

Residential Mortgage Securities 25 plc (RMS25) Investor Report

Period: July-2017

Pool Performance

Loans in arrears[#] - 3 months and over per end of month reports as at:

31-Jul-2017

30-Jun-2017

- Total number of loans in RMS25	994	1,003
- Total number of loans in arrears	32	29
- Average months payments overdue (by number of loans)	6.73	6.47
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	10	15
- Number of loans in arrears that made a payment less than the subscription amount	5	4
- Number of loans in arrears that made no payment	18	13
- Net Arrears (All arrears cases)	£99,901	£92,554
- Quarterly Costs and Fees excluded from arrears	£2,679	£8,548

[#] Excludes all loans where the arrears have been capitalised

Pool Performance		Mths in Arrears		Current Principal Balance	
Distribution of Loans Currently in Arrears	31-Jul-17	No. of Loans	% of Total	Balance	% of Total
Sum of Current Principal Balance	£9,248,524	Current	910	£98,563,622	91.42%
Average Loan Balance	£110,101.48	>= 1 <= 2	37	£4,529,942	4.20%
Weighted Average Spread over LIBOR (bps)	305.48	> 2 <= 3	15	£1,139,668	1.06%
Weighted Average LTV	79.25%	> 3 <= 4	10	£1,126,801	1.05%
Largest Loan Balance	£500,507	> 4 <= 5	9	£917,137	0.85%
		> 5 <= 6	2	£325,338	0.30%
		> 6 <= 7	0	£0	0.00%
		> 7 <= 8	1	£112,733	0.10%
		> 8 <= 9	0	£0	0.00%
		> 9	10	£1,096,905	1.02%
		Total	994	£107,812,146	100%

Pool Performance	This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original deal size*	0.0000%	0.0000%	0.5551%
Cumulative Foreclosure Frequency by % of original deal size*	n/a	n/a	3.7010%
Gross Losses (Principal + Interest + Arrears + Fees - Mercs)	(£80)	(£70)	£2,171,127
Gross Losses (% of original deal)	(0.0000%)	(0.0000%)	1.1854%
Weighted Average Loss Severity	0.0000%	0.0000%	33.1535%

Pool Performance	Balance @	30-Jun-17	This Period	Balance @	31-Jul-17
Possessions - First Charge Cases*	No. of Loans	Value	No. of Loans	No. of Loans	Value
<u>Repossessions</u>					
Properties in Possession	2	£229,800	0	2	£229,800
<u>Sold Repossessions</u>					
Total Sold Repossessions	54	£6,548,719	0	54	£6,548,719
Losses on Sold Repossessions	49	£2,171,207	0	49	£2,171,127

Pool Performance	This Period		Since Issue	
Mortgage Principal Analysis	No. of Loans	Value	No. of Loans	Value
Opening mortgage principal balance	@	30-Jun-17	1,003	£109,121,881
Unscheduled Prepayments			(9)	(£1,177,282)
Substitutions				£0
Further advances/retentions released				£0
Scheduled Repayments				(£132,454)
Closing mortgage principal balance	@	31-Jul-17	994	£107,812,146
Annualised CPR			12.0%	6.1%