

Loan Facility Number 18 PLC

Book Exchange Listing	London
Reporting Period Start Date	31 March 2021
Reporting Period End Date	28 February 2023
Reporting Period Start Date	28 February 2021
Reporting Period End Date	21 September 2020

Most Recent Quarterly Interest Payment Date	21 June 2022
Previous Quarterly Interest Payment Date	21 June 2021
This Quarterly Interest Payment Date	21 June 2022

Item	Class AA	Class AA+	Class A	Class B	Class B+	Class C	Class C+	Class D	Class D+	Class E	Class E+	Class F	Class F+	Class G	Class G+	Class H	Class H+	Class I	Class I+	Class J	Class J+	Class K	Class K+	Class L	Class L+	Class M	Class M+	Class N	Class N+	Class O	Class O+	Class P	Class P+	Class Q	Class Q+
Face Value	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000

Original Total Number of Residential Mortgage Loans	4,868
Current Total Number of Residential Mortgage Loans	4,868
Original Total Value of Residential Mortgage Loans	€1,063,765,544
Current Total Value of Residential Mortgage Loans	79,844
Original Loan-to-Value Ratio	52.57%
Current Loan-to-Value Ratio	2.47%
Weighted Average Interest Rate at Transaction Close	1.27%
Weighted Average Interest Rate (as in effect) at the end of the period	2.35%
Weighted Average Term to Maturity of the pool at Transaction Close	21.82

Delinquency Band (excluding possessions)	Total Balance	No.	% of Total Balance	Original Balance	No. of Original Balance
0-1 <= 1 Months in Arrear	10,589,710	83	1.00%	27,737,048	224
1-1 <= 1 Months in Arrear	2,236,495	228	0.26%	6,176,176	70
2-1 <= 1 Months in Arrear	1,783,774	104	0.21%	6,508,815	51
3-1 <= 1 Months in Arrear	7,822,262	12	0.08%	4,402,442	13
4-1 <= 1 Months in Arrear	5,644,638	40	0.24%	2,164,846	19
5-1 <= 1 Months in Arrear	4,247,745	18	0.10%	1,625,659	13
6-1 Months	11,255,246	39	0.20%	1,855,236	13
> 6 Months	75,167,720	13	0.07%	1,012,813	22

Outstanding Possessions at the start of the period	€1,524,962.89	79
Number of possessions during the period	€183,962.89	1
Outstanding Possessions at the end of the period	€1,549,644.79	4,688
Original Principal Balance of Properties Sold	€434,615.00	4,688
Repossessed Properties Sold	€47,741,697.81	4,688
Principal Payment Rate	0.20%	
Original Principal Balance of All Properties Sold	€47,167,012.81	
Principal Balance of Properties Sold to Period	€44,269,054.00	
Repossessed Properties Sold to Period	€44,269,054.00	
Total Balance of Former Arrears	€3,691,830.00	

Region	Total Balance	No.	% of Balance	Original Balance	No. of Original Balance
Spain	13,909,786	81	3.11%	11,232,768	77%
Ireland	111,029,350	519	21.03%	166,044,381	712
Eastern Europe	10,922,782	263	4.65%	40,632,717	268
Northern Ireland	9,798,983	128	1.81%	31,074,074	363
Northern England	9,798,983	128	1.81%	31,074,074	363
Scotland	20,577,034	448	6.08%	89,273,338	1,087
South East	149,810,968	876	18.02%	305,108,496	1,009
South West	32,851,151	278	6.68%	68,250,462	527
West Midlands	10,920,294	113	2.71%	25,820,267	294
York and North East	38,751,127	404	7.16%	70,507,930	686
York and North East	38,751,127	404	7.16%	70,507,930	686
Total	€43,188,824	4,688	100.00%	1,053,758,544	8,768

Mortgage Type	Total Balance	No.	% of Balance	Original Balance	No. of Original Balance
Less than or equal to 30k	3,174,452	144	6.59%	5,268,209	122
More than 30k up to and including 50k	10,698,154	493	24.59%	13,924,778	348
More than 50k up to and including 75k	9,826,029	331	22.69%	11,497,587	1,831
More than 75k up to and including 100k	77,763,185	600	179.50%	149,241,284	1,463
More than 100k up to and including 125k	80,269,231	719	18.61%	148,847,507	1,342
More than 125k up to and including 150k	62,023,629	521	14.36%	129,241,880	940
More than 150k up to and including 200k	83,820,439	547	17.33%	178,283,137	1,028
More than 200k up to and including 300k	114,629,394	823	26.55%	223,495,208	921
More than 300k up to and including 500k	19,130,159	43	4.43%	40,364,867	91
More than 500k	11,232,712	12	2.59%	24,194,027	49
Total	€43,188,824	4,688	100.00%	1,053,758,544	8,768

Mortgage Type	Total Balance	No.	% of Balance	Original Balance	No. of Original Balance
Owner Occupied Purchase	120,114,562	608	27.81%	291,538,158	2,687
Owner Occupied Refinance	146,440,096	1,152	33.45%	320,863,862	2,616
Buy to Let	20,609,186	216	47.81%	376,427,033	3,113
Buy to Rent	24,458,482	224	56.24%	60,909,481	1,052
Total	€41,188,824	4,688	100.00%	1,053,758,544	8,768

Age at Maturity	Total Balance	No.	% of Balance	Original Balance	No. of Original Balance
Less than or equal to 25%	2,887,497	89	6.69%	2,893,798	65
More than 25% up to and including 50%	19,807,420	323	45.63%	19,807,420	427
More than 50% up to and including 75%	9,827,512	122	22.74%	11,587,798	200
More than 75% up to and including 100%	77,763,185	600	179.50%	149,241,284	234
More than 100% up to and including 125%	80,269,231	719	18.61%	148,847,507	299
More than 125% up to and including 150%	62,023,629	521	14.36%	129,241,880	459
More than 150% up to and including 200%	83,820,439	547	17.33%	178,283,137	641
More than 200% up to and including 300%	114,629,394	823	26.55%	223,495,208	878
More than 300% up to and including 500%	19,130,159	43	4.43%	40,364,867	91
More than 500%	11,232,712	12	2.59%	24,194,027	49
Total	€43,188,824	4,688	100.00%	1,053,758,544	8,768

Age at Maturity	Total Balance	No.	% of Balance	Original Balance	No. of Original Balance
5 and less than or equal to 5 years	34,738,814	277	79.83%	60,261,277	440
Greater than 5 years and less than or equal to 10 years	56,719,174	416	131.64%	101,871,287	834
Greater than 10 years and less than or equal to 15 years	112,638,371	1,004	260.37%	203,742,574	1,716
Greater than 15 years and less than or equal to 20 years	111,919,941	7,821	166.49%	628,784,342	5,178
Greater than 20 years and less than or equal to 25 years	26,465,485	285	61.30%	63,448,172	509
Greater than 25 years	-	-	0.00%	-	-
Total	€41,188,824	4,688	100.00%	1,053,758,544	8,768

Mortgage Type	Total Balance	No.	% of Balance	Original Balance	No. of Original Balance
Detached House	12,265,627	51	28.44%	25,044,107	303
Semi-Detached House	73,071,044	352	13.49%	163,959,295	782
Flat/Maisonette	147,671,015	1,272	27.34%	259,271,123	2,221
Semi-Detached House	118,126,649	1,045	22.11%	242,841,142	2,029
Detached House	189,727,880	1,081	30.80%	383,288,877	3,533
Total	€43,188,824	4,688	100.00%	1,053,758,544	8,768

Mortgage Type	Total Balance	No.	% of Balance	Original Balance	No. of Original Balance
Bare	369,268,269	3,074	71.50%	89,895,277	477
Loan Discount	151,658,959	1,581	34.90%	812,817	6
Buy Discount	-	-	0.00%	124,050,347	795
Fixed - revolving to Base	-	-	0.00%	462,050,915	3,689
Fixed - revolving to Labor	-	-	0.00%	323,808,853	3,099
Loan Discount	-	-	0.00%	49,881,778	514
BVR Administration	-	-	0.00%	-	-
Total	€41,188,824	4,688	100.00%	1,053,758,544	8,768

Account Type	Total Balance	No.	% of Balance	Original Balance	No. of Original Balance
Controlling - Buy to Let	250,000,000	2,170	45.67%	311,825,600	3,113
Controlling - Self Care	18,268,479	894	26.96%	36,448,401	1,852
Non-Controlling	13,119,345	1,624	25.01%	29,083,101	1,803
Total	€41,188,824	4,688	100.00%	1,053,758,544	8,768

Mortgage Type	Total Balance	No.	% of Balance	Original Balance	No. of Original Balance
Non-Controlling	305,202,022	2,883	96.46%	546,324,436	4,762
Controlling	10,986,802	1,769	26.54%	507,434,108	4,006
Total	€41,188,824	4,688	100.00%	1,053,758,544	8,768

Senior Priority of Payments		21 March 2013	
Available Revenue Receipts		Available Principal Receipts	
Revenue Receipts from Mortgage Holders	£3,846,814.10	Principal Receipts from Mortgage H	£4,533,952.87
Swap Receipts	-	Income surplus for uncovered shortfall	-
Interest on GIC accounts	£1,504.08	Retained Principal	£504,196.71
General Reserve Cash	26,038,741.00		
From the Excess Reserve	80.00	Income Retained from Revenue	£445,571.15
From Principal Receipts to cover Liquidity Shortfall	-		
Principal Receipts	-		
UK GI Income	80.00		
Income Retained	£445,571.15		
Total	£30,341,488.10	Total	£5,083,758.72
Revenue Priority of Payments		Principal Priority of Payments	
(1) Trustee/ Security Trustee	-	(2) Principal paid to A2 note holders	4,379,342.73
(2) Paying Agent/ Registrar	-	(3) Principal paid to M note holders	-
(3) Service Fee/ Cash Manager Fees/ Account Bank Fees	204,485.41	(4) Principal paid to B note holders	-
(4) Amounts due under the Liquidity Facility agreement	7,196.19	(5) Principal paid to C note holders	-
		(6) Principal paid to K VFN note holders	-
(5) Class A Note Interest	631,370.58		
(6) J VFN Interest Expense	-	(7) In respect of Senior Subordinated	-
(8) (i) Fixed Interest / Basis Rate Swap Payments	21,569.77	(8) In respect of Junior Subordinated	-
(8) Third Party Fees	78,898.67	(9) Loan principal	-
(7) Class M Note Interest	184,938.85	(10) Loan principal	-
(7) J VFN Interest Expense	-		
(8) Class N Note Interest	-	(11) Retained Principal	104,417.00
(8) J VFN Interest Expense	151,535.19		
(9) Class O Note Interest	21,563.53		
(9) J VFN Interest Expense	-		
(10) Maximum Required Amount	26,038,741.00		
(11) Expense loan interest	-		
(12) Expense loan principal repayment	-		
(13) Amounts due in relation to the Senior subordinated loan	259,205.94		
(14) Swap termination fee	-		
(15) Fees, cost and expenses not covered by Admin agreement fees	87,397.17		
(16) Amounts due in relation to the Junior subordinated loan	27,987.21		
(17) Company profit	-		
(18) Retention of expense loan condition in trust	-		
(19) K VFN interest	-		
(20) K VFN principal repayment	141,187.60		
(21) L VFN interest	1,191,500.00		
(22) L VFN principal repayment	88.77		
(23) OPC Cash Payment	-		

Additional Information as at the most recent IPO		21 March 2013	
Closing Expense Loan Balance	80.00		
Closing Expense Loan Balance	80.00		
Applied Principal	£5,083,758.72		
Retained Principal	£104,417.00		
Uncovered Shortfall	£6,378,175.00		
Income Retained	£445,571.15		
Losses in quarter as % bonds issued	0.11%		
Cumulative losses as % bonds issued	2.51%		
Number of granules sold in period	63,074		
Bonks outstanding as % of original bonds issued	63.07%		
Excess Spread preceding Uncovered Shortfall	£2,152,897.84		
Annualised Excess Spread following Uncovered Shortfall Percentage	1.2%		
Annualised Excess Spread preceding Uncovered Shortfall Percentage	1.6%		
Revenue Retained at Transition Date	£26,038,741.00		
Beginning Reserve Account Balance	£26,038,741.00		
Ending Reserve Account Balance	£26,038,741.00		
Change in the Reserve Account Balance	£0.00		
Target Reserve Account Balance	£26,038,741.00		
Available Liquidity Drawing Amount for the current IPO	£16,213,643.66		
Amortisation of the liability	£146,380.28		
Drawings under Liquidity Facility	£0.00		
Available Liquidity Drawing Amount for the next IPO	£16,067,263.38		

UK Gilt		21 March 2013	
UK Gilt Security International Securities number	GB081VPC04		
Description	UK T 3.000702018		
UK Gilt Nominal Amount	£163,050,000.00		
Coupon received in collection period	80.00		
Total Coupon received to date	£10,212,778.53		

Assets and Liabilities Reconciliation as at the most recent IPO		21 March 2013	
Mortgages	£41,741,868		
Provisions	(8,200,000)		
Retained Principal	104,417		
Total principal assets	£33,646,285		
Total Liabilities - Notes	£33,646,285		

Deal Participant 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.wmsl.co.uk	Web address	www.co-operative.com
Trustee	Capita IRO Trustees Ltd	Paying Agent	HSC Bank plc
Web address	www.capita-iro.com	US Paying Agent	HSC Bank USA, N.A.
Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		

Deal Tranche	Provider	Rating Triggers (BB)	Current Rating (BB)	Status	Action
Currency Swaps (£ & €)	The Royal Bank of Scotland plc	S-term rating below A1(Moody), A+(Fitch)	S-Term L-term Moody: P-2, Baa1 Fitch: F1, A	Watched	Currently in the process of establishing a swap collateral account.
Liquidity Facility	The Co-operative Bank	S-term rating below P-1(Moody), F1 (Fitch)	P-2(Moody), F-2(Negative outlook)(Fitch)	Watched	Swaps Collateralised at External GIC account
Basis Swap	The Royal Bank of Scotland plc	S-term rating below A1(Moody), A+(Fitch)	S-Term L-term Moody: P-2, Baa1 Fitch: F1, A	Watched	Currently in the process of establishing a swap collateral account.
Internal GIC Account	The Co-operative Bank	S-term rating below P-1 (Moody), F1 (Fitch)	P-2(Moody), F-2(Negative outlook)(Fitch)	Watched	Deposits linked to Collateralised Amounts Swaps
External GIC Account	The Royal Bank of Scotland	S-term rating below P-1 (Moody), F1 (Fitch)	Moody: P-2, Baa1 Fitch: F1, A	Watched	Currently in the process of appointing another Bank Account Provider
Fixed Floating Interest Rate Swaps	The Royal Bank of Scotland plc	S-term rating below A1(Moody), A+(Fitch)	S-Term L-term Moody: P-2, Baa1 Fitch: F1, A	Watched	N/A

Information Sources	
Point Contact	Randika Vithanage
Email	randika.vithanage@co-operative.com
Telephone	+44 (0)1538 397883
Fax	+44 (0)1538 399314
Address	Bitannia House, Cheadle Road, Leek, Staffordshire, ST13 9PL
Records Distribution Channels	Bitannia House, Cheadle Road, Leek, Staffordshire, ST13 9PL
Loan Level Data and Liability Modelling	www.co-operative.com
Report Frequency	Monthly

