

Residential Mortgage Securities 25 plc (RMS25) Investor Report

Period: June-2018

Pool Performance		
Loans in arrears ^a - 3 months and over per end of month reports as at:		
	30-Jun-2018	31-May-2018
- Total number of loans in RMS25	910	916
- Total number of loans in arrears	38	40
- Average months payments overdue (by number of loans)	6.53	6.06
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	15	20
- Number of loans in arrears that made a payment less than the subscription amount	6	11
- Number of loans in arrears that made no payment	17	9
- Net Arrears (All arrears cases)	£112,700	£112,979
- Quarterly Costs and Fees excluded from arrears	£1,839	£2,434

^a Excludes all loans where the arrears have been capitalised

Pool Performance		Distribution of Loans Currently in Arrears				
	30-Jun-18	Mths in Arrears	No. of Loans	% of Total	Current Principal Balance	% of Total
Sum of Current Principal Balance	£10,146,769	Current	818	89.89%	£86,862,348	89.54%
Average Loan Balance	£110,291	>= 1 <= 2	42	4.62%	£4,565,132	4.71%
Weighted Average Spread over LIBOR (bp)	354.40	> 2 <= 3	12	1.32%	£1,473,042	1.52%
Weighted Average LTV	75.68%	> 3 <= 4	8	0.88%	£805,745	0.83%
Largest Loan Balance	£500,507	> 4 <= 5	13	1.43%	£1,079,841	1.11%
		> 5 <= 6	5	0.55%	£682,624	0.70%
		> 6 <= 7	1	0.11%	£500,507	0.52%
		> 7 <= 8	2	0.22%	£236,667	0.24%
		> 8 <= 9	1	0.11%	£52,920	0.05%
		> 9	8	0.88%	£750,290	0.77%
		Total	910	100%	£97,009,116	100%

Pool Performance		This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original deal size*		(0.0043%)	0.2419%	0.6810%
Cumulative Foreclosure Frequency by % of original deal size*		n/a	n/a	3.9726%
Gross Losses (Principal + Interest + Arrears + Fees - Mercs)	£1	(£20)		£2,239,262
Gross Losses (% of original deal)	0.0000%	(0.0000%)		1.2226%
Weighted Average Loss Severity	0.0000%	0.0000%		31.6982%

Pool Performance		Balance @	31-May-18	This Period	Balance @	30-Jun-18
Possessions - First Charge Cases*		No. of Loans	Value	No. of Loans	No. of Loans	Value
<u>Repossessions</u>						
Properties in Possession	1	£108,790	0	(£1,990)	1	£108,790
<u>Sold Repossessions</u>						
Total Sold Repossessions	60	£7,169,280	0	(£1,990)	60	£7,167,290
Losses on Sold Repossessions	50	£2,239,261	0	£1	50	£2,239,262

Pool Performance				This Period		Since Issue	
Mortgage Principal Analysis				No. of Loans	Value	No. of Loans	Value
Opening mortgage principal balance	@	31-May-18	916	£97,612,664	1,536	£183,155,986	
Unscheduled Prepayments			(6)	(£486,697)	(626)	(£72,577,281)	
Substitutions				£0		£0	
Further advances/retentions released				£0		£0	
Scheduled Repayments				(£112,871)		(£13,579,525)	
Closing mortgage principal balance	@	30-Jun-18	910	£97,009,116	910	£97,009,116	
Annualised CPR				5.9%		6.4%	

* Excludes all loans where the borrower has consented to renting out the property as an alternative to repossession