

<u>Borrowing Base Statistics - Initial Portfolio only</u>				
Total Original Balance (£)	45,609.577			
Total Current Balance (£)	15,920.673			
Number of Loans	386			
Number of Borrowers	606			
Average Current Balance (£)	41,245			
Weighted-average Original FTV (%)	76,01%			
Weighted-average Current FTV (%)	16,07%			
Current FTV > 60%	252,328			
Weighted-average Seasoning (Months)	203			
Weighted-average Remaining Term (Months)	103			
Weighted-average Current Rental Rate (%)	6,33%			
HPPs >= £500k (%)	-			
Adverse credit / CCJs (%)	-			
Adverse credit / CCJs 3 or more (in last 24 months) (%)	-			
Current FTV > 60%	1,58%			
London Exposure (%)	37,77%			
Maximum any other region exposure (%)	16,11%			
Maximum Borrower Balance (%)	1,58%			
Rent Only (%)	0,03%			
ExPat/Overseas Borrowers (%)	0,00%			
Self-employed (%)	19,36%			
FTB Landlord (%)	0,00%			
Weighted-average Margin (%)	1,31%			
Weighted-average Fixed Rate Period (%)	0,00%			
Performing Loans (< 30 days in arrears) (%)	90,37%			
Arrears 30-90 days (%)	2,81%			
Defaulted Loans (> 90 days in arrears) (%)	6,82%			

1	Original Balance	£	%	#	%
	0 <= x < 25,000	25,000	0,05%	46	11,92%
	25,000 <= x < 50,000	958,627	2,10%	23	5,96%
	50,000 <= x < 100,000	8,637,304	18,94%	109	28,24%
	100,000 <= x < 150,000	12,597,615	27,62%	99	25,65%
	150,000 <= x < 200,000	10,037,869	22,01%	57	14,77%
	200,000 <= x < 250,000	6,729,312	14,75%	30	7,77%
	250,000 <= x < 350,000	5,113,100	11,21%	18	4,66%
	350,000 <= x < 400,000	1,107,000	2,43%	3	0,78%
	400,000 <= x < 450,000	403,750	0,89%	1	0,26%
	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%
		45,609,577	100%	386	100%
	Max	403,750			
	Min	0			
	Average	118,160			
2	Current Balance	£	%	#	%
	<0	0	0,00%	0	0,00%
	0 <= x < 25,000	1,319,871	8,29%	145	37,56%
	25,000 <= x < 50,000	4,195,887	26,35%	112	29,02%
	50,000 <= x < 100,000	6,767,651	42,51%	101	26,17%
	100,000 <= x < 150,000	2,827,884	17,76%	24	6,22%
	150,000 <= x < 200,000	310,227	1,95%	2	0,52%
	200,000 <= x < 250,000	246,826	1,55%	1	0,26%
	250,000 <= x < 350,000	252,328	1,58%	1	0,26%
	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%
		15,920,673	100%	386	100%
	Max	252,328			
	Min	0			
	Average	41,245			
3	Original FTV	£	%	#	%
	0% <= x < 45%	766,894	4,82%	76	19,69%
	45% <= x < 50%	250,619	1,57%	9	2,33%
	50% <= x < 55%	433,675	2,72%	12	3,11%
	55% <= x < 60%	795,525	5,00%	20	5,18%
	60% <= x < 65%	769,251	4,83%	23	5,96%
	65% <= x < 70%	1,529,230	9,61%	33	8,55%
	70% <= x < 75%	1,865,409	11,72%	43	11,14%
	75% <= x < 80%	1,028,340	6,46%	23	5,96%
	80% <= x < 85%	3,543,747	22,26%	74	19,17%
	85% <= x < 90%	2,942,172	18,48%	45	11,66%
	90% <= x < 95%	1,536,466	9,65%	21	5,44%
	95% <= x < 100%	459,346	2,89%	7	1,81%
	100% <= x <= 150%	0	0,00%	0	0,00%
		15,920,673	100,00%	386	100,00%
	Max	100%			
	Min	0%			
	Weighted-Average	76%			

Original Valuation	£	%	#	%
0 <= x < 50,000	275.000	0,38%	6	1,55%
50,000 <= x < 100,000	4.190.300	5,81%	51	13,21%
100,000 <= x < 150,000	11.944.400	16,57%	93	24,09%
150,000 <= x < 200,000	15.960.640	22,14%	91	23,58%
200,000 <= x < 250,000	18.029.745	25,01%	79	20,47%
250,000 <= x < 300,000	8.375.500	11,62%	30	7,77%
300,000 <= x < 350,000	6.656.500	9,23%	20	5,18%
350,000 <= x < 400,000	2.268.500	3,15%	6	1,55%
400,000 <= x < 450,000	3.417.500	4,74%	8	2,07%
450,000 <= x < 500,000	968.000	1,34%	2	0,52%
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%
	<b>72.086.085</b>	<b>100,00%</b>	<b>386</b>	<b>100,00%</b>

5

Current FTV	£	%	#	%
0% <= x < 25%	12.598.417	79,13%	340	88,08%
25% <= x < 35%	1.885.856	11,85%	31	8,03%
35% <= x < 45%	1.184.072	7,44%	14	3,63%
45% <= x < 50%	0	0,00%	0	0,00%
50% <= x < 55%	0	0,00%	0	0,00%
55% <= x < 60%	0	0,00%	0	0,00%
60% <= x < 65%	0	0,00%	0	0,00%
65% <= x < 70%	0	0,00%	0	0,00%
70% <= x < 75%	252.328	1,58%	1	0,26%
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%
	<b>15.920.673</b>	<b>100,00%</b>	<b>386</b>	<b>100,00%</b>

6

Current Valuation	£	%	#	%
0 <= x < 50,000	0	0,00%	0	0,00%
50,000 <= x < 100,000	1.074.848	0,87%	13	3,37%
100,000 <= x < 150,000	4.064.042	3,28%	32	8,29%
150,000 <= x < 200,000	9.894.127	7,98%	57	14,77%
200,000 <= x < 250,000	12.959.345	10,45%	58	15,03%
250,000 <= x < 300,000	13.027.920	10,51%	47	12,18%
300,000 <= x < 350,000	13.483.632	10,88%	42	10,88%
350,000 <= x < 400,000	10.112.683	8,16%	27	6,99%
400,000 <= x < 450,000	9.701.169	7,82%	23	5,96%
450,000 <= x < 500,000	14.211.536	11,46%	30	7,77%
500,000 <= x < 1,000,000	35.451.465	28,59%	57	14,77%
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%
	<b>123.980.767</b>	<b>100,00%</b>	<b>386</b>	<b>100,00%</b>

7

Property type	£	%	#	%
Residential (House, detached or semi-detached)	7.155.764	44,95%	158	40,93%
Residential (Flat/Apartment)	1.499.474	9,42%	25	6,48%
Residential (Bungalow)	225.772	1,42%	4	1,04%
Residential (Terraced House)	7.018.554	44,08%	198	51,30%
Other	21.109	0,13%	1	0,26%
	<b>15.920.673</b>	<b>100,00%</b>	<b>386</b>	<b>100,00%</b>

8

Geographic Region	£	%	#	%
South East	591.563	3,72%	20	5,18%
West Midlands	2.170.937	13,64%	60	15,54%
South West	528.956	3,32%	19	4,92%
North West	714.390	4,49%	27	6,99%
Yorkshire & Humber	2.564.090	16,11%	78	20,21%
London	6.013.950	37,77%	100	25,91%
East Anglia	906.695	5,70%	21	5,44%
Wales	260.260	1,63%	5	1,30%
East Midlands	1.131.769	7,11%	28	7,25%
North	1.038.063	6,52%	28	7,25%
	<b>15.920.673</b>	<b>100,00%</b>	<b>386</b>	<b>100,00%</b>

9

Term	£	%	#	%
0 <= x < 24	0	0,00%	0	0,00%
24 <= x < 60	0	0,00%	0	0,00%
60 <= x < 120	4.390	0,03%	5	1,30%
120 <= x < 180	70.825	0,44%	31	8,03%
180 <= x < 240	487.943	3,06%	27	6,99%
240 <= x < 300	11.749.828	73,80%	273	70,73%
300 <= x < 360	1.895.659	11,91%	27	6,99%
360 <= x < 420	984.678	6,18%	13	3,37%
420 <= x < 480	727.350	4,57%	10	2,59%
480 <= x	0	0,00%	0	0,00%
	<b>15.920.673</b>	<b>100,00%</b>	<b>386</b>	<b>100,00%</b>

10

Max 468  
Min 82  
Weighted-Average 306

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%	1	0,26%
48 <= x < 54	87.879	0,55%	44	11,40%
54 <= x < 60	0	0,00%	0	0,00%
60 <= x	15.832.795	99,45%	341	88,34%
	<b>15.920.673</b>	<b>100,00%</b>	<b>386</b>	<b>100,00%</b>
	<b>Max</b>	232		
	<b>Min</b>	44		
	<b>Weighted-Average</b>	203		
11	<b>Remaining Term</b>			
	£	%	#	%
< 0	0	0,00%	0	0,00%
0 <= x < 12	82.815	0,52%	4	1,04%
12 <= x < 24	62.213	0,39%	7	1,81%
24 <= x < 48	205.308	1,29%	13	3,37%
48 <= x < 60	215.241	1,35%	5	1,30%
60 <= x < 120	11.789.358	74,05%	295	76,42%
120 <= x < 144	381.434	2,40%	7	1,81%
144 <= x < 168	895.628	5,63%	15	3,89%
168 <= x < 192	805.770	5,06%	14	3,63%
192 <= x < 216	241.423	1,52%	3	0,78%
216 <= x < 240	751.695	4,72%	14	3,63%
240 <= x < 264	316.383	1,99%	6	1,55%
264 <= x < 288	173.406	1,09%	3	0,78%
288 <= x < 312	0	0,00%	0	0,00%
312 <= x	0	0,00%	0	0,00%
	<b>15.920.673</b>	<b>100%</b>	<b>386</b>	<b>100%</b>
	<b>Max</b>	285		
	<b>Min</b>	0		
	<b>Weighted-Average</b>	103		
12	<b>Origination Year (all originated between 2005 and 2021)</b>			
	£	%	#	%
2005	224.069	1,41%	8	2,07%
2006	2.054.846	12,91%	61	15,80%
2007	5.259.352	33,03%	124	32,12%
2008	5.566.895	34,97%	96	24,87%
2009	2.727.633	17,13%	52	13,47%
2020	87.879	0,55%	44	11,40%
2021	0	0,00%	1	0,26%
	<b>15.920.673</b>	<b>100%</b>	<b>386</b>	<b>100%</b>
13	<b>Maturity Year</b>			
	£	%	#	%
< 2031	941.237	5,91%	46	11,92%
2031 - 2035	11.711.004	73,56%	283	73,32%
2036 - 2040	1.785.526	11,22%	31	8,03%
2041 - 2045	1.102.773	6,93%	19	4,92%
>= 2046	380.133	2,39%	7	1,81%
	<b>15.920.673</b>	<b>100,00%</b>	<b>386</b>	<b>100,00%</b>
14	<b>Loan purpose</b>			
	£	%	#	%
Purchase	10.627.857	66,76%	243	62,95%
Remortgage	5.292.817	33,24%	143	37,05%
Other	0,00	0,00%	0	0,00%
	<b>15.920.673</b>	<b>100,00%</b>	<b>386</b>	<b>100,00%</b>
15	<b>Repayment Method</b>			
	£	%	#	%
Rent Only	4.429	0,03%	1	0,26%
Repayment	15.916.244	99,97%	385	99,74%
Part & Part	0,00	0,00%	0	0,00%
	<b>15.920.673</b>	<b>100,00%</b>	<b>386</b>	<b>100,00%</b>
16	<b>Payment Type</b>			
	£	%	#	%
Annuity	15.916.244	99,97%	385	99,74%
Bullet	4.429	0,03%	1	0,26%
	<b>15.920.673</b>	<b>100,00%</b>	<b>386</b>	<b>100,00%</b>
17	<b>Rental Rate Type</b>			
	£	%	#	%
Floating rate loan (for life)	15.920.673	100,00%	386	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%
	<b>15.920.673,26</b>	<b>100,00%</b>	<b>386</b>	<b>100,00%</b>
18	<b>Current Rental Rate Index</b>			
	£	%	#	%
BoE Base Rate	15.832.795	99,45%	341	88,34%
Standard Variable Rate	87.879	0,55%	45	11,66%
	<b>15.920.673</b>	<b>100,00%</b>	<b>386</b>	<b>100,00%</b>
19	<b>Current Rental Rate</b>			
	£	%	#	%
0% <= x < 4%	87.879	0,55%	46	11,92%
4% <= x < 5%	0	0,00%	0	0,00%
5% <= x < 6%	1.293.509	8,12%	20	5,18%
6% <= x < 7%	14.481.136	90,96%	319	82,64%
7% <= x < 8%	58.149	0,37%	1	0,26%
8% <= x < 9%	0	0,00%	0	0,00%
	<b>15.920.673</b>	<b>100,00%</b>	<b>386</b>	<b>100,00%</b>
	<b>Max</b>	7,09%		
	<b>Min</b>	0,00%		
	<b>Weighted-Average</b>	6,33%		
20				

Number Months in Arrears	£	%	#	%
0 <= x < 1	14,387.339	90,37%	363	94,04%
1 <= x < 2	148.534	0,93%	4	1,04%
2 <= x < 3	299.390	1,88%	7	1,81%
3 <= x < 6	49.325	0,31%	2	0,52%
6 <= x < 9	2.211	0,01%	1	0,26%
9 <= x < 12	0	0,00%	0	0,00%
>= 12	1.033.875	6,49%	9	2,33%
	<b>15.920.673</b>	<b>100,00%</b>	<b>386</b>	<b>100,00%</b>

Max 154  
Min 0  
Weighted-Average 1,7

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	3.082.084	19,36%	76	19,69%
Employed	12.565.681	78,93%	300	77,72%
Pensioner	2.211	0,01%	1	0,26%
Unemployed	220.961	1,39%	8	2,07%
Other	49.737	0,31%	1	0,26%
	<b>15.920.673</b>	<b>100,00%</b>	<b>386</b>	<b>100,00%</b>

<u>Borrowing Base Statistics - Initial_Portfolio.xls</u>	
Total Original Balance (£)	297,000
Total Current Balance (£)	297,000
Number of Loans	2
Number of Borrowers	2
Average Current Balance (£)	148,500
Weighted-average Original FTV (%)	64,67%
Weighted-average Current FTV (%)	64,67%
Current FTV > 60%	297,000
Weighted-average Seasoning (Months)	1
Weighted-average Remaining Term (Months)	479
Weighted-average Current Rental Rate (%)	6,70%
HPIs >= £500k (%)	-
Adverse credit / CCs (%)	-
Adverse credit / CCs 3 or more (in last 24 months) (%)	-
Current FTV > 60%	100,00%
London Exposure (%)	0,00%
Maximum any other region exposure (%)	54,55%
Maximum Borrower Balance (%)	54,55%
Rent Only (%)	100,00%
ExPat/Overseas Borrowers (%)	0,00%
Self-employed (%)	54,55%
F1B Landlord (%)	0,00%
Weighted-average Margin (%)	6,70%
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) (%)	0,00%

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	135,000	45.45%	1	50.00%
150,000 <= x < 200,000	162,000	54.55%	1	50.00%
200,000 <= x < 250,000	0	0.00%	0	0.00%
250,000 <= x < 350,000	0	0.00%	0	0.00%
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%
	297,000	100%	2	100%

		Max	162,000		
		Min	135,000		
		Average	148,500		
<b>2</b>	<b>Current Balance</b>			<b>£</b>	<b>%</b>
	<0			#	%
	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	135,000	45.45%	1	50.00%
	150,000 <= x < 200,000	162,000	54.55%	1	50.00%
	200,000 <= x < 250,000	0	0.00%	0	0.00%
	250,000 <= x < 350,000	0	0.00%	0	0.00%
	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%
		<b>297,000</b>	<b>100%</b>	<b>2</b>	<b>100%</b>
		Max	162,000		
		Min	135,000		
		Average	148,500		

Original FTV	£	%	#	%
0% <= x < 45%	0	0.00%	0	0.00%
45% <= x < 50%	0	0.00%	0	0.00%
50% <= x < 55%	0	0.00%	0	0.00%
55% <= x < 60%	0	0.00%	0	0.00%
60% <= x < 65%	162,000	54.55%	1	50.00%
65% <= x < 70%	135,000	45.45%	1	50.00%
70% <= x < 75%	0	0.00%	0	0.00%
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%
	<b>297,000</b>	<b>100.00%</b>	<b>2</b>	<b>100.00%</b>

		Max	Min		
		Weighted-Average	62%	65%	
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		200,000	43.48%	1	50.00%
200,000 <= x < 250,000		0	0.00%	0	0.00%
250,000 <= x < 300,000		260,000	56.52%	1	50.00%
300,000 <= x < 350,000		0	0.00%	0	0.00%
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 < 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%
		460,000	100.00%	2	100.00%

		Max	260,000		
		Min	200,000		
		Weighted-Average	232,727		
<b>5</b>	<b>Current FTV</b>			<b>£</b>	<b>%</b>
	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%	0	0.00%	0	0.00%
	50% <= x < 55%	0	0.00%	0	0.00%
	55% <= x < 60%	0	0.00%	0	0.00%
	60% <= x < 65%	162,000	54.55%	1	50.00%
	65% <= x < 70%	135,000	45.45%	1	50.00%
	70% <= x < 75%	0	0.00%	0	0.00%
	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%
		<b>297,000</b>	<b>100,00%</b>	<b>2</b>	<b>100,00%</b>
		Max	68%		
		Min	62%		
		Weighted-Average	65%		

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	200,000	43.48%	1	50.00%	
200,000 <= x < 250,000	0	0.00%	0	0.00%	
250,000 <= x < 300,000	260,000	56.52%	1	50.00%	
300,000 <= x < 350,000	0	0.00%	0	0.00%	
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 < 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%	
2,000,000 <= x < 2,500,000	0	0.00%	0	0.00%	
	460,000	100.00%	2	100.00%	
	Max	260,000			
	Min	200,000			
	Weighted-Average	232,727			
7	Property type	£	%	#	%
	Residential (House, detached or semi-detached)	135,000	45.45%	1	50.00%
	Residential (Flat/Apartment)	0	0.00%	0	0.00%
	Residential (Bungalow)	162,000	54.55%	1	50.00%
	Residential (Terraced House)	0	0.00%	0	0.00%
	Other	0	0.00%	0	0.00%
		297,000	100.00%	2	100.00%
8	Geographic Region	£	%	#	%
	South East	0	0.00%	0	0.00%
	West Midlands	0	0.00%	0	0.00%
	South West	0	0.00%	0	0.00%
	North West	135,000	45.45%	1	50.00%
	Yorkshire & Humber	162,000	54.55%	1	50.00%
	London	0	0.00%	0	0.00%
	East Anglia	0	0.00%	0	0.00%
	Wales	0	0.00%	0	0.00%
	East Midlands	0	0.00%	0	0.00%
	North	0	0.00%	0	0.00%
		297,000	100.00%	2	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%	0	0.00%
	180 <= x < 240	0	0.00%	0	0.00%
	240 <= x < 300	0	0.00%	0	0.00%
	300 <= x < 360	0	0.00%	0	0.00%
	360 <= x < 420	0	0.00%	0	0.00%
	420 <= x < 480	297,000	100.00%	2	100.00%
	480 <= x	0	0.00%	0	0.00%
		297,000	100.00%	2	100.00%
	Max	480			
	Min	480			
	Weighted-Average	480			
10	Seasoning	£	%	#	%
	0 <= x < 6	297,000	100.00%	2	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%
		297,000	100.00%	2	100.00%
	Max	2			
	Min	0			
	Weighted-Average	1			
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	0	0.00%	0	0.00%
	192 <= x < 216	0	0.00%	0	0.00%
	216 <= x < 240	0	0.00%	0	0.00%
	240 <= x < 264	0	0.00%	0	0.00%
	264 <= x < 288	0	0.00%	0	0.00%
	288 <= x < 312	0	0.00%	0	0.00%
	312 <= x	297,000	100.00%	2	100.00%
		297,000	100%	2	100%
	Max	480			
	Min	478			
	Weighted-Average	479			

Origination Year (all originated between 2005 and 2021)		£	%	#	%
2024	-	-	-	-	-
2025	-	-	-	-	-
2026	-	-	-	-	-
2027+	-	-	-	-	-
13	Maturity Year	£	%	#	%
	< 2031	0	0.00%	0	0.00%
	2031 - 2035	0	0.00%	0	0.00%
	2036 - 2040	0	0.00%	0	0.00%
	2041 - 2045	0	0.00%	0	0.00%
	≥ 2046	297,000	100.00%	2	100.00%
14	Loan purpose	£	%	#	%
	Purchase	0	#DIV/0!	0	#DIV/0!
	Remortgage	0	#DIV/0!	0	#DIV/0!
	Other	0.00	#DIV/0!	0	#DIV/0!
		0	#DIV/0!	0	#DIV/0!
15	Repayment Method	£	%	#	%
	Rent Only	297,000	100.00%	2	100.00%
	Repayment	0	0.00%	0	0.00%
	Part & Part	0.00	0.00%	0	0.00%
		297,000	100.00%	2	100.00%
16	Payment Type	£	%	#	%
	Annuity	0	0.00%	0	0.00%
	Bullet	297,000	100.00%	2	100.00%
		297,000	100.00%	2	100.00%
17	Rental Rate Type	£	%	#	%
	Floating rate loan (for life)	0	0.00%	0	0.00%
	2 year Fixed (reverting to floating)	297,000	100.00%	2	100.00%
	5 year Fixed (reverting to floating)	0	0.00%	0	0.00%
		297,000.00	100.00%	2	100.00%
18	Current Rental Rate Index	£	%	#	%
	BoE Base Rate	297,000	100.00%	2	100.00%
	Standard Variable Rate	0	0.00%	0	0.00%
		297,000	100.00%	2	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%	297,000	100.00%	2	100.00%
	7% <= x < 8%	0	0.00%	0	0.00%
	8% <= x < 9%	0	0.00%	0	0.00%
		297,000	100.00%	2	100.00%
20	Number Months in Arrears	£	%	#	%
	0 <= x < 1	297,000	100.00%	2	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%
		297,000	100.00%	2	100.00%
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%	-	-	-	-
		-	-	-	-
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%	-	-	-	-
		-	-	-	-
23	Employment Status	£	%	#	%
	Self-employed	162,000	54.55%	1	50.00%
	Employed	135,000	45.45%	1	50.00%
	Pensioner	0	0.00%	0	0.00%
	Unemployed	0	0.00%	0	0.00%
	Other	0	0.00%	0	0.00%
		297,000	100.00%	2	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%	N/A	N/A
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
<b>Financial Covenants</b>			
Minimum Tangible Net worth	> £2,500,000	15.900.000,00	
6 month Forecast	(1.980.479,00)	2.992.510,49	
If 5 months then this figure	(1.551.136,00)		

TRIGGER EVENTS		31-Oct-2024			
Nature of Trigger	Description of Trigger	Threshold	BREACH ( YES / NO )		Consequence of Trigger
<b>Asset Performance Triggers</b> <small>The asset performance trigger is only applicable on the originated portfolio.</small>	The occurrence of any of the following, in respect of 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.
	(i) The rolling average, in respect of the three immediately preceding Collection Periods, of the ratio expressed as a percentage of:		31-Aug-2024	30-Sep-2024	31-Oct-2024
	(A) The aggregate Finance Balance of all Portfolio Assets that are Eligible Assets and are not considered Defaulted Assets in respect of which at least one instalment 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,				Average
	divided by				
	(B) the aggregate Finance Balance of the Eligible Assets as per the Profit Payment Date immediately preceding such Collection Period,		162.000,00	297.000,00	153.000,00
	the "Early Delinquency Ratio" is greater than 10 per cent.;	10,00%	0,00%	0,00%	0,00%
	(ii) The rolling average, in respect of the three immediately preceding Collection Periods, of the ratio expressed as a percentage of:				
	(A) The aggregate Finance Balance of the Assets in the Portfolio Assets Pool that have instalment payments that are equal to or greater than three months in arrears as 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,		162.000,00	297.000,00	153.000,00
	(the "Defaulted Ratio") is equal to or more than 2 per cent.	2,00%	0,00%	0,00%	0,00%
	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 is not less than 2.5 per cent.	2,50%	0,00%	6,70%	6,70%
	(iii) 2.5 per cent.			4,47%	NO
<b>Early Amortisation Event</b>	The occurrence of any of the following:		NO		If an Early Amortisation Event occurs, the purchase of additional Assets will cease and all available funds will be used to amortise the Facility in accordance with the Amortisation Period Priority of Payments.
	(a) 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;		NO		
	(b) a Change of Control of the Originator that is not a Permitted Change of Control; <small>please check with legal team</small>		NO		
	(c) a breach of the Senior Borrowing Base Test has occurred and is continuing for three Business Days or longer;		NO		
	(d) a breach of the Mezzanine Borrowing Base Test has occurred and is continuing for three Business Days or longer;		NO		
	(e) a Dissolution Event that has occurred and is continuing; <small>please check with legal team</small>		NO		
	(f) an unsatisfactory receivables Audit report where the findings are considered in the opinion of the Senior Certificateholders acting reasonably and commercially to have a materially adverse effect on the Senior Certificateholders; <small>please check with legal team</small>		NO		
	(g) an unsatisfactory AUR report which, in the opinion of the Senior Certificateholder is unsatisfactory unless capable of remedy and remedied within 10 Business Days <small>please check with legal team</small>		NO		
	(h) the balance outstanding to the credit of the Liquidity Reserve Fund is less than the Liquidity Reserve Required Amount;		NO		
	(i) the permitted number of Liquidity Reserve Cure Payments has been breached;		NO		
	(j) a breach of the Originator's Undertakings as set out in clause 5 (Undertakings) of the Originating Deed; <small>please check with legal team</small>		NO		
	(k) a Servicer Termination Event and the failure to replace the Servicer within the time period required under the Servicing Agreement;		NO		
	(l) a Master Servicer Termination Event has occurred and is continuing; <small>please check with legal team</small>		NO		
	(m) non-payment of the Voluntary Contribution;		NO		
	(n) a Key Person Event. <small>please check with legal team</small>		NO		

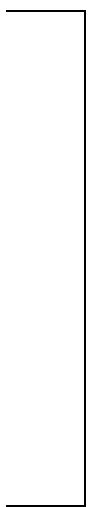
<b>Current Reporting Period</b>	<b>10 - Oct-2024</b> <i>please update on monthly basis in tab PROFIT calculation</i>	
<b>Availability period</b>	<b>From</b>	<b>5-Jul-2024 Friday</b>
	<b>To</b>	<b>6-Jul-2026 Monday</b>
<b>Return Accumulation Period</b>	<b>From (including)</b>	<b>21-Oct-2024 Monday</b>
	<b>To (including)</b>	<b>19-Nov-2024 Tuesday</b>
	<b>DAYS</b>	<b>30,00</b>
<b>Profit Payment date</b>	<b>20-Nov-2024 Wednesday</b>	
<b>Determination date</b>	<b>18-Nov-2024 Monday</b>	
<b>Collection Period</b>	<b>From</b>	<b>1-Oct-2024</b>
<b>Collection Period</b>	<b>To</b>	<b>31-Oct-2024</b>

Tranche	Advance Rate	Borrowing Base	Available to draw	Senior	Mezz
Senior	88,0%	£ 10.938.739,63	£ 10.938.739,63	£ 10.855.405,50	
Mezz	95,0%	£ 11.798.477,38	£ 11.798.477,38	£ -	
<b>Total available to draw</b>					
<i>Blended AR</i>					
<i>Utilisation</i>					
<i>Headroom</i>					
Junior					

Total Rent receipts	£71.369,58
Total fees	£0,00
Collection on excluded accounts	£6.483,62 collection on the long-term arrears account
Total expenses	(£49.004,13) Bill payment to servicer
Total ERC	
Total Revenue Recoveries	
Less : Third Party Amounts Paid	

TOTAL REVENUE RECEIPTS	**	£28.849,07	
Acquisition Payments Collections for Calculation Period			
Opening Outstanding Acquisition Payments		Based on Current Balance	Based on Principal Only
Total Acquisition Payments receipts		£16.036.996,23	£15.607.403,87
of which scheduled		£114.600,33	£114.600,33
of which prepayment		£6.872,56	£6.872,56
Acquisition Payments Losses/Adjustment		£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)	**	£15.915.523,34	£15.485.930,98
Calculated Closing Balance			
TOTAL Acquisition Payments RECEIPTS	**	£121.472,89	£121.472,89
Closing Balance		£15.920.673,26	£15.485.277,70
Difference		(£5.149,92)	£653,28

Cash Flow			
Revenue Collections for Calculation Period			
Total Rent receipts	£77.853,20	Cash Receipt in Funding Account	£140.834,53
Total fees	£0,00	Bank Balances as at 1 October 2024	£18.622,51
Total expenses	(£49.004,13)	Total Cash Flow	£159.457,04
Total ERC	£0,00	Variance	(£9.135,08)
Total Revenue Recoveries	£0,00		
Less : Third Party Amounts Paid	£0,00		
Total Revenue Receipt	£28.849,07		
Acquisition Payments Collections for Calculation Period			
Opening Acquisition Payments	£0,00		
Total Acquisition Payments receipts	£0,00		
of which scheduled	£114.600,33		
of which prepayment	£6.872,56		
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	£121.472,89		
Total Receipt	£150.321,96		



## Defaults ledger

## Loss Tracker

## Hedging Tracker

<b><u>Check</u></b>			
<b>Total</b>			
	(327,408,10) ok	(327,408,10)	(73,432,44)



### Summary table



### Summary table