

Residential Mortgage Securities 25 plc (RMS25) Investor Report

Period: September-2018

| Pool Performance | | |
|---|-------------|-------------|
| Loans in arrears ^a - 3 months and over per end of month reports as at: | | |
| | 30-Sep-2018 | 31-Aug-2018 |
| - Total number of loans in RMS25 | 894 | 900 |
| - Total number of loans in arrears | 44 | 39 |
| - Average months payments overdue (by number of loans) | 6.34 | 6.70 |
| - Number of loans in arrears that made a payment equal to or greater than the subscription amount | 11 | 12 |
| - Number of loans in arrears that made a payment less than the subscription amount | 9 | 5 |
| - Number of loans in arrears that made no payment | 24 | 22 |
| - Net Arrears (All arrears cases) | £131,550 | £118,205 |
| - Quarterly Costs and Fees excluded from arrears | £2,526 | £6,036 |

^a Excludes all loans where the arrears have been capitalised

| Pool Performance | | Mths in Arrears | | Current Principal Balance | |
|--|-------------|-----------------|--------------|---------------------------|-------------|
| Distribution of Loans Currently in Arrears | 30-Sep-18 | | No. of Loans | % of Total | % of Total |
| Sum of Current Principal Balance | £11,215,996 | Current | 789 | 88.26% | £83,983,897 |
| Average Loan Balance | £106,819 | >= 1 <= 2 | 42 | 4.70% | £3,980,211 |
| Weighted Average Spread over LIBOR (bp) | 349.23 | > 2 <= 3 | 19 | 2.13% | £2,565,111 |
| | | > 3 <= 4 | 16 | 1.79% | £1,865,620 |
| | | > 4 <= 5 | 5 | 0.56% | £475,104 |
| | | > 5 <= 6 | 5 | 0.56% | £552,884 |
| Weighted Average LTV | 75.41% | > 6 <= 7 | 3 | 0.34% | £511,009 |
| | | > 7 <= 8 | 6 | 0.67% | £516,521 |
| Largest Loan Balance | £601,995 | > 8 <= 9 | 2 | 0.22% | £257,206 |
| | | > 9 | 7 | 0.78% | £492,331 |
| | | Total | 894 | 100% | £95,199,893 |

| Pool Performance | | This Period | Last Period | Since Issue |
|--|--|-------------|-------------|-------------|
| Annualised Foreclosure Frequency by % of original deal size* | | (0.0043%) | 0.0043% | 0.6810% |
| Cumulative Foreclosure Frequency by % of original deal size* | | n/a | n/a | 3.9726% |
| Gross Losses (Principal + Interest + Arrears + Fees - Mercs) | | £4,092 | (£17) | £2,243,352 |
| Gross Losses (% of original deal) | | 0.0022% | (0.0000%) | 1.2248% |
| Weighted Average Loss Severity | | 0.0000% | 0.0000% | 31.2243% |

| Pool Performance | | Balance @ | 31-Aug-18 | This Period | Balance @ | 30-Sep-18 |
|-----------------------------------|----|--------------|-----------|--------------|--------------|------------|
| Possessions - First Charge Cases* | | No. of Loans | Value | No. of Loans | No. of Loans | Value |
| <u>Repossessions</u> | | | | | | |
| Properties in Possession | 0 | £0 | 0 | (£1,990) | 0 | £0 |
| <u>Sold Repossessions</u> | | | | | | |
| Total Sold Repossessions | 61 | £7,278,070 | 0 | (£1,990) | 61 | £7,276,080 |
| Losses on Sold Repossessions | 50 | £2,239,260 | 0 | £4,092 | 50 | £2,243,352 |

| Pool Performance | | | | This Period | | Since Issue | |
|--------------------------------------|---|-----------|-----|--------------|-------|---------------|-------|
| Mortgage Principal Analysis | | | | No. of Loans | Value | No. of Loans | Value |
| Opening mortgage principal balance | @ | 31-Aug-18 | 900 | £95,768,903 | 1,536 | £183,155,986 | |
| Unscheduled Prepayments | | | (6) | (£470,031) | (642) | (£74,070,380) | |
| Substitutions | | | | £0 | | £0 | |
| Further advances/retentions released | | | | £0 | | £0 | |
| Scheduled Repayments | | | | (£98,370) | | (£13,894,254) | |
| Closing mortgage principal balance | @ | 30-Sep-18 | 894 | £95,199,893 | 894 | £95,199,893 | |
| Annualised CPR | | | | 5.8% | | 6.3% | |

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