

# Residential Mortgage Securities 25 plc (RMS25) Investor Report

**Period: November-2017**

<b>Pool Performance</b>		
Loans in arrears <sup>a</sup> - 3 months and over per end of month reports as at:		
	30-Nov-2017	31-Oct-2017
- Total number of loans in RMS25	967	970
- Total number of loans in arrears	36	36
- Average months payments overdue (by number of loans)	6.56	6.66
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	12	15
- Number of loans in arrears that made a payment less than the subscription amount	5	2
- Number of loans in arrears that made no payment	21	19
- Net Arrears (All arrears cases)	£110,109	£111,499
- Quarterly Costs and Fees excluded from arrears	£1,386	£4,343

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

Pool Performance		Mths in Arrears		Current Principal Balance	
Distribution of Loans Currently in Arrears	30-Nov-17		No. of Loans	% of Total	% of Total
Sum of Current Principal Balance	£11,042,139	Current	869	89.87%	£92,338,012
Average Loan Balance	£112,675	>= 1 <= 2	36	3.72%	£3,908,858
Weighted Average Spread over LIBOR (bp)	317.18	> 2 <= 3	26	2.69%	£3,177,017
		> 3 <= 4	12	1.24%	£1,415,748
		> 4 <= 5	7	0.72%	£1,226,092
		> 5 <= 6	2	0.21%	£70,196
Weighted Average LTV	77.91%	> 6 <= 7	1	0.10%	£0
		> 7 <= 8	5	0.52%	£210,742
Largest Loan Balance	£500,507	> 8 <= 9	1	0.10%	£238,305
		> 9	8	0.83%	£795,183
		Total	967	100%	£103,380,151

<b>Pool Performance</b>		This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original deal size*		0.0423%	0.1509%	0.5546%
Cumulative Foreclosure Frequency by % of original deal size*		n/a	n/a	3.8820%
Gross Losses (Principal + Interest + Arrears + Fees - Mercs)		£32,643	£5	£2,271,929
Gross Losses (% of original deal)		0.0178%	0.0000%	1.2404%
Weighted Average Loss Severity		0.0000%	0.0000%	33.7394%

<b>Pool Performance</b>		Balance @	31-Oct-17	This Period	Balance @	30-Nov-17
Possessions - First Charge Cases*		No. of Loans	Value	No. of Loans	No. of Loans	Value
<u>Repossessions</u>						
Properties in Possession	4	£378,297	0	£19,379	4	£376,507
<u>Sold Repossessions</u>						
Total Sold Repossessions	55	£6,712,519	0	£21,169	55	£6,733,688
Losses on Sold Repossessions	50	£2,239,286	0	£32,643	50	£2,271,929

Pool Performance			This Period		Since Issue	
Mortgage Principal Analysis			No. of Loans	Value	No. of Loans	Value
Opening mortgage principal balance	@	31-Oct-17	970	£104,507,711	1,536	£183,155,986
Unscheduled Prepayments			(3)	(£980,390)	(569)	(£66,988,441)
Substitutions				£0		£0
Further advances/retentions released				£0		£0
Scheduled Repayments				(£147,170)		(£12,787,394)
Closing mortgage principal balance	@	30-Nov-17	967	£103,380,151	967	£103,380,151
Annualised CPR				10.8%	6.2%	

<sup>a</sup> Excludes all loans where the borrower has consented to renting out the property as an alternative to repossession