

# 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 March 2013
Report Period Start Date	01 February 2013
Report Period End Date	28 February 2013
Current/ Most Recent Interest Payment Date	21 March 2013
Next Interest Payment Date	21 June 2013
Previous Interest Payment Date	21 December 2012
Original Issuance	£877,300,000
Portfolio Data reported Currency	Sterling
Mortgage Assets as at the Report Date	
Mortgage Balance at the report end date	£678,350,063
Over issuance amount	£498,473
Retained Principal Fund Balance at the Reporting Date	£4,001,317
	<u>£682,849,853</u>
Note Liabilities as at the Report Date	
Class A Note Balance	<b>£529,299,852</b>
Class B1 Over Collateralisation	£149,550,000
Class B2 used to fund the retained principal at Closing	£4,000,000
	<u>£682,849,853</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	77.256	77.256	100.000	100.000	100.000
Current Factor	72.731	72.731	100.000	100.000	96.762
Credit Enhancement- Original	23.04%	23.04%	N/A	N/A	N/A
Credit Enhancement- Current	28.21%	28.21%	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
Total Beginning Balance prior to payment	€ 386,280,000.00	£212,454,000.00	£149,550,000.00	£19,000,000.00	£30,432,500.00
Total Ending Balance subsequent to payment	€ 363,655,000.00	£200,010,250.00	£149,550,000.00	£19,000,000.00	£29,447,096.39
Total Principal Payments	€ 22,625,000.00	£12,443,750.00	£0.00	£0.00	£985,403.61
Accrual Start Date	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12
Accrual End Date	21-Mar-13	21-Mar-13	21-Mar-13	21-Mar-13	21-Mar-13
Accrual Period (Number of days)	90	90	90	90	90
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	0.18300%	0.51750%	0.51750%	0.51750%	0.51750%
Current Coupon Rate	1.73300%	2.06750%	0.72750%	0.72750%	0.72750%
Accrued Interest due for the Interest Period	€ 2,256,633.66	£1,082,730.00	£269,190.00	£34,200.00	£54,778.50
Actual Coupon Payments for the Interest period	€ 2,256,633.66	£1,082,730.00	£269,190.00	£34,200.00	£54,778.50
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 21/03/2013	Previous IPD 21/12/2012
<b>Available Revenue Receipts</b>		
Revenue Receipts during the collection period	7,058,436.11	7,100,713.61
Interest Income earned on Deposit accounts and any Authorised Investments	21,197.97	-
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	-	-
	29,012,134.08	29,515,225.25
<b>Pre-Acceleration Revenue Priority of Payments</b>		
(a) Trustee/ Security Trustee	-	-
(b) Paying Agent/ Registrar/ CSP/ Bank Accounts	18,143.32	11,152.27
(c) Third Party Fees	-	-
(d) Servicer Fees/ Cash Manager Fees/ Account Bank Fees	155,757.08	166,858.57
(e) Interest Rate Swap Payments	2,221,688.32	2,209,785.05
(f) i) Class A1 Note Interest	3,339,363.66	3,803,637.00
ii) Class D VFN Note Interest	-	-
(g) Class A1 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	353,955.00
(l) Class C VFN Note Interest	54,778.50	63,908.25
(m) Issuer Profit	1,109.59	1,118.85
(n) Class B VFN Note Principal (Non Capital Balance)	-	-
(o) Class C VFN Note Principal	985,403.61	-
(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	-	972,310.25
	29,012,134.08	29,515,225.25
<b>Available Principal Receipts</b>		
Principal Receipts during the Collection Period	32,927,155.47	44,102,458.89
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	4,004,848.89	4,004,040.00
Other Items	-	-
Less : Amounts Utilised to Pay a Revenue Deficiency	-	-
	36,932,004.36	48,106,498.89
<b>Pre-Acceleration Principal Priority of Payments</b>		
(a) Retained Principal Ledger (Until Further Sales Period End Date)	4,001,316.86	4,004,848.89
(b) i) Liquidity Reserve Ledger	-	-
ii) Retained Principal Receipts Ledger	-	-
iii) Class A1 Note Principal Repayments	32,930,687.50	44,101,650.00
iv) Class B1 VFN Note Principal Repayments	-	-
iv) Class B2 VFN Note Principal Repayments	-	-
v) Available Revenue Receipts	36,932,004.36	48,106,498.89

**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	£395,959,210.32	£178,077,970.17	£137,240,037.78
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%	0.30%	-2.20%
Pay Reference Rate for the period	4.51%	0.50%	4.74%
All in Pay Rate	4.51%	0.80%	2.54%
Gross Payment to swap Counterparty	£4,408,145.54	£351,277.09	£859,536.24
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	£2,994,916.14	£227,232.37	£175,122.05
Net Swap (payment)/ receipts	<b>-£1,413,229.41</b>	<b>-£124,044.72</b>	<b>-£684,414.19</b>

<b>Portfolio Characteristics</b>	<b>Current Period</b>	<b>At Issuance</b>
Number of Residential Mortgage Loans at the end of the period	5,801	8,734
Balance of Mortgage Loans at the end of the period	£678,350,063	£1,092,823,775
Average Loan Size	£116,937	£125,123
Current Indexed Loan to Value Ratio	63.28%	66.90%
Non-Indexed Current Loan to Value Ratio	62.30%	68.40%
Weighted Average Seasoning (Months)	39.8	19.4
Weighted Average Yield	4.04%	
Current SVR	4.74%	

<b>Pool Reconciliation</b>	<b>Balance</b>	<b>No</b>
Residential Mortgage Loans at the start of the period	687,419,500	5,847
Residential Mortgage Loans at the end of the period	678,350,063	5,801

<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	2,687,299.49
Unscheduled repayments received in the period	6,382,137.29

	<b>Current Month</b>	<b>Annualised</b>	<b>3-month average</b>
Principal Payment Rate ("PPR")	1.32%	15.90%	1.57%
Constant Prepayment Rate ("CPR")	0.93%	11.45%	1.20%

<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	675,654,340	5,772	99.60%	1,092,823,774	8,734	100.00%
<=1 Months in Arrears	2,063,566	19	0.30%	-	-	0.00%
1 Month -2 Months in Arrears	287,890	4	0.04%	-	-	0.00%
2 Month -3 Months in Arrears	15,604	1	0.00%	-	-	0.00%
> 3 Months	328,662	5	0.05%	-	-	0.00%
Total	678,350,063	5,801	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	33,695,879	320	4.97%	51,380,526	467	4.70%
East Midlands	38,354,635	402	5.65%	62,012,411	605	5.67%
London	79,953,547	439	11.79%	144,136,406	738	13.19%
North	17,530,896	211	2.58%	27,955,086	295	2.56%
North West	73,389,188	743	10.82%	115,814,305	1,131	10.60%
South East	216,954,641	1,475	31.98%	350,461,600	2,244	32.07%
South West	74,026,815	666	10.91%	115,925,592	982	10.61%
Wales	24,027,941	252	3.54%	37,044,231	366	3.39%
West Midlands	82,804,739	903	12.21%	129,348,103	1,346	11.84%
Yorks and Humber	37,611,783	390	5.54%	58,745,514	560	5.38%
<b>Total</b>	<b>678,350,063</b>	<b>5,801</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	8,803,165	480	1.30%	10,410,325	499	0.95%
More than 30k up to and including 50K	21,028,768	521	3.10%	31,120,534	763	2.85%
More than 50k up to and including 75K	53,537,680	852	7.89%	78,703,093	1,249	7.20%
More than 75k up to and including 100K	83,727,136	953	12.34%	120,034,257	1,375	10.98%
More than 100k up to and including 125K	96,549,741	861	14.23%	139,073,239	1,243	12.73%
More than 125k up to and including 150K	90,525,457	661	13.34%	144,156,216	1,054	13.19%
More than 150k up to and including 200K	129,270,235	751	19.06%	217,390,411	1,261	19.89%
More than 200k up to and including 400K	170,118,599	668	25.08%	307,161,533	1,194	28.11%
More than 400K up to and including 500K	20,304,996	46	2.99%	36,629,686	82	3.35%
More than 500k	4,484,288	8	0.66%	8,144,481	14	0.75%
<b>Total</b>	<b>678,350,063</b>	<b>5,801</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	389,620,123	2,975	57.44%	644,984,223	4,701	59.02%
Owner Occupied Remortgage	288,729,940	2,826	42.56%	447,839,552	4,033	40.98%
<b>Total</b>	<b>678,350,063</b>	<b>5,801</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	523,850,605	4,724	77.22%	840,128,477	7,045	76.88%
Interest Only	90,683,590	575	13.37%	148,918,690	916	13.63%
Mixed (Part & Part)	63,815,868	502	9.41%	103,776,608	773	9.50%
<b>Total</b>	<b>678,350,063</b>	<b>5,801</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%	31,873,095	848	4.70%	23,862,765	593	2.18%
More than 25% up to and including 50%	140,145,195	1,507	20.66%	171,439,217	1,979	15.69%
More than 50% up to and including 55%	43,742,581	345	6.45%	63,208,887	556	5.78%
More than 55% up to and including 60%	49,797,964	360	7.34%	69,238,671	558	6.34%
More than 60% up to and including 65%	50,360,566	353	7.42%	65,164,258	509	5.96%
More than 65% up to and including 70%	77,402,921	514	11.41%	73,261,662	515	6.70%
More than 70% up to and including 75%	78,724,090	489	11.61%	138,024,666	866	12.63%
More than 75% up to and including 80%	68,457,310	441	10.09%	124,860,260	768	11.43%
More than 80% up to and including 85%	84,356,860	556	12.44%	108,253,093	670	9.91%
More than 85% up to and including 90%	48,355,180	354	7.13%	139,258,713	920	12.74%
More than 90% up to and including 95%	2,460,352	18	0.36%	104,618,784	724	9.57%
More than 95% up to and including 100%	1,381,288	9	0.20%	7,183,774	48	0.66%
Over 100%	1,292,662	7	0.19%	4,449,026	28	0.41%
<b>Total</b>	<b>678,350,063</b>	<b>5,801</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%	33,748,195	880	4.98%	41,739,578	999	3.82%
More than 25% up to and including 50%	137,917,489	1,480	20.33%	207,593,030	2,224	19.00%
More than 50% up to and including 55%	44,887,535	316	6.62%	59,581,223	489	5.45%
More than 55% up to and including 60%	42,520,802	322	6.27%	60,588,717	459	5.54%
More than 60% up to and including 65%	44,686,800	303	6.59%	62,709,630	428	5.74%
More than 65% up to and including 70%	65,906,197	425	9.72%	68,363,946	455	6.26%
More than 70% up to and including 75%	78,513,206	514	11.57%	96,754,113	620	8.85%
More than 75% up to and including 80%	74,148,273	460	10.93%	152,256,406	885	13.93%
More than 80% up to and including 85%	76,127,223	502	11.22%	61,947,560	387	5.67%
More than 85% up to and including 90%	49,649,336	362	7.32%	185,263,161	1,161	16.95%
More than 90% up to and including 95%	23,062,698	182	3.40%	83,473,494	551	7.64%
More than 95% up to and including 100%	4,230,050	36	0.62%	4,818,053	31	0.44%
Over 100%	2,952,258	19	0.44%	7,734,863	45	0.71%
<b>Total</b>	<b>678,350,063</b>	<b>5,801</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%	16,472,418	270	2.43%	27,856,382	424	2.55%
2 – 2.99%	100,740,896	1,299	14.85%	172,442,096	1,937	15.78%
3 – 3.99%	238,878,586	2,289	35.21%	353,676,712	3,174	32.36%
4 – 4.99%	225,159,991	3,183	33.19%	337,566,927	4,273	30.89%
5 – 5.99%	83,839,577	1,250	12.36%	165,006,014	2,283	15.10%
6 – 6.99%	13,258,594	165	1.95%	35,683,424	406	3.27%
7 – 7.99%	-	-	0.00%	592,219	4	0.05%
<b>Total</b>	<b>678,350,063</b>	<b>8,456</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	13,498,735	321	1.99%	14,099,826	295	1.29%
Greater than 5 years and less than or equal to 10 years	49,055,232	724	7.23%	65,144,235	928	5.96%
Greater than 10 years and less than or equal to 15 years	100,310,814	1,057	14.79%	139,498,382	1,432	12.76%
Greater than 15 years and less than or equal to 20 years	169,054,704	1,356	24.92%	265,730,984	2,137	24.32%
Greater than 20 years and less than or equal to 25 years	218,846,686	1,425	32.26%	394,851,367	2,472	36.13%
Greater than 25 years and less than or equal to 30 years	87,576,016	611	12.91%	139,596,905	937	12.77%
Greater than 30 years	40,007,876	307	5.90%	73,902,075	533	6.76%
<b>Total</b>	<b>678,350,063</b>	<b>5,801</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	223,663,200	1,647	32.97%	353,440,201	2,427	32.34%
Flat/ Maisonnette	66,112,125	503	9.75%	133,280,544	1,010	12.20%
Semi- Detached House	202,169,253	1,876	29.80%	315,022,179	2,760	28.83%
Terraced House	159,732,243	1,467	23.55%	262,177,647	2,265	23.99%
Other	26,673,242	308	3.93%	28,903,204	272	2.64%
<b>Total</b>	<b>678,350,063</b>	<b>5,801</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	174,131,700	2,056	25.67%	234,536,344	2,485	21.46%
Fixed- reverting to SVR	401,857,413	5,063	59.24%	758,111,122	8,516	69.37%
SVR	102,360,950	1,337	15.09%	100,176,309	1,500	9.17%
<b>Total</b>	<b>678,350,063</b>	<b>8,456</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	£1,923,059.58
Cumulative Re-arrangements Repurchased	£26,889,674.82
Other Repurchases during the period	£230,022.86
Other Cumulative Repurchase	£6,325,237.02
Bonds Outstanding as % of Original Bonds Issued	72.73%
Losses in Quarter as % Bonds Issued	0.00%
Cumulative Losses as % Bonds Issued	0.00%
Further Advances in period	£372,433.00
Balance of mortgages with FA s since transaction close	£34,444,488.18
Annualised Excess Spread (Junior to Reserve)	0.50%



**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>Balance</u>	<u>Movements during</u> <u>the Period</u>	<u>Period End Balance</u>	<u>Transaction Close</u> <u>Balance</u>
Retained Principal Receipts Ledger	4,004,848.89 -	3,532.03	4,001,316.86	£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	£0.00	£0.00	£0.00	£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%	0.02%	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

<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%	68.7%	No
(b) FAs % of Loans with Original LTV > 80%		> 40.0%	28.9%	No
(c) FAs Current Weighted Average LTV (Non-Indexed)		> 71.0%	62.3%	No
(d) FAs Weighted Average Income Multiple		> 3.4X	2.71	No
(e) FAs Interest Only %		> 43.0%	22.8%	No
(f) FA Individual LTV (Original Advance plus Further Advances/ Original Valuation)		> 95.0%	No Mortgage was breaching this condition as the reporting period end date.	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)	A3, P-2/ BBB+,F2(Negative Watch)	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)	A3, P-2/ BBB+,F2(Negative Watch)	N/A
Cash Manager	The Co-operative Bank PLC	Loss of Baa3 (M L-term)/ Loss of BBB- (F L-term)	A3, P-2/ BBB+,F2(Negative Watch)	N/A
Servicer	The Co-operative Bank PLC	Loss of Baa3 (M L-term)/ Loss of BBB- (F L-term)	A3, P-2/ BBB+,F2(Negative Watch)	N/A

**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 Services 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 IRG Trustees Ltd	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		

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Reports Distribution Channels	Bloomberg or <a href="http://www.britannia.co.uk/_site/microsite/bts/index.html">http://www.britannia.co.uk/_site/microsite/bts/index.html</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% 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

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

## Waterfall