

Residential Mortgage Securities 25 plc (RMS25) Investor Report

Period: July-2018

Pool Performance		
Loans in arrears ^a - 3 months and over per end of month reports as at:		
	31-Jul-2018	30-Jun-2018
- Total number of loans in RMS25	905	910
- Total number of loans in arrears	36	38
- Average months payments overdue (by number of loans)	6.98	6.53
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	9	15
- Number of loans in arrears that made a payment less than the subscription amount	4	6
- Number of loans in arrears that made no payment	23	17
- Net Arrears (All arrears cases)	£115,328	£112,700
- Quarterly Costs and Fees excluded from arrears	£1,424	£1,839

^a Excludes all loans where the arrears have been capitalised

Pool Performance		Mths in Arrears		Current Principal Balance	
Distribution of Loans Currently in Arrears	31-Jul-18	No. of Loans	% of Total	Balance	% of Total
Sum of Current Principal Balance	£9,524,842	Current 819	90.00%	£86,872,564	90.12%
Average Loan Balance	£110,754	>= 1 <= 2 36	3.98%	£3,919,321	4.07%
Weighted Average Spread over LIBOR (bp)	346.83	> 2 <= 3 14	1.55%	£1,626,137	1.69%
Weighted Average LTV	75.86%	> 3 <= 4 5	0.55%	£612,195	0.64%
Largest Loan Balance	£601,995	> 4 <= 5 6	0.66%	£468,711	0.49%
		> 5 <= 6 11	1.22%	£1,203,949	1.25%
		> 6 <= 7 3	0.33%	£704,853	0.73%
		> 7 <= 8 1	0.11%	£12,787	0.01%
		> 8 <= 9 2	0.22%	£236,667	0.25%
		> 9 8	0.88%	£740,223	0.77%
		Total 905	100%	£96,397,407	100%

Pool Performance		This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original deal size*		0.0000%	(0.0043%)	0.5182%
Cumulative Foreclosure Frequency by % of original deal size*		n/a	n/a	3.9726%
Gross Losses (Principal + Interest + Arrears + Fees - Mercs)	£15		£1	£2,239,277
Gross Losses (% of original deal)	0.0000%		0.0000%	1.2226%
Weighted Average Loss Severity	0.0000%		0.0000%	31.6982%

Pool Performance		Balance @	30-Jun-18	This Period	Balance @	31-Jul-18
Possessions - First Charge Cases*	No. of Loans	Value	No. of Loans	Value	No. of Loans	Value
<u>Repossessions</u>						
Properties in Possession	1	£108,790	0	0	1	£108,790
<u>Sold Repossessions</u>						
Total Sold Repossessions	60	£7,167,290	0	£0	60	£7,167,290
Losses on Sold Repossessions	50	£2,239,262	0	£15	50	£2,239,277

Pool Performance		This Period		Since Issue	
Mortgage Principal Analysis		No. of Loans	Value	No. of Loans	Value
Opening mortgage principal balance	@	30-Jun-18	910	1,536	£183,155,986
Unscheduled Prepayments			(5)	(631)	(£73,076,516)
Substitutions					£0
Further advances/retentions released					£0
Scheduled Repayments			(£111,253)		(£13,690,778)
Closing mortgage principal balance	@	31-Jul-18	905	905	£96,397,407
Annualised CPR			5.9%		6.3%

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