

Borrowing Base Statistics - Initial Portfolio only	
Total Original Balance (£)	44,484,077
Total Current Balance (£)	15,700,086
Number of Loans	376
Number of Borrowers	588
Average Current Balance (£)	41,756
Weighted-average Original FTV (%)	76.11%
Weighted-average Current FTV (%)	16.26%
Current FTV > 60%	252.687
Weighted-average Seasoning (Months)	204
Weighted-average Remaining Term (Months)	102
Weighted-average Current Rental Rate (%)	6.34%
HPPs >= £500k (%)	-
Adverse credit / CCIs (%)	-
Adverse credit / CCIs 3 or more (in last 24 months) (%)	-
Current FTV > 60%	1.61%
London Exposure (%)	37.33%
Maximum any other region exposure (%)	16.23%
Maximum Borrower Balance (%)	1.61%
Rent Only (%)	0.03%
ExPat/Overseas Borrowers (%)	0.00%
Self-employed (%)	19.51%
FB Landlord (%)	0.00%
Weighted-average Margin (%)	1.34%
Weighted-average Fixed Rate Period (%)	0.00%
Performing Loans (< 30 days in arrears) (%)	90.58%
Arrears 30-90 days (%)	2.51%
Defaulted Loans (> 90 days in arrears) (%)	6.90%

1	Original Balance		£	%	#	%
		0 <= x < 25,000	0	0.00%	43	11.44%
		25,000 <= x < 50,000	958,627	2.15%	23	6.12%
		50,000 <= x < 100,000	8,552,304	19.23%	108	28.72%
		100,000 <= x < 150,000	12,077,115	27.15%	95	25.27%
		150,000 <= x < 200,000	10,037,869	22.57%	67	15.16%
		200,000 <= x < 250,000	6,504,312	14.62%	29	7.71%
		250,000 <= x < 350,000	4,843,100	10.89%	17	4.52%
		350,000 <= x < 400,000	1,107,000	2.49%	3	0.80%
		400,000 <= x < 450,000	403,750	0.91%	1	0.27%
		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%
			44,484,077	100%	376	100%
		Max	403,750			
		Min	0			
		Average	118,309			
2	Current Balance		£	%	#	%
		<0	0	0.00%	0	0.00%
		0 <= x < 25,000	1,354,803	8.63%	19	36.97%
		25,000 <= x < 50,000	4,084,794	25.88%	109	28.99%
		50,000 <= x < 100,000	7,062,554	44.98%	104	27.66%
		100,000 <= x < 150,000	2,411,253	15.36%	20	5.32%
		150,000 <= x < 200,000	308,587	1.97%	2	0.53%
		200,000 <= x < 250,000	245,596	1.56%	1	0.27%
		250,000 <= x < 350,000	252,687	1.61%	1	0.27%
		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%
			15,700,086	100%	376	100%
		Max	252,687			
		Min	2			
		Average	41,756			
3	Original FTV		£	%	#	%
		0% <= x < 45%	761,222	4.85%	73	19.41%
		45% <= x < 50%	240,251	1.58%	9	2.39%
		50% <= x < 55%	429,939	2.74%	11	2.93%
		55% <= x < 60%	790,110	5.03%	20	5.32%
		60% <= x < 65%	783,338	4.86%	22	5.85%
		65% <= x < 70%	1,517,078	9.88%	31	8.24%
		70% <= x < 75%	1,805,909	11.50%	42	11.17%
		75% <= x < 80%	1,019,219	6.49%	22	5.85%
		80% <= x < 85%	3,518,785	22.41%	74	19.68%
		85% <= x < 90%	2,862,793	18.23%	44	11.70%
		90% <= x < 95%	1,527,845	9.73%	21	5.66%
		95% <= x < 100%	455,596	2.90%	7	1.86%
		100% <= x < 150%	0	0.00%	0	0.00%
			15,700,086	100.00%	376	100.00%
		Max	100%			
		Min	0%			
		Weighted-Average	76%			
4	Original Valuation		£	%	#	%
		0 <= x < 50,000	275,000	0.39%	6	1.60%
		50,000 <= x < 100,000	4,190,300	6.00%	51	13.59%
		100,000 <= x < 150,000	11,839,400	16.95%	82	24.47%
		150,000 <= x < 200,000	15,436,640	22.10%	88	23.40%
		200,000 <= x < 250,000	17,114,745	24.50%	75	19.95%
		250,000 <= x < 300,000	6,375,500	11.99%	30	7.96%
		300,000 <= x < 350,000	5,976,500	8.55%	18	4.79%
		350,000 <= x < 400,000	2,268,500	3.25%	6	1.60%
		400,000 <= x < 450,000	3,417,500	4.89%	8	2.13%
		450,000 <= x < 500,000	968,000	1.39%	2	0.53%
		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%
			69,862,085	100.00%	376	100.00%
		Max	500,000			
		Min	41,500			
		Weighted-Average	223,261			
5	Current FTV		£	%	#	%
		0% <= x < 25%	12,478,962	79.48%	333	88.56%
		25% <= x < 35%	1,786,648	11.38%	28	7.45%
		35% <= x < 45%	1,181,799	7.53%	14	3.72%
		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%	252,687	1.61%	1	0.27%
		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%
			15,700,086	100.00%	376	100.00%
		Max	72%			
		Min	0%			
		Weighted-Average	16%			
6						

7	Current Valuation		£	%	#	%
	0 <= x < 50,000		0	0.00%	0	0.00%
	50,000 <= x < 100,000		1,074,848	0.90%	13	3.40%
	100,000 <= x < 150,000		4,064,042	3.40%	32	8.51%
	150,000 <= x < 200,000		9,737,037	8.14%	56	14.89%
	200,000 <= x < 250,000		12,959,345	10.84%	58	15.43%
	250,000 <= x < 300,000		12,751,166	10.66%	46	12.23%
	300,000 <= x < 350,000		12,527,936	10.47%	39	10.37%
	350,000 <= x < 400,000		10,112,683	8.45%	27	7.18%
	400,000 <= x < 450,000		9,701,189	8.11%	23	6.12%
	450,000 <= x < 500,000		13,259,310	11.09%	26	7.45%
	500,000 <= x < 1,000,000		33,418,743	27.94%	54	14.36%
	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%
			119,606,279	100.00%	376	100.00%
7			Max	982,260		
			Min	68,267		
			Weighted-Average	388,523		
	Property type		£	%	#	%
	Residential (House, detached or semi-detached)		7,110,453	45.29%	156	41.49%
8	Residential (Flat/Apartment)		1,441,186	9.18%	24	6.36%
	Residential (Bungalow)		224,628	1.43%	4	1.06%
	Residential (Terraced House)		6,902,883	43.97%	191	50.80%
	Other		20,923	0.13%	1	0.27%
			15,700,086	100.00%	376	100.00%
9	Geographic Region		£	%	#	%
	South East		584,590	3.72%	20	5.32%
	West Midlands		2,155,901	13.73%	59	15.69%
	South West		525,866	3.35%	18	4.79%
	North West		709,365	4.52%	26	6.91%
	Yorkshire & Humber		2,548,303	16.23%	77	20.48%
	London		5,861,489	37.33%	94	25.00%
	East Anglia		966,333	5.73%	21	5.59%
	Wales		257,975	1.64%	5	1.33%
	East Midlands		1,124,938	7.17%	28	7.45%
	North		1,031,327	6.57%	28	7.45%
			15,700,086	100.00%	376	100.00%
10	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%	4	1.06%
	120 <= x < 180		70,825	0.45%	30	7.98%
	180 <= x < 240		478,885	3.05%	27	7.18%
	240 <= x < 300		11,610,374	73.95%	286	70.74%
	300 <= x < 360		1,866,170	12.01%	27	7.18%
	360 <= x < 420		922,891	5.88%	12	3.19%
	420 <= x < 480		726,550	4.63%	10	2.66%
	480 <= x		0	0.00%	0	0.00%
			15,700,086	100.00%	376	100.00%
			Max	488		
			Min	82		
			Weighted-Average	306		
11	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		83,652	0.53%	42	11.17%
	54 <= x < 60		4,227	0.03%	1	0.27%
	60 <= x		15,612,207	99.44%	333	88.56%
			15,700,086	100.00%	376	100.00%
			Max	233		
			Min	50		
			Weighted-Average	204		
12	Remaining Term		£	%	#	%
	< 0		0	0.00%	0	0.00%
	0 <= x < 12		81,754	0.52%	4	1.06%
	12 <= x < 24		59,927	0.38%	7	1.86%
	24 <= x < 48		259,811	1.65%	14	3.72%
	48 <= x < 60		215,565	1.37%	5	1.33%
	60 <= x < 120		11,588,569	73.81%	286	76.36%
	120 <= x < 144		379,315	2.42%	6	1.60%
	144 <= x < 168		942,878	6.01%	16	4.26%
	168 <= x < 192		692,057	4.41%	12	3.19%
	192 <= x < 216		240,742	1.53%	3	0.80%
	216 <= x < 240		750,579	4.78%	14	3.72%
	240 <= x < 264		315,763	2.01%	6	1.60%
	264 <= x < 288		173,125	1.10%	3	0.80%
	288 <= x < 312		0	0.00%	0	0.00%
	312 <= x		0	0.00%	0	0.00%
			15,700,086	100%	376	100%
13			Max	284		
			Min	0		
			Weighted-Average	102		
	Origination Year (all originated between 2005 and 2021)		£	%	#	%
	2005		221,221	1.41%	7	1.86%
	2006		2,033,164	12.95%	59	15.69%
	2007		5,171,956	32.94%	121	32.18%
	2008		4,473,408	34.86%	94	25.00%
	2009		2,712,458	17.28%	52	13.83%
	2020		87,879	0.56%	43	11.44%
	2021		0	0.00%	0	0.00%
			15,700,086	100%	376	100%
14	Maturity Year		£	%	#	%
	< 2031		926,269	5.90%	44	11.70%
	2031 - 2035		11,574,960	73.73%	278	73.40%
	2036 - 2040		1,718,847	10.95%	30	7.98%
	2041 - 2045		1,100,746	7.01%	19	5.05%
	>= 2046		379,463	2.42%	7	1.86%
			15,700,086	100.00%	376	100.00%
15	Loan purpose		£	%	#	%
	Purchase		10,493,091	66.83%	237	63.03%
	Remortgage		5,206,995	33.17%	139	36.97%
	Other		0,00	0.00%	0	0.00%
			15,700,086	100.00%	376	100.00%
16	Repayment Method		£	%	#	%
	Rent Only		4,429	0.03%	1	0.27%
	Repayment		15,695,657	99.97%	375	99.73%
	Part & Part		0,00	0.00%	0	0.00%
			15,700,086	100.00%	376	100.00%
17	Payment Type		£	%	#	%
	Annuity		15,695,657	99.97%	375	99.73%
	Bullet		4,429	0.03%	1	0.27%
			15,700,086	100.00%	376	100.00%
18	Rental Rate Type		£	%	#	%
	Floating rate loan (for life)		15,700,086	100.00%	376	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%
			15,700,086	100.00%	376	100.00%
19	Current Rental Rate Index		£	%	#	%
	BoE Base Rate		15,612,207	99.44%	333	88.56%
	Standard Variable Rate		87,879	0.56%	43	11.44%
			15,700,086	100.00%	376	100.00%
19	Current Rental Rate		£	%	#	%
	0% <= x < 4%		87,879	0.56%	43	11.44%
	4% <= x < 5%		0	0.00%	0	0.00%
	5% <= x < 6%		1,283,830	8.18%	20	5.32%
	6% <= x < 7%		14,270,570	90.88%	312	82.98%
	7% <= x < 8%		57,807	0.37%	1	0.27%
	8% <= x < 9%		0	0.00%	0	0.00%
			15,700,086	100.00%	376	100.00%
			Max	7.09%		
			Min	0.00%		
			Weighted-Average	6.34%		

Number Months in Arrears		£	%	#	%
0 <= x < 1		14.221.337	90,58%	358	94,68%
1 <= x < 2		95.503	0,01%	3	0,80%
2 <= x < 3		168.045	1,07%	3	0,80%
3 <= x < 6		179.910	1,15%	4	1,06%
6 <= x < 9		0	0,00%	0	0,00%
9 <= x < 12		2.222	0,01%	1	0,27%
>= 12		1.033.069	6,58%	9	2,39%
		15.700.686	100,00%	376	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		3.062.503	19,51%	76	20,21%
Employed		12.368.348	78,77%	291	77,39%
Pensioner		2.222	0,01%	1	0,27%
Unemployed		219.704	1,40%	7	1,86%
Other		49.311	0,31%	1	0,27%
		15.700.686	100,00%	376	100,00%

Borrowing Base Statistics - Initial Portfolio only	
Total Original Balance (£)	1,838,250
Total Current Balance (£)	1,838,237
Number of Loans	9
Number of Borrowers	12
Average Current Balance (£)	204,249
Weighted-average Original FTV (%)	62.06%
Weighted-average Current FTV (%)	62.06%
Current FTV > 60%	912.237
Weighted-average Seasoning (Months)	1
Weighted-average Remaining Term (Months)	305
Weighted-average Current Rental Rate (%)	6.76%
HPPs >= £500k (%)	-
Adverse credit / CCJs (%)	-
Adverse credit / CCJs 3 or more (in last 24 months) (%)	-
Current FTV > 60%	49.63%
London Exposure (%)	31.77%
Maximum any other region exposure (%)	39.21%
Maximum Borrower Balance (%)	17.41%
Rent Only (%)	58.03%
ExpPat/Overseas Borrowers (%)	0.00%
Self-employed (%)	69.20%
FTB Landlord (%)	0.00%
Weighted-average Margin (%)	6.76%
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	135,000	7.34%	1	11.11%
		150,000 <= x < 200,000	875,500	47.63%	5	55.56%
		200,000 <= x < 250,000	243,750	13.26%	1	11.11%
		250,000 <= x < 350,000	584,000	31.77%	2	22.22%
		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%
			1,838,250	100%	9	100%
		Max	320,000			
		Min	135,000			
		Average	204,250			
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	134,999	7.34%	1	11.11%
		150,000 <= x < 200,000	875,488	47.63%	5	55.56%
		200,000 <= x < 250,000	243,750	13.26%	1	11.11%
		250,000 <= x < 350,000	584,000	31.77%	2	22.22%
		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%
			1,838,237	100%	9	100%
		Max	320,000			
		Min	134,999			
		Average	204,249			
3	Original FTV		£	%	#	%
		0% <= x < 45%	0	0.00%	0	0.00%
		45% <= x < 50%	342,000	18.60%	2	22.22%
		50% <= x < 55%	264,000	14.36%	1	11.11%
		55% <= x < 60%	320,000	17.41%	1	11.11%
		60% <= x < 65%	161,989	8.81%	1	11.11%
		65% <= x < 70%	134,999	7.34%	1	11.11%
		70% <= x < 75%	615,249	33.47%	3	33.33%
		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%
			1,838,237	100.00%	9	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	200,000	6.57%	1	11.11%
		200,000 <= x < 250,000	590,000	16.42%	2	22.22%
		250,000 <= x < 300,000	260,000	8.54%	1	11.11%
		300,000 <= x < 350,000	1,025,000	33.66%	3	33.33%
		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	1,060,000	34.81%	2	22.22%
		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%
			3,045,000	100.00%	9	100.00%
		Max	550,000			
		Min	200,000			
		Weighted-Average	365,322			
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%	342,000	18.60%	2	22.22%
		50% <= x < 55%	264,000	14.36%	1	11.11%
		55% <= x < 60%	320,000	17.41%	1	11.11%
		60% <= x < 65%	161,989	8.81%	1	11.11%
		65% <= x < 70%	134,999	7.34%	1	11.11%
		70% <= x < 75%	615,249	33.47%	3	33.33%
		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%
			1,838,237	100.00%	9	100.00%
		Max	75%			
		Min	49%			
		Weighted-Average	62%			
6	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	6.57%	1	11.11%
		200,000 <= x < 250,000	590,000	16.42%	2	22.22%
		250,000 <= x < 300,000	260,000	8.54%	1	11.11%
		300,000 <= x < 350,000	1,025,000	33.66%	3	33.33%
		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	1,060,000	34.81%	2	22.22%
		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%
			3,045,000	100.00%	9	100.00%
		Max	550,000			
		Min	200,000			
		Weighted-Average	365,322			

	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	6.57%	1	11.11%
		200,000 <= x < 250,000	500.000	16.42%	2	22.22%
		250,000 <= x < 300,000	250.000	8.54%	1	11.11%
		300,000 <= x < 350,000	1,025.000	33.66%	3	33.33%
		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	1,060.000	34.81%	2	22.22%
		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%
			3,045.000	100.00%	9	100.00%
			Max Min Weighted-Average	550.000 200.000 365.322		
7	Property type		£	%	#	%
	Residential (House, detached or semi-detached)		904.749	49.22%	5	56.58%
	Residential (Flat/Apartment)		0	0.00%	0	0.00%
	Residential (Bungalow)		161.989	8.81%	1	11.11%
	Residential (Terraced House)		771.499	41.97%	3	33.33%
	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%
			1,838.237	100.00%	9	100.00%
8	Geographic Region		£	%	#	%
	South East		0	0.00%	0	0.00%
	West Midlands		371.499	20.21%	2	22.22%
	South West		0	0.00%	0	0.00%
	North West		720.749	39.21%	4	44.44%
	Yorkshire & Humber/Side		161.989	8.81%	1	11.11%
	London		584.000	31.77%	2	22.22%
	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%
			1,838.237	100.00%	9	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		243.750	13.26%	1	11.11%
	180 <= x < 240		0	0.00%	0	0.00%
	240 <= x < 300		1,297.499	70.58%	6	66.67%
	300 <= x < 360		0	0.00%	0	0.00%
	360 <= x < 420		0	0.00%	0	0.00%
	420 <= x < 480		296.988	16.16%	2	22.22%
	480 <= x		0	0.00%	0	0.00%
			1,838.237	100.00%	9	100.00%
			Max Min Weighted-Average	480 180 306		
10	Seasoning		£	%	#	%
	0 <= x < 6		1,838.237	100.00%	9	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%
			1,838.237	100.00%	9	100.00%
			Max Min Weighted-Average	3 1 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		243.750	13.26%	1	11.11%
	192 <= x < 216		0	0.00%	0	0.00%
	216 <= x < 240		0	0.00%	0	0.00%
	240 <= x < 264		342.000	18.80%	2	22.22%
	264 <= x < 288		0	0.00%	0	0.00%
	288 <= x < 312		955.499	51.98%	4	44.44%
	312 <= x		296.988	16.16%	2	22.22%
			1,838.237	100%	9	100%
			Max Min Weighted-Average	479 179 305		
12	Origination Year		£	%	#	%
	2024		1,838.237	100.00%	9	100.00%
	2025		0	0.00%	0	0.00%
	2026		0	0.00%	0	0.00%
	2027-		0	0.00%	0	0.00%
			1,838.237	100.00%	9	100.00%
13	Maturity Year		£	%	#	%
	< 2031		0	0.00%	0	0.00%
	2031 - 2035		0	0.00%	0	0.00%
	2036 - 2040		243.750	13.26%	1	11.11%
	2041 - 2045		0	0.00%	0	0.00%
	>= 2046		1,594.487	86.74%	8	88.89%
			1,838.237	100.00%	9	100.00%
14	Loan purpose		£	%	#	%
	Purchase		264.000	14.36%	1	11.11%
	Remortgage		1,574.237	85.64%	8	88.89%
	Other		0.00	0.00%	0	0.00%
			1,838.237	100.00%	9	100.00%
15	Repayment Method		£	%	#	%
	Rent Only		1,066.738	58.03%	6	66.67%
	Repayment		771.499	41.97%	3	33.33%
	Part & Part		0.00	0.00%	0	0.00%
			1,838.237	100.00%	9	100.00%
16	Payment Type		£	%	#	%
	Repayment		771.499	41.97%	3	33.33%
	Rent only		1,066.738	58.03%	6	66.67%
			1,838.237	100.00%	9	100.00%
17	Rental Rate Type		£	%	#	%

	Floating rate loan (for life)	0	0.00%	0	0.00%
	2 year Fixed (reverting to floating)	875.488	47.63%	5	55.56%
	5 year Fixed (reverting to floating)	962.740	52.37%	4	44.44%
		1,838.237	100.00%	9	100.00%
18					
	Current Rental Rate Index	£	%	#	%
	BoE Base Rate	0	0.00%	0	0.00%
	Standard Variable Rate	1,838.237	100.00%	9	100.00%
		1,838.237	100.00%	9	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%	1,466.738	79.79%	7	77.79%
	7% ≤ x < 8%	371.499	20.21%	2	22.22%
	8% ≤ x < 9%	0	0.00%	0	0.00%
		1,838.237	100.00%	9	100.00%
		Max	7.45%		
		Min	6.30%		
		Weighted-Average	6.76%		
20					
	Number Months In Arrears	£	%	#	%
	0 ≤ x < 1	1,838.237	100.00%	9	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%
		1,838.237	100.00%	9	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	1,271.989	69.20%	6	66.67%
	Employed	566.249	30.80%	3	33.33%
	Pensioner	0	0.00%	0	0.00%
	Unemployed	0	0.00%	0	0.00%
	Other	0	0.00%	0	0.00%
		1,838.237	100.00%	9	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
Financial Covenants			
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

30-Nov-2024

Nature of Trigger	Description of Trigger	Threshold					BREACH (YES / NO)	
Asset Performance Triggers <i>The asset performance trigger is only applicable on the originated portfolio.</i>	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	
		30-Sep-2024	31-Oct-2024	30-Nov-2024	Average			
	(i)	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 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,						
	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	1.838.237,35	765.745,78			
	the “Early Delinquency Ratio” is greater than 10 per cent.;		10,00%	0,00%	0,00%	0,00%	0,00%	NO
	(ii)	The rolling average, in respect of the three immediately preceding Collection Periods, of the ratio expressed as a percentage:						
		(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	1.838.237,35	765.745,78			
(the “Defaulted Ratio”) is equal to or more than 2 per cent.		2,00%	0,00%	0,00%	0,00%	0,00%	NO	
(iii)	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%	6,58%	6,70%	6,76%	6,68%	NO		
Early Amortisation Event	The occurrence of any of the following:						NO	
(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;							
(b)	a Change of Control of the Originator that is not a Permitted Change of Control;	please check with legal team					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;	please check with legal team					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;							
	please check with legal team						NO	
(g)	an unsatisfactory AUP report which, in the opinion of the Senior Certificateholder is unsatisfactory unless capable of remedy and remedied within 10 Business Days							
	please check with legal team						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 Origination Deed;							
	please check with legal team						NO	
(k)	a Servicer Termination Event and the failure to replace the Servicer within the time period required under the Servicing Agreement;							
	please check with legal team						NO	
(l)	a Master Servicer Termination Event has occurred and is continuing;							
	please check with legal team						NO	
(m)	non-payment of the Voluntary Contribution;						NO	
(n)	a Key Person Event.							
	please check with legal team						NO	

Current Reporting Period	11 - Nov-2024
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please update on monthly basis in tab PROFIT calculation

Consequence of Trigger

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.

Availability period	From	5-Jul-2024	Friday
	To	6-Jul-2026	Monday
Return Accumulation Period	From (including)	20-Nov-2024	#####
	To (including)	19-Dec-2024	Thursday
	DAYS	30,00	
Profit Payment date		20-Dec-2024	Friday
Determination date		18-Dec-2024	#####
Collection Period	From	1-Nov-2024	
Collection Period	To	30-Nov-2024	

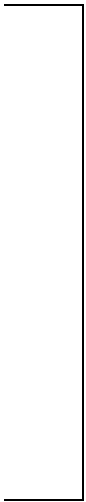
If an Early Amortisation Event occurs, the purchase of additional Assets will cease and all available funds will be used to amortise the Facility in accordance with the Amortisation Period Priority of Payments.

Tranche	Advance Rate	Borrowing Base	Available to draw	Senior	Mezz
Senior	88,0%	£ 12.253.464,11	£ 12.253.464,11	£ 10.896.771,25	
Mezz	95,0%	£ 13.205.472,79	£ 13.205.472,79		£ -
Total available to draw					
<i>Blended AR</i>					
<i>Utilisation</i>					
<i>Headroom</i>					
Junior					

Total Rent receipts	£72.107,11	
Total fees	£0,00	
Collection on excluded accounts	£5.415,29	collection on the long-term arrears account
Total expenses	(£30.800,64)	Bill payment to servicer
Total ERC		
Total Revenue Recoveries		
Less : Third Party Amounts Paid		
TOTAL REVENUE RECEIPTS	**	£46.721,76

Acquisition Payments Collections for Calculation Period	Based on Current Balance	Based on Principal Only
Opening Outstanding Acquisition Payments	£15.920.673,26	£15.485.277,70
Total Acquisition Payments receipts		
of which scheduled	£115.657,60	£115.657,60
of which prepayment	£107.423,56	£107.423,56
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	** £15.697.592,10	£15.262.196,54
TOTAL Acquisition Payments RECEIPTS	** £223.081,16	£223.081,16
Closing Balance	£15.700.085,57	£15.263.706,45
Difference	(£2.493,47)	(£1.509,91)

Cash Flow			
Revenue Collections for Calculation Period			
Total Rent receipts	£77.522,40	Cash Receipt in Funding Account	£150.784,96
Total fees	£0,00	Bank Balances as at 1 December 2024	£125.843,83
Total expenses	(£30.800,64)	Total Cash Flow	£276.628,79
Total ERC	£0,00	Variance	(£6.825,87)
Total Revenue Recoveries	£0,00		
Less : Third Party Amounts Paid	£0,00		
Total Revenue Receipt	£46.721,76		
Acquisition Payments Collections for Calculation Period			
Opening Acquisition Payments	£0,00		
Total Acquisition Payments receipts	£0,00		
of which scheduled	£115.657,60		
of which prepayment	£107.423,56		
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	£223.081,16		
Total Receipt	£269.802,92		



Defaults ledger

[illegible]

A diagram consisting of a vertical line. To the left of the line, the word "Loss" is written. To the right of the line, the words "Date Loss Incurred" are written, with "Date" on the top line and "Loss Incurred" on the line below it.

Loss Tracker

[illegible]

[illegible]

Hedging Tracker

Notional amount sum

[illegible]

[illegible]

[illegible]

Summary table

[illegible]

[illegible]

