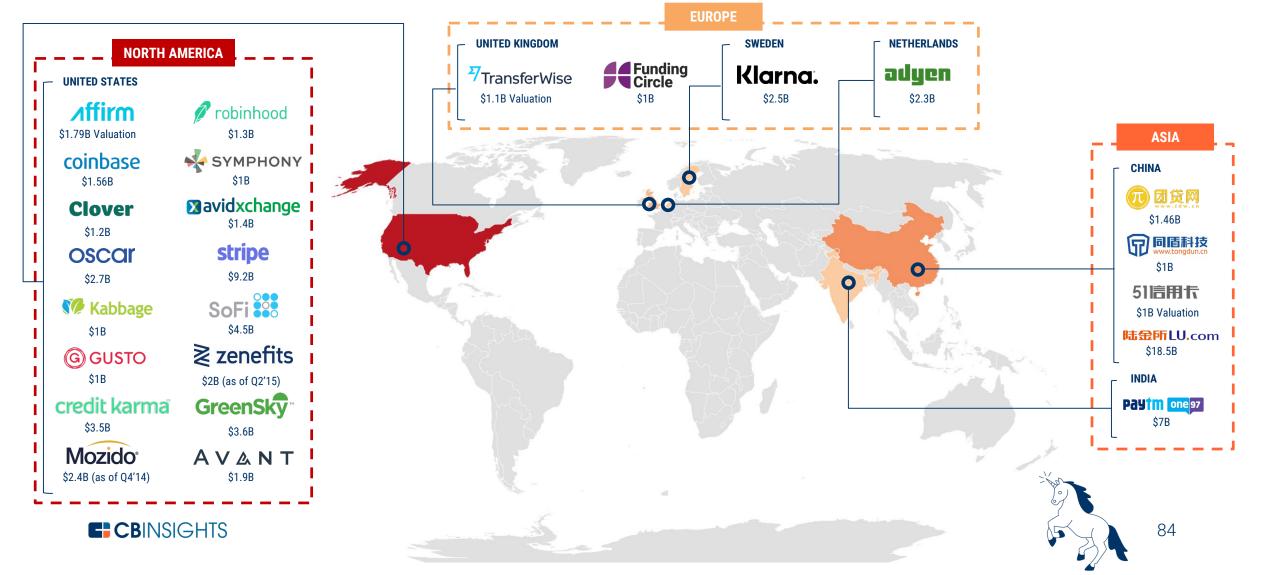
#10 FINTECH IPOS FAIL TO MATERIALIZE IN 2019

No-go for fintech IPOs



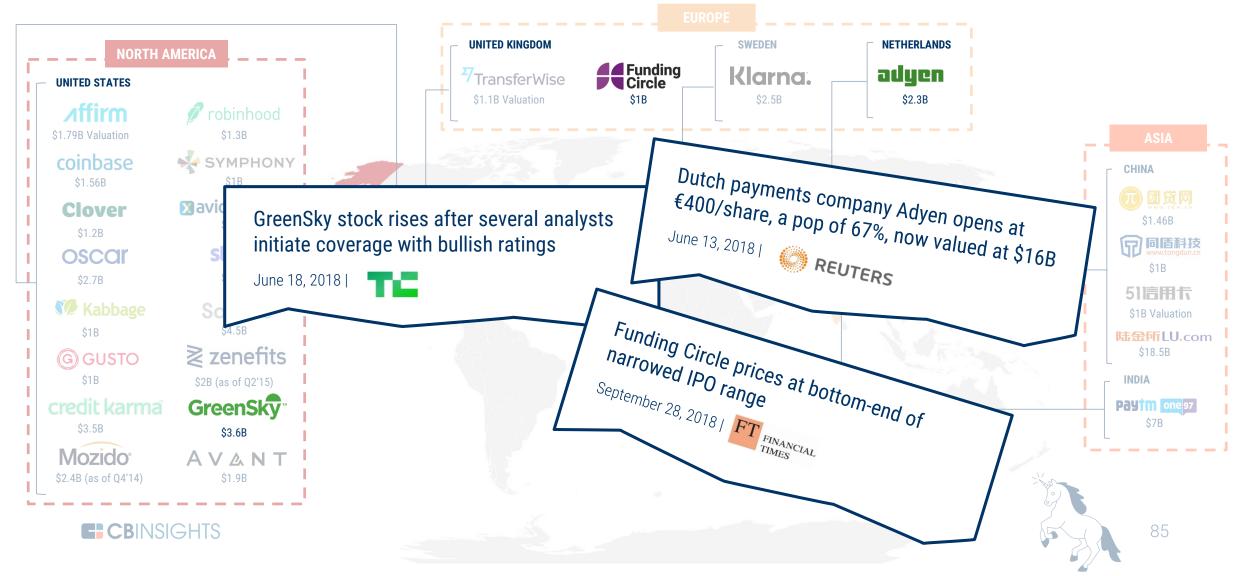
2018 started the year with 25 unicorns valued at \$75.9B

Global VC-backed fintech companies with a private market valuation of \$1B+ (01/01/2019)



Despite hype, only three fintech unicorns went public

Global VC-backed fintech companies with a private market valuation of \$1B+ (01/01/2019)

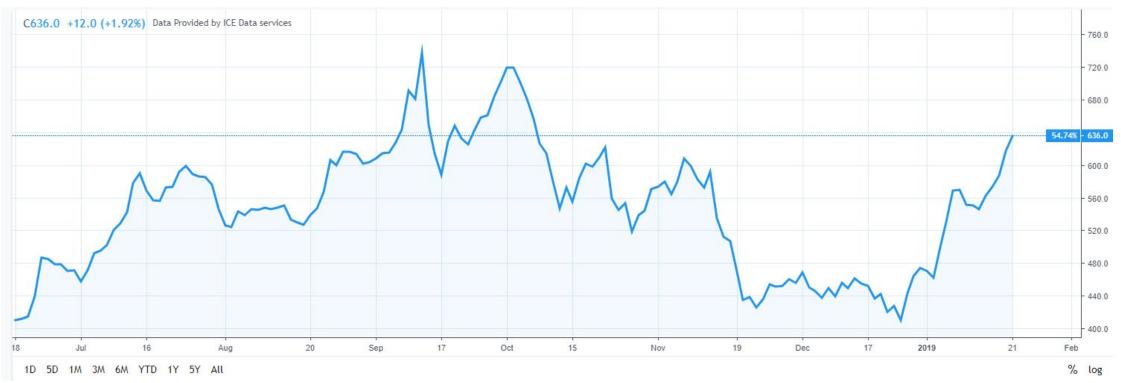


Adyen makes record public debut in Europe

Netherlands-based payments processor Adyen saw shares jumped 98% on 1st day of trading



Mkt Cap Euro 13.44B



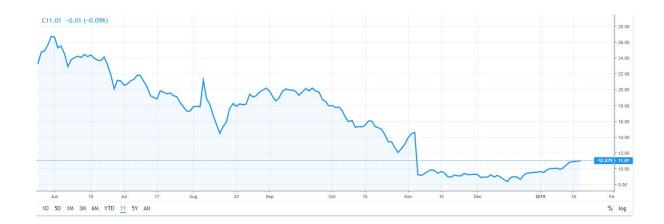
Alternative lenders 'bear' market volatility

GreenSky

Mkt Cap \$2B (1/18/19)

GreenSky Inc (GSKY)

10.98 USD -0.01 (0.09%) NASDAQ January 18, 2019 3:41 PM (GMT-05)

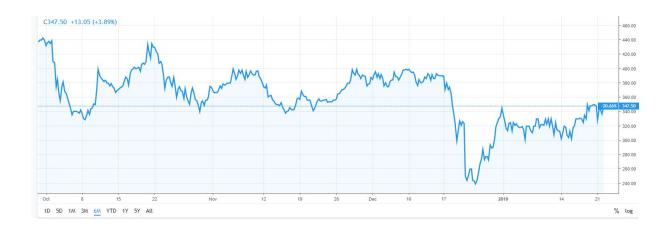




Mkt Cap \$1.2B (1/21/19)

LON: FCH

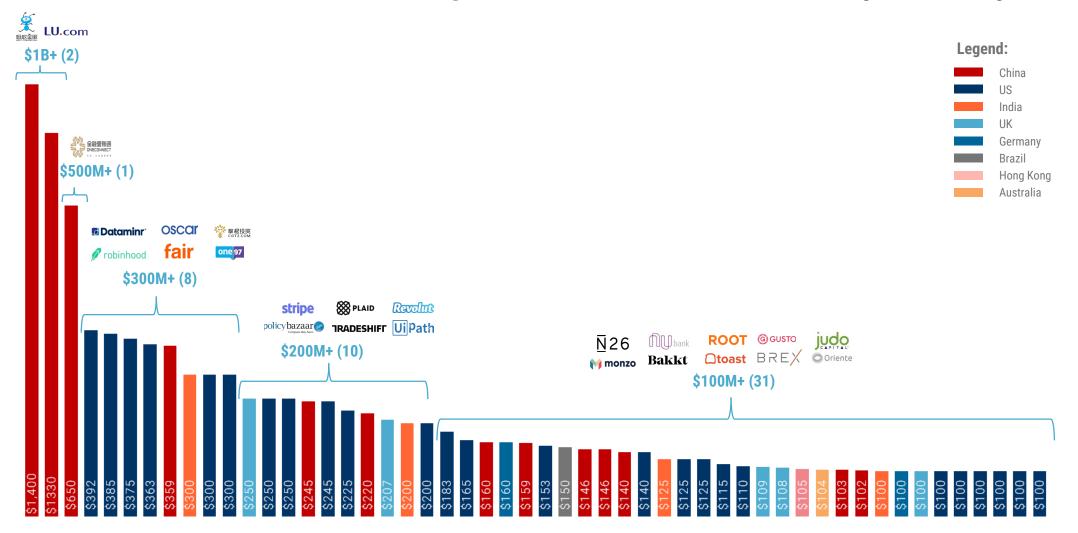
347.50 GBX +6.10 (1.79%) ↑ Jan 18, 4:35 PM GMT · Disclaimer





2018 SEES RECORD GLOBAL FINTECH MEGA-ROUNDS (\$100M+)

Record fintech mega-rounds will likely delay IPOs



DEMOCRATIZING GLOBAL PAYMENTS AND ENABLING THE DIGITAL ECONOMY > IPO



\$245M Series E // Sep'18

Valuation \$20.3B

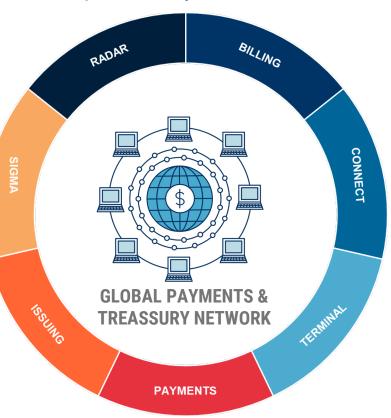
Stripe, the global payments provider, has been aggressively expanding its tech stack. The company plans to use the latest funding to expand into Southeast Asia and India.

According to Bloomberg, Stripe sales are roughly \$1.5B annually. Stripe supports businesses in 120 countries, payments in 130 currencies, and provides services ranging from fraud prevention to accounting. Stripe reports that 65% of UK internet users and 80% of US users have bought something from a Stripe-powered business.

2019 GOALS:

ENABLING DEVELOPERS

Stripe's growing integrated technology stack for global money movement



SHIIPPING PRODUCT



CFO transitions to chief product officer, leaving the role vacant

December 5, 2018 | BUSINESS INSIDER

CBINSIGHTS

APPENDIX:





US FINTECH VC-BACKED EQUITY FUNDING IN 2018:

\$11.89 BILLION

ACROSS

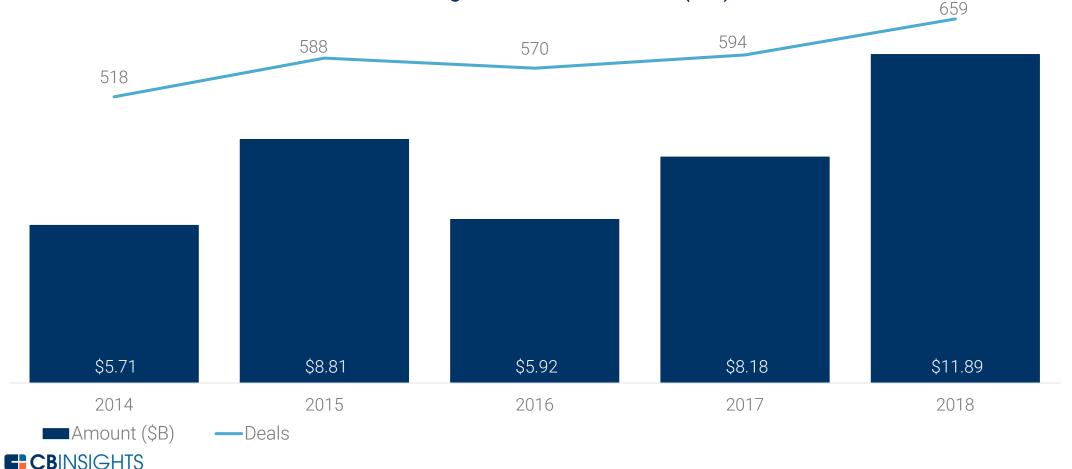
659 DEALS





US fintech funding hits 5-year high as \$100M mega-rounds tops record

North America VC-backed fintech financing trends, 2014 - 2018, (\$M)



US deals and funding top a 5-year high

Funding surged in 2018 on the back of 25 mega-rounds worth \$5B.

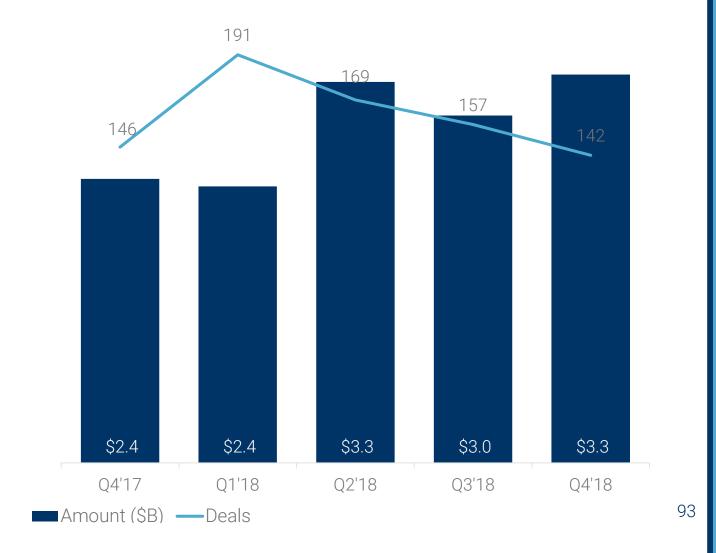
Q4'18 saw 10 mega-rounds, 3 of which minted new unicorns, Brex, Devoted Health, and Plaid.

Other mega-rounds in the year boosted the valuations of established unicorns like Stripe, Robinhood, and Coinbase.

CBINSIGHTS



US VC-backed fintech financing trends, Q4'17 – Q4'18, (\$B)

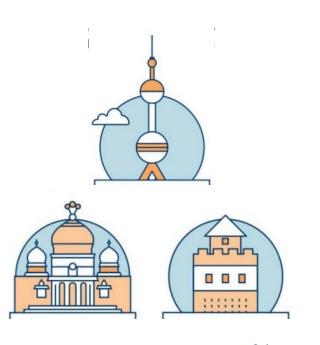


ASIA FINTECH VC-BACKED EQUITY FUNDING IN 2018:

\$22.65 BILLION

ACROSS

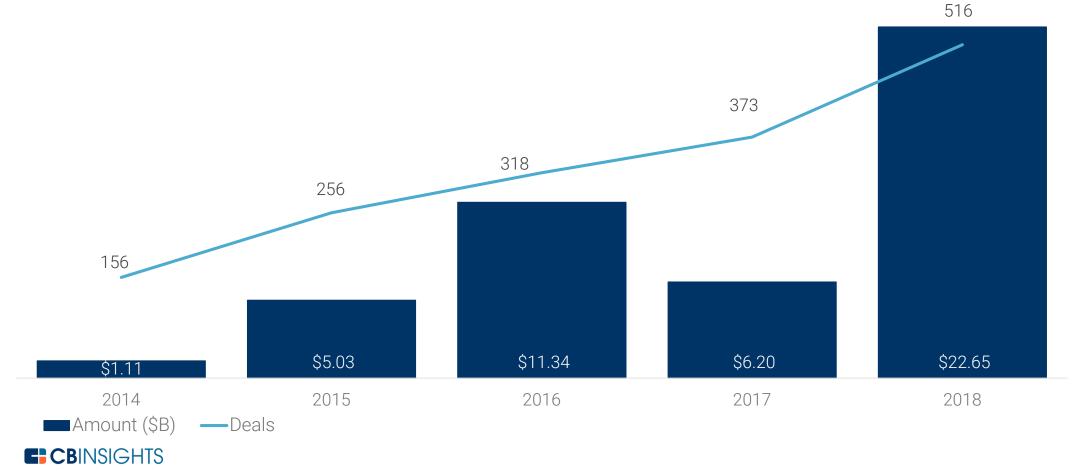
516 DEALS





Fintech funding in Asia spikes to \$22.7B on the back of \$14B Ant Financial investment

Asia VC-backed fintech financing trends, 2014 - 2018, (\$B)

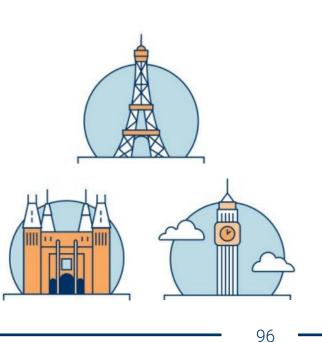


EUROPE FINTECH VC-BACKED EQUITY FUNDING IN 2018:

\$3.53 Billion

ACROSS

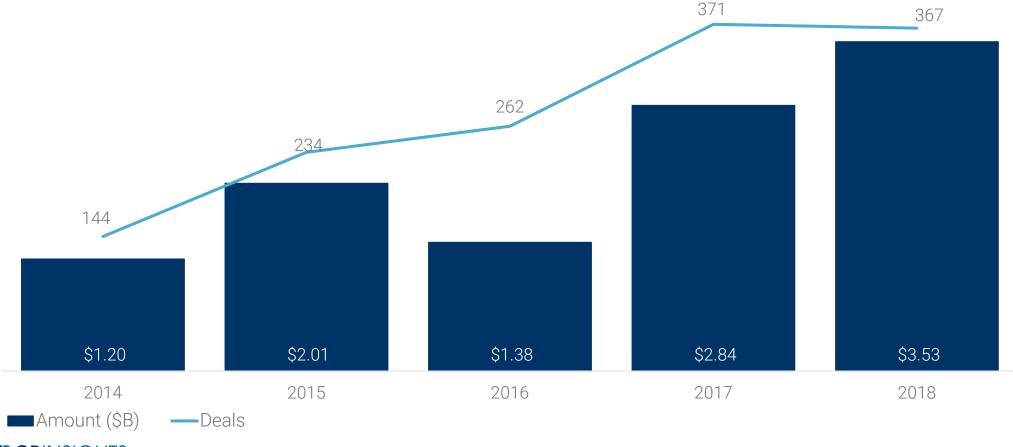
367 DEALS





Fintech deals in Europe level off, as funding hits \$3.5B in 2018

Europe VC-backed fintech financing trends, 2014 - 2018, (\$B)





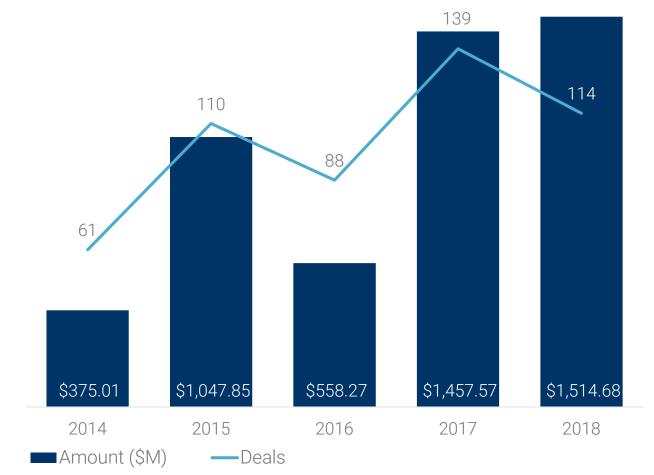
UK fintech deals fall 18% in 2018

Brexit concerns may have contributed to a year-overyear decline in UK fintech financing rounds in 2018.

Funding to UK-based fintech companies grew slightly on the back on significant investments to digital-first "challenger banks" Monzo and Revolut. Both became unicorns in 2018.

UK-based fintech rebounded despite pull-back in Europe

UK VC-backed fintech financing trends, 2014 – 2018, (\$M)







Top deals & investors



Top 11 global fintech deals in 2018

The top 3 deals to VC-backed fintech companies were all mega-rounds (\$100M+) in China

Company	Deal Date // Amount	Total Disclosed Funding (M)	Select Investors	Description
Sent Financial	May'18 // \$14,000M	\$19,145M (\$150B Valuation)	Silver Lake Partners, General Atlantic, T. Rowe Price, Temasek Holdings, Sequoia Capital China, Warburg Pincus, & others	China-based internet giant that provides a suite of financial services spanning payments, insurance, credit, wealth management, and others, through various subsidiaries including Alipay & Yu'e Bao
陆金所LU.com	Dec'18 // \$1,350M	\$3,031M (\$3.8B Valuation)	Goldman Sachs, JP Morgan, UBS	An internet lending and wealth management platform for SMB and retail consumers
会融壹账通 ONECONNECT	Jan'18 // \$650M	\$650M (\$1B Valuation)	IDG Capital and SBI Group	A spin-out from Ping An providing a platform for financial account management for SMBs.
6 Dataminr°	Jun'18 // \$392M	\$569M (\$1.2-\$1.6B Valuation)	Venrock, Goldman Sachs, GSV	B2B data analytics suite of modular desktop and API applications that leverage social media to detect events, consumer signals, and alerts
fair	Dec'18 // \$385M	\$1,451M	CreditEase, Munich Re/HSB Ventures, SoftBank Group	Auto lending and finance management platform



Top 11 global fintech deals in 2018

6 of the top 11 deals to VC-backed fintech companies were to US-based startups

Company	Deal Date // Amount	Total Disclosed Funding (M)	Select Investors	Description
oscar	Aug'18 // \$375M	\$1.27B (\$3.2B Valuation)	Alphabet	Tech-enabled health insurance carrier
probinhood	May'18 // \$363M	\$539M (\$5.6B Valuation)	capitalG, DST Global, ICONIQ Capital, Kleiner Perkins Caufield & Byers, Sequoia Capital	B2C digital brokerage and financial services platform that lets users invest in U.S. stocks, ETFs, options, and cryptocurrencies
ジ 草根投资 сстг.сом	Jun'18 // \$359M	\$536M	Geo-Jade Petroleum Corporation, Shunwei Capital Partners	Web-based investment portal that provides various debt-backed investments products for individual and SMB investors
one 97	Aug'18 // \$300M	\$3.07B (\$10B Valuation)	Berkshire Hathaway	Mobile payments and commerce platform
d Devoted Health	Oct'18 // \$300M	\$368.95M (\$1.8B Valuation)	Andreessen Horowitz, F-Prime Capital, Premji Invest, Uprising, Venrock	Digital health care company serving seniors, aiming to launch Medicare Advantage plans
coinbase	Oct'18 // \$300M	\$538.67M (\$8B Valuation)	Andreessen Horowitz, Polychain Capital, Tiger Global Management, Wellington Management	Crypto currency exchange, wallet, and platform for retail and institutional investing and transactions in digital currencies
			Management	101

The most active fintech VCs in 2018

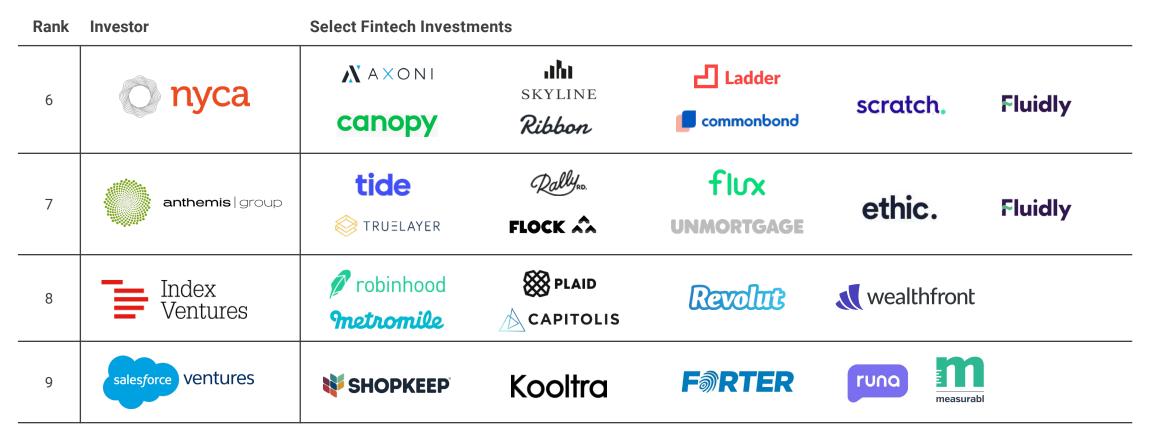
By unique fintech company investments (new or follow-on)

Select Fintech Investments Rank Investor fin Accel i indio peoplefund **YayPay** Albert **C** Real**Atom** 500 startups 1 kin. **Bloom**Credit wetravel justInCase **SmartHR** qwil robinhood coinbase earnin ROOT Toss **Ribbit** Capital 2 BREX Revolut scratch. FIGURE upgrade **Bench** reonomy JUSTWORKS. CHROMERIVER H BainCapital 3 flywire SIGFIG **ven**minder Ribbon Passport HARNESS WEALTH VENTURES stripe earnin a16z PROPEL 4 **L** HARBOR coinbase **OpenInvest Devoted**Health **PeerStreet** chime SPRÛCE Lidya UΝ 0000 PROPEL 5 **OMIDYAR NETWORK** kin. cignifi 🖉 zest **S**Steady



The most active fintech VCs in 2018 (continued)

By unique fintech company investments (new or follow-on)





Methodology

CB Insights encourages you to review the methodology and definitions employed to better understand the numbers presented in this report. If you have any questions about the definitions or methodological principles used, we encourage you to reach out to CB Insights directly. Additionally, if you feel your firm has been under-represented, please send an email to info@cbinsights.com and we can work together to ensure your firm's investment data is up to date.

What is included:

- Equity financings into emerging fintech companies. Fundings must be put into VC-backed companies, which are defined as companies who have received funding at any point from venture capital firms, corporate venture groups, or super angel investors.
- Fundings of only private companies. Funding rounds raised by public companies of any kind on any exchange (including Pink Sheets) are excluded from our numbers, even if they received investment by a venture firm(s).
- Only includes the investment made in the quarter for tranched investments. If a company does a second closing of its Series B round for \$5M and previously had closed \$2M in a prior quarter, only the \$5M is reflected in our results.
- Round numbers reflect what has closed not what is intended. If a company indicates the closing of \$5M out of a desired raise of \$15M, our numbers reflect only the amount which has closed.
- Only verifiable fundings are included. Fundings are verified via various federal and state regulatory filings, direct confirmation with firm or investor, or press release.
- Previous quarterly VC reports issued by CBI have exclusively included VC-backed rounds. In this report, any rounds raised by VC-backed companies are included, with the exceptions listed.

What is excluded:

- No contingent funding. If a company receives a commitment for \$20M subject to hitting certain milestones but first gets \$8M, only the \$8M is included in our data.
- No business development / R&D arrangements, whether transferable into equity now, later, or never. If a company signs a \$300M R&D partnership with a larger corporation, this is not equity financing, nor is it from a venture capital firm. As a result, it is not included.
- No buyouts, consolidations, and/or recapitalizations. All three of these transaction types are commonly employed by private equity firms and are tracked by CB Insights. However, they are excluded for the purposes of this report.
- No private placements. These investments, also known as PIPEs (Private Investment in Public Equities), are excluded even if made by a venture capital firm(s).
- No debt / loans of any kind (except convertible notes). Venture debt or any kind of debt / loan issued to emerging startup companies, even if included as an additional part of an equity financing, is not included. If a company receives \$3M with \$2M from venture investors and \$1M in debt, only the \$2M is included.
- No government funding. Grants, loans, or equity financings by the federal government, state agencies, or public-private partnerships to emerging startup companies are not included.





WHERE IS ALL THIS DATA FROM?

The CB Insights platform has the underlying data included in this report

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