

# Silk Road Finance Number Two PLC

Issue Date	07 July 2011
Issuer	Silk Road Finance Number Two PLC
Stock Exchange Listing	London
Reporting Date	31 January 2014
Collateral Report Period Start Date	01 December 2013
Collateral Report Period End Date	31 December 2013
Current/ Most Recent Interest Payment Date	23 December 2013
Next Interest Payment Date	21 March 2014
Previous Interest Payment Date	23 September 2013
Original Issuance	£877,300,000
Portfolio Data reported Currency	Sterling
Mortgage Assets as at the Report Date	
Mortgage Balance at the report end date	£561,874,693
Over issuance amount	£498,473
Retained Principal Fund Balance at the Reporting Date	£4,001,405
Principal Collections held within the GIC	£20,659,717
	<u>£587,034,288</u>
Note Liabilities as at the Report Date	
Class A Note Balance	<b>£433,484,287</b>
Class B1 Over Collateralisation	£149,550,000
Class B2 used to fund the retained principal at Closing	£4,000,000
	<u>£587,034,288</u>

<b>Note Summary as at the most recent IPD</b>	<b>Class Aa</b>	<b>Class Ab</b>	<b>Class B1 VFN</b>	<b>Class B2 VFN</b>	<b>Class C VFN</b>
International Securities Number (ISIN)	XS0615237400	XS0615236691	N/A	N/A	N/A
Original Ratings (Fitch/ Moodys)	AAA/Aaa	AAA/Aaa	NR	NR	NR
Current Ratings (Fitch/ Moodys)	AAA/Aaa	AAA/Aaa	NR	NR	NR
Previous Factor	65.248	65.248	100.000	100.000	100.000
Current Factor	59.565	59.565	100.000	100.000	89.431
Credit Enhancement- Original	23.04%	23.04%	N/A	N/A	N/A
Credit Enhancement- Current	50%	50%	N/A	N/A	N/A
Currency	Euro	Sterling	Sterling	Sterling	Sterling
Original Principal Balance	€500,000,000.00	£275,000,000.00	£149,550,000.00	£19,000,000.00	£27,432,500.00
Subsequent Draw downs	N/A	N/A	N/A	N/A	£3,000,000.00
Total Beginning Balance prior to payment	€326,240,000.00	£179,432,000.00	£149,550,000.00	£19,000,000.00	£27,216,105.99
Total Ending Balance subsequent to payment	€297,825,000.00	£163,803,750.00	£149,550,000.00	£19,000,000.00	£26,006,048.52
Total Principal Payments	€28,415,000.00	£15,628,250.00	£0.00	£0.00	£1,210,057.47
Accrual Start Date	23-Sep-13	23-Sep-13	23-Sep-13	23-Sep-13	23-Sep-13
Accrual End Date	23-Dec-13	23-Dec-13	23-Dec-13	23-Dec-13	23-Dec-13
Accrual Period (Number of days)	91	91	91	91	91
Reference Rate	3 month € Libor	3 month £ Libor	3 month £ Libor	3 month £ Libor	3 month £ Libor
Day Count Convention	Actual/360	Actual/365	Actual/365/366	Actual/365/366	Actual/365/366
Relevant Margin	1.55000%	1.55000%	0.21000%	0.21000%	0.21000%
Coupon Reference Rate	0.22100%	0.51750%	0.51750%	0.51750%	0.51750%
Current Coupon Rate	1.77100%	2.06750%	0.72750%	0.72750%	0.72750%
Accrued Interest due for the Interest Period	€1,460,500.00	£924,907.50	£269,190.00	£34,200.00	£48,692.00
Actual Coupon Payments for the Interest period	€1,460,500.00	£924,907.50	£269,190.00	£34,200.00	£48,692.00
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-Up Date	21/09/2014	21/09/2014	21/09/2014	21/09/2014	21/09/2014
Legal Final Maturity Date	21/03/2054	21/03/2054	21/03/2054	21/03/2054	21/03/2054
Expected Maturity Date	21/03/2054	21/03/2054	21/03/2054	21/03/2054	21/03/2054

	Most Recent IPD 23/12/2013	Previous IPD 23/09/2013
<b>Available Revenue Receipts</b>		
Revenue Receipts during the collection period	6,391,547.10	6,204,163.50
Interest Income earned on Deposit accounts and any Authorised Investments	52,092.44	-
Net Amounts received under the Interest rate / Currency Swap Agreement	-	482,011.64
Amounts standing to the credit of General Reserve Fund	21,932,500.00	21,932,500.00
Amounts transferred from Principal Collections to cover a revenue deficiency	-	-
Other Net Income	-	-
Less : Third Party Payments made in the collection Period	-	-
	28,376,139.54	28,618,675.14
<b>Pre-Acceleration Revenue Priority of Payments</b>		
(a) Trustee/ Security Trustee	-	-
(b) Paying Agent/ Registrar/ CSP/ Bank Accounts	16,227.92	19,241.58
(c) Third Party Fees	-	-
(d) Servicer Fees/ Cash Manager Fees/ Account Bank Fees	138,891.36	148,148.69
(e) Interest Rate Swap Payments	1,873,292.74	1,961,126.46
(f) i) Class A Note Interest & Interest Payments to FX swap providers	2,851,966.14	3,117,463.85
ii) Class D VFN Note Interest	-	-
(g) Class A Principal Deficiency Ledger	-	-
(h) General Reserve Ledger	21,932,500.00	21,932,500.00
(i) Class B Principal Deficiency Ledger	-	-
(j) Yield Reserve Ledger	-	-
(k) i) Class B VFN Note Interest	303,390.00	320,245.00
(l) Class C VFN Note Interest	48,692.00	51,735.25
(m) Issuer Profit	1,121.92	1,158.90
(n) Class B VFN Note Principal (Non Capital Balance)	-	-
(o) Class C VFN Note Principal	1,210,057.47	-
(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	-	-
	28,376,139.54	27,551,619.73
<b>Available Principal Receipts</b>		
Principal Receipts during the Collection Period	41,352,748.06	29,526,927.08
Amounts standing to the credit of Liquidity Reserve Fund	-	-
Amounts standing to the credit of Rearrangement Ledger	-	-
Amounts Credited to the Principal Deficiency Ledger	-	-
Amounts from Retained Principal Fund of last quarter	4,006,689.23	4,004,579.65
Other Items	-	-
Less : Amounts Utilised to Pay a Revenue Deficiency	-	-
	45,359,437.29	33,531,506.73
<b>Pre-Acceleration Principal Priority of Payments</b>		
(a) Retained Principal Ledger (Until Further Sales Period End Date)	4,001,404.79	4,006,689.23
(b) i) Liquidity Reserve Ledger	-	-
ii) Retained Principal Receipts Ledger	-	-
iii) Class A1 Note Principal Repayments	41,358,032.50	29,524,817.50
iv) Class B1 VFN Note Principal Repayments	-	-
iv) Class B2 VFN Note Principal Repayments	-	-
v) Available Revenue Receipts	45,359,437.29	33,531,506.73

**Interest Rate Swaps details as at the most recent IPD**

	<b>Fixed</b>	<b>Tracker</b>	<b>SVR</b>
Swap Counterparty	Barclays	Barclays	Barclays
Notional Balance	£379,629,402.27	£132,703,219.19	£111,554,536.47
Swap Period Start Date	23 September 2013	23 September 2013	23 September 2013
Swap Period End Date	23 December 2013	23 December 2013	23 December 2013
Pay Reference Rate	Fixed	Base	SVR
Pay Margin	0.00%	0.30%	-2.20%
Pay Reference Rate for the period	4.35%	0.50%	4.74%
All in Pay Rate	4.35%	0.80%	2.54%
Gross Payment to swap Counterparty	£4,120,632.43	£264,679.30	£706,430.56
Receive Reference Rate	3 Months LIBOR	3 Months LIBOR	3 Months LIBOR
Receive Margin	2.55%	0.00%	0.00%
Receive Reference Rate for the period	0.51750%	0.51750%	0.51750%
All in Receive Rate	3.06750%	0.51750%	0.51750%
Gross Receipt from Swap Counterparty	£2,903,306.86	£171,214.42	£143,928.27
Net Swap (payment)/ receipts	<b>-£1,217,325.57</b>	<b>-£93,464.88</b>	<b>-£562,502.29</b>

<b>Portfolio Characteristics</b>	<b>Current Period</b>	<b>At Issuance</b>
Number of Residential Mortgage Loans at the end of the period	5,060	8,734
Balance of Mortgage Loans at the end of the period	£561,874,693	£1,092,823,775
Average Loan Size	£111,042	£125,123
Current Indexed Loan to Value Ratio	57.20%	66.90%
Non-Indexed Current Loan to Value Ratio	60.12%	68.40%
Weighted Average Seasoning (Months)	49.1	19.4
Weighted Average Yield	4.06%	
Current SVR	4.74%	

<b>Pool Reconciliation</b>	<b>Balance</b>	<b>No</b>
Residential Mortgage Loans at the start of the period	582,534,410	5,195
Residential Mortgage Loans at the end of the period	561,874,693	5,060

<b>Repossessions and Sales</b>	<b>Total Balance</b>	<b>No</b>
Balance of outstanding possessions at the start of the period	£0.00	0
Possessed properties in the current period	£0.00	0
Principal Balance of Properties Sold in Period	£0.00	0
Balance of outstanding possessions at the end of the period	£0.00	0
Possessed properties to date	£0.00	0
Cumulative Principal Balance of all Properties Sold	£0.00	0

<b>Losses</b>	<b>Current Period</b>	<b>Cumulative</b>
Net Loss for the period	£0.00	0.00%
Number of Mortgages on which losses were realised	£0.00	0.00%
Average Loss Severity	0.00%	0.00%

	<b>Current Period</b>
Scheduled repayments received in the period	2,408,260.49
Unscheduled repayments received in the period	18,251,456.48

	<b>Current Month</b>	<b>Annualised</b>	<b>3-month average</b>
Principal Payment Rate ("PPR")	3.55%	34.63%	2.63%
Constant Prepayment Rate ("CPR")	3.13%	31.26%	2.24%

<b>Delinquency Analysis</b>	<b>Current Period</b>			<b>At Issuance</b>		
	<b>Total Balance</b>	<b>No</b>	<b>% of Total Balance</b>	<b>Original Balance</b>	<b>No</b>	<b>% of Original Balance</b>
Performance Balances	559,599,432	5,028	99.60%	1,092,823,774	8,734	100.00%
<=1 Months in Arrears	1,800,787	25	0.32%	-	-	0.00%
1 Month -2 Months in Arrears	220,267	2	0.04%	-	-	0.00%
2 Month -3 Months in Arrears	14,349	1	0.00%	-	-	0.00%
> 3 Months	239,858	4	0.04%	-	-	0.00%
Total	561,874,693	5,060	100.00%	1,092,823,774	8,734	100.00%

<b>Region</b>	<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No</b>	<b>% of Original Balance</b>
East Anglia	29,394,600	287	5.23%	51,380,526	467	4.70%
East Midlands	31,352,564	348	5.58%	62,012,411	605	5.67%
London	64,510,463	371	11.48%	144,136,406	738	13.19%
North	14,074,464	176	2.50%	27,955,086	295	2.56%
North West	63,827,357	668	11.36%	115,814,305	1,131	10.60%
South East	173,427,943	1,249	30.87%	350,461,600	2,244	32.07%
South West	62,176,720	578	11.07%	115,925,592	982	10.61%
Wales	20,864,145	226	3.71%	37,044,231	366	3.39%
West Midlands	71,208,928	817	12.67%	129,348,103	1,346	11.84%
Yorks and Humber	31,037,510	340	5.52%	58,745,514	560	5.38%
<b>Total</b>	<b>561,874,693</b>	<b>5,060</b>	<b>100.00%</b>	<b>1,092,823,774</b>	<b>8,734</b>	<b>100.00%</b>

<b>Mortgage Size</b>	<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No</b>	<b>% of Original Balance</b>
Less than or equal to 30K	8,342,282	482	1.48%	10,410,325	499	0.95%
More than 30k up to and including 50K	20,861,122	516	3.71%	31,120,534	763	2.85%
More than 50k up to and including 75K	48,291,278	768	8.59%	78,703,093	1,249	7.20%
More than 75k up to and including 100K	76,661,320	872	13.64%	120,034,257	1,375	10.98%
More than 100k up to and including 125K	79,723,280	711	14.19%	139,073,239	1,243	12.73%
More than 125k up to and including 150K	77,586,015	568	13.81%	144,156,216	1,054	13.19%
More than 150k up to and including 200K	104,651,483	605	18.63%	217,390,411	1,261	19.89%
More than 200k up to and including 400K	125,893,189	495	22.41%	307,161,533	1,194	28.11%
More than 400K up to and including 500K	14,843,410	34	2.64%	36,629,686	82	3.35%
More than 500k	5,021,312	9	0.89%	8,144,481	14	0.75%
<b>Total</b>	<b>561,874,693</b>	<b>5,060</b>	<b>100.00%</b>	<b>1,092,823,775</b>	<b>8,734</b>	<b>100.00%</b>

<b>Loan Purpose</b>	<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No</b>	<b>% of Original Balance</b>
Owner Occupied Purchase	317,903,532	2,555	56.58%	644,984,223	4,701	59.02%
Owner Occupied Remortgage	243,971,161	2,505	43.42%	447,839,552	4,033	40.98%
<b>Total</b>	<b>561,874,693</b>	<b>5,060</b>	<b>100.00%</b>	<b>1,092,823,775</b>	<b>8,734</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</b>	<b>% of Original Balance</b>
Capital & Interest	432,926,712	4,147	77.05%	840,128,477	7,045	76.88%
Interest Only	75,922,805	489	13.51%	148,918,690	916	13.63%
Mixed (Part & Part)	53,025,176	424	9.44%	103,776,608	773	9.50%
<b>Total</b>	<b>561,874,693</b>	<b>5,060</b>	<b>100.00%</b>	<b>1,092,823,775</b>	<b>8,734</b>	<b>100.00%</b>

<b>Non-indexed Current LTV (Using Original Valuation)</b>	<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No</b>	<b>% of Original Balance</b>
Less than or equal to 25%	29,810,613	838	5.31%	23,862,765	593	2.18%
More than 25% up to and including 50%	133,038,929	1,415	23.68%	171,439,217	1,979	15.69%
More than 50% up to and including 55%	37,645,442	316	6.70%	63,208,887	556	5.78%
More than 55% up to and including 60%	45,309,246	325	8.06%	69,238,671	558	6.34%
More than 60% up to and including 65%	43,231,681	317	7.69%	65,164,258	509	5.96%
More than 65% up to and including 70%	71,452,821	489	12.72%	73,261,662	515	6.70%
More than 70% up to and including 75%	51,383,481	328	9.15%	138,024,666	866	12.63%
More than 75% up to and including 80%	63,259,772	419	11.26%	124,860,260	768	11.43%
More than 80% up to and including 85%	57,171,512	398	10.18%	108,253,093	670	9.91%
More than 85% up to and including 90%	25,284,569	187	4.50%	139,258,713	920	12.74%
More than 90% up to and including 95%	2,233,238	16	0.40%	104,618,784	724	9.57%
More than 95% up to and including 100%	1,314,370	7	0.23%	7,183,774	48	0.66%
Over 100%	739,018	5	0.13%	4,449,026	28	0.41%
<b>Total</b>	<b>561,874,693</b>	<b>5,060</b>	<b>100.00%</b>	<b>1,092,823,775</b>	<b>8,734</b>	<b>100.00%</b>

<b>Indexed Current LTV (Using Original Valuation)</b>	<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No</b>	<b>% of Original Balance</b>
Less than or equal to 25%	37,407,744	952	6.66%	41,739,578	999	3.82%
More than 25% up to and including 50%	150,050,949	1,490	26.71%	207,593,030	2,224	19.00%
More than 50% up to and including 55%	41,786,234	312	7.44%	59,581,223	489	5.45%
More than 55% up to and including 60%	41,880,169	297	7.45%	60,588,717	459	5.54%
More than 60% up to and including 65%	58,599,166	379	10.43%	62,709,630	428	5.74%
More than 65% up to and including 70%	67,881,964	462	12.08%	68,363,946	455	6.26%
More than 70% up to and including 75%	60,089,188	391	10.69%	96,754,113	620	8.85%
More than 75% up to and including 80%	54,480,935	392	9.70%	152,256,406	885	13.93%
More than 80% up to and including 85%	33,068,310	255	5.89%	61,947,560	387	5.67%
More than 85% up to and including 90%	13,156,357	101	2.34%	185,263,161	1,161	16.95%
More than 90% up to and including 95%	1,725,027	18	0.31%	83,473,494	551	7.64%
More than 95% up to and including 100%	320,501	3	0.06%	4,818,053	31	0.44%
Over 100%	1,428,149	8	0.25%	7,734,863	45	0.71%
<b>Total</b>	<b>561,874,693</b>	<b>5,060</b>	<b>100.00%</b>	<b>1,092,823,775</b>	<b>8,734</b>	<b>100.00%</b>

<b>Interest Rate</b>	<b>Total Balance</b>	<b>No of Sub Accounts</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No of Sub Accounts</b>	<b>% of Original Balance</b>
0 – 1.99%	14,396,842	250	2.56%	27,856,382	424	2.55%
2 – 2.99%	83,408,490	1,161	14.84%	172,442,096	1,937	15.78%
3 – 3.99%	194,147,339	2,185	34.55%	353,676,712	3,174	32.36%
4 – 4.99%	190,428,786	2,698	33.89%	337,566,927	4,273	30.89%
5 – 5.99%	68,885,174	1,080	12.26%	165,006,014	2,283	15.10%
6 – 6.99%	10,608,063	127	1.89%	35,683,424	406	3.27%
7 – 7.99%	-	-	0.00%	592,219	4	0.05%
<b>Total</b>	<b>561,874,693</b>	<b>7,501</b>	<b>100.00%</b>	<b>1,092,823,775</b>	<b>12,501</b>	<b>100.00%</b>

<b>Years to Maturity</b>	<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No</b>	<b>% of Original Balance</b>
0 and less than or equal to 5 years	14,250,612	338	2.54%	14,099,826	295	1.29%
Greater than 5 years and less than or equal to 10 years	45,205,679	702	8.05%	65,144,235	928	5.96%
Greater than 10 years and less than or equal to 15 years	102,342,800	1,080	18.21%	139,498,382	1,432	12.76%
Greater than 15 years and less than or equal to 20 years	138,021,858	1,085	24.56%	265,730,984	2,137	24.32%
Greater than 20 years and less than or equal to 25 years	163,624,679	1,125	29.12%	394,851,367	2,472	36.13%
Greater than 25 years and less than or equal to 30 years	68,352,430	487	12.17%	139,596,905	937	12.77%
Greater than 30 years	30,076,635	243	5.35%	73,902,075	533	6.76%
<b>Total</b>	<b>561,874,693</b>	<b>5,060</b>	<b>100.00%</b>	<b>1,092,823,775</b>	<b>8,734</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</b>	<b>% of Original Balance</b>
Detached House	187,565,489	1,446	33.38%	353,440,201	2,427	32.34%
Flat/ Maisonnette	49,465,485	403	8.80%	133,280,544	1,010	12.20%
Semi- Detached House	170,670,207	1,662	30.38%	315,022,179	2,760	28.83%
Terraced House	131,420,823	1,272	23.39%	262,177,647	2,265	23.99%
Other	22,752,689	277	4.05%	28,903,204	272	2.64%
<b>Total</b>	<b>561,874,693</b>	<b>5,060</b>	<b>100.00%</b>	<b>1,092,823,775</b>	<b>8,734</b>	<b>100.00%</b>

<b>Interest Rate Type</b>	<b>Total Balance</b>	<b>No of Sub Accounts</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No of Sub Accounts</b>	<b>% of Original Balance</b>
Base	109,007,254	1,547	19.40%	234,536,344	2,485	21.46%
Fixed- reverting to SVR	346,124,140	4,539	61.60%	758,111,122	8,516	69.37%
SVR	106,743,299	1,415	19.00%	100,176,309	1,500	9.17%
<b>Total</b>	<b>561,874,693</b>	<b>7,501</b>	<b>100.00%</b>	<b>1,092,823,775</b>	<b>12,501</b>	<b>100.00%</b>

Re-arrangements repurchased during the Period	£492,808.16
Cumulative Re-arrangements Repurchased	£36,903,146.82
Other Repurchases during the period	£0.00
Other Cumulative Repurchase	£8,045,655.40
Bonds Outstanding as % of Original Bonds Issued	59.57%
Losses in Quarter as % Bonds Issued	0.00%
Cumulative Losses as % Bonds Issued	0.00%
Further Advances in period	£109,500.00
Cumulative Further Advances Since Transaction Close	£12,275,737.18
Annualised Excess Spread (Junior to Reserve)	0.57%



**Ledgers details as at the most recent IPD**

		<u>Current Period</u>	<u>Previous Period</u>
Reserve Fund Ledger	Balance at Transaction Close	21,932,500.00	21,932,500.00
	Period Start Balance	21,932,500.00	21,932,500.00
	Reserve Fund Required Amount	21,932,500.00	21,932,500.00
	Credit from the Revenue Waterfall	21,932,500.00	21,932,500.00
	Period End Balance	<b>21,932,500.00</b>	<b>21,932,500.00</b>
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	£0.00
	Realised losses for the period	£0.00	£0.00
	Credits from Available Revenue	£0.00	£0.00
	Period End Balance		
Class C 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</u>	<u>Transaction Close</u>	
	<u>Balance</u>	<u>the Period</u>	<u>Balance</u>	
		<u>Period End Balance</u>		
Retained Principal Receipts Ledger	4,006,689.23 -	5,284.44	4,001,404.79	£4,000,000.00
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	£5,000,000.00	£0.00	£5,000,000.00	£2,000,000.00
Issuer Fee Amount Ledger	£9,961.64	£1,121.92	£11,083.56	£0.00
Swap Provider Amount Ledger	£0.00	£0.00	£0.00	£0.00
Pre-Funded Purchase Ledger	£15,000,000.00	£0.00	£15,000,000.00	£15,000,000.00
Swap Collateral Ledger	£0.00	£0.00	£0.00	£0.00

<b>Asset Conditions*</b>	<b>Current Level</b>	<b>Trigger Event</b>
(a) No Event of Default and either (i) conditions (b) to (m) below are satisfied, or (ii) a drawing is made under the Class B2 VFN equal to the current balance of the affected loan	Satisfied	No
(b) Current Balance of 3 month plus arrears < 5%	0.04%	No
(c) General Reserve Fund is funded to the General Reserve Fund Required Amount	Satisfied	No
(d) Current Ratings unaffected by PS/ 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 in place for FA/ PS	Satisfied	No
(k) No debit balance on the Class A Principal Deficiency Ledger	Satisfied	No
(l) Aggregate FA < 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 MSA	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

<b>Rating Agency Tests</b>	<b>ly Test Date/ New Portfolio Sale Date</b>	<b>Threshold</b>	<b>Current Level</b>	<b>Trigger Event</b>
(a) FAs Original Weighted Average LTV		> 75.0%	68.2%	No
(b) FAs % of Loans with Original LTV > 80%		> 40.0%	26.9%	No
(c) FAs Current Weighted Average LTV (Non-Indexed)		> 71.0%	60.1%	No
(d) FAs Weighted Average Income Multiple		> 3.4X	2.64	No
(e) FAs Interest Only %		> 43.0%	22.9%	No
(f) FA Individual LTV (Original Advance plus Further Advances/ Original Valuation)		> 95.0%	2 Accounts breaching this condition will be bought back by the Seller at the end of the month	No

<b>Deal Triggers</b>	<b>Provider</b>	<b>Rating Triggers (M- Moody's/ F- Fitch)</b>	<b>Current Rating (M- Moody's/ F- Fitch)</b>	<b>Action</b>
Basis Rate Swap Provider	Barclays Bank PLC	A2, P-1/ A, F1	A2(Neg), P-1/ A, F1	N/A
Currency Swap Provider	Barclays Bank PLC	A2, P-1/ A, F1	A2(Neg), P-1/ A, F1	N/A
Issuer Account Bank (i)	The Co-operative Bank PLC	Loss of P-1 (M S-term)/ A, F1 (F)	Caa1,NP/ B,B	Deposits limited to Collateralised Amount- £2m
Issuer Account Bank (ii)	Barclays Bank PLC	Loss of P-1 (M S-term)/ A, F1 (F)	P-1/ F1	N/A
Collection Account Bank	The Co-operative Bank PLC	Loss of P-2 (M S-term)/ F2 (F S-term)	Caa1,NP/ B,B	Please see below **
Cash Manager	The Co-operative Bank PLC	Loss of Baa3 (M L-term)/ Loss of BBB- (F L-term)	Caa1,NP/ B,B	Please see below **
Servicer	The Co-operative Bank PLC	Loss of Baa3 (M L-term)/ Loss of BBB- (F L-term)	Caa1,NP/ B,B	Please see below **

\*\* Co-operative Bank has entered into non-binding heads of terms with Homeloan Management Limited in relation to the provision of back-up mortgage services and Citibank N.A., London Branch in connection with the provisions of back-up cash management in relation to the Silk Road Programme.

**Deal Participant Information**

Cash Manager	The Co-operative Bank PLC	Paying Agent	HSBC Bank PLC
Web address	<a href="http://www.britannia.co.uk/_site/microsite/bts/index.html">http://www.britannia.co.uk/_site/microsite/bts/index.html</a>	Account Banks	<a href="#">The Co-operative Bank PLC</a> Barclays Banks PLC
Servicer	The Co-operative Bank PLC	Corporate Services Provider	<a href="#">Capita Trust Corporate Limited</a>
Web address	<a href="http://www.britannia.co.uk/_site/microsite/bts/index.html">http://www.britannia.co.uk/_site/microsite/bts/index.html</a>	Back-Up Cash Manager Facilitator	Structured Finance Management Limited
Note Trustee	Capita Trust Company Limited	Back-Up Servicer Facilitator	Structured Finance Management Limited
Web address	<a href="http://www.capitafiduciary.co.uk">www.capitafiduciary.co.uk</a>		
Lead Arrangers	Barclays Bank PLC J.P.Morgan		

Back up Cash Manager	Citibank N.A., London Branch
Back up Servicer	Homeloan Management Limited

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Reports Distribution Channels	Bloomberg or <a href="http://www.co-operativebank.co.uk/investorrelations">http://www.co-operativebank.co.uk/investorrelations</a>
Loan Level Data and Liability Modelling	<a href="https://boeportal.co.uk/theco-operativebank/">https://boeportal.co.uk/theco-operativebank/</a>
Bloomberg Ticker	SLKRD
Report Frequency	Monthly

**CRD II Retention**

In Europe, investors should be aware of Article 122a of the Capital Requirements Directive which applies to newly issued asset-backed securities after 31 December 2010, and to asset backed securities issued on or before that date from the beginning of 2015 to the extent that new underlying exposures are added or substituted after 31 December 2014. Article 122a requires, amongst other things, an EU regulated credit institution to only invest in asset-backed securities in respect of which the originator, sponsor or original lender of the securitisation has explicitly disclosed to the EU regulated credit institution that it will retain, on an ongoing basis, a net economic interest of not less than 5% respect of certain specified credit risk tranches or asset exposures. The Co-operative Bank PLC's current policy is to retain, on an ongoing basis, a net economic interest in the Silk Road Finance Number Two PLC ("Silk 2") of not less than 5% and to use reasonable endeavours to provide investors with the data and information which they may reasonably require for the purposes of compliance by investors with Article 122a. As at the date of this report, the Co-operative Bank PLC retains an economic interest in Silk 2 in the form of the general reserve fund and the unrated class B and C VFN notes (all of which are retained by the Co-operative Bank PLC) in amounts as stated in the relevant sections of this report

<b>Active</b>
No
N/A
Yes
No
No
No
No

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**Glossary**

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 (3ma)	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)
FA	Further Advances
PS	Product Switches
FL	Flexible Drawings
MSA	Mortgage Sale Agreement