

# Residential Mortgage Securities 25 plc (RMS25) Investor Report

**Period: March-2018**

<b>Pool Performance</b>		
Loans in arrears <sup>#</sup> - 3 months and over per end of month reports as at:		
	31-Mar-2018	Restated 28-Feb-2018
- Total number of loans in RMS25	931	938
- Total number of loans in arrears	38	39
- Average months payments overdue (by number of loans)	6.91	6.49
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	13	14
- Number of loans in arrears that made a payment less than the subscription amount	6	6
- Number of loans in arrears that made no payment	19	19
- Net Arrears (All arrears cases)	£112,444	£109,669
- Quarterly Costs and Fees excluded from arrears	£3,399	£2,692

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

<b>Pool Performance</b>		<b>Distribution of Loans Currently in Arrears</b>				
	31-Mar-18	Mths in Arrears	No. of Loans	% of Total	Current Principal Balance	% of Total
Sum of Current Principal Balance	£11,271,696	Current	823	88.40%	£88,263,123	88.68%
Average Loan Balance	£104,368	>= 1 <= 2	52	5.59%	£5,171,689	5.20%
Weighted Average Spread over LIBOR (bp)	357.18	> 2 <= 3	18	1.93%	£1,939,359	1.95%
Weighted Average LTV	77.47%	> 3 <= 4	7	0.75%	£775,835	0.78%
Largest Loan Balance	£500,507	> 4 <= 5	7	0.75%	£1,141,966	1.15%
		> 5 <= 6	4	0.43%	£515,549	0.52%
		> 6 <= 7	8	0.86%	£673,351	0.68%
		> 7 <= 8	4	0.43%	£385,345	0.39%
		> 8 <= 9	0	0.00%	£0	0.00%
		> 9	8	0.86%	£668,602	0.67%
		Total	931	100%	£99,534,819	100%

<b>Pool Performance</b>		This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original deal size*		0.1529%	0.0043%	0.6708%
Cumulative Foreclosure Frequency by % of original deal size*		n/a	n/a	3.9132%
Gross Losses (Principal + Interest + Arrears + Fees - Mercs)		£125	(£0)	£2,239,386
Gross Losses (% of original deal)		0.0001%	(0.0000%)	1.2227%
Weighted Average Loss Severity		0.0000%	0.0000%	32.0199%

<b>Pool Performance</b>		Balance @	28-Feb-18	This Period	Balance @	31-Mar-18
Possessions - First Charge Cases*		No. of Loans	Value	No. of Loans	No. of Loans	Value
<u>Repossessions</u>						
Properties in Possession		0	£0	1	1	£72,000
<u>Sold Repossessions</u>						
Total Sold Repossessions		59	£7,097,280	0	59	£7,095,290
Losses on Sold Repossessions		50	£2,239,261	0	50	£2,239,386

<b>Pool Performance</b>		<b>This Period</b>		<b>Since Issue</b>	
Mortgage Principal Analysis		No. of Loans	Value	No. of Loans	Value
Opening mortgage principal balance	@	28-Feb-18	938	1,536	£183,155,986
Unscheduled Prepayments			(7)	(605)	(£70,385,347)
Substitutions					£0
Further advances/retentions released					£0
Scheduled Repayments					(£108,238)
Closing mortgage principal balance	@	31-Mar-18	931	931	£99,534,819
<b>Annualised CPR</b>			7.5%		6.3%

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