



<b>Mortgage Type</b>	<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No of Original Balance</b>	
Owner Occupied Purchase	89,369,045	746	19.39%	324,970,208	2,592	27.71%
Owner Occupied Remortgage	119,794,246	1,095	25.99%	402,886,742	3,458	34.56%
Buy to Let	232,370,219	2,005	50.42%	362,750,367	3,102	30.94%
Right to Buy	19,371,152	341	4.20%	81,995,518	1,400	6.99%
<b>Total</b>	<b>460,904,662</b>	<b>4,187</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</b>	<b>100.00%</b>
<b>Interest Payment Type</b>	<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No of Original Balance</b>	
Capital & Interest	86,658,228	1,276	18.80%	396,716,840	4,723	33.83%
Interest Only	373,639,152	2,906	81.07%	774,097,458	5,815	66.02%
Mixed (Part & Part)	807,282	5	0.13%	1,788,536	14	0.13%
<b>Total</b>	<b>460,904,662</b>	<b>4,187</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</b>	<b>100.00%</b>
<b>LTV</b>	<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No of Original Balance</b>	
Less than or equal to 25%	2,199,262	94	0.48%	3,730,964	96	0.32%
More than 25% up to and including 50%	23,501,787	384	5.10%	49,772,592	701	4.24%
More than 50% up to and including 55%	11,278,179	154	2.45%	27,342,743	333	2.33%
More than 55% up to and including 60%	17,346,600	207	3.76%	31,185,558	371	2.66%
More than 60% up to and including 65%	23,670,137	257	5.14%	50,074,695	555	4.27%
More than 65% up to and including 70%	31,573,463	333	6.85%	64,032,578	655	5.46%
More than 70% up to and including 75%	41,681,812	387	9.04%	101,564,057	917	8.65%
More than 75% up to and including 80%	47,730,201	421	10.36%	142,258,393	1,268	12.13%
More than 80% up to and including 85%	58,379,414	466	12.67%	179,674,086	1,509	15.32%
More than 85% up to and including 90%	149,004,140	1,148	32.33%	387,521,718	3,110	33.05%
More than 90% up to and including 95%	31,389,772	197	6.81%	106,359,496	764	9.07%
More than 95% up to and including 100%	10,768,096	72	2.34%	28,535,217	266	2.43%
Over 100%	12,401,800	67	2.69%	550,737	7	0.05%
<b>Total</b>	<b>460,904,662</b>	<b>4,187</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</b>	<b>100.00%</b>
<b>Years to maturity of mortgages</b>	<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No of Original Balance</b>	
0 and less than or equal to 5 years	24,109,397	241	5.23%	547,008	8	0.05%
Greater than 5 years and less than or equal to 10 years	45,538,991	467	9.88%	605,410,677	541	5.16%
Greater than 10 years and less than or equal to 15 years	106,483,533	978	23.10%	104,100,022	1,000	8.88%
Greater than 15 years and less than or equal to 20 years	262,093,318	2,267	56.86%	230,094,235	1,993	19.62%
Greater than 20 years and less than or equal to 25 years	22,679,424	234	4.92%	705,695,948	6,345	60.18%
Greater than 25 years and less than or equal to 30 years	-	-	0.00%	71,624,155	665	6.11%
Greater than 30 years	-	-	0.00%	-	-	0.00%
<b>Total</b>	<b>460,904,662</b>	<b>4,187</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</b>	<b>100.00%</b>
<b>Property Type</b>	<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No of Original Balance</b>	
Bungalow	10,336,752	92	2.24%	35,883,099	276	3.06%
Detached House	58,730,036	356	12.74%	186,247,489	1,059	15.85%
Flat/ Maisonette	120,995,054	1,019	26.25%	240,681,569	2,111	20.84%
Semi- Detached House	100,573,446	973	21.82%	289,430,606	2,769	24.68%
Terraced House	170,269,374	1,747	36.94%	420,160,073	4,337	35.83%
<b>Total</b>	<b>460,904,662</b>	<b>4,187</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</b>	<b>100.00%</b>

Interest Rate Type	Total Balance	No	% of Balance	Original Balance	No of Original Balance	
Base	316,858,563	2,631	68.79%	50,983,815	484	4.35%
Libor	144,046,099	1,556	31.25%	105,179,199	1,160	8.97%
Base Discount	-	-	0.00%	107,912,560	780	9.20%
Fixed- reverting to Base	-	-	0.00%	522,845,243	3,951	44.59%
Fixed- reverting to Libor	-	-	0.00%	348,715,291	3,377	29.74%
Libor Discount	-	-	0.00%	36,966,786	780	3.15%
<b>Total</b>	<b>460,904,662</b>	<b>4,187</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</b>	<b>100.00%</b>
Asset Type	Total Balance	No	% of Balance	Original Balance	No of Original Balance	
Conforming- Buy to Let	232,370,219	2,005	50.42%	362,750,367	3,102	30.84%
Conforming- Self-Cert	84,488,344	626	18.33%	318,991,250	2,113	27.20%
Non-Conforming	144,046,099	1,556	31.25%	490,861,217	5,337	41.86%
<b>Total</b>	<b>460,904,662</b>	<b>4,187</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</b>	<b>100.00%</b>
Self-Certification	Total Balance	No	% of Balance	Total Balance	No of Original Balance	
N	269,359,252	2,548	58.44%	503,101,623	5,053	42.90%
Y	191,545,410	1,639	41.56%	669,501,211	5,499	57.10%
<b>Total</b>	<b>460,904,662</b>	<b>4,187</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</b>	<b>100.00%</b>

Issuer Priority of Payments		21 December 2012	
<b>Available Revenue Receipts</b>		<b>Available Principal</b>	
Revenue Receipts from Mortgage Holders	3,571,199.86	Receipts	
Swap Receipts	-	Principal Receipts from Mortgage Holders	5,493,947.74
Interest on GIC accounts	12,356.98	Income surplus for uncovered shortfall	-
From the Discount Reserve	-	Principal Retained from the last period	157,157.97
General Reserve Fund Credit	27,689,978.35	Income retained	206,603.91
From Principal Receipts to cover Liquidity Shortfall	-		
Principal Recoveries	-		
UK Gilt Income	£2,749,800.00		
Less - Income retained	-		
<b>Total</b>	<b>33,816,731.26</b>	<b>Total</b>	<b>5,857,709.62</b>
<b>Revenue Priority of Payments</b>		<b>Principal Priority of Payments</b>	
(1) Trustee/ Security Trustee	-	(2) Principal paid to A2 note holders	5,702,204.14
(2) Paying Agent/ Registrar	-	(3) Principal paid to M note holders	-
(3) Service Fees/ Cash Manager Fees/ Account Bank Fees	625,035.90	(4) Principal paid to B note holders	-
(4) Amounts due under the Liquidity Facility agreement	6,027.04	(5) Principal paid to C note holders	-
(5) Class A Note Interest	736,147.40	(7) In respect of Senior Subordinated Loan	-
(5) J1 VFN Interest Expense	-	(8) In respect of Junior Subordinated Loan	-
(6) (i) Fixed Interest / Basis Rate Swap Payments	38,854.38		
(6) Third Party Fees	89,132.96		
(7) Class M Note Interest	223,794.57		
(7) J2 VFN Interest Expense	-		
(8) Class B Note Interest	201,656.89	Retained Principal	155,505.48
(8) J3 VFN Interest Expense	-		
(8) Class C Note Interest	217,906.40		
(8) J4 VFN Interest Expense	-		
(10) Maximum Required Amount	27,689,978.35		
(11) Expense loan interest	-		
(12) Expense loan principal repayment	-		
(13) Amounts due in relation to the Senior subordinated loan	86,279.93		
(14) Swap termination fee	-		
(15) Fees, cost and expenses not covered by Admin agreement fees above	95,323.37		
(16) Amounts due in relation to the Junior subordinated loan	182,534.64		
(17) Company profit	27,195.41		
(18) Retention if expense loan condition is true	-		
(19) K VFN Interest	1,646,841.90		
(20) K VFN principal repayment	1,103,000.00		
(22) L VFN Interest	131,224.32		
(23) L VFN principal repayment	735,900.00		
(24) DPC Cash Payment	97.81		

Additional Information as at the most recent IPD		21 December 2012
Opening Expense Loan Balance		£0.00
Closing Expense Loan Balance		£0.00
Applied Principal		£5,857,709.62
Retained Principal		£155,505.46
Loss Provision		£7,971,951.00
Uncovered Shortfall		£206,603.91
Income Retained		£206,603.91
Excess Spread following Uncovered Shortfall		£4,008,397.38
Excess Spread preceding Uncovered Shortfall		£4,215,001.29
Annualised Excess Spread following Uncovered Shortfall Percentage		3.44%
Annualised Excess Spread preceding Uncovered Shortfall Percentage		3.62%
Reserve Balance at Transaction Close		£27,689,978.35
Beginning Reserve Account Balance		£27,689,978.35
Ending Reserve Account Balance		£27,689,978.35
Change in the Reserve Account Balance		£0.00
Target Reserve Account Balance		£27,689,978.35
Available Liquidity Drawing Amount for the current IPD		£13,851,785.62
Amortisation		£171,066.12
Drawings under Liquidity Facility		£0.00
Available Liquidity Drawing Amount for the next IPD		£13,680,719.49
<b>UK Gilts</b>		<b>21 December 2012</b>
UK Gilts Security International Securities number		GB00BOV3WX43
Description		UKT 4 07 Sept 2016
UK Gilt Nominal Amount		£17,490,000.00
Coupon received in collection period		£2,749,800.00
Total Coupon received to date		£6,889,444.57

Assets and Liabilities Reconciliation as at the most recent IPD		21 December 2012
Mortgages		463,840,438.62
Provisions		(7,971,951)
Retained Principal		155,505
Total principal assets		456,023,983
Total Liabilities - Notes		456,023,983

Deal Participant Information			
Administrator	Platform Funding Ltd (PFL)	Cash Bond Administrator	Platform Funding Ltd (PFL)
Web address	<a href="http://www.platfom.co.uk">www.platfom.co.uk</a>	Web address	<a href="http://www.platfom.co.uk">www.platfom.co.uk</a>
Sub-Administrator	Western Mortgage Services Ltd (WMS)	Service Guarantor	Co-operative Bank plc
Web address	<a href="http://www.wmsl.co.uk">www.wmsl.co.uk</a>	Web address	<a href="http://www.britannia.co.uk/_site/microsite.htm">www.britannia.co.uk/_site/microsite.htm</a>
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	<a href="http://www.capitainvest.co.uk">www.capitainvest.co.uk</a>	US Paying Agent	HSBC Bank USA, N.A.
Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		

Deal Triggers	Provider	Rating Triggers (M/F)	Current Rating (M/F)	Status	Action
Currency Swaps (\$ & €s)	JPMorgan Chase N.A.	L-term rating below A1(Moodys), A+(Fitch). S-term rating below P-1(Mdys), F1 (Fitch)	S-Term/ L-term Mdys: P-1, Aa3 Fitch: F1+, A+	Satisfied	
Basis Swap	JPMorgan Chase N.A.	L-term rating below A1(Moodys), A(Fitch). S-term rating below P-1(Mdys), F1 (Fitch)	S-Term/ L-term Mdys: P-1, Aa3 Fitch: F1+, A+	Satisfied	
Internal GIC Account	The Co-operative Bank	S-term rating below P-1 (Mdys), F1+ (Fitch)	S-Term P-2(Mdys), F2 (Negative watch)(Fitch)	Breached	Deposits limited to Collateralised Amount- £2m
External GIC Account	The Royal Bank of Scotland	S-term rating below P-1 (Mdys), F1+ (Fitch)	S-Term P-2(Mdys), F1(Fitch)	Breached	Currently in the process of appointing another Bank Account Provider.
Liquidity Facility	JPMorgan Chase N.A.	S-term rating below P-1(Mdys), F1 (Fitch) L-term rating below A1(Moodys), A(Fitch).	Mdys: P-1, Aa3 Fitch: F1+, A+	Inactive	N/A
Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland plc	S-term rating below P-1(Mdys), F1 (Fitch)	S-Term/ L-term Mdys: P-2, Baa1 Fitch: F1, A	Inactive	N/A

Information Sources	Platform
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Fax	+44 (0)1538 399 519
Address	Britannia House, Cheadle Road, Leek, Staffordshire, ST13 6LQ
Reports Distribution Channels	Bloomberg or <a href="http://www.britannia.co.uk/bis">www.britannia.co.uk/bis</a>
Loan Level Data and Liability Modelling	<a href="https://loeportal.co.uk/bis">https://loeportal.co.uk/bis</a>
Report Frequency	Monthly

**The co-operative**  
banking group