

Silk Road Finance Number Two PLC

Issue Date	07 July 2011
Issuer	Silk Road Finance Number Two PLC
Stock Exchange Listing	London
Reporting Date	30 June 2013
Report Period Start Date	01 May 2013
Report Period End Date	31 May 2013
Current/ Most Recent Interest Payment Date	21 June 2013
Next Interest Payment Date	21 June 2013
Previous Interest Payment Date	21 March 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	£653,414,085
Over issuance amount	£498,473
Retained Principal Fund Balance at the Reporting Date	£4,004,580
	<u>£657,917,138</u>
Note Liabilities as at the Report Date	
Class A Note Balance	£504,367,137
Class B1 Over Collateralisation	£149,550,000
Class B2 used to fund the retained principal at Closing	£4,000,000
	<u>£657,917,138</u>

Note Summary as at the most recent IPD	Class Aa	Class Ab	Class B1 VFN	Class B2 VFN	Class C VFN
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	72.731	72.731	100.000	100.000	100.000
Current Factor	69.305	69.305	100.000	100.000	96.762
Credit Enhancement- Original	23.04%	23.04%	N/A	N/A	N/A
Credit Enhancement- Current	43.37%	43.37%	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	€363,655,000.00	£200,010,250.00	£149,550,000.00	£19,000,000.00	£29,447,096.39
Total Ending Balance subsequent to payment	€346,525,000.00	£190,588,750.00	£149,550,000.00	£19,000,000.00	£28,283,161.40
Total Principal Payments	€17,130,000.00	£9,421,500.00	£0.00	£0.00	£1,163,934.99
Accrual Start Date	21-Mar-13	21-Mar-13	21-Mar-13	21-Mar-13	21-Mar-13
Accrual End Date	21-Jun-13	21-Jun-13	21-Jun-13	21-Jun-13	21-Jun-13
Accrual Period (Number of days)	92	92	92	92	92
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	0.20700%	0.50688%	0.50688%	0.50688%	0.50688%
Current Coupon Rate	1.75700%	2.05688%	0.71688%	0.71688%	0.71688%
Accrued Interest due for the Interest Period	€2,162,854.94	£1,036,942.50	£269,190.00	£34,200.00	£51,735.25
Actual Coupon Payments for the Interest period	€2,162,854.94	£1,036,942.50	£269,190.00	£34,200.00	£51,735.25
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 21/06/2013	Previous IPD 21/03/2013
Available Revenue Receipts		
Revenue Receipts during the collection period	6,936,497.89	6,597,622.44
Interest Income earned on Deposit accounts and any Authorised Investments	18,057.11	-
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	-	-
	28,887,055.00	29,012,134.08
Pre-Acceleration Revenue Priority of Payments		
(a) Trustee/ Security Trustee	-	-
(b) Paying Agent/ Registrar/ CSP/ Bank Accounts	26,191.98	18,143.32
(c) Third Party Fees	-	-
(d) Servicer Fees/ Cash Manager Fees/ Account Bank Fees	153,515.90	155,757.08
(e) Interest Rate Swap Payments	2,054,855.19	2,221,688.32
(f) i) Class A Note Interest & Interest Payments to FX swap providers	3,199,797.44	3,339,363.66
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	303,390.00
(l) Class C VFN Note Interest	51,735.25	54,778.50
(m) Issuer Profit	1,134.25	1,109.59
(n) Class B VFN Note Principal (Non Capital Balance)	-	-
(o) Class C VFN Note Principal	1,163,934.99	-
(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	-	-
	28,887,055.00	28,026,730.47
Available Principal Receipts		
Principal Receipts during the Collection Period	24,935,977.79	32,927,155.47
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	4,001,316.86	4,004,848.89
Other Items	-	-
Less : Amounts Utilised to Pay a Revenue Deficiency	-	-
	28,937,294.65	36,932,004.36
Pre-Acceleration Principal Priority of Payments		
(a) Retained Principal Ledger (Until Further Sales Period End Date)	4,004,579.65	4,001,316.86
(b) i) Liquidity Reserve Ledger	-	-
ii) Retained Principal Receipts Ledger	-	-
iii) Class A1 Note Principal Repayments	24,932,715.00	32,930,687.50
iv) Class B1 VFN Note Principal Repayments	-	-
iv) Class B2 VFN Note Principal Repayments	-	-
v) Available Revenue Receipts	28,937,294.65	36,932,004.36

Interest Rate Swaps details as at the most recent IPD

	Fixed	Tracker	SVR
Swap Counterparty	Barclays	Barclays	Barclays
Notional Balance	£400,317,586.93	£173,223,767.67	£104,808,708.20
Swap Period Start Date	21 March 2013	21 March 2013	21 March 2013
Swap Period End Date	21 June 2013	21 June 2013	21 June 2013
Pay Reference Rate	Fixed	Base	SVR
Pay Margin	0.00%	0.30%	-2.20%
Pay Reference Rate for the period	4.43%	0.50%	4.74%
All in Pay Rate	4.43%	0.80%	2.54%
Gross Payment to swap Counterparty	£4,474,225.30	£349,295.05	£671,005.45
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	0.50688%	0.50688%	0.50688%
All in Receive Rate	3.05688%	0.50688%	0.50688%
Gross Receipt from Swap Counterparty	£3,084,452.05	£221,313.34	£133,905.21
Net Swap (payment)/ receipts	-£1,389,773.24	-£127,981.71	-£537,100.24

Portfolio Characteristics	Current Period	At Issuance
Number of Residential Mortgage Loans at the end of the period	5,645	8,734
Balance of Mortgage Loans at the end of the period	£653,414,085	£1,092,823,775
Average Loan Size	£115,751	£125,123
Current Indexed Loan to Value Ratio	61.78%	66.90%
Non-Indexed Current Loan to Value Ratio	61.82%	68.40%
Weighted Average Seasoning (Months)	42.4	19.4
Weighted Average Yield	4.01%	
Current SVR	4.74%	

Pool Reconciliation	Balance	No
Residential Mortgage Loans at the start of the period	662,255,692	5,701
Residential Mortgage Loans at the end of the period	653,414,085	5,645

Repossessions and Sales	Total Balance	No
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

Losses	Current Period	Cumulative
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%

	Current Period
Scheduled repayments received in the period	2,239,617.65
Unscheduled repayments received in the period	6,601,988.92

	Current Month	Annualised	3-month average
Principal Payment Rate ("PPR")	1.34%	14.64%	1.24%
Constant Prepayment Rate ("CPR")	1.00%	11.13%	0.88%

Delinquency Analysis	Current Period			At Issuance		
	Total Balance	No	% of Total Balance	Original Balance	No	% of Original Balance
Performance Balances	650,462,535	5,611	99.55%	1,092,823,774	8,734	100.00%
<=1 Months in Arrears	2,011,159	22	0.31%	-	-	0.00%
1 Month -2 Months in Arrears	449,892	5	0.07%	-	-	0.00%
2 Month -3 Months in Arrears	146,988	1	0.02%	-	-	0.00%
> 3 Months	343,511	6	0.05%	-	-	0.00%
Total	653,414,085	5,645	100.00%	1,092,823,774	8,734	100.00%

Region	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
East Anglia	32,726,005	315	5.01%	51,380,526	467	4.70%
East Midlands	36,774,362	389	5.63%	62,012,411	605	5.67%
London	75,469,660	421	11.55%	144,136,406	738	13.19%
North	16,696,910	202	2.56%	27,955,086	295	2.56%
North West	72,005,418	732	11.02%	115,814,305	1,131	10.60%
South East	207,836,364	1,432	31.81%	350,461,600	2,244	32.07%
South West	72,446,828	655	11.09%	115,925,592	982	10.61%
Wales	23,038,141	244	3.53%	37,044,231	366	3.39%
West Midlands	79,821,970	874	12.22%	129,348,103	1,346	11.84%
Yorks and Humber	36,598,426	381	5.60%	58,745,514	560	5.38%
Total	653,414,085	5,645	100.00%	1,092,823,774	8,734	100.00%

Mortgage Size	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Less than or equal to 30K	8,718,937	482	1.33%	10,410,325	499	0.95%
More than 30k up to and including 50K	20,884,563	517	3.20%	31,120,534	763	2.85%
More than 50k up to and including 75K	52,634,833	835	8.06%	78,703,093	1,249	7.20%
More than 75k up to and including 100K	83,054,646	944	12.71%	120,034,257	1,375	10.98%
More than 100k up to and including 125K	92,530,364	825	14.16%	139,073,239	1,243	12.73%
More than 125k up to and including 150K	88,093,104	643	13.48%	144,156,216	1,054	13.19%
More than 150k up to and including 200K	123,437,877	717	18.89%	217,390,411	1,261	19.89%
More than 200k up to and including 400K	161,178,764	632	24.67%	307,161,533	1,194	28.11%
More than 400K up to and including 500K	18,422,050	42	2.82%	36,629,686	82	3.35%
More than 500k	4,458,948	8	0.68%	8,144,481	14	0.75%
Total	653,414,085	5,645	100.00%	1,092,823,775	8,734	100.00%

Loan Purpose	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Owner Occupied Purchase	373,503,892	2,881	57.16%	644,984,223	4,701	59.02%
Owner Occupied Remortgage	279,910,193	2,764	42.84%	447,839,552	4,033	40.98%
Total	653,414,085	5,645	100.00%	1,092,823,775	8,734	100.00%

Interest Payment Type	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Capital & Interest	504,292,908	4,604	77.18%	840,128,477	7,045	76.88%
Interest Only	87,887,055	558	13.45%	148,918,690	916	13.63%
Mixed (Part & Part)	61,234,122	483	9.37%	103,776,608	773	9.50%
Total	653,414,085	5,645	100.00%	1,092,823,775	8,734	100.00%

Non-indexed Current LTV (Using Original Valuation)	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Less than or equal to 25%	31,474,292	853	4.82%	23,862,765	593	2.18%
More than 25% up to and including 50%	138,987,387	1,474	21.27%	171,439,217	1,979	15.69%
More than 50% up to and including 55%	43,140,759	348	6.60%	63,208,887	556	5.78%
More than 55% up to and including 60%	48,195,920	351	7.38%	69,238,671	558	6.34%
More than 60% up to and including 65%	49,193,630	349	7.53%	65,164,258	509	5.96%
More than 65% up to and including 70%	79,126,099	518	12.11%	73,261,662	515	6.70%
More than 70% up to and including 75%	69,587,656	448	10.65%	138,024,666	866	12.63%
More than 75% up to and including 80%	69,495,866	449	10.64%	124,860,260	768	11.43%
More than 80% up to and including 85%	78,208,751	525	11.97%	108,253,093	670	9.91%
More than 85% up to and including 90%	41,028,410	298	6.28%	139,258,713	920	12.74%
More than 90% up to and including 95%	2,489,591	18	0.38%	104,618,784	724	9.57%
More than 95% up to and including 100%	1,202,713	7	0.18%	7,183,774	48	0.66%
Over 100%	1,283,012	7	0.20%	4,449,026	28	0.41%
Total	653,414,085	5,645	100.00%	1,092,823,775	8,734	100.00%

Indexed Current LTV (Using Original Valuation)	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Less than or equal to 25%	34,757,007	900	5.32%	41,739,578	999	3.82%
More than 25% up to and including 50%	141,711,112	1,476	21.69%	207,593,030	2,224	19.00%
More than 50% up to and including 55%	44,227,391	315	6.77%	59,581,223	489	5.45%
More than 55% up to and including 60%	42,811,596	325	6.55%	60,588,717	459	5.54%
More than 60% up to and including 65%	50,300,420	333	7.70%	62,709,630	428	5.74%
More than 65% up to and including 70%	69,434,481	446	10.63%	68,363,946	455	6.26%
More than 70% up to and including 75%	72,451,243	477	11.09%	96,754,113	620	8.85%
More than 75% up to and including 80%	76,704,366	476	11.74%	152,256,406	885	13.93%
More than 80% up to and including 85%	65,525,394	467	10.03%	61,947,560	387	5.67%
More than 85% up to and including 90%	32,566,559	253	4.98%	185,263,161	1,161	16.95%
More than 90% up to and including 95%	16,696,088	132	2.56%	83,473,494	551	7.64%
More than 95% up to and including 100%	3,827,073	31	0.59%	4,818,053	31	0.44%
Over 100%	2,401,358	14	0.37%	7,734,863	45	0.71%
Total	653,414,085	5,645	100.00%	1,092,823,775	8,734	100.00%

Interest Rate	Total Balance	No of Sub Accounts	% of Balance	Original Balance	No of Sub Accounts	% of Original Balance
0 – 1.99%	15,880,506	263	2.43%	27,856,382	424	2.55%
2 – 2.99%	101,245,270	1,320	15.49%	172,442,096	1,937	15.78%
3 – 3.99%	238,253,840	2,365	36.46%	353,676,712	3,174	32.36%
4 – 4.99%	206,231,382	2,986	31.56%	337,566,927	4,273	30.89%
5 – 5.99%	79,300,908	1,198	12.14%	165,006,014	2,283	15.10%
6 – 6.99%	12,502,180	147	1.91%	35,683,424	406	3.27%
7 – 7.99%	-	-	0.00%	592,219	4	0.05%
Total	653,414,085	8,279	100.00%	1,092,823,775	12,501	100.00%

Years to Maturity	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
0 and less than or equal to 5 years	14,363,886	323	2.20%	14,099,826	295	1.29%
Greater than 5 years and less than or equal to 10 years	46,219,646	710	7.07%	65,144,235	928	5.96%
Greater than 10 years and less than or equal to 15 years	100,195,568	1,060	15.33%	139,498,382	1,432	12.76%
Greater than 15 years and less than or equal to 20 years	161,141,360	1,293	24.66%	265,730,984	2,137	24.32%
Greater than 20 years and less than or equal to 25 years	207,336,464	1,361	31.73%	394,851,367	2,472	36.13%
Greater than 25 years and less than or equal to 30 years	85,591,316	599	13.10%	139,596,905	937	12.77%
Greater than 30 years	38,565,846	299	5.90%	73,902,075	533	6.76%
Total	653,414,085	5,645	100.00%	1,092,823,775	8,734	100.00%

Property Type	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Detached House	216,782,179	1,606	33.18%	353,440,201	2,427	32.34%
Flat/ Maisonnette	61,985,163	482	9.49%	133,280,544	1,010	12.20%
Semi- Detached House	196,606,800	1,839	30.09%	315,022,179	2,760	28.83%
Terraced House	152,379,545	1,420	23.32%	262,177,647	2,265	23.99%
Other	25,660,398	298	3.93%	28,903,204	272	2.64%
Total	653,414,085	5,645	100.00%	1,092,823,775	8,734	100.00%

Interest Rate Type	Total Balance	No of Sub Accounts	% of Balance	Original Balance	No of Sub Accounts	% of Original Balance
Base	169,058,733	2,016	25.87%	234,536,344	2,485	21.46%
Fixed- reverting to SVR	393,868,770	5,023	60.28%	758,111,122	8,516	69.37%
SVR	90,486,582	1,240	13.85%	100,176,309	1,500	9.17%
Total	653,414,085	8,279	100.00%	1,092,823,775	12,501	100.00%

Re-arrangements repurchased during the Period	£1,176,248.68
Cumulative Re-arrangements Repurchased	£31,278,005.64
Other Repurchases during the period	£76,203.29
Other Cumulative Repurchase	£6,848,468.17
Bonds Outstanding as % of Original Bonds Issued	69.31%
Losses in Quarter as % Bonds Issued	0.00%
Cumulative Losses as % Bonds Issued	0.00%
Further Advances in period	£256,000.00
Balance of mortgages with FA s since transaction close	£37,696,015.59
Annualised Excess Spread (Junior to Reserve)	0.55%

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	21,932,500.00	21,932,500.00
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	£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	4,001,316.86	3,262.79	£4,000,000.00
Principal Deficiency Ledger	£0.00	£0.00	£0.00
Liquidity Reserve Ledger	£0.00	£0.00	£0.00
Yield Reserve Ledger	£0.00	£0.00	£0.00
Rearrangement Purchase Ledger	£0.00	£0.00	£0.00
Co-op Collateral Account Ledger	£5,000,000.00	£0.00	£2,000,000.00
Issuer Fee Amount Ledger	£7,668.49	£1,134.25	£0.00
Swap Provider Amount Ledger	£0.00	£0.00	£0.00
Pre-Funded Purchase Ledger	£15,000,000.00	£0.00	£15,000,000.00
Swap Collateral Ledger	£0.00	£0.00	£0.00

Asset Conditions*	Current Level	Trigger Event
(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%	0.06%	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 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 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

Rating Agency Tests	ly Test Date/ New Portfolio Sale Date	Threshold	Current Level	Trigger Event
(a) FAs Original Weighted Average LTV		> 75.0%	68.7%	No
(b) FAs % of Loans with Original LTV > 80%		> 40.0%	28.8%	No
(c) FAs Current Weighted Average LTV (Non-Indexed)		> 71.0%	61.8%	No
(d) FAs Weighted Average Income Multiple		> 3.4X	2.70	No
(e) FAs Interest Only %		> 43.0%	22.8%	No
(f) FA Individual LTV (Original Advance plus Further Advances/ Original Valuation)		> 95.0%	2 Mortgage account breaching this condition as the reporting period end date will be repurchased at the beginning of next month.	No

Deal Triggers	Provider	Rating Triggers (M- Moody's/ F- Fitch)	Current Rating (M- Moody's/ F- Fitch)	Action
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/ BB-,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/ BB-,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/ BB-,B	Please see below **
Servicer	The Co-operative Bank PLC	Loss of Baa3 (M L-term)/ Loss of BBB- (F L-term)	Caa1,NP/ BB-,B	Please see below **

**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 8 May 2013 to Ba3/Not prime, Silk Road Finance Number tWO PLC is required to take ce 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 discussic 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	Paying Agent	HSBC Bank PLC
Web address	http://www.britannia.co.uk/_site/microsite/bts/index.html	Account Banks	The Co-operative Bank PLC Barclays Banks PLC
Servicer	The Co-operative Bank PLC	Corporate Services Provider	Capita Trust Corporate Services Limited
Web address	http://www.britannia.co.uk/_site/microsite/bts/index.html	Back-Up Cash Manager Facilitator	Structured Finance Management Limited
Note Trustee	Capita IRG Trustees Ltd	Back-Up Servicer Facilitator	Structured Finance Management Limited
Web address	www.capitafiduciary.co.uk		
Lead Arrangers	Barclays Bank PLC J.P.Morgan		

Information Sources	The Co-operative Bank PLC
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Telephone	+44 (0)1538 397 883
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Address	Britannia House, Cheadle Road, Leek, Staffordshire, ST13 5RG
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/theco-operativebank/
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% in 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

Active
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N/A
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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