

Borrowing Base Statistics - Initial Portfolio only	
Total Original Balance (£)	43,802,168
Total Current Balance (£)	15,077,929
Number of Loans	326
Number of Borrowers	506
Average Current Balance (£)	46,251
Weighted-average Original FTV (%)	76.27%
Weighted-average Current FTV (%)	26.89%
Current FTV > 60%	1,031,522
Weighted-average Seasoning (Months)	206
Weighted-average Remaining Term (Months)	100
Weighted-average Current Rental Rate (%)	6.31%
HPPs >= £500k (%)	0
Adverse credit / CCJs (%)	-
Adverse credit / CCJs 3 or more (in last 24 months) (%)	-
Current FTV > 60%	6.84%
London Exposure (%)	34.86%
Maximum any other region exposure (%)	14.92%
Maximum Borrower Balance (%)	1.70%
Rent Only (%)	0.00%
ExPat/Overseas Borrowers (%)	0.00%
Self-employed (%)	19.90%
FTB Landlord (%)	0.00%
Weighted-average Margin (%)	1.34%
Weighted-average Fixed Rate Period	0.00
Performing Loans (< 30 days in arrears) (%)	87.54%
Arrears 30-90 days (%)	4.01%
Defaulted Loans (> 90 days in arrears) (%)	8.45%

1

Original Balance	£	%	#	%
x < 25,000	0	0.00%	0	0.00%
25,000 <= x < 50,000	618,627	1.41%	16	4.91%
50,000 <= x < 100,000	7,667,395	17.50%	101	30.98%
100,000 <= x < 150,000	11,340,115	25.89%	93	28.53%
150,000 <= x < 200,000	10,737,869	24.51%	63	19.33%
200,000 <= x < 250,000	6,594,312	15.03%	30	9.20%
250,000 <= x < 350,000	5,343,100	12.20%	19	5.83%
350,000 <= x < 400,000	1,107,000	2.53%	3	0.92%
400,000 <= x < 450,000	403,750	0.92%	1	0.31%
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%
	43,802,168	100%	326	100%
Max	403,750			
Min	25,001			
Average	134,362			

2

Current Balance	£	%	#	%
0 < x	0	0.00%	0	0.00%
x < 25,000	1,252,437	8.31%	96	29.45%
25,000 <= x < 50,000	3,997,260	26.51%	107	32.82%
50,000 <= x < 100,000	6,839,625	45.36%	101	30.98%
100,000 <= x < 150,000	2,183,504	14.48%	18	5.52%
150,000 <= x < 200,000	304,035	2.02%	2	0.61%
200,000 <= x < 250,000	244,809	1.62%	1	0.31%
250,000 <= x < 350,000	256,258	1.70%	1	0.31%
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%
	15,077,929	100%	326	100%
Max	256,258			
Min	50			
Average	46,251			

3

Original FTV	£	%	#	%
x < 45%	634,401	4.21%	29	8.90%
45% <= x < 50%	180,231	1.20%	7	2.15%
50% <= x < 55%	447,407	2.97%	13	3.99%
55% <= x < 60%	518,678	3.44%	14	4.29%
60% <= x < 65%	935,586	6.21%	24	7.36%
65% <= x < 70%	1,533,036	10.17%	33	10.12%
70% <= x < 75%	1,386,261	9.19%	34	10.43%
75% <= x < 80%	1,008,100	6.69%	23	7.06%
80% <= x < 85%	2,291,808	15.20%	48	14.72%
85% <= x < 90%	2,830,361	18.83%	53	16.26%
90% <= x < 95%	1,941,278	12.87%	29	8.90%
95% <= x < 100%	1,318,397	8.74%	18	5.52%
100% <= x < 150%	43,385	0.29%	1	0.31%
	15,077,929	100.00%	326	100.00%
Max	100%			
Min	16%			
Weighted-Average	76%			

4

Original Valuation	£	%	#	%
x < 50,000	33,881	0.22%	4	1.23%
50,000 <= x < 100,000	1,014,283	6.73%	44	13.50%
100,000 <= x < 150,000	2,467,382	16.36%	74	22.70%
150,000 <= x < 200,000	3,055,577	20.27%	77	23.62%
200,000 <= x < 250,000	3,165,549	20.99%	56	17.18%
250,000 <= x < 300,000	2,554,672	16.94%	37	11.35%
300,000 <= x < 350,000	838,668	5.56%	14	4.29%
350,000 <= x < 400,000	1,103,807	7.32%	11	3.37%
400,000 <= x < 450,000	596,057	3.95%	6	1.84%
450,000 <= x < 500,000	133,646	0.89%	2	0.61%
500,000 <= x < 750,000	114,406	0.76%	1	0.31%
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%
	15,077,929	100.00%	326	100.00%

5					
			Max	500.000	
			Min	41.500	
			Weighted-Average	223.778	
6	Current FTV				
		£	%	#	%
	x < 25%	4.411.909	29,26%	152	46,63%
	25% <= x < 35%	5.638.737	37,40%	112	34,38%
	35% <= x < 45%	2.534.800	16,81%	37	11,35%
	45% <= x < 50%	637.374	4,23%	9	2,76%
	50% <= x < 55%	129.964	0,86%	2	0,61%
	55% <= x < 60%	693.622	4,60%	7	2,15%
	60% <= x < 65%	506.168	3,36%	4	1,23%
	65% <= x < 70%	269.096	1,78%	2	0,61%
	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%	256.258	1,70%	1	0,31%
		15.077.929	100,00%	326	100,00%
			Max	116%	
			Min	0%	
			Weighted-Average	27%	
7	Current Valuation				
		£	%	#	%
	x < 50.000	0	0,00%	0	0,00%
	50.000 <= x < 100.000	252.413	1,67%	16	4,91%
	100.000 <= x < 150.000	872.846	5,79%	35	10,74%
	150.000 <= x < 200.000	1.660.759	11,01%	51	15,64%
	200.000 <= x < 250.000	1.549.984	10,28%	38	11,66%
	250.000 <= x < 300.000	1.817.383	12,05%	45	13,80%
	300.000 <= x < 350.000	1.695.111	11,24%	33	10,12%
	350.000 <= x < 400.000	900.665	5,97%	15	4,60%
	400.000 <= x < 450.000	1.211.127	8,03%	21	6,44%
	450.000 <= x < 500.000	1.399.128	9,28%	25	7,67%
	500.000 <= x < 1.000.000	3.718.513	24,66%	47	14,42%
	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%
		15.077.929	100,00%	326	100,00%
			Max	977.711	
			Min	61.957	
			Weighted-Average	384.999	
8	Property type				
		£	%	#	%
	Residential (House, detached or semi-detached)	6.782.571	44,98%	132	40,49%
	Residential (Flat/Apartment)	1.407.470	9,33%	24	7,36%
	Residential (Bungalow)	221.164	1,47%	3	0,92%
	Residential (Terraced House)	6.646.367	44,08%	166	50,92%
	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	20.357	0,14%	1	0,31%
		15.077.929	100,00%	326	100,00%
9	Geographic Region				
		£	%	#	%
	South East	1.096.204	7,27%	22	6,75%
	West Midlands	2.158.055	14,31%	53	16,26%
	South West	517.762	3,43%	14	4,29%
	North West	2.249.024	14,92%	64	19,63%
	Yorkshire & Humber	1.341.396	8,90%	36	11,04%
	London	5.255.648	34,89%	81	24,85%
	East Anglia	713.662	4,73%	19	5,82%
	Wales	250.988	1,66%	5	1,53%
	East Midlands	943.411	6,26%	20	6,13%
	North	551.880	3,66%	12	3,68%
		15.077.929	100,00%	326	100,00%
10	Term				
		£	%	#	%
	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	129.315	0,86%	4	1,23%
	240 <= x < 300	932.942	6,19%	35	10,74%
	300 <= x < 360	11.292.573	74,89%	248	76,07%
	360 <= x < 420	1.605.433	10,65%	23	7,06%
	420 <= x < 480	1.117.666	7,41%	16	4,91%
	480 <= x	0	0,00%	0	0,00%
		15.077.929	100,00%	326	100,00%
11	Seasoning				
		£	%	#	%
	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	15.077.929	100,00%	326	100,00%
12	Remaining Term				
		£	%	#	%
	0 < x	0	0,00%	0	0,00%
	x < 12	106.780	0,71%	7	2,15%
	12 <= x < 24	33.550	0,22%	4	1,23%
	24 <= x < 48	202.040	1,34%	9	2,76%
	48 <= x < 60	205.248	1,36%	5	1,53%
	60 <= x < 120	11.196.989	74,26%	252	77,30%
	120 <= x < 144	319.910	2,12%	5	1,53%
	144 <= x < 168	1.011.982	6,71%	15	4,60%
	168 <= x < 192	530.268	3,52%	8	2,45%
	192 <= x < 216	286.855	1,90%	4	1,23%
	216 <= x < 240	806.917	5,35%	10	3,07%
	240 <= x < 264	205.136	1,36%	4	1,23%
	264 <= x < 288	172.255	1,14%	3	0,92%
	288 <= x < 312	0	0,00%	0	0,00%
	312 <= x	0	0,00%	0	0,00%
		15.077.929	100%	326	100%
			Max	281	
			Min	0	
			Weighted-Average	100	

Origination Year (all originated between 2005 and 2021)		£	%	#	%
	2005	212.151	1,41%	7	2,15%
	2006	1.936.699	12,84%	57	17,48%
	2007	4.961.709	32,91%	117	35,89%
	2008	5.395.313	35,78%	94	28,83%
	2009	2.572.057	17,06%	51	15,64%
	2010	0	0,00%	0	0,00%
	2011	0	0,00%	0	0,00%
	2012	0	0,00%	0	0,00%
	2013	0	0,00%	0	0,00%
	2014	0	0,00%	0	0,00%
	2015	0	0,00%	0	0,00%
	2016	0	0,00%	0	0,00%
	2017	0	0,00%	0	0,00%
	2018	0	0,00%	0	0,00%
	2019	0	0,00%	0	0,00%
	2020	0	0,00%	0	0,00%
	2021	0	0,00%	0	0,00%
		15.077.929	100%	326	100%
13					
	Maturity Year				
	< 2031	836.304	5,55%	36	11,04%
	2031 - 2035	11.145.769	73,92%	244	74,85%
	2036 - 2040	1.624.695	10,78%	25	7,67%
	2041 - 2045	1.093.771	7,25%	14	4,29%
	>= 2046	377.391	2,50%	7	2,15%
		15.077.929	100,00%	326	100,00%
14					
	Loan purpose				
	Purchase	10.089.471	66,92%	206	63,19%
	Remortgage	0	0,00%	0	0,00%
	Other	4.988.458	33,08%	120	36,81%
		15.077.929	100,00%	326	100,00%
15					
	Repayment Method				
	Rent Only	0	0,00%	0	0,00%
	Repayment	15.077.929	100,00%	326	100,00%
	Part & Part	0	0,00%	0	0,00%
		15.077.929	100,00%	326	100,00%
16					
	Payment Type				
	Bullet	0	0,00%	0	0,00%
	Annuity	15.077.929	100,00%	326	100,00%
	Other	0	0,00%	0	0,00%
		15.077.929	100,00%	326	100,00%
17					
	Rental Rate Type				
	Floating rate loan (for life)	15.077.929	100,00%	326	100,00%
	2 year Fixed (reverting to floating)	0	0,00%	0	0,00%
	5 year Fixed (reverting to floating)	0	0,00%	0	0,00%
		15.077.929	100,00%	326	100,00%
18					
	Current Rental Rate Index				
	BoE Base Rate	0	0,00%	0	0,00%
	Standard Variable Rate	15.077.929	100,00%	326	100,00%
		15.077.929	100,00%	326	100,00%
19					
	Current Rental Rate				
	x < 4%	66.467	0,44%	1	0,31%
	4% <= x < 5%	0	0,00%	0	0,00%
	5% <= x < 6%	1.266.167	8,40%	20	6,13%
	6% <= x < 7%	13.712.553	90,94%	304	93,25%
	7% <= x < 8%	32.743	0,22%	1	0,31%
	8% <= x < 9%	0	0,00%	0	0,00%
		15.077.929	100,00%	326	100,00%
	Max	7,00%			
	Min	0,00%			
	Weighted-Average	6,31%			
20					
	Number Months in Arrears				
	x < 1	13.199.671	87,54%	299	91,72%
	1 <= x < 2	349.006	2,31%	9	2,76%
	2 <= x < 3	255.155	1,69%	5	1,53%
	3 <= x < 6	175.883	1,17%	4	1,23%
	6 <= x < 9	60.327	0,40%	1	0,31%
	9 <= x < 12	0	0,00%	0	0,00%
	x >=12	1.037.887	6,88%	8	2,45%
		15.077.929	100,00%	326	100,00%
	Max	159			
	Min	0			
	Weighted-Average	1,9			
21					
	Gross Annual Income Coverage Ratio (ICR)				
	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)				
	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	3.000.893	19,90%	60	18,40%
	Employed	11.822.457	78,41%	259	79,45%
	Pensioner	0	0,00%	0	0,00%
	Unemployed	206.572	1,37%	6	1,84%
	Other	48.007	0,32%	1	0,31%
		15.077.929	100,00%	326	100,00%

Borrowing Base Statistics - Initial Portfolio only	
Total Original Balance (£)	8,018,846
Total Current Balance (£)	8,018,098
Number of Loans	37
Number of Borrowers	53
Average Current Balance (£)	216,705
Weighted-average Original FTV (%)	64.64%
Weighted-average Current FTV (%)	63.85%
Current FTV > 60%	5,330,772
Weighted-average Seasoning (Months)	2
Weighted-average Remaining Term (Months)	336
Weighted-average Current Rental Rate (%)	6.53%
HPPs >= £500k (%)	0.00%
Adverse credit / CCJs (%)	-
Adverse credit / CCJs 3 or more (in last 24 months) (%)	-
Current FTV > 60%	66.48%
London Exposure (%)	48.38%
Maximum any other region exposure (%)	16.17%
Maximum Borrower Balance (%)	5.52%
Rent Only (%)	68.83%
ExPat/Overseas Borrowers (%)	10.81%
Self-employed (%)	60.42%
FTB Landlord (%)	0.00%
Weighted-average Margin (%)	2.43%
Weighted-average Fixed Rate Period (years)	4.38
Performing Loans (< 30 days in arrears) (%)	100.00%
Arrears 30-90 days (%)	0.00%
Defaulted Loans (> 90 days in arrears) (%)	-

1	Original Balance		£	%	#	%
	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		212,000	2.64%	3	8.11%
	100,000 <= x < 150,000		704,750	8.79%	6	16.22%
	150,000 <= x < 200,000		1,714,000	21.37%	10	27.03%
	200,000 <= x < 250,000		873,250	10.89%	4	10.81%
	250,000 <= x < 350,000		3,272,346	40.81%	11	29.73%
	350,000 <= x < 400,000		360,000	4.49%	1	2.70%
	400,000 <= x < 450,000		882,500	11.01%	2	5.41%
	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%
			8,018,846	100%	37	100%
		Max	442,500			
		Min	60,000			
		Average	216,726			
2	Current Balance		£	%	#	%
	< x		0	0.00%	0	0.00%
	<= 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		212,000	2.64%	3	8.11%
	100,000 <= x < 150,000		705,635	8.80%	6	16.22%
	150,000 <= x < 200,000		1,714,268	21.38%	10	27.03%
	200,000 <= x < 250,000		1,123,227	14.01%	5	13.51%
	250,000 <= x < 350,000		3,020,468	37.67%	10	27.03%
	350,000 <= x < 400,000		360,000	4.49%	1	2.70%
	400,000 <= x < 450,000		882,500	11.01%	2	5.41%
	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%
			8,018,098	100%	37	100%
		Max	442,500			
		Min	60,000			
		Average	216,705			
3	Original FTV		£	%	#	%
	x < 45%		446,000	5.56%	3	8.11%
	45% <= x < 50%		341,987	4.27%	2	5.41%
	50% <= x < 55%		662,887	7.02%	2	5.41%
	55% <= x < 60%		927,446	11.57%	4	10.81%
	60% <= x < 65%		1,653,936	20.63%	6	16.22%
	65% <= x < 70%		1,242,778	15.50%	7	18.92%
	70% <= x < 75%		744,491	9.29%	3	8.11%
	75% <= x < 80%		1,685,574	21.02%	6	16.22%
	80% <= x < 85%		416,000	5.19%	4	10.81%
	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%
			8,018,846	100.00%	37	100.00%
		Max	80%			
		Min	33%			
		Weighted-Average	69%			
4	Original Valuation		£	%	#	%
	x < 50,000		0	0.00%	0	0.00%
	50,000 <= x < 100,000		120,000	1.50%	2	5.41%
	100,000 <= x < 150,000		0	0.00%	0	0.00%
	150,000 <= x < 200,000		324,941	4.05%	3	8.11%
	200,000 <= x < 250,000		418,194	5.22%	3	8.11%
	250,000 <= x < 300,000		906,825	11.31%	5	13.51%
	300,000 <= x < 350,000		975,183	12.16%	5	13.51%
	350,000 <= x < 400,000		591,987	7.38%	3	8.11%
	400,000 <= x < 450,000		1,657,525	20.68%	6	16.22%
	450,000 <= x < 500,000		490,000	6.11%	2	5.41%
	500,000 <= x < 750,000		2,533,043	31.59%	8	21.62%
	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%
			8,018,098	100.00%	37	100.00%
		Max	700,000			
		Min	75,000			
		Weighted-Average	414,013			
5						

6	Current FTV		£	%	#	%
	x < 25%		92.000	1.15%	1	2.70%
	25% <= x < 35%		150.000	1.87%	1	2.70%
	35% <= x < 45%		296.000	3.69%	2	5.41%
	45% <= x < 50%		341.987	4.27%	2	5.41%
	50% <= x < 55%		962.887	7.02%	2	5.41%
	55% <= x < 60%		1,244.452	15.52%	5	13.51%
	60% <= x < 65%		1,560.601	19.46%	7	18.92%
	65% <= x < 70%		1,019.107	12.71%	5	13.51%
	70% <= x < 75%		1,172.664	14.62%	5	13.51%
	75% <= x < 80%		1,255.000	15.65%	4	10.81%
	80% <= x < 85%		324.000	4.04%	3	8.11%
	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%
			8,542.859	100.00%	37	100.00%
			Max	80%		
			Min	16%		
			Weighted-Average	64%		
7	Current Valuation		£	%	#	%
	x < 50,000		0	0.00%	0	0.00%
	50,000 <= x < 100,000		120.000	1.50%	2	5.41%
	100,000 <= x < 150,000		0	0.00%	0	0.00%
	150,000 <= x < 200,000		324.941	4.05%	3	8.11%
	200,000 <= x < 250,000		418.194	5.22%	3	8.11%
	250,000 <= x < 300,000		908.825	11.31%	5	13.51%
	300,000 <= x < 350,000		975.183	12.16%	5	13.51%
	350,000 <= x < 400,000		591.987	7.38%	3	8.11%
	400,000 <= x < 450,000		1,657.925	20.68%	6	16.22%
	450,000 <= x < 500,000		480.000	6.11%	2	5.41%
	500,000 <= x < 1,000,000		2,533.043	31.59%	8	21.42%
	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%
			8,542.859	100.00%	37	100.00%
			Max	700.000		
			Min	75.000		
			Weighted-Average	414.727		
8	Property type		£	%	#	%
	Residential (House, detached or semi-detached)		3,176.766	38.62%	15	40.54%
	Residential (Flat/Apartment)		1,788.499	22.43%	9	24.32%
	Residential (Bungalow)		161.988	2.02%	1	2.70%
	Residential (Terraced House)		2,880.843	35.93%	12	32.43%
	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%
			8,542.859	100.00%	37	100.00%
9	Geographic Region		£	%	#	%
	South East		360.000	4.49%	1	2.70%
	West Midlands		671.779	8.38%	4	10.81%
	South West		285.987	3.57%	1	2.70%
	North West		1,296.407	16.17%	8	21.62%
	Yorkshire & Humber		625.444	7.80%	5	13.51%
	London		3,718.975	46.38%	14	37.84%
	East Anglia		208.000	2.59%	1	2.70%
	Wales		409.006	5.10%	2	5.41%
	East Midlands		442.800	5.52%	1	2.70%
	North		0	0.00%	0	0.00%
			8,542.859	100.00%	37	100.00%
10	Term		£	%	#	%
	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		440.000	5.49%	1	2.70%
	180 <= x < 240		413.727	5.16%	2	5.41%
	240 <= x < 300		831.650	10.37%	5	13.51%
	300 <= x < 360		2,778.471	34.68%	12	32.43%
	360 <= x < 420		1,812.080	22.60%	9	24.32%
	420 <= x < 480		503.487	6.28%	2	5.41%
	480 <= x		1,238.682	15.45%	6	16.22%
			8,542.859	100.00%	37	100.00%
			Max	480		
			Min	144		
			Weighted-Average	338		
11	Seasoning		£	%	#	%
	<= x < 6		7,856.109	97.98%	36	97.30%
	6 <= x < 12		161.988	2.02%	1	2.70%
	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%
	x >= 60		0	0.00%	0	0.00%
			8,542.859	100.00%	37	100.00%
			Max	6		
			Min	0		
			Weighted-Average	2		
12	Remaining Term		£	%	#	%
	x < %		0	0.00%	0	0.00%
	<= 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		440.000	5.49%	1	2.70%
	144 <= x < 168		0	0.00%	0	0.00%
	168 <= x < 192		243.727	3.04%	1	2.70%
	192 <= x < 216		170.000	2.12%	1	2.70%
	216 <= x < 240		120.000	1.50%	1	2.70%
	240 <= x < 264		341.987	4.27%	2	5.41%
	264 <= x < 288		369.663	4.61%	2	5.41%
	288 <= x < 312		2,282.374	28.47%	10	27.03%
	x >= 312		4,050.946	50.52%	19	51.35%
			8,542.859	100%	37	100%
			Max	479		
			Min	143		
			Weighted-Average	336		

	Origination Year		£	%	#	%
	2024		3,081,030	38.43%	14	37.84%
	2025		4,937,067	61.57%	23	62.16%
	2026		0	0.00%	0	0.00%
	2027-		0	0.00%	0	0.00%
			£ 8,018,098	100.00%	37	100.00%
13	Maturity Year		£	%	#	%
	prior and including 2031		0	0.00%	0	0.00%
	2031 - 2035		0	0.00%	0	0.00%
	2036 - 2040		683,727	8.53%	2	5.41%
	2041 - 2045		290,000	3.62%	2	5.41%
2046 onwards		7,044,371	87.86%	33	89.19%	
			£ 8,018,098	100.00%	37	100.00%
14	Loan purpose		£	%	#	%
	Purchase		2,443,603	30.48%	12	32.43%
	Remortgage		5,574,495	69.52%	25	67.57%
	Other		0.00	0.00%	0	0.00%
			£ 8,018,098	100.00%	37	100.00%
15	Repayment Method		£	%	#	%
	Rent Only		5,518,869	68.83%	24	64.86%
	Repayment		2,499,228	31.17%	13	35.14%
	Part & Part		0	0.00%	0	0.00%
			£ 8,018,098	100.00%	37	100.00%
16	Payment Type		£	%	#	%
	Rent Only		5,518,869	68.83%	24	64.86%
	Repayment		2,499,228	31.17%	13	35.14%
	Part & Part		0	0.00%	0	0.00%
			£ 8,018,098	100.00%	37	100.00%
17	Rental Rate Type		£	%	#	%
	Floating rate loan (for life)		0	0.00%	0	0.00%
	2-year fixed (reverting to float)		1,645,161	20.52%	11	29.73%
	5-year fixed (reverting to float)		6,372,937	79.48%	26	70.27%
				£ 8,018,098	100.00%	37
18	Current Rental Rate Index		£	%	#	%
	BoE Base Rate		0	0.00%	0	0.00%
	Standard Variable Rate		8,018,098	100.00%	37	100.00%
			£ 8,018,098	100.00%	37	100.00%
19	Current Rental Rate		£	%	#	%
	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%		7,647,201	95.37%	35	94.59%
	7% <= x < 8%		370,637	4.63%	2	5.41%
	8% <= x < 9%		0	0.00%	0	0.00%
				£ 8,018,098	100.00%	37
20			Max	7.45%		
			Min	6.20%		
			Weighted-Average	6.53%		
	Number Months in Arrears		£	%	#	%
x < 1		8,018,098	100.00%	37	100.00%	
1 <= x < 2		0	0.00%	0	0.00%	
2 <= x < 3		0	0.00%	0	0.00%	
3 <= 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		0	0.00%	0	0.00%	
7 <= x < 8		0	0.00%	0	0.00%	
8 <= x < 9		0	0.00%	0	0.00%	
9 <= x < 10		0	0.00%	0	0.00%	
x > 10		0	0.00%	0	0.00%	
			£ 8,018,098	100.00%	37	100.00%
21			Max	0		
			Min	0		
			Weighted-Average	0		
	Gross Annual Income Coverage Ratio (GICR)		£	%	#	%
x <= x < 45%		6,308,751.80	78.68%	32	86.49%	
45% <= x < 50%		299,999.43	3.74%	1	2.70%	
50% <= x < 55%		0.00	0.00%	0	0.00%	
55% <= x < 60%		0.00	0.00%	0	0.00%	
60% <= x < 65%		340,000.00	4.24%	1	2.70%	
65% <= x < 70%		440,000.00	5.49%	1	2.70%	
70% <= x < 75%		0.00	0.00%	0	0.00%	
75% <= x < 80%		186,846.39	2.33%	1	2.70%	
80% <= x < 85%		0.00	0.00%	0	0.00%	
85% <= x < 90%		0.00	0.00%	0	0.00%	
90% <= x < 95%		0.00	0.00%	0	0.00%	
95% <= x < 100%		0.00	0.00%	0	0.00%	
100% <= x < 150%		442,500.00	5.52%	1	2.70%	
			£ 8,018,098	100.00%	37	100.00%
22			Max	1.11		
			Min	0.04		
			Weighted-Average	0.32		
	Rental Income Coverage Ratio (RICR)		£	%	#	%
x < 50%		0	0.00%	0	0.00%	
50% <= x < 60%		0	0.00%	0	0.00%	
60% <= x < 70%		0	0.00%	0	0.00%	
70% <= x < 80%		0	0.00%	0	0.00%	
80% <= x < 90%		170,000	2.12%	1	2.70%	
90% <= x < 100%		635,656	7.93%	2	5.41%	
100% <= x < 110%		185,956	2.32%	1	2.70%	
110% <= x < 120%		374,941	4.68%	2	5.41%	
120% <= x < 130%		1,383,007	17.25%	4	10.81%	
130% <= x < 140%		489,863	6.11%	3	8.11%	
140% <= x < 150%		1,549,726	19.33%	7	18.92%	
150% <= x < 160%		969,986	12.10%	4	10.81%	
x > 160%		2,256,872	28.17%	13	35.14%	
			£ 8,018,098	100.00%	37	100.00%
23			Max	3.34		
			Min	0.89		
			Weighted-Average	1.56		
	Employment Status		£	%	#	%
Self-employed		4,042,997	50.42%	19	51.35%	
Employed		3,975,100	49.58%	18	48.65%	
Pensioner		0	0.00%	0	0.00%	
Unemployed		0	0.00%	0	0.00%	
Other		0	0.00%	0	0.00%	
			£ 7,918,097	100.00%	37	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	65%
Maximum proportion of Assets which have an outstanding Finance Balance that is greater than or equal to £500,000	10,0%	N/A	0%
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	21670534%
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	66%
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	46%
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	16%
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	0%
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	69%
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	11%
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	50%
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%	-0,000742655	2%
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	0%
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	438%
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	-	
6 month Forecast	(2.725.830,04)	-	
If 5 months then this figure	(2.247.721,28)		

TRIGGER EVENTS

28-Feb-2025

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.			
		31-Dec-2024	31-Jan-2025	28-Feb-2025
		Average		
	(1) 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 instance of Acquisition Amounts has not been paid on its monthly due date and remains outstanding as per the last calendar day of the relevant Collection Period;	-	135,000.00	-
	(B) 45,000.00			
	divided by			
	(i) the aggregate Finance Balance of the Eligible Assets as per the Profit Payment Date immediately preceding such Collection Period;	3,078,059.08	4,763,225.95	8,018,007.42
	(ii) 5,269,440.88			
	The "Early Delinquency Ratio" is greater than 10 per cent;	10.00%	0.00%	0.00%

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;			
	(B) a breach of the Senior Borrowing Base Test has occurred and is continuing for three Business Days longer;			
	(C) a breach of the Mortgage Borrowing Base Test has occurred and is continuing for three Business Days or longer;			
	(D) a Default Event that has occurred and is continuing;			
	(E) an unsatisfactory independent Audit report where the findings are considered in the opinion of the Senior Certificateholders acting reasonably and commercially to have a materiality adverse effect on the Senior Certificateholders;			
	(F) an unsatisfactory AUP report which, in the opinion of the Senior Certificateholders is unsatisfactory unless updated timely and remedied within 10 Business Days;			
	(G) the balance outstanding to the credit of the Liquidity Reserve Fund is less than the Liquidity Reserve Required Amount;			
	(H) the permitted number of Liquidity Reserve Cure Payments has been breached;			

Current Reporting Period	2 - Feb-2025	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)	28-Feb-2025	Thursday
	To (including)	10-Mar-2025	Wednesday
	Days	18.00	
Profit Payment date		20-Mar-2025	Thursday
Confirmation date		18-Mar-2025	Tuesday
Collection Period	From	1-Feb-2025	
Collection Period	To	28-Feb-2025	

Tranche	Advance Rate	Borrowing Base	Available to draw	Senior	Mezz
Senior	88,0%	£ 17.755.578,98	£ 17.755.578,98	£ 17.192.940,87	
Mezz	95,0%	£ 19.097.285,26	£ 19.097.285,26	£ -	£ -
Total available to draw					
<i>Blended AR</i>					
<i>Utilisation</i>					
<i>Headroom</i>					
Junior					

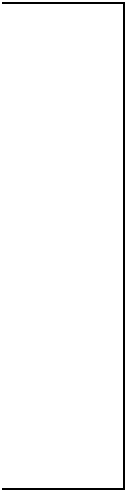
Total Rent receipts	£74.985,16	
Total fees		
Collection on excluded accounts	£3.246,41	collection on the long-term arrears account
Total expenses		Bill payment to servicer
Total ERC		
Total Revenue Recoveries		
Less : Third Party Amounts Paid	£0,00	

TOTAL REVENUE RECEIPTS	**	£78.231,57
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Acquisition Payments Collections for Calculation Period		Based on Current Balance	Based on Principal Only
Opening Outstanding Acquisition Payments		£15.409.788,13	£15.060.992,49
Total Acquisition Payments receipts		£0,00	£0,00
of which scheduled		£111.492,57	£111.492,57
of which prepayment		£221.570,07	£221.570,07
Acquisition Payments Losses/Adjustment			
Total Acquisition Payments Recoveries		£0,00	£0,00
Any Payment Pursuant to any Insurance Policy			
Repurchase Proceeds of any finance by the Seller			
Other (Rent charge for the month)			£0,00
Calculated Closing Balance	**	£15.076.725,49	£14.727.929,85
TOTAL Acquisition Payments RECEIPTS	**	£333.062,64	£333.062,64
Closing Balance		£15.077.929,11	£14.731.338,49
Difference		(£1.203,62)	(£3.408,64)
Intrum Closing Balance			
Variance			

Cash Flow			
Revenue Collections for Calculation Period			
Total Rent receipts	£78.231,57	Cash Receipt in Funding Account	£411.294,21
Total fees	£0,00	Bank Balances as at 28th February 2025	£89.803,81
Total expenses	£0,00	Total Cash Flow	£501.098,02
Total ERC	£0,00	Variance	(£89.803,81)
Total Revenue Recoveries	£0,00		
Less : Third Party Amounts Paid	£0,00		
Total Revenue Receipt	£78.231,57		
Acquisition Payments Collections for Calculation Period			
Opening Acquisition Payments	£0,00		
Total Acquisition Payments receipts	£0,00		
of which scheduled	£111.492,57		
of which prepayment	£221.570,07		
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	£333.062,64		
Total Receipt	£411.294,21		

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Total Rent receipts	£20.804,28
Total fees	£0,00
Collection on excluded accounts	£0,00
Total expenses	
Total ERC	
Total Revenue Recoveries	
Less : Third Party Amounts Paid	£0,00
TOTAL REVENUE RECEIPTS	** £20.804,28

Acquisition Payments Collections for Calculation Period	Based on Current Balance	Based on Principal Only
Opening Outstanding Acquisition Payments	£4.716.916,57	£4.713.697,73
Originations	£3.304.500,00	£3.304.500,00
Total Acquisition Payments receipts	£4.769,56	£4.769,56
of which scheduled	£4.769,56	£4.769,56
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	£0,00	£0,00
Repurchase Proceeds of any finance by the Seller		
Other (Rent charge for the month)		
Calculated Closing Balance	** £8.016.647,01	£8.013.428,17
TOTAL Acquisition Payments RECEIPTS	** £4.769,56	£4.769,56
Closing Balance	£8.018.097,62	£8.014.271,50
Difference	(£1.450,61)	(£843,33)

Cash Flow			
Revenue Collections for Calculation Period		Cash Receipt in Funding Account	£25.573,84
Total Rent receipts	£20.804,28	Bank Balances as at 28th February 2025	
Total fees	£0,00	Total Cash Flow	£25.573,84
Total expenses	£0,00	Variance	£0,00
Total ERC	£0,00		
Total Revenue Recoveries	£0,00		
Less : Third Party Amounts Paid	£0,00		
Total Revenue Receipt	£20.804,28		
Acquisition Payments Collections for Calculation Period			
Opening Acquisition Payments	£0,00		
Total Acquisition Payments receipts	£0,00		
of which scheduled	£4.769,56		
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	£4.769,56		
Total Receipt	£25.573,84		

Defaults ledger

[illegible]

Loss Tracker

[illegible]

Hedging Tracker

Notional amount sum	OB sum	Ratio
8.138.846,00	8.018.846,00	1,0149647

[illegible]

[illegible]

Summary table

[illegible]

[illegible]

