

# Residential Mortgage Securities 25 plc (RMS25) Investor Report

**Period: July-2017**

Pool Performance		
Loans in arrears <sup>#</sup> - 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

<sup>#</sup> Excludes all loans where the arrears have been capitalised

Pool Performance						
Distribution of Loans Currently in Arrears	31-Jul-17	Mths in Arrears	No. of Loans	% of Total	Current Principal Balance	% of Total
Sum of Current Principal Balance	£9,248,524	Current	910	91.55%	£98,563,622	91.42%
		>= 1 <= 2	37	3.72%	£4,529,942	4.20%
Average Loan Balance	£110,101.48	> 2 <= 3	15	1.51%	£1,139,668	1.06%
		> 3 <= 4	10	1.01%	£1,126,801	1.05%
Weighted Average Spread over LIBOR (bps)	305.48	> 4 <= 5	9	0.91%	£917,137	0.85%
		> 5 <= 6	2	0.20%	£325,338	0.30%
Weighted Average LTV	79.25%	> 6 <= 7	0	0.00%	£0	0.00%
		> 7 <= 8	1	0.10%	£112,733	0.10%
Largest Loan Balance	£500,507	> 8 <= 9	0	0.00%	£0	0.00%
		> 9	10	1.01%	£1,096,905	1.02%
		Total	994	100%	£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						
Possessions - First Charge Cases*	Balance @ No. of Loans	30-Jun-17 Value	This Period No. of Loans	This Period Value	Balance @ No. of Loans	31-Jul-17 Value
<u>Repossessions</u>						
Properties in Possession	2	£229,800	0	£0	2	£229,800
<u>Sold Repossessions</u>						
Total Sold Repossessions	54	£6,548,719	0	£0	54	£6,548,719
Losses on Sold Repossessions	49	£2,171,207	0	(£80)	49	£2,171,127

Pool Performance							
Mortgage Principal Analysis			This Period		Since Issue		
			No. of Loans	Value	No. of Loans	Value	
Opening mortgage principal balance	@	30-Jun-17	1,003	£109,121,881	1,536	£183,155,986	
Unscheduled Prepayments			(9)	(£1,177,282)	(542)	(£63,017,320)	
Substitutions				£0		£0	
Further advances/retentions released				£0		£0	
Scheduled Repayments				(£132,454)		(£12,326,521)	
Closing mortgage principal balance	@	31-Jul-17	<b>994</b>	<b>£107,812,146</b>	<b>994</b>	<b>£107,812,146</b>	
<b>Annualised CPR</b>				<b>12.0%</b>			<b>6.1%</b>