

Loan Finance Number 18 PLC

Issue	Loan Finance Number 18 PLC
Book Exchange Listing	London
Publishing Date	31 June 2021
Reporting Period Start Date	30 June 2021
Reporting Period End Date	30 June 2021
Next Maturity	21 March 2022

Most Recent Quarterly Interest Payment Date	31 March 2021
Previous Quarterly Interest Payment Date	21 March 2021
Next Quarterly Interest Payment Date	21 March 2022

Class	Class A1A	Class A2A	Class A3A	Class A4A	Class A5A	Class A6A	Class A7A	Class A8A	Class A9A	Class A10A	Class A11A	Class A12A	Class A13A	Class A14A	Class A15A	Class A16A	Class A17A	Class A18A	Class A19A	Class A20A
Original Issuance	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000
Current Balance	98,500,000	98,500,000	98,500,000	98,500,000	98,500,000	98,500,000	98,500,000	98,500,000	98,500,000	98,500,000	98,500,000	98,500,000	98,500,000	98,500,000	98,500,000	98,500,000	98,500,000	98,500,000	98,500,000	98,500,000
Unamortized Premium	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Weighted Average Life (years)	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83

Original Total Number of Residential Mortgage Loans	4,569
Current Total Number of Residential Mortgage Loans	4,569
Original Total Value of Residential Mortgage Loans	£1,053,705,544
Current Total Value of Residential Mortgage Loans	1,053,705,544
Weighted Average Interest Rate at Transaction Close	5.27%
Weighted Average Interest Rate (by Sweep) at the end of the period	2.49%
Weighted Average Maturity at Transaction Close	2.37
Weighted Average Term to Maturity of the pool at Transaction Close	2.12

Delinquency Band (excluding possession)	Current Period		At Balance	
	Total Balance	No.	Original Balance	No. of Original Balance
1-31 Days in Arrears	17,329,586	156	27,727,048	224
32-60 Days in Arrears	2,418,374	21	4,477,376	70
61-90 Days in Arrears	1,522,244	90	2,506,815	51
91-120 Days in Arrears	8,346,465	42	15,429,425	47
121-180 Days in Arrears	4,134,450	33	2,164,848	19
181-240 Days in Arrears	2,966,659	21	1,659,659	13
241-360 Days in Arrears	7,622,551	35	1,861,256	13
Greater than 360 Days in Arrears	376,812	3	1,127,812	22

Balance of the performing Loans	453,239,550
Net Losses for the period	203,400,000
Cumulative Net Loss	22,203,673
Average Loss Severity for the current period	29.17%
Current severity index	29.89%
Outstanding Possessions at the start of the period	£2,102,247
Number of possessions during the period	1
Outstanding Possessions at the end of the period	£86,058
Original Mortgage Loan Principal Balance at Start of the period	533,469,710
Repayment of Mortgage Loan Principal Balance	530,773,128
Original Principal Balance of All Properties Sold	£74,815,321
Principal Balance of Properties Sold at Period End	£897,363,044
Repayment of Principal Balance of All Properties Sold	£846,547,723
Total Balance of Former Advances	£1,480,833,144

Region	Current Period		At Balance	
	Total Balance	No.	Original Balance	No. of Original Balance
East Midlands	13,116,766	117	13,116,766	117
East of England	30,280,239	270	30,280,239	270
East of Scotland	152,466,000	1,412	152,466,000	1,412
East of Wales	18,402,228	263	18,402,228	263
East of Northern Ireland	8,272,683	121	8,272,683	121
East of Scotland	32,216,320	425	32,216,320	425
East of South East	144,348,000	910	144,348,000	910
East of West	52,090,484	272	52,090,484	272
East of Yorkshire	15,220,828	135	15,220,828	135
East of Wales	38,163,185	377	38,163,185	377
East of Yorkshire	34,019,417	412	34,019,417	412
Total	529,854,710	4,569	529,854,710	4,569

Mortgage Type	Current Period		At Balance	
	Total Balance	No.	Original Balance	No. of Original Balance
Less than or equal to 30k	3,124,934	146	3,124,934	146
More than 30k up to and including 50k	15,949,190	460	15,949,190	460
More than 50k up to and including 75k	52,546,798	915	52,546,798	915
More than 75k up to and including 100k	75,248,250	703	75,248,250	703
More than 100k up to and including 125k	78,483,025	703	78,483,025	703
More than 125k up to and including 150k	11,855,271	48	11,855,271	48
More than 150k up to and including 200k	9,196,285	58	9,196,285	58
More than 200k up to and including 300k	112,763,945	250	112,763,945	250
More than 300k up to and including 500k	18,030,199	41	18,030,199	41
More than 500k	12,228,289	27	12,228,289	27
Total	529,854,710	4,569	529,854,710	4,569

Mortgage Type	Current Period		At Balance	
	Total Balance	No.	Original Balance	No. of Original Balance
Owner Occupied Purchase	117,517,859	908	117,517,859	908
Owner Occupied Remortgage	141,068,981	1,102	141,068,981	1,102
Buy to Let	247,137,336	2,147	247,137,336	2,147
Buy to Rent	24,114,734	412	24,114,734	412
Total	529,854,710	4,569	529,854,710	4,569

Age	Current Period		At Balance	
	Total Balance	No.	Original Balance	No. of Original Balance
Less than or equal to 25%	2,728,806	97	2,728,806	97
More than 25% up to and including 50%	19,406,522	313	19,406,522	313
More than 50% up to and including 75%	9,217,189	107	9,217,189	107
More than 75% up to and including 100%	12,250,840	214	12,250,840	214
More than 100% up to and including 125%	22,621,402	254	22,621,402	254
More than 125% up to and including 150%	52,227,713	334	52,227,713	334
More than 150% up to and including 175%	48,389,879	412	48,389,879	412
More than 175% up to and including 200%	54,489,682	431	54,489,682	431
More than 200% up to and including 250%	88,458,586	527	88,458,586	527
More than 250% up to and including 300%	178,517,297	1,384	178,517,297	1,384
More than 300% up to and including 350%	38,108,083	232	38,108,083	232
More than 350% up to and including 500%	23,974,719	159	23,974,719	159
Over 100%	11,928,623	21	11,928,623	21
Total	529,854,710	4,569	529,854,710	4,569

Tenure	Current Period		At Balance	
	Total Balance	No.	Original Balance	No. of Original Balance
5 and less than or equal to 5 years	34,065,654	272	34,065,654	272
Greater than 5 years and less than or equal to 10 years	50,591,093	418	50,591,093	418
Greater than 10 years and less than or equal to 15 years	114,416,935	984	114,416,935	984
Greater than 15 years and less than or equal to 20 years	303,050,069	2,955	303,050,069	2,955
Greater than 20 years and less than or equal to 25 years	25,461,002	290	25,461,002	290
Greater than 25 years and less than or equal to 30 years	-	-	-	-
Total	529,854,710	4,569	529,854,710	4,569

Property Type	Current Period		At Balance	
	Total Balance	No.	Original Balance	No. of Original Balance
Detached House	11,815,181	27	11,815,181	27
Detached House	71,714,002	348	71,714,002	348
Flat/Maisonette	145,000,007	1,244	145,000,007	1,244
Semi-Detached House	116,013,720	1,017	116,013,720	1,017
Terraced House	180,082,744	1,688	180,082,744	1,688
Total	529,854,710	4,569	529,854,710	4,569

Account Type	Current Period		At Balance	
	Total Balance	No.	Original Balance	No. of Original Balance
Buy to Let	247,137,336	2,147	247,137,336	2,147
Buy to Rent	24,114,734	412	24,114,734	412
Non-Conforming	15,802,620	214	15,802,620	214
Total	529,854,710	4,569	529,854,710	4,569

Senior Priority of Payments		21 June 2013	
Available Revenue Receipts			
Revenue Receipts from Mortgage Holders	£3,871,402.15	Principal Receipts from Mortgage Holders	£5,342,028.20
Swap Receipts	-	Interest on uncovered shortfall	-
Interest on CIC accounts	£3,094.10	Retained Principal	£104,417.00
General Reserve Credit	26,038,741.00	Income Retained from Revenue	£30,052.71
From the Choice Reserve	-	-	-
From Principal Receipts to cover Liquidity Shortfall	-	-	-
Principal Receipts	£4,076,250.00	-	-
UK Gilts Income	£300,052.71	-	-
Income Retained	-	-	-
Total	£36,369,434.02	Total	£5,917,397.91
Revenue Priority of Payments			
(1) Trustee/ Security Trustee	-	(2) Principal paid to A2 note holders	5,873,249.98
(2) Paying Agent/ Registrar	-	(3) Principal paid to M note holders	-
(3) Service Fees/ Cash Manager Fees/ Account Bank Fees	413,370.41	(4) Principal paid to B note holders	-
(4) Amounts due under the Liquidity Facility agreement	7,289.30	(5) Principal paid to C note holders	-
(5) Class A Note Interest	626,914.73	(6) Principal paid to VFN note holders	-
(5) J1 VFN Interest Expense	-	(7) In respect of Senior Subordinated Loan principal	-
(5) (i) Fixed Interest / Basis Rate Swap Payments	15,761.43	(8) In respect of Junior Subordinated Loan principal	-
(8) Third Party Fees	83,999.52	-	-
(7) Class M Note Interest	197,233.46	-	-
(7) J2 VFN Interest Expense	-	Retained Principal	104,148.21
(8) Class N Note Interest	153,765.30	-	-
(8) J3 VFN Interest Expense	-	-	-
(8) Class O Note Interest	221,415.96	-	-
(8) J4 VFN Interest Expense	-	-	-
(13) Maximum Spread Arrears	26,628,741.00	-	-
(11) Expense loan interest	-	-	-
(12) Expense loan principal repayment	-	-	-
(12) Amounts due in relation to the Senior subordinated loan	284,343.18	-	-
(14) Swap termination fee	-	-	-
(15) Fees, cost and expenses not covered by Admin agreement fees	80,698.35	-	-
(16) Amounts due in relation to the Junior subordinated loan	27,917.42	-	-
(17) Company profit	-	-	-
(18) Retention of expense loan condition is true	2,409,802.56	-	-
(20) K VFN principal repayment	1,886,400.00	-	-
(22) L VFN interest	125,591.40	-	-
(23) L VFN principal repayment	929,700.00	-	-
(24) EPC Cash Payment	21.76	-	-

Additional Information as at the most recent IPO		21 June 2013	
Closing Expense Loan Balance	£0.00	Uncovered Shortfall	£0.00
Closing Expense Loan Balance	£0.00	Income Retained	£300,052.71
Agreed Principal	£5,977,467.00	Losses in relation to % bonds issued	£129.24
Retained Principal	£104,148.21	Number of premiums sold in total	2,624
Uncovered Shortfall	£6,376,039.04	Bonks outstanding as % of original bonds issued	62.37%
Income Retained	£300,052.71	Excess Spread preceding Uncovered Shortfall	£5,504,544.68
Losses in relation to % bonds issued	£129.24	Amortisation Expense Spread preceding Uncovered Shortfall Percentage	4.96%
Number of premiums sold in total	2,624	Amortisation Expense Spread preceding Uncovered Shortfall Percentage	4.44%
Bonks outstanding as % of original bonds issued	62.37%	Revenue Balance at Transition Date	£26,038,741.00
Excess Spread preceding Uncovered Shortfall	£5,504,544.68	Beginning Reserve Account Balance	£26,038,741.00
Amortisation Expense Spread preceding Uncovered Shortfall Percentage	4.96%	Ending Reserve Account Balance	£26,038,741.00
Amortisation Expense Spread preceding Uncovered Shortfall Percentage	4.44%	Change in the Reserve Account Balance	£0.00
Revenue Balance at Transition Date	£26,038,741.00	Target Reserve Account Balance	£26,038,741.00
Beginning Reserve Account Balance	£26,038,741.00	Available Liquidity Drawing Amount for the current IPO	£16,054,263.39
Ending Reserve Account Balance	£26,038,741.00	Amortisation of the liability	£176,197.60
Change in the Reserve Account Balance	£0.00	Drawings under Liquidity Facility	£0.00
Target Reserve Account Balance	£26,038,741.00	Available Liquidity Drawing Amount for the next IPO	£14,888,066.68
Available Liquidity Drawing Amount for the current IPO	£176,197.60		
Amortisation of the liability	£176,197.60		
Drawings under Liquidity Facility	£0.00		
Available Liquidity Drawing Amount for the next IPO	£14,888,066.68		

UK Gilts		21 June 2013	
UK Gilts Security International Securities number	GB08B1WPC04	Description	UK Gilts
Description	UK Gilts	UK Gilts Nominal Amount	£163,050,000.00
UK Gilts Nominal Amount	£163,050,000.00	Coupon received in collection period	£4,076,250.00
Coupon received in collection period	£4,076,250.00	Total Coupon received to date	£14,269,026.53
Total Coupon received to date	£14,269,026.53		

Assets and Liabilities Reconciliation as at the most recent IPO		21 June 2013	
Mortgages	536,865,667		
Provision	(6,376,039)		
Retained Principal	104,148		
Total principal assets	530,602,196		
Total Liabilities - Nettes	530,602,196		

Deal Participants Information			
Administrator	Platform Funding Ltd (PFL)	Cash Bond Administrator	Platform Funding Ltd (PFL)
Web address	www.pfl.co.uk	Web address	www.pfl.co.uk
Sub-Administrator	Western Mortgage Services Ltd (WMS)	Service Guarantor	Co-operative Bank plc
Web address	www.wms.co.uk	Web address	www.co-operative.com
Trustee	Capita IRO Trustee Ltd	Paying Agent	HSBC Bank plc
Web address	www.capita-iro.com	US Paying Agent	HSBC Bank USA, N.A.
Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		

Deal Tranche	Provider	Rating Triggers (MSP)	Current Rating (MSP)	Status	Action
Currency (Swaps & FX)	The Royal Bank of Scotland plc	L-term rating below A1(Moody), A+ (Fitch)	S-Term L-term	Swapped	RBS posts swap collateral in line with the SBA agreement.
Liquidity Facility	The Co-operative Bank	S-term rating below P-1(Moody), F1 (Fitch)	Moody: P-2, Best; Fitch: F1, A	Swapped	Cash Collateralised in External GC account
Bank Swap	The Royal Bank of Scotland plc	L-term rating below A1(Moody), A+ (Fitch)	S-Term L-term	Swapped	RBS posts swap collateral in line with the SBA agreement
Interest CIC Account	The Co-operative Bank	S-term rating below P-1 (Moody), F1+ (Fitch)	Moody: P-2, Best; Fitch: F1, A	Swapped	Deposits limited to Collateralised Amount.
External CIC Account**	Bank of New York Mellon	S-term rating below P-1 (Moody), F1+ (Fitch)	S-Term L-term	Swapped	0
Fixed Floating Interest Rate Swap	The Royal Bank of Scotland plc	L-term rating below A1(Moody), A+ (Fitch)	S-Term L-term	Swapped	

**As a result of the rating downgrade of Royal Bank of Scotland (RBS), last year, the senior line external CIC account provider with effect from 11/04/2013

Arrangement Offices		London	
Post Contact	Platform Funding Ltd	Banking	Platform Funding Ltd
Post	Platform Funding Ltd	Banking	Platform Funding Ltd
Telephone	Platform Funding Ltd	Banking	Platform Funding Ltd
Facsimile	Platform Funding Ltd	Banking	Platform Funding Ltd
Address	Platform Funding Ltd	Banking	Platform Funding Ltd
Report Frequency	Platform Funding Ltd	Banking	Platform Funding Ltd