

Residential Mortgage Securities 25 plc (RMS25) Investor Report

Interest Payment Date 17-Dec-2018
Interest Payment Period from 17-Sep-2018 **to** 17-Dec-2018
Determination Date 12-Dec-2018
Record Date 30-Nov-2018
No. days in Period 91

Report Number: 32
Report Date: 20-Dec-2018
Report Frequency: Quarterly

Note Classes	Balance @ 17-Sep-18	Interest Accrued in period	Interest Paid in period	Interest Shortfall	Cumulative Interest Shortfall	Note Redemptions in period	Balance @ 17-Dec-18
A Note (A1) - XS0552553934 A1 Note Pool Factor	£42,614,962 0.332410	£350,324	£350,324	£0	£0	£42,614,962 -	£0 0.000000
A Note (A2) - XS0552554742 A2 Note Pool Factor	£3,700,000 1.000000	£2,743	£2,743	£0	£0	£3,700,000	£0 -
M1 Note - XS0552555046 M1 Note Pool Factor	£18,300,000 1.000000	£13,565	£13,565	£0	£0	£18,300,000	£0 -
M2 Note - XS0552555558 M2 Note Pool Factor	£10,100,000 1.000000	£7,487	£7,487	£0	£0	£10,100,000	£0 -
B1 Note - XS0552555806 B1 Note Pool Factor	£12,400,000 1.000000	£9,191	£9,191	£0	£0	£12,400,000	£0 -
B2 Note - XS0552556283 B2 Note Pool Factor	£9,500,000 1.000000	£0	£0	£0	£0	£9,500,000	£0 -
B3 Note - XS0552556796 B2 Note Pool Factor	£900,000 1.000000	£0	£0	£0	£0	£900,000	£0 -

Optional Redemption at 10 per cent. of the A, M and B Notes initial aggregate Principal Amount Outstanding

Optional Auction on the December 2018 IPD, or on each IPD thereafter, of the A, M and B Notes initial aggregate Principal Amount Outstanding

Principal Deficiency Ledger (PDL)	Balance b/f 17-Sep-18	Principal losses	Excess Spread Applied	Reserve Fund Applied	Balance c/f 17-Dec-18
A1 Principal Deficiency Ledger	£0	£0	£0	£0	£0
A2 Principal Deficiency Ledger	£0	£0	£0	£0	£0
M1 Principal Deficiency Ledger	£0	£0	£0	£0	£0
M2 Principal Deficiency Ledger	£0	£0	£0	£0	£0
B1 Principal Deficiency Ledger	£0	£0	£0	£0	£0
B2 Principal Deficiency Ledger	£0	£0	£0	£0	£0
B3 Principal Deficiency Ledger	£0	£0	£0	£0	£0

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Priority of Payments	Principal Collections (Sep 18 - Nov 18)	£2,898,962
	Net Purchase Consideration	£92,806,260
	Liquidity Reserve	£1,809,740
1	A1 Note Principal	£42,614,962
2	A2 Note Principal	£3,700,000
3	M1 Note Principal	£18,300,000
4	M2 Note Principal	£10,100,000
5	B1 Note Principal	£12,400,000
6	B2 Note Principal	£9,500,000
7	B3 Note Principal	£900,000
8	R Note Principal	(£0)
		£0

Priority of Payments	Available Funds	
	Transactions Account	£0
	GIC Account - of which:	£0
	- Interest and Fees	£508,619
	- GIC Interest	£3,397
	- Reserve Fund Release	£6,957,800
	- Reserve Fund Cap Amount*	£0
	- Contingency Reserve & Costs	£0
	- Liquidity Reserve Draw/Amortisation	£0
	Available Revenue Funds	£7,469,816
1	Trustee Fees	£12,404
2	3rd Party Expenses	£222,511
3	Mortgage Admin Fees	£120,776
3	Special Servicer Fees	£7,294
3	Cash Bond Administration Fees	£4,862
3	Paying Agent Fees	£4,724
3	Standby Mortgage Administrator Fees	£33,123
3	Corporate Service Provider Fees	£39,888
4	A1 Note Interest	£350,324
5	Class A1 PDL	£0
6	A2 Note Interest	£2,743
7	Class A2 PDL	£0
8	Issuer Turn Ledger	£1,125
9	M1 Note Interest	£13,565
10	Class M1 PDL	£0
11	M2 Note Interest	£7,487
12	Class M2 PDL	£0
13	B1 Note Interest	£9,191
14	Class B1 PDL	£0
15	B2 Note Interest	£0
16	Class B2 PDL	£0
17	B3 Note Interest	£0
18	Class B3 PDL	£0
19	Reserve Ledger	£0
20	R Note Ordinary Interest	£10,937
21	R Note Principal	£4,188,688
22	Amounts Payable to R Note Holders	£2,440,175
23	Surplus Funds to Credit the Issuer Turn Ledger	£0
		£0