

# Residential Mortgage Securities 25 plc (RMS25) Investor Report

**Period: May-2018**

Pool Performance		
Loans in arrears <sup>#</sup> - 3 months and over per end of month reports as at:		
	31-May-2018	30-Apr-2018
- Total number of loans in RMS25	916	927
- Total number of loans in arrears	40	45
- Average months payments overdue (by number of loans)	6.06	6.67
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	20	14
- Number of loans in arrears that made a payment less than the subscription amount	11	4
- Number of loans in arrears that made no payment	9	27
- Net Arrears (All arrears cases)	£112,979	£132,103
- Quarterly Costs and Fees excluded from arrears	£2,434	£2,674

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

Pool Performance		Mths in Arrears		Current Principal Balance	
Distribution of Loans Currently in Arrears	31-May-18		No. of Loans	% of Total	% of Total
Sum of Current Principal Balance	£10,021,520	Current	825	90.07%	£87,591,144
Average Loan Balance	£110,127	>= 1 <= 2	37	4.04%	£3,886,931
Weighted Average Spread over LIBOR (bp)	3.01	> 2 <= 3	14	1.53%	£1,466,505
Weighted Average LTV	76.81%	> 3 <= 4	17	1.86%	£1,891,411
Largest Loan Balance	£500,507	> 4 <= 5	6	0.66%	£647,012
		> 5 <= 6	3	0.33%	£350,912
		> 6 <= 7	4	0.44%	£883,630
		> 7 <= 8	2	0.22%	£144,770
		> 8 <= 9	2	0.22%	£232,724
		> 9	6	0.66%	£517,625
		Total	916	100%	£97,612,664

Pool Performance	This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original deal size*	0.2419%	0.0000%	0.5298%
Cumulative Foreclosure Frequency by % of original deal size*	n/a	n/a	3.9737%
Gross Losses (Principal + Interest + Arrears + Fees - Mercs)	(£20)	(£104)	£2,239,261
Gross Losses (% of original deal)	(0.0000%)	(0.0001%)	1.2226%
Weighted Average Loss Severity	0.0000%	0.0000%	31.6894%

Pool Performance	Balance @	30-Apr-18	This Period	Balance @	31-May-18
Possessions - First Charge Cases*	No. of Loans	Value	No. of Loans	No. of Loans	Value
<u>Repossessions</u>					
Properties in Possession	1	£72,000	1	1	£108,790
<u>Sold Repossessions</u>					
Total Sold Repossessions	59	£7,095,290	1	60	£7,169,280
Losses on Sold Repossessions	50	£2,239,281	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	@	30-Apr-18	927	£98,818,832	1,536	£183,155,986	
Unscheduled Prepayments			(11)	(£1,103,007)	(620)	(£72,090,584)	
Substitutions				£0		£0	
Further advances/retentions released				£0		£0	
Scheduled Repayments				(£117,078)		(£13,466,655)	
Closing mortgage principal balance	@	31-May-18	916	£97,612,664	916	£97,612,664	
Annualised CPR				12.4%		6.4%	

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