

Residential Mortgage Securities 25 plc (RMS25) Investor Report

Period: June-2017

Pool Performance

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

30-Jun-2017 31-May-2017

| | | |
|---|---------|---------|
| - Total number of loans in RMS25 | 1,003 | 1,009 |
| - Total number of loans in arrears | 29 | 26 |
| - Average months payments overdue (by number of loans) | 6.47 | 6.65 |
| - Number of loans in arrears that made a payment equal to or greater than the subscription amount | 15 | 13 |
| - Number of loans in arrears that made a payment less than the subscription amount | 4 | 2 |
| - Number of loans in arrears that made no payment | 13 | 14 |
| - Net Arrears (All arrears cases) | £92,554 | £86,268 |
| - Quarterly Costs and Fees excluded from arrears | £8,548 | £4,740 |

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

| Pool Performance | | Mths in Arrears | | Current Principal Balance | |
|--|-------------|-----------------|------------|---------------------------|------------|
| Distribution of Loans Currently in Arrears | 30-Jun-17 | No. of Loans | % of Total | Balance | % of Total |
| Sum of Current Principal Balance | £8,993,280 | Current | 918 | £100,128,601 | 91.76% |
| Average Loan Balance | £105,803.29 | >= 1 <= 2 | 36 | £4,217,673 | 3.87% |
| Weighted Average Spread over LIBOR (bps) | 307.02 | > 2 <= 3 | 20 | £1,610,790 | 1.48% |
| Weighted Average LTV | 79.46% | > 3 <= 4 | 11 | £1,313,910 | 1.20% |
| Largest Loan Balance | £500,507 | > 4 <= 5 | 4 | £268,424 | 0.25% |
| | | > 5 <= 6 | 3 | £372,642 | 0.34% |
| | | > 6 <= 7 | 0 | £0 | 0.00% |
| | | > 7 <= 8 | 1 | £112,733 | 0.10% |
| | | > 8 <= 9 | 0 | £0 | 0.00% |
| | | > 9 | 10 | £1,097,107 | 1.01% |
| | | Total | 1,003 | £109,121,881 | 100% |

| Pool Performance | This Period | Last Period | Since Issue |
|--|-------------|-------------|-------------|
| Annualised Foreclosure Frequency by % of original deal size* | 0.0000% | 0.1441% | 0.5622% |
| Cumulative Foreclosure Frequency by % of original deal size* | n/a | n/a | 3.7010% |
| Gross Losses (Principal + Interest + Arrears + Fees - Mercs) | (£70) | (£100) | £2,171,207 |
| Gross Losses (% of original deal) | (0.0000%) | (0.0001%) | 1.1854% |
| Weighted Average Loss Severity | 0.0000% | 0.0000% | 33.1547% |

| Pool Performance | Balance @ | 31-May-17 | This Period | Balance @ | 30-Jun-17 |
|-----------------------------------|--------------|------------|--------------|--------------|------------|
| Possessions - First Charge Cases* | No. of Loans | Value | No. of Loans | No. of Loans | Value |
| <u>Repossessions</u> | | | | | |
| Properties in Possession | 2 | £229,800 | 0 | 2 | £229,800 |
| <u>Sold Repossessions</u> | | | | | |
| Total Sold Repossessions | 54 | £6,548,719 | 0 | 54 | £6,548,719 |
| Losses on Sold Repossessions | 49 | £2,171,277 | 0 | 49 | £2,171,207 |

| Pool Performance | This Period | | Since Issue | |
|--------------------------------------|--------------|-----------|--------------|--------------|
| Mortgage Principal Analysis | No. of Loans | Value | No. of Loans | Value |
| Opening mortgage principal balance | @ | 31-May-17 | 1,009 | £110,009,280 |
| Unscheduled Prepayments | | | (6) | (£755,575) |
| Substitutions | | | | £0 |
| Further advances/retentions released | | | | £0 |
| Scheduled Repayments | | | | (£131,824) |
| Closing mortgage principal balance | @ | 30-Jun-17 | 1,003 | £109,121,881 |
| Annualised CPR | | | 8.0% | 6.0% |