

# Residential Mortgage Securities 25 plc (RMS25) Investor Report

Period: December-2017

Pool Performance			
Loans in arrears* - 3 months and over per end of month reports as at:			
	31-Dec-2017	30-Nov-2017	
- Total number of loans in RMS25	951	967	
- Total number of loans in arrears	40	36	
- Average months payments overdue (by number of loans)	6.72	6.56	
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	12	12	
- Number of loans in arrears that made a payment less than the subscription amount	4	5	
- Number of loans in arrears that made no payment	24	21	
- Net Arrears (All arrears cases)	£114,570	£110,109	
- Quarterly Costs and Fees excluded from arrears	£2,745	£1,386	

\* Excludes all loans where the arrears have been capitalised

Pool Performance		Mths in Arrears		Current Principal Balance		% of Total	
Distribution of Loans Currently in Arrears	31-Dec-17		No. of Loans	% of Total			% of Total
Sum of Current Principal Balance	£12,508,402	Current	836	87.91%	£89,797,700		87.77%
		>= 1 <= 2	45	4.73%	£4,544,534		4.44%
Average Loan Balance	£108,769	> 2 <= 3	30	3.15%	£3,630,232		3.55%
		> 3 <= 4	10	1.05%	£1,522,496		1.49%
Weighted Average Spread over LIBOR (bp)	352.92	> 4 <= 5	12	1.26%	£1,331,907		1.30%
		> 5 <= 6	5	0.53%	£324,908		0.32%
Weighted Average LTV	76.85%	> 6 <= 7	1	0.11%	£58,367		0.06%
		> 7 <= 8	1	0.11%	£112,733		0.11%
Largest Loan Balance	£500,507	> 8 <= 9	1	0.11%	£98,008		0.10%
		> 9	10	1.05%	£885,218		0.87%
		Total	951	100%	£102,306,102		100%

Pool Performance			
	This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original deal size*	(0.0037%)	0.0423%	0.6653%
Cumulative Foreclosure Frequency by % of original deal size*	n/a	n/a	3.8811%
Gross Losses (Principal + Interest + Arrears + Fees - Mercs)	(£32,656)	£32,643	£2,239,273
Gross Losses (% of original deal)	(0.0178%)	0.0178%	1.2226%
Weighted Average Loss Severity	0.0000%	0.0000%	33.0315%

Pool Performance		Balance @		30-Nov-17		This Period		Balance @		31-Dec-17	
Possessions - First Charge Cases*	No. of Loans			Value	No. of Loans	Value		No. of Loans		Value	
<u>Repossessions</u>											
Properties in Possession	4		£376,507		0	(£1,695)		2		£230,507	
<u>Sold Repossessions</u>											
Total Sold Repossessions	55		£6,733,688		2	£144,305		57		£6,877,993	
Losses on Sold Repossessions	50		£2,271,929		0	(£32,656)		50		£2,239,273	

Pool Performance				This Period		Since Issue	
Mortgage Principal Analysis				No. of Loans	Value	No. of Loans	Value
Opening mortgage principal balance	@	30-Nov-17	967	£103,380,151	1,536	£183,155,986	
Unscheduled Prepayments			(16)	(£965,816)	(585)	(£67,954,258)	
Substitutions				£0		£0	
Further advances/retentions released				£0		£0	
Scheduled Repayments				(£108,233)		(£12,895,627)	
Closing mortgage principal balance	@	31-Dec-17	951	£102,306,102	951	£102,306,102	
Annualised CPR				10.5%		6.3%	

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