

Residential Mortgage Securities 25 plc (RMS25) Investor Report

Period: February-2018

Pool Performance		
Loans in arrears* - 3 months and over per end of month reports as at:		
	28-Feb-2018	31-Jan-2018
- Total number of loans in RMS25	938	942
- Total number of loans in arrears	29	36
- Average months payments overdue (by number of loans)	6.49	6.41
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	26	10
- Number of loans in arrears that made a payment less than the subscription amount	0	7
- Number of loans in arrears that made no payment	13	19
- Net Arrears (All arrears cases)	£6,554	£97,090
- Quarterly Costs and Fees excluded from arrears	£2,692	£2,790

* Excludes all loans where the arrears have been capitalised

Pool Performance		Mths in Arrears		Current Principal Balance	
Distribution of Loans Currently in Arrears	28-Feb-18	No. of Loans	% of Total	Balance	% of Total
Sum of Current Principal Balance	£8,281,622	Current 867	92.43%	£92,021,932	91.74%
Average Loan Balance	£116,643	>= 1 <= 2 27	2.88%	£3,137,944	3.13%
Weighted Average Spread over LIBOR (bp)	323.61	> 2 <= 3 15	1.60%	£1,673,444	1.67%
Weighted Average LTV	76.94%	> 3 <= 4 7	0.75%	£964,462	0.96%
Largest Loan Balance	£500,507	> 4 <= 5 5	0.53%	£746,688	0.74%
		> 5 <= 6 5	0.53%	£398,272	0.40%
		> 6 <= 7 4	0.43%	£471,023	0.47%
		> 7 <= 8 1	0.11%	£165,470	0.16%
		> 8 <= 9 0	0.00%	£0	0.00%
		> 9 7	0.75%	£724,320	0.72%
		Total 938	100%	£100,303,554	100%

Pool Performance		This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original deal size*		0.0043%	(0.0288%)	0.5345%
Cumulative Foreclosure Frequency by % of original deal size*		n/a	n/a	3.8750%
Gross Losses (Principal + Interest + Arrears + Fees - Mercs)		(£0)	(£12)	£2,239,261
Gross Losses (% of original deal)		(0.0000%)	(0.0000%)	1.2226%
Weighted Average Loss Severity		0.0000%	0.0000%	32.0109%

Pool Performance Possessions - First Charge Cases*	Balance @ No. of Loans	31-Jan-18 Value	No. of Loans	This Period Value	Balance @ No. of Loans	28-Feb-18 Value
<u>Repossessions</u>						
Properties in Possession	0	£0	0	£1,990	0	£0
<u>Sold Repossessions</u>						
Total Sold Repossessions	59	£7,095,290	0	£1,990	59	£7,097,280
Losses on Sold Repossessions	50	£2,239,261	0	(£0)	50	£2,239,261

Pool Performance		This Period		Since Issue	
Mortgage Principal Analysis		No. of Loans	Value	No. of Loans	Value
Opening mortgage principal balance	@	31-Jan-18	942	1,536	£183,155,986
Unscheduled Prepayments			(4)	(598)	(£69,724,850)
Substitutions					£0
Further advances/retentions released					£0
Scheduled Repayments			(£115,167)		(£13,127,582)
Closing mortgage principal balance	@	28-Feb-18	938	938	£100,303,554
Annualised CPR			3.6%		6.3%

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