

Residential Mortgage Securities 25 plc (RMS25) Investor Report

Period: October-2017

Pool Performance

Loans in arrears[#] - 3 months and over per end of month reports as at:

31-Oct-2017

30-Sep-2017

- Total number of loans in RMS25	970	973
- Total number of loans in arrears	36	33
- Average months payments overdue (by number of loans)	6.77	6.70
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	15	16
- Number of loans in arrears that made a payment less than the subscription amount	2	3
- Number of loans in arrears that made no payment	19	15
- Net Arrears (All arrears cases)	£110,193	£100,756
- Quarterly Costs and Fees excluded from arrears	£4,343	£8,365

[#] Excludes all loans where the arrears have been capitalised

Pool Performance		Mths in Arrears		Current Principal Balance	
Distribution of Loans Currently in Arrears	31-Oct-17	No. of Loans	% of Total	Balance	% of Total
Sum of Current Principal Balance	£10,998,504	Current	872	£93,509,207	89.48%
Average Loan Balance	£112,229.63	>= 1 <= 2	36	£4,068,936	3.89%
Weighted Average Spread over LIBOR (bps)	303.97	> 2 <= 3	26	£3,292,088	3.15%
Weighted Average LTV	79.29%	> 3 <= 4	12	£1,155,994	1.11%
Largest Loan Balance	£500,507	> 4 <= 5	7	£745,883	0.71%
		> 5 <= 6	2	£305,747	0.29%
		> 6 <= 7	1	£98,008	0.09%
		> 7 <= 8	5	£536,833	0.51%
		> 8 <= 9	1	£80,610	0.08%
		> 9	8	£714,405	0.68%
		Total	970	£104,507,711	100%

Pool Performance	This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original deal size*	0.1487%	0.1747%	0.5596%
Cumulative Foreclosure Frequency by % of original deal size*	n/a	n/a	3.8705%
Gross Losses (Principal + Interest + Arrears + Fees - Mercs)	(£20)	£68,274	£2,239,261
Gross Losses (% of original deal)	(0.0000%)	0.0373%	1.2226%
Weighted Average Loss Severity	0.0000%	41.7424%	33.3595%

Pool Performance	Balance @	30-Sep-17	This Period	Balance @	31-Oct-17
Possessions - First Charge Cases*	No. of Loans	Value	No. of Loans	No. of Loans	Value
<u>Repossessions</u>					
Properties in Possession	3	£308,402	1	4	£376,507
<u>Sold Repossessions</u>					
Total Sold Repossessions	55	£6,712,519	0	55	£6,712,519
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-Sep-17	973	£105,061,000
Unscheduled Prepayments			(3)	(£434,295)
Substitutions				£0
Further advances/retentions released				£0
Scheduled Repayments				(£118,993)
Closing mortgage principal balance	@	31-Oct-17	970	£104,507,711
Annualised CPR			4.8%	6.2%