

Silk Road Finance Number One PLC

Issue Date	25 February 2010
Issuer	Silk Road Finance Number One PLC
Stock Exchange Listing	London
Report Publishing Date	31 May 2013
Report Period Start Date	01 April 2013
Report Period End Date	30 April 2013
Most Recent/ Current Interest Payment Date	21 March 2013
Next Interest Payment Date	21 June 2013
Previous Interest Payment Date	21 December 2012
Original Issuance	
Portfolio Data reported Currency	Sterling
Further Sale Period End Date	21 August 2010
Mortgage Assets as at the Report End Date	
Mortgages	£1,666,653,906.92
Retained Principal	8,008,908.03
Principal Collections held in the GIC	44,851,494.55
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	£1,719,514,309.50
Note Liabilities as at the Report End Date	
Class A1	£1,292,525,000.00
Class B1 VFN	£406,989,309.50
Class B2 VFN used to fund the Retained Principal at Closing	£20,000,000.00
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	£1,719,514,309.50

	Class A1	Class B1 VFN	Class B2 VFN	Class C VFN	Class D VFN
International Securities Number (ISIN)	XS0488420893	N/A	N/A	N/A	N/A
Original Ratings (Fitch/ Moodys)	AAA/Aaa	NR	NR	NR	NR
Current Ratings (Fitch/ Moodys)	AAA/Aaa	NR	NR	NR	NR
Previous Factor	54.877	100.000	100.000	100.000	0.000
Current Factor	51.701	100.000	100.000	99.656	0.000
Credit Enhancement- Original	22.08%	N/A	N/A	N/A	N/A
Credit Enhancement- Current	36.60%	N/A	N/A	N/A	N/A
Currency	Sterling	Sterling	Sterling	Sterling	Sterling
Original Principal Balance	£2,500,000,000.00	£406,989,309.50	£50,000,000.00	£135,227,000.00	£0.00
Total Beginning Balance prior to payment	£1,371,925,000.00	£406,989,309.50	£50,000,000.00	£138,577,800.00	£0.00
Total Ending Balance subsequent to payment	£1,292,525,000.00	£406,989,309.50	£50,000,000.00	£138,100,710.76	£0.00
Total Principal Payments	£79,400,000.00	£0.00	£0.00	£477,089.24	£0.00
Accrual Start Date	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	N/A
Accrual End Date	21-Mar-13	21-Mar-13	21-Mar-13	21-Mar-13	N/A
Accrual Period (Number of days)	90	90	90	90	N/A
Reference Rate	3 month £ Libor	3 month £ Libor	3 month £ Libor	3 month £ Libor	3 month £ Libor
Day Count Convention	Actual/365/366	Actual/365/366	Actual/365/366	Actual/365/366	Actual/365/366
Relevant Margin	1.40000%	0.21000%	0.21000%	0.21000%	0.00000%
Coupon Reference Rate	0.51750%	0.51750%	0.51750%	0.51750%	0.00000%
Current Coupon Rate	1.91750%	0.72750%	0.72750%	0.72750%	0.00000%
Accrued Interest due for the Interest Period	£6,484,500.00	£732,580.92	£90,000.00	£249,440.04	£0.00
Actual Coupon Payments for the Interest period	£6,484,500.00	£732,580.92	£90,000.00	£249,440.04	£0.00
Current Interest Shortfall	£0.00	£0.00	£0.00	£0.00	£0.00
Cumulative Interest Shortfall	£0.00	£0.00	£0.00	£0.00	£0.00
Step-Down Date	21/03/2015	21/03/2015	21/03/2015	21/03/2015	21/03/2015
Legal Final Maturity Date	21/12/2052	21/12/2052	21/12/2052	21/12/2052	21/12/2052
Expected Maturity Date	21/12/2052	21/12/2052	21/12/2052	21/12/2052	21/12/2052

	Most Recent IPD 21 March 2013	Previous IPD 21 December 2012
Available Revenue Receipts		
Revenue Receipts during the collection period	17,017,720.74	18,684,212.81
Interest Income earned on Deposit accounts and any Authorised Investments	4,513.92	6,834.18
Net Amounts received under the Interest rate / Currency Swap Agreement	-	-
Amounts standing to the credit of General Reserve Fund	116,279,573.00	116,279,573.00
Amounts transferred from Principal Collections to cover a revenue deficiency	-	-
Other Net Income	-	-
Less : Third Party Payments made in the collection Period	133,301,807.66	134,970,619.99
Pre-Acceleration Revenue Priority of Payments		
(a) Trustee/ Security Trustee	-	-
(b) Paying Agent/ Registrar/ CSP/ Bank Accounts	12,854.64	19,521.59
(c) Third Party Fees	-	-
(d) Servicer Fees/ Cash Manager Fees/ Account Bank Fees	372,939.07	395,315.52
(e) Interest Rate Swap Payments	8,569,188.47	8,766,338.92
(f) i) Class A1 Note Interest	6,484,500.00	7,415,000.00
ii) Class D VFN Note Interest	-	-
(g) Class A1 Principal Deficiency Ledger	-	-
(h) General Reserve Ledger	116,279,573.00	116,279,573.00
(i) Class B Principal Deficiency Ledger	32,532.69	-
(j) Yield Reserve Ledger	-	-
(k) Class B VFN Note Interest	822,580.92	959,677.74
(l) Class C VFN Note Interest	249,440.04	291,013.38
(m) Issuer Profit	1,109.59	1,121.92
(n) Class B VFN Note Principal (Non Capital Balance)	-	-
(o) Class C VFN Note Principal	477,089.24	-
(p) Fixed Interest Rate Swap excluded Termination Amount	-	-
(q) Excess to be applied as Available Revenue Receipts at the next IPD during a determination period	-	-
(r) Deferred Consideration	-	843,057.91
	133,301,807.66	134,970,619.99
Available Principal Receipts		
Principal Receipts during the Collection Period	79,366,156.68	99,444,653.48
Amounts standing to the credit of Liquidity Reserve Fund	-	-
Amounts standing to the credit of Rearrangement Ledger	-	-
Amounts Credited to the Principal Deficiency Ledger	32,532.69	-
Amounts from Retained Principal Fund of last quarter	8,010,218.66	8,015,565.18
Other Items	-	-
Less : Amounts Utilised to Pay a Revenue Deficiency	87,408,908.03	107,460,218.66
Pre-Acceleration Principal Priority of Payments		
(a) Retained Principal Ledger (Until Further Sales Period End Date)	-	-
(b) i) Liquidity Reserve Ledger	-	-
ii) Retained Principal Receipts Ledger	8,008,908.03	8,010,218.66
iii) Class A1 Note Principal Repayments	79,400,000.00	99,450,000.00
iv) Class B1 VFN Note Principal Repayments	-	-
iv) Class B2 VFN Note Principal Repayments	-	-
	87,408,908.03	107,460,218.66

Interest Rate Swaps

	Fixed	Tracker	SVR
Swap Counterparty	JP Morgan	Co-operative Bank	Co-operative Bank
Notional Balance	£870,203,729.49	£529,791,425.49	£385,276,675.65
Swap Period Start Date	21 December 2012	21 December 2012	21 December 2012
Swap Period End Date	21 March 2013	21 March 2013	21 March 2013
Pay Reference Rate	Fixed	Base	SVR
Pay Margin	0.00%	0.00%	0.00%
Pay Reference Rate for the period	3.25%	0.50%	4.74%
All in Pay Rate	3.25%	0.50%	4.74%
Gross Payment to swap Counterparty	£6,973,550.43	£653,167.51	£4,502,987.12
Receive Reference Rate	3 Months LIBOR	3 Months LIBOR	3 Months LIBOR
Receive Margin	0.00%	-0.40%	1.90%
Receive Reference Rate for the period	0.51750%	0.51750%	0.51750%
All in Receive Rate	0.51750%	0.11750%	2.41750%
Gross Receipt from Swap Counterparty	£1,110,403.80	£153,494.37	£2,296,618.43
Net Swap (payment)/ receipts	-£5,863,146.63	-£499,673.15	-£2,206,368.69

Ledgers at the most recent IPD

		Most Recent IPD	Previous IPD
		21 March 2013	21 December 2012
Reserve Fund Ledger	Balance at Transaction Close	116,279,573.00	116,279,573.00
	Period Start Balance	116,279,573.00	116,279,573.00
	Reserve Fund Required Amount	116,279,573.00	116,279,573.00
	Credit from the Revenue Waterfall	116,279,573.00	116,279,573.00
	Period End Balance	116,279,573.00	116,279,573.00
Class A Principal Deficiency Ledger	Period Start Balance	£0.00	£0.00
	Realised losses for the period	£0.00	£0.00
	Credits from Available Revenue	£0.00	£0.00
	Period End Balance	£0.00	£0.00
Class B Principal Deficiency Ledger	Period Start Balance	-	£0.00
	Realised losses for the period	32,532.69	£0.00
	Credits from Available Revenue	- 32,532.69	£0.00
	Period End Balance	£0.00	£0.00
Class D Principal Deficiency Ledger	Period Start Balance	£0.00	£0.00
	Realised losses for the period	£0.00	£0.00
	Credits from Available Revenue	£0.00	£0.00
	Period End Balance	£0.00	£0.00

	<u>Period Start</u>	<u>Movements during the</u>		<u>Transaction Close</u>
	<u>Balance</u>	<u>Period</u>	<u>Period End Balance</u>	<u>Balance</u>
Retained Principal Receipts Ledger	8,010,218.66	-£1,310.63	8,008,908.03	£20,000,000.00
Principal Deficiency Ledger	£0.00	£0.00	£0.00	£0.00
Liquidity Reserve Ledger	£0.00	£0.00	£0.00	£0.00
Yield Reserve Ledger	£0.00	£0.00	£0.00	£0.00
Rearrangement Purchase Ledger	£0.00	£0.00	£0.00	£0.00
Co-op Collateral Account Ledger	£10,000,000.00	£0.00	£10,000,000.00	£10,000,000.00
Issuer Fee Amount Ledger	£0.00	£0.00	£0.00	£0.00
Swap Provider Amount Ledger	£0.00	£0.00	£0.00	£0.00
Pre-Funded Purchase Ledger	£30,000,000.00	£0.00	£30,000,000.00	£30,000,000.00
Swap Collateral Ledger	£0.00	£0.00	£0.00	£0.00



<u>Portfolio Characteristics</u>	<u>Current Period</u>	<u>At Issuance</u>
Number of Residential Mortgage Loans at the end of the period	17,402	26,550
Balance of Mortgage Loans at the end of the period	£1,666,653,906.92	£2,906,989,309.50
Average Loan Size	£95,773.70	£109,491.12
Current Indexed Loan to Value Ratio	61.02%	64.60%
Non-Indexed Current Loan to Value Ratio	56.86%	60.78%
Weighted Average Seasoning (Months)	60.7	25.5
Weighted Average Yield	3.77%	
Current SVR	4.74%	

<u>Pool Reconciliation</u>	<u>Balance</u>	<u>No</u>
Residential Mortgage Loans at the start of the period	£1,688,842,099.27	17,576
Residential Mortgage Loans at the end of the period	£1,666,653,906.92	17,402

<u>Repossessions and Sales</u>	<u>Principal Balance</u>	<u>No</u>
Outstanding possessions at the start of the period	112,808.70	2
Possessed properties in the current period	-	0
Properties Sold in Period	47,740.13	1
Outstanding possessions at the end of the period	65,068.57	1
Possessed properties to date	2,418,831.85	19
Cumulative Principal Balance of all Properties Sold	2,371,091.72	18

<u>Losses</u>	<u>Current Period</u>	<u>Cumulative</u>
Net Loss for the period	£0.00	£336,546.42
Average Loss Severity	0.00%	13.91%
Number of Mortgages on which losses were realised	0	

	<u>Current Period</u>
Scheduled repayments received in the period	6,748,563.90
Unscheduled repayments received in the period	15,439,628.45

	<u>Monthly Average</u>	<u>Annualised</u>	<u>3 Months Average</u>
Principal Payment Rate ("PPR")	1.31%	14.86%	1.39%
Constant Prepayment Rate ("CPR")	0.91%	10.57%	0.99%

<u>Delinquency Analysis</u>	Current Period			At Issuance		
	<u>Total Balance</u>	<u>No</u>	<u>% of Total Balance</u>	<u>Original Balance</u>	<u>No</u>	<u>% of Original Balance</u>
Performance Balances	1,653,150,391	17,267	99.19%	2,923,844,435	26,550	100.00%
<=1 Months in Arrears	7,412,083	73	0.44%	-	-	0.00%
1 Month -2 Months in Arrears	2,905,966	25	0.17%	-	-	0.00%
2 Month -3 Months in Arrears	1,259,854	15	0.08%	-	-	0.00%
> 3 Months	1,925,613	22	0.12%	-	-	0.00%
Total	1,666,653,907	17,402	100.00%	2,923,844,435	26,550	100.00%

<u>Region</u>	<u>Total Balance</u>	<u>No</u>	<u>% of Balance</u>	<u>Original Balance</u>	<u>No</u>	<u>% of Original Balance</u>
East Anglia	71,276,289	868	4.28%	125,214,723	1,293	4.28%
East Midlands	101,092,435	1,246	6.07%	186,228,086	1,988	6.37%
London	151,822,351	1,020	9.11%	295,091,262	1,700	10.09%
North	59,329,529	768	3.56%	102,630,227	1,136	3.51%
North West	232,306,256	2,748	13.94%	388,257,929	4,027	13.28%
South East	453,839,609	3,586	27.23%	811,747,119	5,656	27.76%
South West	180,995,318	2,001	10.86%	320,641,724	3,150	10.97%
Wales	58,863,938	772	3.53%	102,320,521	1,150	3.50%
West Midlands	238,065,709	2,961	14.28%	389,209,182	4,314	13.31%
Yorks and Humber	119,062,474	1,432	7.14%	202,503,663	2,136	6.93%
Total	1,666,653,907	17,402	100.00%	2,923,844,435	26,550	100.00%

<u>Mortgage Size</u>	<u>Total Balance</u>	<u>No</u>	<u>% of Balance</u>	<u>Original Balance</u>	<u>No</u>	<u>% of Original Balance</u>
Less than or equal to 30K	38,750,925	2,321	2.33%	42,210,639	2,000	1.44%
More than 30k up to and including 50K	91,221,954	2,266	5.47%	121,438,488	2,982	4.15%
More than 50k up to and including 75K	202,746,097	3,226	12.16%	280,279,345	4,460	9.59%
More than 75k up to and including 100K	260,622,199	2,987	15.64%	415,862,553	4,762	14.22%
More than 100k up to and including 125K	258,032,112	2,316	15.48%	448,872,697	4,011	15.35%
More than 125k up to and including 150K	213,262,654	1,563	12.80%	384,055,192	2,810	13.14%
More than 150k up to and including 200K	258,406,321	1,512	15.50%	513,384,864	2,989	17.56%
More than 200k up to and including 400K	283,418,215	1,097	17.01%	601,767,810	2,313	20.58%
More than 400K up to and including 500K	27,763,771	63	1.67%	59,234,082	133	2.03%
More than 500k	32,429,657	51	1.95%	56,738,765	90	1.94%
Total	1,666,653,907	17,402	100.00%	2,923,844,435	26,550	100.00%

<u>Loan Purpose</u>	<u>Total Balance</u>	<u>No</u>	<u>% of Balance</u>	<u>Total Balance</u>	<u>No</u>	<u>% of Balance</u>
Owner Occupied Purchase	706,177,284	6,365	42.37%	1,303,210,306	10,199	44.57%
Owner Occupied Remortgage	960,476,623	11,037	57.63%	1,620,634,129	16,351	55.43%
Total	1,666,653,907	17,402	100.00%	2,923,844,435	26,550	100.00%

<u>Interest Payment Type</u>	<u>Total Balance</u>	<u>No</u>	<u>% of Balance</u>	<u>Original Balance</u>	<u>No</u>	<u>% of Original Balance</u>
Capital & Interest	1,107,097,383	12,943	66.43%	1,987,648,285	19,401	67.98%
Interest Only	367,938,772	2,756	22.08%	598,513,844	4,329	20.47%
Mixed (Part & Part)	191,617,752	1,703	11.50%	337,682,305	2,820	11.55%
Total	1,666,653,907	17,402	100.00%	2,923,844,435	26,550	100.00%

<u>Non-indexed Current LTV (Using Original Valuation)</u>	<u>Total Balance</u>	<u>No</u>	<u>% of Balance</u>	<u>Original Balance</u>	<u>No</u>	<u>% of Original Balance</u>
Less than or equal to 25%	144,753,567	4,112	8.69%	107,645,878	3,027	3.68%
More than 25% up to and including 50%	498,273,820	5,520	29.90%	845,389,601	9,573	28.91%
More than 50% up to and including 55%	122,344,989	1,045	7.34%	209,188,506	1,679	7.15%
More than 55% up to and including 60%	131,378,283	1,032	7.88%	234,909,793	1,751	8.03%
More than 60% up to and including 65%	122,148,631	929	7.33%	201,295,856	1,471	6.88%
More than 65% up to and including 70%	124,270,829	929	7.46%	210,887,470	1,452	7.21%
More than 70% up to and including 75%	124,151,302	911	7.45%	219,901,177	1,499	7.52%
More than 75% up to and including 80%	119,855,012	899	7.19%	178,726,891	1,194	6.11%
More than 80% up to and including 85%	138,981,043	1,067	8.34%	231,309,789	1,539	7.91%
More than 85% up to and including 90%	90,314,245	627	5.42%	354,382,765	2,473	12.12%
More than 90% up to and including 95%	22,499,603	163	1.35%	75,412,275	540	2.58%
More than 95% up to and including 100%	11,435,792	74	0.69%	24,080,049	158	0.82%
Over 100%	16,246,791	94	0.97%	30,714,385	194	1.05%
Total	1,666,653,907	17,402	100.00%	2,923,844,435	26,550	100.00%

<u>Indexed Current LTV (Using Original Valuation)</u>	<u>Total Balance</u>	<u>No</u>	<u>% of Balance</u>	<u>Original Balance</u>	<u>No</u>	<u>% of Original Balance</u>
Less than or equal to 25%	132,295,529	3,820	7.94%	94,409,990	2,749	3.23%
More than 25% up to and including 50%	462,172,874	5,221	27.73%	771,116,301	9,111	26.37%
More than 50% up to and including 55%	110,685,416	976	6.64%	202,138,484	1,587	6.91%
More than 55% up to and including 60%	108,614,350	898	6.52%	199,850,473	1,663	6.84%
More than 60% up to and including 65%	114,113,171	884	6.85%	181,635,534	1,367	6.21%
More than 65% up to and including 70%	121,384,467	904	7.28%	196,250,052	1,408	6.71%
More than 70% up to and including 75%	127,906,827	964	7.67%	196,099,183	1,362	6.71%
More than 75% up to and including 80%	115,208,359	859	6.91%	216,501,907	1,498	7.40%
More than 80% up to and including 85%	108,709,036	850	6.52%	241,938,379	1,594	8.27%
More than 85% up to and including 90%	88,469,649	680	5.31%	241,815,694	1,701	8.27%
More than 90% up to and including 95%	61,968,158	455	3.72%	117,773,509	776	4.03%
More than 95% up to and including 100%	44,612,262	338	2.68%	106,929,593	688	3.66%
Over 100%	70,513,808	553	4.23%	157,385,335	1,046	5.38%
Total	1,666,653,907	17,402	100.00%	2,923,844,435	26,550	100.00%

<u>Interest Rate</u>	<u>Total Balance</u>	<u>No of Sub Accounts</u>	<u>% of Balance</u>	<u>Original Balance</u>	<u>b Accounts</u>	<u>% of Original Balance</u>
0 – 1.99%	102,241,734	1,981	6.13%	366,214,651	5,192	12.53%
2 – 2.99%	404,817,110	6,191	24.29%	307,242,578	3,764	10.51%
3 – 3.99%	280,719,706	4,745	16.84%	203,911,446	3,082	6.97%
4 – 4.99%	678,923,014	11,015	40.74%	828,529,563	11,099	28.34%
5 – 5.99%	162,139,981	2,546	9.73%	1,020,093,485	11,629	34.89%
6 – 6.99%	37,699,496	812	2.26%	197,095,977	3,408	6.74%
7 – 7.99%	112,866	2	0.01%	756,735	20	0.03%
Total	1,666,653,907	27,292	100.00%	2,923,844,436	38,194	100.00%

<u>Years to Maturity</u>	<u>Total Balance</u>	<u>No</u>	<u>% of Balance</u>	<u>Original Balance</u>	<u>No</u>	<u>% of Original Balance</u>
0 and less than or equal to 5 years	71,928,470	1,722	4.32%	65,162,963	1,260	2.23%
Greater than 5 years and less than or equal to 10 years	190,387,955	3,013	11.42%	218,275,304	3,223	7.47%
Greater than 10 years and less than or equal to 15 years	367,422,406	3,952	22.05%	417,027,598	4,656	14.26%
Greater than 15 years and less than or equal to 20 years	564,226,114	4,860	33.85%	763,458,923	6,541	26.11%
Greater than 20 years and less than or equal to 25 years	317,572,406	2,579	19.05%	1,032,220,981	7,539	35.30%
Greater than 25 years and less than or equal to 30 years	105,868,649	832	6.35%	310,070,374	2,360	10.60%
Greater than 30 years	49,247,908	444	2.95%	117,628,291	971	4.02%
Total	1,666,653,907	17,402	100.00%	2,923,844,435	26,550	100.00%

<u>Property Type</u>	<u>Total Balance</u>	<u>No</u>	<u>% of Balance</u>	<u>Original Balance</u>	<u>No</u>	<u>% of Original Balance</u>
Detached House	587,714,580	5,053	35.26%	1,034,060,603	7,744	35.37%
Flat/ Maisonnette	134,990,360	1,293	8.10%	247,414,443	2,073	8.46%
Semi- Detached House	502,256,492	5,753	30.14%	856,799,908	8,602	29.30%
Terraced House	374,183,614	4,394	22.45%	663,090,282	6,725	22.68%
Other	67,508,861	909	4.05%	122,479,199	1,406	4.19%
Total	1,666,653,907	17,402	100.00%	2,923,844,435	26,550	100.00%

<u>Interest Rate Type</u>	<u>Total Balance</u>	<u>No of Sub Accounts</u>	<u>% of Balance</u>	<u>Original Balance</u>	<u>b Accounts</u>	<u>% of Original Balance</u>
Base	514,278,706	8,829	30.86%	637,989,462	8,905	21.82%
Fixed- reverting to SVR	787,644,757	12,736	47.26%	2,053,258,660	26,140	70.22%
SVR	364,730,444	5,727	21.88%	232,596,313	3,149	7.96%
Total	1,666,653,907	27,292	100.00%	2,923,844,435	38,194	100.00%

Re-arrangements Repurchased during the Period	£2,894,053.76
Cumulative Re-arrangements Repurchased	£186,170,891.68
Other Repurchases during the period	£110,039.05
Cumulative other Repurchase	£56,233,998.51
Bonds Outstanding as % of Original Bonds Issued	51.70%
Losses in the period as % Bonds Issued	0.00%
Cumulative Losses as % Bonds Issued	0.01%
Further Advances in period	£659,500.00
Current Balance of Mortgages with any FAs since transaction close	£136,282,231.95
Annualised Excess Spread (Junior to Reserve)	0.22%

Asset Conditions*	Current Level	Trigger Event
(a) No Event of Default and either (i) conditions (b) to (k) below are satisfied, or (ii) a drawing is made under the Class B1 VFN equal to the current balance of the affected loan	Satisfied	No
(b) Current Balance of 3 month plus arrears < 5%	0.20%	No
(c) General Reserve Fund is funded to the General Reserve Fund Required Amount	Satisfied	No
(d) Current Ratings unaffected by Product switches (PS) / Further Advances (FA)	Satisfied	No
(e) Loan Reps and Warranties (FA/ PS)	Satisfied	No
(f) No Rating Agency Test breach	Satisfied	No
(g) Each loan is originated by the Seller, and consistent with prevailing lending criteria (in line with a reasonably prudent mortgage lender)	Satisfied	No
(h) Yield Reserve is funded to the Yield Reserve Required Amount	Satisfied	No
(i) New Loan Type incorporated and current note ratings unaffected	Satisfied	No
(j) Appropriate Rating Agency compliant hedging (Fixed/ Capped Rates) in place for FA/ PS	Satisfied	No
(k) No debit balance on the Class A Principal Deficiency Ledger	Satisfied	No
(l) Aggregate FA current balance < 10% of current balance of loan portfolio at closing	Satisfied	No
(m) Solvency certificate delivered by the Seller to the Security Trustee in accordance with the Master Sales Agreement (MAS)	Satisfied	No

*Must be satisfied as a pre-requisite for any Sale of New Portfolio (NP) NP and for any loan subject to a FA, PS or Flexible Drawing to remain in the Portfolio at the Monthly Test Date

Rating Agency Tests**	Threshold	Current Level	Trigger Event
(a) FAs/NP Original Weighted Average LTV	> 68.0%	65.8%	No
(b) FAs/ NPs % of Loans with Original LTV > 80%	> 40.0%	25.7%	No
(c) FAs/ NPs Current Weighted Average LTV (Non-Indexed)	> 65.0%	56.9%	No
(d) FAs/ NPs Weighted Average Income Multiple	> 3.4X	2.59	No
(e) FAs/ PS Interest Only %	> 60.0%	33.6%	No
(f) FA/ NPs Individual LTV (Original Advance plus Further Advances/ Original Valuation)	> 95.0%	3 Mortgage account breaching this condition will be bought back by the Seller at the start of next month	No

**Tests which satisfy each of the following conditions on the relevant Monthly Test Date/ New Portfolio Sale Date

Deal Triggers	Provider	Rating Triggers (M- Moody's/ F- Fitch)	Ratings at the publishing date (M- Moody's/ F- Fitch)	Action	Active
Fixed Rate Swap Provider	J.P. Morgan Securities Ltd, J.P. Morgan Chase Bank N.A (Guarantor)	A2, P-1/ A, F1	A1, P-1/ A+, F1	N/A	No
Floating Rate Swap Provider	The Co-operative Bank PLC	N/A	Ba3, Not Prime/ BBB-(Outlook Negative),F3	N/A	N/A
Issuer Account Bank (i)	The Co-operative Bank PLC	Loss of P-1 (M S-term)/ A, F1 (F)	Ba3, Not Prime/ BBB-(Outlook Negative),F3	Deposits limited to Collateralised Amount £10m	Yes
Issuer Account Bank (ii)	Bank of New York Mellon	Loss of P-1 (M S-term)/ A, F1 (F)	P-1/ AA, F1+	N/A	No
Collection Account Bank	The Co-operative Bank PLC	Loss of P-2 (M S-term)/ F2 (F S-term)	Ba3, Not Prime/ BBB-(Outlook Negative),F3	Current payment rules doesn't allow transfer of collection account	Yes
Cash Manager	The Co-operative Bank PLC	Loss of Baa1 (M L-term)/ Loss of BBB- (F L-term)	Ba3, Not Prime/ BBB-(Outlook Negative),F3	**Please see below	Yes
Servicer	The Co-operative Bank PLC	Loss of Baa1 (M L-term)/ Loss of BBB- (F L-term)	Ba3, Not Prime/ BBB-(Outlook Negative),F3	**Please see below	Yes

**The Co-operative Bank acts as the Seller, Servicer and Cash Manager in connection with the Notes . As a result of the Co-operative Bank's downgrade by Moody's on 9 May 2013 to Ba3/Not prime, Silk Road Finance Number One PLC is required to take certain remedial action under the transaction documents relating to the Notes, including, inter alia, the obligation to enter into discussions with a view to appointing a back-up servicer and a back-up cash manager to the transaction. The Issuer is engaging in discussions with various market participants and Capita Trust Company Limited as trustee under the Notes , with a view to taking remedial action in line with its obligations under the Transaction Documents.

Deal Participant Information		
Cash Manager	The Co-operative Bank PLC	http://www.britannia.co.uk/site/microsite/bts/index.html
Servicer	The Co-operative Bank PLC	http://www.britannia.co.uk/site/microsite/bts/index.html
Note Trustee	Capita IRG Trustees Ltd	www.capitafiduciary.co.uk
Paying Agent	HSBC Bank PLC	
Lead Arrangers	J.P. Morgan Securities Ltd HSBC Bank PLC	
Account Banks	The Co-operative Bank PLC Bank of New York Mellon	
Corporate Services Provider	Capita Trust Corporate Services Limited	

Information Sources	The Co-operative Bank PLC
Contact Point	Randika Vithanage
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Reports Distribution Channels	Bloomberg or http://www.britannia.co.uk/site/microsite/bts/index.html
Loan Level Data and Liability Modelling	https://boeportal.co.uk/the-co-operative-bank
Bloomberg Ticker	SLKRD
Payment Frequency	Quarterly
Report Frequency	Monthly

Mortgage Yield (pre swap)	WA average mortgage interest rate
Unscheduled Principal Payments	Non scheduled principal and redemption receipts
Unscheduled Revenue Receipts	Interest on arrears
Principal Payment Rate (3 ma)	Total Payments received unscheduled and scheduled divided by opening mortgage balance (3month average)
Annualised PPR Speed (Based on monthly principal payment rate)	Total Payments received unscheduled and scheduled divided by opening mortgage balance (Annualised on current month)
Constant Prepayment Rate	Total Payments received unscheduled divided by opening mortgage balance (3month average)
Constant Prepayment Rate (Annualised)	Total Payments received unscheduled divided by opening mortgage balance (3month average)