

Borrowing Base Statistics - Initial Portfolio only	
Total Original Balance (£)	44,869,077
Total Current Balance (£)	15,520,944
Number of Loans	335
Number of Borrowers	520
Average Current Balance (£)	46,331
Weighted-average Original FTV (%)	76.16%
Weighted-average Current FTV (%)	26.77%
Current FTV > 60%	1,028,585
Weighted-average Seasoning (Months)	205
Weighted-average Remaining Term (Months)	102
Weighted-average Current Rental Rate (%)	6.29%
HPPs >= £500k (%)	-
Adverse credit / CCJs (%)	-
Adverse credit / CCJs 3 or more (in last 24 months) (%)	-
Current FTV > 60%	6.83%
London Exposure (%)	34.93%
Maximum any other region exposure (%)	14.92%
Maximum Borrower Balance (%)	1.64%
Rent Only (%)	0.00%
ExPat/Overseas Borrowers (%)	0.00%
Self-employed (%)	19.61%
FTB Landlord (%)	0.00%
Weighted-average Margin (%)	6.34%
Weighted-average Fixed Rate Period (%)	0.00%
Performing Loans (< 30 days in arrears) (%)	85.12%
Arrears 30-90 days (%)	7.31%
Defaulted Loans (> 90 days in arrears) (%)	7.58%

1	Original Balance		£	%	#	%
		0 <= x < 25,000	0	0.00%	0	0.00%
		25,000 <= x < 50,000	958,627	2.14%	23	6.87%
		50,000 <= x < 100,000	8,552,304	19.06%	108	32.24%
		100,000 <= x < 150,000	12,077,115	26.92%	95	28.39%
		150,000 <= x < 200,000	10,197,869	22.73%	58	17.31%
		200,000 <= x < 250,000	6,729,312	15.00%	30	8.96%
		250,000 <= x < 350,000	4,843,100	10.79%	17	5.07%
		350,000 <= x < 400,000	1,107,000	2.47%	3	0.90%
		400,000 <= x < 450,000	403,750	0.90%	1	0.30%
		450,000 <= x < 500,000	0	0.00%	0	0.00%
		500,000 <= x < 600,000	0	0.00%	0	0.00%
		600,000 <= x < 700,000	0	0.00%	0	0.00%
		700,000 <= x < 800,000	0	0.00%	0	0.00%
			44,869,077	100%	335	100%
		Max	403,750			
		Min	25,001			
		Average	133,938			
2	Current Balance		£	%	#	%
		<0	0	0.00%	0	0.00%
		0 <= x < 25,000	1,284,435	8.28%	101	30.15%
		25,000 <= x < 50,000	3,977,293	25.63%	106	31.64%
		50,000 <= x < 100,000	7,045,516	45.36%	104	31.04%
		100,000 <= x < 150,000	2,407,749	15.51%	20	5.97%
		150,000 <= x < 200,000	307,154	1.98%	2	0.60%
		200,000 <= x < 250,000	244,774	1.58%	1	0.30%
		250,000 <= x < 350,000	254,024	1.64%	1	0.30%
		350,000 <= x < 400,000	0	0.00%	0	0.00%
		400,000 <= x < 450,000	0	0.00%	0	0.00%
		450,000 <= x < 500,000	0	0.00%	0	0.00%
		500,000 <= x < 600,000	0	0.00%	0	0.00%
		600,000 <= x < 700,000	0	0.00%	0	0.00%
		700,000 <= x < 800,000	0	0.00%	0	0.00%
			15,520,944	100%	335	100%
		Max	254,024			
		Min	0			
		Average	46,331			
3	Original FTV		£	%	#	%
		0% <= x < 45%	675,951	4.36%	30	8.96%
		45% <= x < 50%	246,181	1.59%	9	2.69%
		50% <= x < 55%	427,959	2.78%	11	3.28%
		55% <= x < 60%	789,977	5.09%	20	5.97%
		60% <= x < 65%	759,375	4.89%	22	6.57%
		65% <= x < 70%	1,514,771	9.76%	31	9.25%
		70% <= x < 75%	1,772,563	11.42%	43	12.84%
		75% <= x < 80%	1,013,595	6.53%	22	6.57%
		80% <= x < 85%	3,505,205	22.58%	74	22.09%
		85% <= x < 90%	2,832,772	18.25%	45	13.43%
		90% <= x < 95%	1,531,588	9.87%	21	6.27%
		95% <= x < 100%	452,007	2.91%	7	2.09%
		100% <= x < 150%	0	0.00%	0	0.00%
			15,520,944	100.00%	335	100.00%
		Max	100%			
		Min	0%			
		Weighted-Average	76%			
4	Original Valuation		£	%	#	%
		0 <= x < 50,000	275,000	0.44%	6	1.79%
		50,000 <= x < 100,000	3,995,300	6.43%	49	14.63%
		100,000 <= x < 150,000	10,422,400	16.77%	81	24.18%
		150,000 <= x < 200,000	12,643,145	20.34%	72	21.69%
		200,000 <= x < 250,000	15,489,745	24.92%	68	20.30%
		250,000 <= x < 300,000	7,790,500	12.54%	28	8.36%
		300,000 <= x < 350,000	5,301,500	8.53%	16	4.78%
		350,000 <= x < 400,000	2,268,500	3.65%	6	1.79%
		400,000 <= x < 450,000	2,692,500	4.82%	7	2.09%
		450,000 <= x < 500,000	968,000	1.56%	2	0.60%
		500,000 <= x < 750,000	0	0.00%	0	0.00%
		750,000 <= x < 1,000,000	0	0.00%	0	0.00%
		1,000,000 <= x < 1,500,000	0	0.00%	0	0.00%
		1,500,000 <= x <= 2,000,000	0	0.00%	0	0.00%
			62,146,590	100.00%	335	100.00%
		Max	500,000			
		Min	41,500			
		Weighted-Average	223,394			

Current FTV		£	%	#	%
	0% <= x < 25%	4,226,247	27.25%	152	45.37%
	25% <= x < 35%	6,226,730	40.12%	121	36.12%
	35% <= x < 45%	2,567,780	16.54%	37	11.04%
	45% <= x < 50%	640,903	4.13%	9	2.69%
	50% <= x < 55%	130,510	0.84%	2	0.60%
	55% <= x < 60%	697,188	4.49%	7	2.09%
	60% <= x < 65%	505,859	3.26%	4	1.19%
	65% <= x < 70%	116,672	0.75%	1	0.30%
	70% <= x < 75%	152,030	0.98%	1	0.30%
	75% <= x < 80%	0	0.00%	0	0.00%
	80% <= x < 85%	0	0.00%	0	0.00%
	85% <= x < 90%	0	0.00%	0	0.00%
	90% <= x < 95%	0	0.00%	0	0.00%
	95% <= x < 100%	0	0.00%	0	0.00%
	100% <= x <= 150%	254,024	1.64%	1	0.30%
		15,520,944	100.00%	335	100.00%
	Max	115%			
	Min	0%			
	Weighted-Average	27%			
6					
Current Valuation		£	%	#	%
	0 <= x < 50,000	0	0.00%	0	0.00%
	50,000 <= x < 100,000	1,492,431	1.43%	18	5.37%
	100,000 <= x < 150,000	4,527,552	4.32%	35	10.45%
	150,000 <= x < 200,000	9,321,336	8.90%	53	15.82%
	200,000 <= x < 250,000	8,869,906	8.26%	39	11.64%
	250,000 <= x < 300,000	12,367,007	11.81%	45	13.43%
	300,000 <= x < 350,000	10,683,694	10.20%	33	9.85%
	350,000 <= x < 400,000	6,038,490	5.77%	16	4.78%
	400,000 <= x < 450,000	8,848,480	8.46%	21	6.27%
	450,000 <= x < 500,000	13,297,845	12.70%	28	8.39%
	500,000 <= x < 1,000,000	29,479,590	28.15%	47	14.03%
	1,000,000 <= x < 1,500,000	0	0.00%	0	0.00%
	1,500,000 <= x < 2,000,000	0	0.00%	0	0.00%
	2,000,000 <= x < 2,500,000	0	0.00%	0	0.00%
		104,726,280	100.00%	335	100.00%
	Max	977.711			
	Min	61.957			
	Weighted-Average	384.330			
7					
Property type		£	%	#	%
	Residential (House, detached or semi-detached)	7,002,091	45.11%	136	40.60%
	Residential (Flat/Apartment)	1,431,228	9.22%	24	7.16%
	Residential (Bungalow)	222,480	1.44%	3	0.90%
	Residential (Terraced House)	6,843,412	44.09%	171	51.04%
	Multifamily House (properties with more than four units securing one underlying exposure)	0	0.00%	0	0.00%
	Partial Commercial use (property is used as a residence as well as for commercial use)	0	0.00%	0	0.00%
	Commercial or Business Use	0	0.00%	0	0.00%
	Land Only	0	0.00%	0	0.00%
	Other	20,735	0.13%	1	0.30%
		15,520,944	100.00%	335	100.00%
8					
Geographic Region		£	%	#	%
	South East	1,141,267	7.35%	22	6.57%
	West Midlands	2,216,415	14.28%	55	16.42%
	South West	522,826	3.37%	14	4.18%
	North West	2,315,046	14.92%	67	20.00%
	Yorkshire & Humberside	1,355,305	8.73%	37	11.04%
	London	5,421,567	34.93%	83	24.78%
	East Anglia	724,813	4.67%	19	5.67%
	Wales	255,658	1.65%	5	1.49%
	East Midlands	1,008,333	6.50%	21	6.27%
	North	559,715	3.61%	12	3.58%
		15,520,944	100.00%	335	100.00%
9					
Term		£	%	#	%
	0 <= x < 24	0	0.00%	0	0.00%
	24 <= x < 60	0	0.00%	0	0.00%
	60 <= x < 120	0	0.00%	0	0.00%
	120 <= x < 180	0	0.00%	1	0.30%
	180 <= x < 240	433,902	2.80%	22	6.57%
	240 <= x < 300	11,552,134	74.43%	262	78.21%
	300 <= x < 360	1,880,719	12.12%	27	8.06%
	360 <= x < 420	922,685	5.94%	13	3.88%
	420 <= x < 480	731,504	4.71%	10	2.99%
	480 <= x	0	0.00%	0	0.00%
		15,520,944	100.00%	335	100.00%
	Max	468			
	Min	180			
	Weighted-Average	306			
10					
Seasoning		£	%	#	%
	0 <= x < 6	0	0.00%	0	0.00%
	6 <= x < 12	0	0.00%	0	0.00%
	12 <= x < 18	0	0.00%	0	0.00%
	18 <= x < 24	0	0.00%	0	0.00%
	24 <= x < 30	0	0.00%	0	0.00%
	30 <= x < 36	0	0.00%	0	0.00%
	36 <= x < 42	0	0.00%	0	0.00%
	42 <= x < 48	0	0.00%	0	0.00%
	48 <= x < 54	0	0.00%	0	0.00%
	54 <= x < 60	0	0.00%	0	0.00%
	60 <= x	15,520,944	100.00%	335	100.00%
		15,520,944	100.00%	335	100.00%
	Max	234			
	Min	82			
	Weighted-Average	205			
11					
Remaining Term		£	%	#	%
	< 0	0	0.00%	0	0.00%
	0 <= x < 12	75,679	0.49%	5	1.49%
	12 <= x < 24	73,417	0.47%	7	2.09%
	24 <= x < 48	268,255	1.34%	10	2.99%
	48 <= x < 60	212,145	1.37%	5	1.49%
	60 <= x < 120	11,468,151	73.89%	257	76.72%
	120 <= x < 144	377,774	2.43%	6	1.79%
	144 <= x < 168	1,018,800	6.56%	15	4.48%
	168 <= x < 192	609,692	3.93%	9	2.69%
	192 <= x < 216	288,498	1.86%	4	1.19%
	216 <= x < 240	700,560	4.51%	9	2.69%
	240 <= x < 264	315,138	2.03%	5	1.49%
	264 <= x < 288	172,836	1.11%	3	0.90%
	288 <= x < 312	0	0.00%	0	0.00%
	312 <= x	0	0.00%	0	0.00%
		15,520,944	100%	335	100%
	Max	283			
	Min	0			
	Weighted-Average	102			

Origination Year (all originated between 2005 and 2021)		£	%	#	%
	2005	216.942	1,40%	8	2,39%
	2006	2.029.342	13,07%	59	17,61%
	2007	5.101.455	32,87%	121	36,12%
	2008	5.471.085	35,25%	95	28,36%
	2009	2.702.120	17,41%	52	15,52%
	2020	0	0,00%	0	0,00%
	2021	0	0,00%	0	0,00%
		15.520.944	100%	335	100%
13	Maturity Year				
	< 2031	870.582	5,61%	39	11,94%
	2031 - 2035	11.461.536	73,85%	249	74,33%
	2036 - 2040	1.711.784	11,03%	26	7,76%
	2041 - 2045	1.088.256	7,08%	14	4,18%
	>= 2046	378.776	2,44%	7	2,09%
		15.520.944	100,00%	335	100,00%
14	Loan purpose				
	Purchase	10.355.609	66,72%	213	63,58%
	Remortgage	0	0,00%	0	0,00%
	Other	5.165.334,69	33,28%	122	36,42%
		15.520.944	100,00%	335	100,00%
15	Repayment Method				
	Rent Only	0	0,00%	0	0,00%
	Repayment	15.520.944	100,00%	335	100,00%
	Part & Part	0,00	0,00%	0	0,00%
		15.520.944	100,00%	335	100,00%
16	Payment Type				
	Annuity	15.520.944	100,00%	335	100,00%
	Bullet	0	0,00%	0	0,00%
		15.520.944	100,00%	335	100,00%
17	Rental Rate Type				
	Floating rate loan (for life)	15.520.944	100,00%	335	100,00%
	2 year Fixed (reverting to floating)	0,00	0,00%	0	0,00%
	5 year Fixed (reverting to floating)	0,00	0,00%	0	0,00%
		15.520.944	100,00%	335	100,00%
18	Current Rental Rate Index				
	BuE Base Rate	0	0,00%	0	0,00%
	Standard Variable Rate	15.520.944	100,00%	335	100,00%
		15.520.944	100,00%	335	100,00%
19	Current Rental Rate				
	0% <= x < 4%	69.670	0,45%	3	0,90%
	4% <= x < 5%	0	0,00%	0	0,00%
	5% <= x < 6%	1.282.177	8,26%	20	5,97%
	6% <= x < 7%	14.111.638	90,92%	311	92,84%
	7% <= x < 8%	57.459	0,37%	1	0,30%
	8% <= x < 9%	0	0,00%	0	0,00%
		15.520.944	100,00%	335	100,00%
	Max	7,09%			
	Min	0,00%			
	Weighted-Average	6,29%			
20	Number Months in Arrears				
	0 <= x < 1	13.210.669	85,12%	298	88,96%
	1 <= x < 2	834.130	5,37%	20	5,97%
	2 <= x < 3	109.204	0,70%	2	0,60%
	3 <= x < 6	299.001	1,93%	5	1,49%
	6 <= x < 9	0	0,00%	0	0,00%
	9 <= x < 12	33.493	0,22%	2	0,60%
	>= 12	1.034.448	6,66%	8	2,39%
		15.520.944	100,00%	335	100,00%
	Max	155			
	Min	0			
	Weighted-Average	1,8			
21	Gross Annual Income Coverage Ratio (ICR)				
	0% <= x < 45%	-	-	-	-
	45% <= x < 50%	-	-	-	-
	50% <= x < 55%	-	-	-	-
	55% <= x < 60%	-	-	-	-
	60% <= x < 65%	-	-	-	-
	65% <= x < 70%	-	-	-	-
	70% <= x < 75%	-	-	-	-
	75% <= x < 80%	-	-	-	-
	80% <= x < 85%	-	-	-	-
	85% <= x < 90%	-	-	-	-
	90% <= x < 95%	-	-	-	-
	95% <= x < 100%	-	-	-	-
	100% <= x <= 150%	-	-	-	-
		-	-	-	-
	Max	-			
	Min	-			
	Weighted-Average	-			
22	Rental Income Coverage Ratio (RICR)				
	0% <= x < 45%	-	-	-	-
	45% <= x < 50%	-	-	-	-
	50% <= x < 55%	-	-	-	-
	55% <= x < 60%	-	-	-	-
	60% <= x < 65%	-	-	-	-
	65% <= x < 70%	-	-	-	-
	70% <= x < 75%	-	-	-	-
	75% <= x < 80%	-	-	-	-
	80% <= x < 85%	-	-	-	-
	85% <= x < 90%	-	-	-	-
	90% <= x < 95%	-	-	-	-
	95% <= x < 100%	-	-	-	-
	100% <= x <= 150%	-	-	-	-
		-	-	-	-
	Max	-			
	Min	-			
	Weighted-Average	-			
23	Employment Status				
	Self-employed	3.043.583	19,61%	60	17,91%
	Employed	12.213.928	78,69%	267	79,70%
	Pensioner	2.235	0,01%	1	0,30%
	Unemployed	212.320	1,37%	6	1,79%
	Other	48.878	0,31%	1	0,30%
		15.520.944	100,00%	335	100,00%

Borrowing Base Statistics - Initial Portfolio only

Total Original Balance (£)	3,082,346
Total Current Balance (£)	3,078,059
Number of Loans	14
Number of Borrowers	20
Average Current Balance (£)	219,861
Weighted-average Original FTV (%)	62.18%
Weighted-average Current FTV (%)	62.22%
Current FTV > 60%	1,904,360
Weighted-average Seasoning (Months)	2
Weighted-average Remaining Term (Months)	325
Weighted-average Current Rental Rate (%)	6.54%
HPIs >= E500k (%)	-
Adverse credit / CCJs (%)	-
Adverse credit / CCJs 3 or more (in last 24 months) (%)	-
Current FTV > 60%	61.87%
London Exposure (%)	36.39%
Maximum any other region exposure (%)	23.31%
Maximum Borrower Balance (%)	10.41%
Rent Only (%)	61.29%
Ex/Pat/Overseas Borrowers (%)	0.00%
Self-employed (%)	50.51%
FTB Landlord (%)	0.00%
Weighted-average Margin (%)	6.54%
Weighted-average Fixed Rate Period (%)	0.00%
Performing Loans (< 30 days in arrears) (%)	100.00%
Arrears 30-90 days (%)	0.00%
Defaulted Loans (> 90 days in arrears) (%)	-

1	Original Balance	£	%	#	%
	0 <= x < 25,000	0	0.00%	0	0.00%
	25,000 <= x < 50,000	0	0.00%	0	0.00%
	50,000 <= x < 100,000	0	0.00%	0	0.00%
	100,000 <= x < 150,000	235,750	7.65%	2	14.29%
	150,000 <= x < 200,000	875,500	28.40%	5	35.71%
	200,000 <= x < 250,000	243,750	7.91%	1	7.14%
	250,000 <= x < 350,000	1,727,346	56.04%	6	42.86%
	350,000 <= x < 400,000	0	0.00%	0	0.00%
	400,000 <= x < 450,000	0	0.00%	0	0.00%
	450,000 <= x < 500,000	0	0.00%	0	0.00%
	500,000 <= x < 600,000	0	0.00%	0	0.00%
	600,000 <= x < 700,000	0	0.00%	0	0.00%
	700,000 <= x < 800,000	0	0.00%	0	0.00%
		3,082,346	100%	14	100%

Max 320,346
Min 100,750
Average 220,168

2	Current Balance	£	%	#	%
	<0	0	0.00%	0	0.00%
	0 <= x < 25,000	0	0.00%	0	0.00%
	25,000 <= x < 50,000	0	0.00%	0	0.00%
	50,000 <= x < 100,000	0	0.00%	0	0.00%
	100,000 <= x < 150,000	234,997	7.63%	2	14.29%
	150,000 <= x < 200,000	872,795	28.36%	5	35.71%
	200,000 <= x < 250,000	243,741	7.92%	1	7.14%
	250,000 <= x < 350,000	1,726,526	56.09%	6	42.86%
	350,000 <= x < 400,000	0	0.00%	0	0.00%
	400,000 <= x < 450,000	0	0.00%	0	0.00%
	450,000 <= x < 500,000	0	0.00%	0	0.00%
	500,000 <= x < 600,000	0	0.00%	0	0.00%
	600,000 <= x < 700,000	0	0.00%	0	0.00%
	700,000 <= x < 800,000	0	0.00%	0	0.00%
		3,078,059	100%	14	100%

Max 320,346
Min 100,750
Average 219,861

3	Original FTV	£	%	#	%
	0% <= x < 45%	0	0.00%	0	0.00%
	45% <= x < 50%	339,519	11.03%	2	14.29%
	50% <= x < 55%	263,630	8.56%	1	7.14%
	55% <= x < 60%	570,550	18.54%	2	14.29%
	60% <= x < 65%	1,155,095	37.53%	5	35.71%
	65% <= x < 70%	134,247	4.36%	1	7.14%
	70% <= x < 75%	615,019	19.98%	3	21.43%
	75% <= x < 80%	0	0.00%	0	0.00%
	80% <= x < 85%	0	0.00%	0	0.00%
	85% <= x < 90%	0	0.00%	0	0.00%
	90% <= x < 95%	0	0.00%	0	0.00%
	95% <= x < 100%	0	0.00%	0	0.00%
	100% <= x <= 150%	0	0.00%	0	0.00%
		3,078,059	100.00%	14	100.00%

Max 75%
Min 49%
Weighted-Average 62%

4	Original Valuation	£	%	#	%
	0 <= x < 50,000	0	0.00%	0	0.00%
	50,000 <= x < 100,000	0	0.00%	0	0.00%
	100,000 <= x < 150,000	0	0.00%	0	0.00%
	150,000 <= x < 200,000	355,000	7.04%	2	14.29%
	200,000 <= x < 250,000	500,000	9.91%	2	14.29%
	250,000 <= x < 300,000	260,000	5.15%	1	7.14%
	300,000 <= x < 350,000	1,025,000	20.32%	3	21.43%
	350,000 <= x < 400,000	0	0.00%	0	0.00%
	400,000 <= x < 450,000	1,315,000	26.07%	3	21.43%
	450,000 <= x < 500,000	0	0.00%	0	0.00%
	500,000 <= x < 750,000	1,590,000	31.52%	3	21.43%
	750,000 <= x < 1,000,000	0	0.00%	0	0.00%
	1,000,000 <= x < 1,500,000	0	0.00%	0	0.00%
	1,500,000 <= x <= 2,000,000	0	0.00%	0	0.00%
		5,045,000	100.00%	14	100.00%

Max 550,000
Min 155,000
Weighted-Average 395,095

5	Current FTV	£	%	#	%
	0% <= x < 25%	0	0.00%	0	0.00%
	25% <= x < 35%	0	0.00%	0	0.00%
	35% <= x < 45%	0	0.00%	0	0.00%
	45% <= x < 50%	339,519	11.03%	2	14.29%
	50% <= x < 55%	263,630	8.56%	1	7.14%
	55% <= x < 60%	570,550	18.54%	2	14.29%
	60% <= x < 65%	1,155,095	37.53%	5	35.71%
	65% <= x < 70%	134,247	4.36%	1	7.14%
	70% <= x < 75%	615,019	19.98%	3	21.43%
	75% <= x < 80%	0	0.00%	0	0.00%
	80% <= x < 85%	0	0.00%	0	0.00%
	85% <= x < 90%	0	0.00%	0	0.00%
	90% <= x < 95%	0	0.00%	0	0.00%
	95% <= x < 100%	0	0.00%	0	0.00%
	100% <= x <= 150%	0	0.00%	0	0.00%
		3,078,059	100.00%	14	100.00%

Max 75%
Min 49%
Weighted-Average 62%

Current Valuation		£	%	#	%
0 <= x < 50,000		0	0.00%	0	0.00%
50,000 <= x < 100,000		0	0.00%	0	0.00%
100,000 <= x < 150,000		0	0.00%	0	0.00%
150,000 <= x < 200,000		155,000	3.06%	1	7.14%
200,000 <= x < 250,000		202,043	3.99%	1	7.14%
250,000 <= x < 300,000		764,339	15.08%	3	21.43%
300,000 <= x < 350,000		328,320	6.48%	1	7.14%
350,000 <= x < 400,000		707,150	13.95%	2	14.29%
400,000 <= x < 450,000		1,319,649	26.04%	3	21.43%
450,000 <= x < 500,000		0	0.00%	0	0.00%
500,000 <= x < 1,000,000		1,591,716	31.41%	3	21.43%
1,000,000 <= x < 1,500,000		0	0.00%	0	0.00%
1,500,000 <= x < 2,000,000		0	0.00%	0	0.00%
2,000,000 <= x < 2,500,000		0	0.00%	0	0.00%
		5,068,217	100.00%	14	100.00%
		Max	550,890		
		Min	155,000		
		Weighted-Average	396,691		
7	Property type	£	%	#	%
	Residential (House, detached or semi-detached)	1,221,847	39.70%	6	42.86%
	Residential (Flat/Apartment)	0	0.00%	0	0.00%
	Residential (Bungalow)	161,999	5.26%	1	7.14%
	Residential (Terraced House)	1,694,213	55.04%	7	50.00%
	Multifamily House (properties with more than four units securing one underlying exposure)	0	0.00%	0	0.00%
	Partial Commercial use (property is used as a residence as well as for commercial use)	0	0.00%	0	0.00%
	Commercial or Business Use	0	0.00%	0	0.00%
	Land Only	0	0.00%	0	0.00%
	Other	0	0.00%	0	0.00%
		3,078,059	100.00%	14	100.00%
8	Geographic Region	£	%	#	%
	South East	0	0.00%	0	0.00%
	West Midlands	371,278	12.06%	2	14.29%
	South West	286,000	9.29%	1	7.14%
	North West	717,507	23.31%	4	28.57%
	Yorkshire & Humber	262,749	8.54%	2	14.29%
	London	1,120,180	36.39%	4	28.57%
	East Anglia	0	0.00%	0	0.00%
	Wales	320,346	10.41%	1	7.14%
	East Midlands	0	0.00%	0	0.00%
	North	0	0.00%	0	0.00%
		3,078,059	100.00%	14	100.00%
9	Term	£	%	#	%
	0 <= x < 24	0	0.00%	0	0.00%
	24 <= x < 60	0	0.00%	0	0.00%
	60 <= x < 120	0	0.00%	0	0.00%
	120 <= x < 180	243,741	7.92%	1	7.14%
	180 <= x < 240	0	0.00%	0	0.00%
	240 <= x < 300	1,544,977	50.19%	7	50.00%
	300 <= x < 360	707,096	22.97%	3	21.43%
	360 <= x < 420	0	0.00%	0	0.00%
	420 <= x < 480	582,345	18.92%	3	21.43%
	480 <= x	0	0.00%	0	0.00%
		3,078,059	100.00%	14	100.00%
		Max	480		
		Min	180		
		Weighted-Average	327		
10	Seasoning	£	%	#	%
	0 <= x < 6	3,078,059	100.00%	14	100.00%
	6 <= x < 12	0	0.00%	0	0.00%
	12 <= x < 18	0	0.00%	0	0.00%
	18 <= x < 24	0	0.00%	0	0.00%
	24 <= x < 30	0	0.00%	0	0.00%
	30 <= x < 36	0	0.00%	0	0.00%
	36 <= x < 42	0	0.00%	0	0.00%
	42 <= x < 48	0	0.00%	0	0.00%
	48 <= x < 54	0	0.00%	0	0.00%
	54 <= x < 60	0	0.00%	0	0.00%
	60 <= x	0	0.00%	0	0.00%
		3,078,059	100.00%	14	100.00%
		Max	4		
		Min	1		
		Weighted-Average	2		
11	Remaining Term	£	%	#	%
	< 0	0	0.00%	0	0.00%
	0 <= x < 12	0	0.00%	0	0.00%
	12 <= x < 24	0	0.00%	0	0.00%
	24 <= x < 48	0	0.00%	0	0.00%
	48 <= x < 60	0	0.00%	0	0.00%
	60 <= x < 120	0	0.00%	0	0.00%
	120 <= x < 144	0	0.00%	0	0.00%
	144 <= x < 168	0	0.00%	0	0.00%
	168 <= x < 192	243,741	7.92%	1	7.14%
	192 <= x < 216	0	0.00%	0	0.00%
	216 <= x < 240	0	0.00%	0	0.00%
	240 <= x < 264	339,519	11.03%	2	14.29%
	264 <= x < 288	251,000	8.15%	1	7.14%
	288 <= x < 312	954,458	31.01%	4	28.57%
	312 <= x	1,289,341	41.89%	6	42.86%
		3,078,059	100%	14	100%
		Max	478		
		Min	178		
		Weighted-Average	325		
12	Origination Year	£	%	#	%
	2024	3,078,059	100.00%	14	100.00%
	2025	0	0.00%	0	0.00%
	2026	0	0.00%	0	0.00%
	2027-	0	0.00%	0	0.00%
		3,078,059	100.00%	14	100.00%
13	Maturity Year	£	%	#	%
	< 2031	0	0.00%	0	0.00%
	2031 - 2035	0	0.00%	0	0.00%
	2036 - 2040	243,741	7.92%	1	7.14%
	2041 - 2045	0	0.00%	0	0.00%
	>= 2046	2,834,318	92.08%	13	92.86%
		3,078,059	100.00%	14	100.00%
14	Loan purpose	£	%	#	%
	Purchase	650,380	21.13%	3	21.43%
	Remortgage	2,427,679	78.87%	11	78.57%
	Other	0,00	0.00%	0	0.00%
		3,078,059	100.00%	14	100.00%
15	Repayment Method	£	%	#	%
	Rent Only	1,886,500	61.29%	9	64.29%
	Repayment	1,191,559	38.71%	5	35.71%
	Part & Part	0,00	0.00%	0	0.00%
		3,078,059	100.00%	14	100.00%
16	Payment Type	£	%	#	%
	Repayment	1,191,559	38.71%	5	35.71%
	Rent only	1,886,500	61.29%	9	64.29%
		3,078,059	100.00%	14	100.00%
17	Rental Rate Type	£	%	#	%

	Floating rate loan (for life)	0	0.00%	0	0.00%
	2 year Fixed (reverting to floating)	872.795	28.36%	5	35.71%
	5 year Fixed (reverting to floating)	2,205.264	71.64%	9	64.29%
		3,078.059	100,00%	14	100,00%
18	Current Rental Rate Index	£	%	#	%
	BoE Base Rate	0	0.00%	0	0.00%
	Standard Variable Rate	3,078.059	100,00%	14	100,00%
		3,078.059	100,00%	14	100,00%
19	Current Rental Rate	£	%	#	%
	0% <= x < 4%	0	0.00%	0	0.00%
	4% <= x < 5%	0	0.00%	0	0.00%
	5% <= x < 6%	0	0.00%	0	0.00%
	6% <= x < 7%	2,706.782	87.94%	12	85.71%
	7% <= x < 8%	371.278	12.06%	2	14.29%
	8% <= x < 9%	0	0.00%	0	0.00%
		3,078.059	100,00%	14	100,00%
	Max	7.45%			
	Min	6.20%			
	Weighted-Average	6.54%			
20	Number Months in Arrears	£	%	#	%
	0 <= x < 1	3,078.059	100,00%	14	100,00%
	1 <= x < 2	0	0.00%	0	0.00%
	2 <= x < 3	0	0.00%	0	0.00%
	3 <= x < 6	0	0.00%	0	0.00%
	6 <= x < 9	0	0.00%	0	0.00%
	9 <= x < 12	0	0.00%	0	0.00%
	>= 12	0	0.00%	0	0.00%
		3,078.059	100,00%	14	100,00%
	Max	0			
	Min	0			
	Weighted-Average	0,0			
21	Gross Annual Income Coverage Ratio (ICR)	£	%	#	%
	0% <= x < 45%	-	-	-	-
	45% <= x < 50%	-	-	-	-
	50% <= x < 55%	-	-	-	-
	55% <= x < 60%	-	-	-	-
	60% <= x < 65%	-	-	-	-
	65% <= x < 70%	-	-	-	-
	70% <= x < 75%	-	-	-	-
	75% <= x < 80%	-	-	-	-
	80% <= x < 85%	-	-	-	-
	85% <= x < 90%	-	-	-	-
	90% <= x < 95%	-	-	-	-
	95% <= x < 100%	-	-	-	-
	100% <= x <= 150%	-	-	-	-
		-	-	-	-
	Max	-			
	Min	-			
	Weighted-Average	-			
22	Rental Income Coverage Ratio (RICR)	£	%	#	%
	0% <= x < 45%	-	-	-	-
	45% <= x < 50%	-	-	-	-
	50% <= x < 55%	-	-	-	-
	55% <= x < 60%	-	-	-	-
	60% <= x < 65%	-	-	-	-
	65% <= x < 70%	-	-	-	-
	70% <= x < 75%	-	-	-	-
	75% <= x < 80%	-	-	-	-
	80% <= x < 85%	-	-	-	-
	85% <= x < 90%	-	-	-	-
	90% <= x < 95%	-	-	-	-
	95% <= x < 100%	-	-	-	-
	100% <= x <= 150%	-	-	-	-
		-	-	-	-
	Max	-			
	Min	-			
	Weighted-Average	-			
23	Employment Status	£	%	#	%
	Self-employed	1,554.692	50.51%	7	50,00%
	Employed	1,523.367	49.49%	7	50,00%
	Pensioner	0	0.00%	0	0.00%
	Unemployed	0	0.00%	0	0.00%
	Other	0	0.00%	0	0.00%
		3,078.059	100,00%	14	100,00%

Portfolio Parameters (on Originated Assets)

Parameter	Status	Check to Data	Current status
Maximum weighted (by outstanding Finance Balance of each Home Purchase Plan included in the Asset Base) average current Finance Balance to unindexed Property value ratio (expressed as a percentage) of the aggregate Finance Balance of all Home Purchase Plans included in the Asset Base (to be first tested once the Asset Base reaches £35,000,000)	72,0%	N/A	N/A
Maximum proportion of Assets which have an outstanding Finance Balance that is greater than or equal to £500,000	10,0%	N/A	N/A
Maximum number (by outstanding Finance Balance) of Home Purchase Plans included in the Asset Base in respect of which the HPP Obligor has an adverse credit history or was subject to a County Court Judgement in the previous 24 months	2,0%	N/A	N/A
The maximum aggregate outstanding Finance Balance of Home Purchase Plans included in the Asset Base in respect of which the HPP Obligor has an adverse credit history or was subject to 3 or more County Court Judgements in the previous 24 months expressed as a percentage of the aggregate Finance Balance of all Home Purchase Plans included in the Asset Base	1,0%	N/A	N/A
Maximum average Finance Balance of all Home Purchase Plans in the Asset Base (to be first tested once the Asset Base reaches £35,000,000)	220.000,00	N/A	N/A
The maximum aggregate outstanding Finance Balance of Home Purchase Plans within the Asset Base that currently have Finance Balance to Property value ratio (expressed as a percentage) of aggregate Finance Balance of all Home Purchase Plans included in the Asset Base greater than 60 per cent, expressed as a percentage of the aggregate Finance Balance of all Home Purchase Plans included in the Asset Base	85,0%	N/A	N/A
Maximum aggregate outstanding Finance Balance of all Home Purchase Plans relating to Properties located within the London region (expressed as a percentage of the aggregate Finance Balance of all Home Purchase Plans included in the Asset Base)	55,0%	N/A	N/A
Maximum aggregate outstanding Finance Balance of all Home Purchase Plans relating to Properties located within a single region (other than the London region) (expressed as a percentage of the aggregate Finance Balance of all Home Purchase Plans included in the Asset Base)	30,0%	N/A	N/A
Maximum aggregate outstanding Finance Balance of all Home Purchase Plans relating to a single HPP Obligor (expressed as a percentage of the aggregate Finance Balance of all Home Purchase Plans included in the Asset Base)	5,5%	N/A	N/A
Maximum aggregate outstanding Finance Balance of all Home Purchase Plans relating to a Home Purchase Plans under which the HPP Obligor is obliged to make regular payments of Rent only and is not required to make any regular payments of Acquisition Amounts (expressed as a percentage of the aggregate Finance Balance of all Home Purchase Plans included in the Asset Base)	75,0%	N/A	N/A
Maximum aggregate outstanding Finance Balance of all Home Purchase Plans under which the HPP Obligor is currently resident in a country other than the United Kingdom (expressed as a percentage of the aggregate Finance Balance of all Home Purchase Plans included in the Asset Base)	30,0%	N/A	N/A
Maximum aggregate outstanding Finance Balance of all Home Purchase Plans under which (a) the HPP Obligor is currently resident in a country other than the United Kingdom and (b) minimum rental income coverage ratio threshold is satisfied only by taking into account the private income of such HPP Obligor other than rent expected to be paid on the Property by an undertenant to the HPP Obligor (expressed as a percentage of the aggregate Finance Balance of all Home Purchase Plans included in the Asset Base)	3,0%	N/A	N/A
Maximum aggregate outstanding Finance Balance of all Home Purchase Plans under which the HPP Obligor is self-employed (expressed as a percentage of the aggregate Finance Balance of all Home Purchase Plans included in the Asset Base)	20,0%	N/A	N/A
Maximum aggregate outstanding Finance Balance of all Home Purchase Plans under which the HPP Obligor is purchasing a Property for the purposes of letting the same to undertenants for business purposes for the first time (expressed as a percentage of the aggregate Finance Balance of all Home Purchase Plans included in the Asset Base)	15,0%	N/A	N/A
Minimum Weighted Average Margin (Post-Swap)	2,5%	0,0008	3%
Maximum aggregate outstanding Finance Balance of all Home Purchase Plans under which the HPP Obligor is more than 30 and not less than 90 days in arrears of payments of Rent and/or Agreed Acquisition Amounts (expressed as a percentage of the aggregate Finance Balance of all Home Purchase Plans included in the Asset Base)	7,0%	N/A	N/A
Maximum weighted (by outstanding Finance Balance of each Home Purchase Plan included in the Asset Base) average Fixed Rate Period for Home Purchase Plans which currently charge a fixed Rental Rate	3.5 Years	N/A	N/A
Maximum aggregate outstanding Finance Balance of all Home Purchase Plans classified as 'bridging' Home Purchase Plans and/or related to Properties subject to light refurbishment works (expressed as a percentage of the aggregate Finance Balance of all Home Purchase Plans included in the Asset Base)	5,0%	N/A	N/A
Financial Covenants			
Minimum Tangible Net worth	> £2,500,000	15.900.000,00	
6 month Forecast	(2.343.824,00)	2.679.317,00	
If 5 months then this figure	(189.524,00)		

TRIGGER EVENTS

31-Dec-2024

Nature of Trigger	Description of Trigger	Threshold	BREACH (YES / NO)				Consequence of Trigger
Asset Performance Triggers	The occurrence of any of the following, in relation to all Eligible Assets, calculated in respect of each Certificate Increase and each Profit Payment Date (each an "Asset Performance Trigger") which has occurred and is continuing for at least five Business Days.						
	NO						
	If there is a breach of an Asset Performance Trigger that has occurred and is continuing for at least 5 Business Days, there will be an Early Amortisation Event.						
	The asset performance trigger is only applicable on the original portfolio.						
	The rolling average, in respect of the three immediately preceding Collection Periods, of the delinquency as a percentage of:						
	(A) the aggregate Finance Balance of all Portfolio Assets that are Eligible Assets and are not considered Delinquent Assets in respect of which at least one instance of Acquisition Amounts has not been paid on its monthly due date and remains outstanding at per the last calendar day of the relevant Collection Period,						
	20-Sep-202411-Oct-202430-Nov-2024Average						
	divided by:						
	(B) the aggregate Finance Balance of the Eligible Assets as per the Profit Payment Date immediately preceding such Collection Period,						
	287,000.001,838,237.353,078,056.081,737,765.48						
the "Early Delinquency Ratio" is greater than 10 per cent;		10.00%	0.00%	0.00%	0.00%	0.00%	NO
	The rolling average, in respect of the three immediately preceding Collection Periods, of the delinquency as a percentage:						
	(A) the aggregate Finance Balance of the Assets in the Portfolio Assets Pool that have investment payments that are equal to or greater than the maximum in arrears per the last calendar day of the relevant Collection Period,						
	divided by:						
	(B) the aggregate Finance Balance of the Eligible Assets as per the Profit Payment Date immediately preceding such Collection Period,						
	287,000.001,838,237.353,078,056.081,737,765.48						
	the "Delinquent Ratio" is equal to or more than 2 per cent.		2.00%	0.00%	0.00%	0.00%	NO
	The rolling average, in respect of the three (3) immediately preceding Collection Periods, a weighted average Gross Spread of the Portfolio Assets that are Eligible Assets and are less than 2.5 percent.						
	2.50%0.70%0.70%0.50%0.67%						
	NO						

Early Amortisation Event	The occurrence of any of the following:				
	The occurrence of an Asset Performance Trigger in relation to all Eligible Assets which has occurred and is continuing for at least five Business Days.				
	(A) a Change of Control of the Originator that is not a Permitted Change of Control;	please check with legal team			
	(B) a breach of the Senior Borrowing Base Test has occurred and is continuing for five Business Days or longer;	please check with legal team			
	(C) a breach of the Mortgage Borrowing Base Test has occurred and is continuing for three Business Days or longer;	please check with legal team			
	(D) a Disposition Event that has occurred and is continuing;	please check with legal team			
	(E) an unsatisfactory information Asset report where the findings are considered in the opinion of the Senior Certificateholders acting reasonably and commercially to have a material adverse effect on the Senior Certificateholders;	please check with legal team			
	(F) an unsatisfactory ACP report which, in the opinion of the Senior Certificateholders is unsatisfactory unless capital of funds and committed within 10 Business Days;	please check with legal team			
	(G) the balance outstanding to the credit of the Liquidity Reserve Fund is less than the Liquidity Reserve Required Amount;	please check with legal team			
	(H) the permitted number of Liquidity Reserve Cure Payments has been breached;	please check with legal team			

Current Reporting Period

2-Dec-2024

please update on monthly basis in tab PROFIT calculation

Availability period	From	5-Jul-2024	Friday
	To	6-Jul-2024	Monday
Return Accumulation Period	From (including)	20-Dec-2024	Friday
	To (including)	19-Jan-2025	Sunday
	DAYS	31.00	
Profit Payment date	20-Jan-2025		
	Monday		
Determination date	16-Jan-2025		
	Thursday		
Collection Period	From	1-Dec-2024	
Collection Period	To	31-Dec-2024	

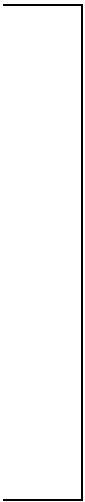
Tranche	Advance Rate	Borrowing Base	Available to draw	Senior	Mezz
Senior	88,0%	£ 13.980.804,30	£ 13.980.804,30	£ 12.939.067,28	
Mezz	95,0%	£ 15.007.769,71	£ 15.007.769,71		£ -
Total available to draw					
<i>Blended AR</i>					
<i>Utilisation</i>					
<i>Headroom</i>					
Junior					

Total Rent receipts	£68.279,36	
Total fees	(£530,40)	
Collection on excluded accounts	£6.316,41	collection on the long-term arrears account
Total expenses	(£10.527,56)	Bill payment to servicer
Total ERC		
Total Revenue Recoveries		
Less : Third Party Amounts Paid		

TOTAL REVENUE RECEIPTS	**	£63.537,81
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Acquisition Payments Collections for Calculation Period	Based on Current Balance	Based on Principal Only
Opening Outstanding Acquisition Payments	£15.700.085,57	£15.263.706,45
Total Acquisition Payments receipts		
of which scheduled	£110.798,53	£110.798,53
of which prepayment	£58.212,76	£58.212,76
Acquisition Payments Losses/Adjustment	£0,00	£0,00
Total Acquisition Payments Recoveries		
Any Payment Pursuant to any Insurance Policy		
Repurchase Proceeds of any finance by the Seller		
Other (Rent charge for the month)	(£5.329,46)	
Calculated Closing Balance	** £15.525.744,82	£15.094.695,16
TOTAL Acquisition Payments RECEIPTS	** £169.011,29	£169.011,29
Closing Balance	£15.520.943,97	£15.097.720,13
Difference	£4.800,85	(£3.024,97)

Cash Flow			
Revenue Collections for Calculation Period			
Total Rent receipts	£74.595,77	Cash Receipt in Funding Account	
Total fees	£0,00	Bank Balances as at 31st December 2024	£228.532,82
Total expenses	(£10.527,56)	Total Cash Flow	£228.532,82
Total ERC	£0,00	Variance	£4.546,68
Total Revenue Recoveries	£0,00		
Less : Third Party Amounts Paid	£0,00		
Total Revenue Receipt	£64.068,21		
Acquisition Payments Collections for Calculation Period			
Opening Acquisition Payments	£0,00		
Total Acquisition Payments receipts	£0,00		
of which scheduled	£110.798,53		
of which prepayment	£58.212,76		
Acquisition Payments (Losses) / Adjustments	£0,00		
Total Acquisition Payments Recoveries			
Other	£0,00		
Any Payment Pursuant to any Insurance Policy	£0,00		
Repurchase Proceeds of any finance by the Seller	£0,00		
Total Acquisition Payment receipts	£169.011,29		
Total Receipt	£233.079,50		



Total Rent receipts	£10.506,84
Total fees	£0,00
Collection on excluded accounts	£0,00
Total expenses	£0,00
Total ERC	
Total Revenue Recoveries	
Less : Third Party Amounts Paid	
TOTAL REVENUE RECEIPTS	** £10.506,84

Acquisition Payments Collections for Calculation Period	Based on Current Balance	Based on Principal Only
Opening Outstanding Acquisition Payments	£1.838.249,35	£1.838.250,00
Originations	£1.244.096,00	£1.244.096,00
Total Acquisition Payments receipts		
of which scheduled	£1.036,17	£1.036,17
of which prepayment	(£0,00)	(£0,00)
Acquisition Payments Losses/Adjustment	£0,00	£0,00
Total Acquisition Payments Recoveries		
Any Payment Pursuant to any Insurance Policy		
Repurchase Proceeds of any finance by the Seller		
Other (Rent charge for the month)		
Calculated Closing Balance	** £3.081.309,18	£3.081.309,83
TOTAL Acquisition Payments RECEIPTS	** £1.036,17	£1.036,17
Closing Balance	£3.084.528,02	£3.081.326,01
Difference	(£3.218,84)	(£16,18)

Cash Flow			
Revenue Collections for Calculation Period		Cash Receipt in Funding Account	
Total Rent receipts	£10.506,84	Bank Balances as at 31st December 2024	£11.543,01
Total fees	£0,00	Total Cash Flow	£11.543,01
Total expenses	£0,00		
Total ERC	£0,00	Variance	£0,00
Total Revenue Recoveries	£0,00		
Less : Third Party Amounts Paid	£0,00		
Total Revenue Receipt	£10.506,84		
Acquisition Payments Collections for Calculation Period			
Opening Acquisition Payments	£0,00		
Total Acquisition Payments receipts	£0,00		
of which scheduled	£1.036,17		
of which prepayment	(£0,00)		
Acquisition Payments (Losses) / Adjustments	£0,00		
Total Acquisition Payments Recoveries			
Other	£0,00		
Any Payment Pursuant to any Insurance Policy	£0,00		
Repurchase Proceeds of any finance by the Seller	£0,00		
Total Acquisition Payment receipts	£1.036,17		
Total Receipt	£11.543,01		

Defaults ledger

[illegible]

Loss Tracker

[illegible]

Hedging Tracker

Notional amount sum	OB sum	Ratio

[illegible]

[illegible]

Summary table

[illegible]

[illegible]

