

# Residential Mortgage Securities 25 plc (RMS25) Investor Report

Period: May-2017

Pool Performance			
Loans in arrears <sup>#</sup> - 3 months and over per end of month reports as at:			
	31-May-2017	30-Apr-2017	
- Total number of loans in RMS25	1,009	1,018	
- Total number of loans in arrears	26	23	
- Average months payments overdue (by number of loans)	6.65	7.36	
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	13	15	
- Number of loans in arrears that made a payment less than the subscription amount	2	0	
- Number of loans in arrears that made no payment	14	8	
- Net Arrears (All arrears cases)	£86,268	£77,103	
- Quarterly Costs and Fees excluded from arrears	£4,740	£3,216	

<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-17	No. of Loans	% of Total	Balance	% of Total
Sum of Current Principal Balance	£8,669,177	Current	922	£101,340,103	92.12%
Average Loan Balance	£99,646	>= 1 <= 2	36	£3,598,911	3.27%
Weighted Average Spread over LIBOR (bp)	302.96	> 2 <= 3	25	£2,242,175	2.04%
Weighted Average LTV	80.28%	> 3 <= 4	9	£899,400	0.82%
Largest Loan Balance	£250,087	> 4 <= 5	3	£344,883	0.31%
		> 5 <= 6	3	£373,102	0.34%
		> 6 <= 7	0	£0	0.00%
		> 7 <= 8	0	£0	0.00%
		> 8 <= 9	1	£80,962	0.07%
		> 9	10	£1,129,743	1.03%
		Total	1,009	£110,009,280	100%

Pool Performance		This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original deal size*		0.1441%	0.3577%	0.8543%
Cumulative Foreclosure Frequency by % of original deal size*		n/a	n/a	3.7010%
Gross Losses (Principal + Interest + Arrears + Fees - Mercs)		(£100)	(£10)	£2,171,277
Gross Losses (% of original deal)		(0.0001%)	(0.0000%)	1.1855%
Weighted Average Loss Severity		0.0000%	0.0000%	33.1558%

Pool Performance		Balance @	30-Apr-17	This Period		Balance @	31-May-17
Possessions - First Charge Cases*		No. of Loans	Value	No. of Loans	Value	No. of Loans	Value
<u>Repossessions</u>							
Properties in Possession	1	£163,800	1	£66,000	2	£229,800	
<u>Sold Repossessions</u>							
Total Sold Repossessions	54	£6,548,719	0	£0	54	£6,548,719	
Losses on Sold Repossessions	49	£2,171,377	0	(£100)	49	£2,171,277	

Pool Performance				This Period		Since Issue	
Mortgage Principal Analysis				No. of Loans	Value	No. of Loans	Value
Opening mortgage principal balance	@	30-Apr-17	1,018	£111,220,939	1,536	£183,155,986	
Unscheduled Prepayments			(9)	(£1,085,422)	(527)	(£61,084,463)	
Substitutions				£0		£0	
Further advances/retentions released				£0		£0	
Scheduled Repayments				(£126,237)		(£12,062,243)	
Closing mortgage principal balance	@	31-May-17	1,009	£110,009,280	1,009	£110,009,280	
Annualised CPR				10.9%		6.0%	

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