

# Silk Road Finance Number Three PLC

Issue Date	02 August 2012
Issuer	Silk Road Finance Number Three PLC
Stock Exchange Listing	London
Publishing Date	30 June 2013
Report Period Start Date	01 May 2013
Report Period End Date	31 May 2013
Reporting Frequency	Monthly
Current/ Most Recent Interest Payment Date	21 June 2013
Next Interest Payment Date	23 September 2013
Previous Interest Payment Date	21 March 2013
Original Issuance	£650,000,000.00
Portfolio Data reported Currency	Sterling
Mortgage Assets as at the Reporting Period End Date	
Mortgage Balance at the reporting period end date	£648,534,000
Pre funded Purchase Ledger	£10,000,000
Increase in the retained principal funded through principal Collections	£4,005,860
Liquidity Reserve Fund Etablised 21/06/13	£3,683,640
	<b>£666,223,500</b>
Note Liabilities as at the Reporting Period End Date	<b>£666,223,500</b>

<b>Note Summary as at the most recent IPD</b>	<b>Class Aa</b>	<b>Class B1 VFN</b>	<b>Class B2 VFN</b>	<b>Class C VFN</b>
International Securities Number (ISIN)	XS0811595130	N/A	N/A	N/A
Original Ratings (Fitch/ Moodys)	AAA/Aaa	NR	NR	NR
Current Ratings (Fitch/ Moodys)	AAA/Aaa	NR	NR	NR
Previous Factor	87.054	100.000	100.000	100.000
Current Factor	83.724	100.000	100.000	77.342
Credit Enhancement- Original	25.91%	N/A	N/A	N/A
Credit Enhancement- Current	30.48%	N/A	N/A	N/A
Currency	Sterling	Sterling	Sterling	Sterling
Original Principal Balance	£650,000,000.00	£108,017,500.00	£14,000,000.00	£27,450,400.00
Total Beginning Balance prior to payment	£565,851,000.00	£108,017,500.00	£14,000,000.00	£23,936,558.90
Total Ending Balance subsequent to payment	£544,206,000.00	£108,017,500.00	£14,000,000.00	£21,230,712.29
Total Principal Payments	£21,645,000.00	£0.00	£0.00	£2,705,846.61
Accrual Start Date	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
Accrual Period (Number of days)	92	92	92	92
Reference Rate	3 month £ Libor	3 month £ Libor	3 month £ Libor	3 month £ Libor
Day Count Convention	Actual/365	Actual/365	Actual/365	Actual/365
Relevant Margin	1.35000%	0.21000%	0.21000%	0.21000%
Coupon Reference Rate	0.50688%	0.50688%	0.50688%	0.50688%
Current Coupon Rate	1.85688%	0.71688%	0.71688%	0.71688%
Accrued Interest due for the Interest Period	£2,648,360.00	£195,176.82	£25,296.60	£43,250.85
Actual Coupon Payments for the Interest period	£2,648,360.00	£195,176.82	£25,296.60	£43,250.85
Current Interest Shortfall	£0.00	£0.00	£0.00	£0.00
Cumulative Interest Shortfall	£0.00	£0.00	£0.00	£0.00
Step-Up Date	21/09/2016	21/09/2016	21/09/2016	21/09/2016
Legal Final Maturity Date	21/06/2055	21/06/2055	21/06/2055	21/06/2055
Expected Maturity Date	21/06/2055	21/06/2055	21/06/2055	21/06/2055

	Most Recent IPD 21/06/2013	Previous IPD 21/03/2013
<b>Available Revenue Receipts</b>		
Revenue Receipts during the collection period	6,905,649.04	7,885,989.01
Interest Income earned on Deposit accounts and any Authorised Investments	19.83	158.30
Net Amounts received under the Interest rate / Currency Swap Agreement	-	-
Amounts standing to the credit of General Reserve Fund	18,950,400.00	18,950,400.00
Amounts transferred from Principal Collections to cover a revenue deficiency	-	-
Other Net Income	-	-
Less : Third Party Payments made in the collection Period	-	-
	25,856,068.87	26,836,547.31
<b>Pre-Acceleration Revenue Priority of Payments</b>		
(a) Trustee/ Security Trustee	-	-
(b) Paying Agent/ Registrar/ CSP/ Bank Accounts	22,181.51	15,786.27
(c) Third Party Payments		
(d) Servicer /Administrator, Cash Manager Fees	152,274.14	153,960.29
(e) Interest Rate Swap Payments	1,112,148.09	1,209,752.84
(f) Class A Note Interest	2,648,360.00	2,722,655.00
(g) Class A1 Principal Deficiency Ledger		
(h) General Reserve Ledger	18,950,400.00	18,950,400.00
(i) Class B Principal Deficiency Ledger	-	-
(j) Yield Reserve Ledger	-	-
(k) Class B VFN Note Interest	220,473.42	219,631.50
(l) Class C VFN Note Interest	43,250.85	49,410.72
(m) Issuer Profit	1,134.25	1,109.59
(n) Class B VFN Note Principal (Non Capital Balance)		
(o) Class C VFN Note Principal	2,705,846.61	3,513,841.10
(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	-	-
	25,856,068.87	26,836,547.31
<b>Available Principal Receipts</b>		
Principal Receipts during the Collection Period	25,330,444.05	25,622,107.57
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	4,004,055.72	4,004,948.15
Other Items	0	
Less : Amounts Utilised to Pay a Revenue Deficiency	-	-
	29,334,499.77	29,627,055.72
<b>Pre-Acceleration Principal Priority of Payments</b>		
(a) Retained Principal Ledger (Until Further Sales Period End Date)	4,005,859.77	4,004,055.72
(b) i) Liquidity Reserve Ledger	3,683,640.00	-
ii) Retained Principal Receipts Ledger		-
iii) Class A1 Note Principal Repayments	21,645,000.00	25,623,000.00
iv) Class B1 VFN Note Principal Repayments		
iv) Class B2 VFN Note Principal Repayments	-	-
v) Available Revenue Receipts	29,334,499.77	29,627,055.72

**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	£386,573,254.02	188,953,143.37	98,338,046.89
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%	0.32%	-2.30%
Pay Reference Rate for the period	4.60%	0.50%	4.74%
All in Pay Rate	4.60%	0.82%	2.44%
Gross Payment to swap Counterparty	£4,485,512.62	£390,537.67	£604,792.46
Receive Reference Rate	3 Months LIBOR	3 Months LIBOR	3 Months LIBOR
Receive Margin	3.60%	0.00%	0.00%
Receive Reference Rate for the period	0.50688%	0.50688%	0.50688%
All in Receive Rate	4.10688%	0.50688%	0.50688%
Gross Receipt from Swap Counterparty	£4,001,647.04	£241,409.43	£125,638.20
Net Swap (payment)/ receipts	<b>-£483,865.59</b>	<b>-£149,128.24</b>	<b>-£479,154.26</b>

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

		<u>Current Period</u>	<u>Previous Period</u>
Reserve Fund Ledger	Balance at Transaction Close	18,950,400.00	18,950,400.00
	Period Start Balance	18,950,400.00	18,950,400.00
	Reserve Fund Required Amount	18,950,400.00	18,950,400.00
	Credit from the Revenue Waterfall	18,950,400.00	18,950,400.00
	Period End Balance	<b>18,950,400.00</b>	18,950,400.00
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		0.00
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	4,004,055.72	1,804.05	£4,000,000.00
Principal Deficiency Ledger	£0.00	£0.00	£0.00
Liquidity Reserve Ledger	£0.00	3,683,640.00	£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	£5,000,000.00
Issuer Fee Amount Ledger	£2,585.00	1,134.25	£0.00
Swap Provider Amount Ledger	£0.00	£0.00	£0.00
Pre-Funded Purchase Ledger	£10,000,000.00	£0.00	£10,000,000.00
Swap Collateral Ledger	£0.00	£0.00	£0.00

<b>Portfolio Characteristics</b>	<b>Current Period</b>	<b>At Issuance</b>
Number of Residential Mortgage Loans at the end of the period	6,514	7,122
Balance of Mortgage Loans at the end of the period	648,534,000.23	£740,668,167
Average Loan Size	£99,560	£103,997
Current Indexed Loan to Value Ratio	55.40%	57.41%
Non-Indexed Current Loan to Value Ratio	56.96%	58.61%
Weighted Average Seasoning (Months)	59.8	51.8
Weighted Average Yield	3.98%	
Current SVR	4.74%	

<b>Pool Reconciliation</b>	<b>Balance</b>	<b>No</b>
Residential Mortgage Loans at the start of the period	658,552,281	6,589
Residential Mortgage Loans at the end of the period	648,534,000	6,514

<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	2,760,104.52
Unscheduled repayments received in the period	7,258,175.78

	<b>Current Month</b>	<b>Annualised</b>	<b>3-month average</b>
Principal Payment Rate ("PPR")	1.52%	16.51%	1.27%
Constant Prepayment Rate ("CPR")	1.10%	12.23%	0.86%

<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	646,612,194	6,492	99.70%	739,467,234	7,108	99.84%
<=1 Months in Arrears	1,246,298	13	0.19%	1,200,931	14	0.16%
1 Month -2 Months in Arrears	397,444	5	0.06%	-	-	0.00%
2 Month -3 Months in Arrears	98,017	1	0.02%	-	-	0.00%
> 3 Months	180,047	3	0.03%	-	-	0.00%
Total	648,534,000	6,514	100.00%	740,668,164	7,122	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	31,118,734	320	4.80%	35,153,308	346	4.75%
East Midlands	38,257,672	461	5.90%	43,179,659	496	5.83%
London	65,523,783	446	10.10%	76,056,496	493	10.27%
North	16,293,221	205	2.51%	18,655,282	222	2.52%
North West	73,883,886	874	11.39%	82,548,700	943	11.15%
Scotland	32,286,807	389	4.98%	39,400,831	440	5.32%
South East	189,742,757	1,468	29.26%	218,249,778	1,624	29.47%
South West	61,809,263	626	9.53%	70,821,912	693	9.56%
Wales	21,494,888	267	3.31%	23,575,813	284	3.18%
West Midlands	81,779,137	1,024	12.61%	91,451,582	1,098	12.35%
Yorks and Humber	36,343,853	434	5.60%	41,574,804	483	5.61%
<b>Total</b>	<b>648,534,000</b>	<b>6,514</b>	<b>100.00%</b>	<b>740,668,164</b>	<b>7,122</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	15,496,284	822	2.39%	15,146,765	738	2.05%
More than 30k up to and including 50K	38,780,236	955	5.98%	39,731,571	981	5.36%
More than 50k up to and including 75K	73,195,692	1,176	11.29%	81,002,188	1,300	10.94%
More than 75k up to and including 100K	90,476,679	1,036	13.95%	103,208,821	1,180	13.93%
More than 100k up to and including 125K	88,032,587	786	13.57%	99,213,238	887	13.40%
More than 125k up to and including 150K	77,758,631	568	11.99%	88,876,357	649	12.00%
More than 150k up to and including 200K	102,488,348	595	15.80%	119,855,779	698	16.18%
More than 200k up to and including 400K	132,815,541	517	20.48%	160,896,028	624	21.72%
More than 400K up to and including 500K	16,688,437	37	2.57%	16,514,671	37	2.23%
More than 500k	12,801,566	22	1.97%	16,222,747	28	2.19%
<b>Total</b>	<b>648,534,000</b>	<b>6,514</b>	<b>100.00%</b>	<b>740,668,164</b>	<b>7,122</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	387,963,219	3,527	59.82%	447,591,720	3,916	60.43%
Owner Occupied Remortgage	260,570,781	2,987	40.18%	293,076,445	3,206	39.57%
<b>Total</b>	<b>648,534,000</b>	<b>6,514</b>	<b>100.00%</b>	<b>740,668,164</b>	<b>7,122</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	456,549,673	5,019	70.40%	518,467,469	5,414	70.00%
Interest Only	99,496,284	692	15.34%	107,451,729	915	14.51%
Mixed (Part & Part)	92,488,043	803	14.26%	114,748,966	793	15.49%
<b>Total</b>	<b>648,534,000</b>	<b>6,514</b>	<b>100.00%</b>	<b>740,668,164</b>	<b>7,122</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%	47,827,131	1,351	7.37%	48,941,408	1,287	6.61%
More than 25% up to and including 50%	187,803,356	2,173	28.96%	195,299,524	2,284	26.37%
More than 50% up to and including 55%	52,159,906	420	8.04%	62,926,021	506	8.50%
More than 55% up to and including 60%	55,716,953	424	8.59%	63,268,290	483	8.54%
More than 60% up to and including 65%	49,553,711	381	7.64%	57,112,449	422	7.71%
More than 65% up to and including 70%	57,426,707	433	8.85%	59,433,923	443	8.02%
More than 70% up to and including 75%	55,550,901	380	8.57%	77,824,541	529	10.51%
More than 75% up to and including 80%	43,909,093	283	6.77%	41,805,908	266	5.64%
More than 80% up to and including 85%	48,309,183	333	7.45%	66,403,021	446	8.97%
More than 85% up to and including 90%	43,426,589	301	6.70%	57,987,401	400	7.83%
More than 90% up to and including 95%	5,276,635	24	0.81%	6,452,413	32	0.87%
More than 95% up to and including 100%	1,017,960	7	0.16%	1,084,602	9	0.15%
Over 100%	555,876	4	0.09%	2,128,664	15	0.29%
<b>Total</b>	<b>648,534,000</b>	<b>6,514</b>	<b>100.00%</b>	<b>740,668,164</b>	<b>7,122</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%	61,615,105	1,553	9.50%	60,694,777	1,476	8.19%
More than 25% up to and including 50%	198,585,946	2,171	30.62%	213,363,476	2,397	28.81%
More than 50% up to and including 55%	53,190,073	398	8.20%	57,297,201	430	7.74%
More than 55% up to and including 60%	41,380,012	333	6.38%	57,180,508	420	7.72%
More than 60% up to and including 65%	44,526,655	319	6.87%	48,844,256	351	6.59%
More than 65% up to and including 70%	54,222,269	362	8.36%	52,145,894	352	7.04%
More than 70% up to and including 75%	50,957,342	349	7.86%	65,857,613	439	8.89%
More than 75% up to and including 80%	48,970,962	317	7.55%	50,680,716	326	6.84%
More than 80% up to and including 85%	51,533,470	367	7.95%	63,778,092	414	8.61%
More than 85% up to and including 90%	29,541,830	230	4.56%	52,487,498	371	7.09%
More than 90% up to and including 95%	11,724,193	98	1.81%	14,386,718	118	1.94%
More than 95% up to and including 100%	1,554,144	13	0.24%	3,288,404	24	0.44%
Over 100%	731,999	4	0.11%	663,010	4	0.09%
<b>Total</b>	<b>648,534,000</b>	<b>6,514</b>	<b>100.00%</b>	<b>740,668,164</b>	<b>6,850</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%	32,127,454	637	4.95%	35,684,558	675	4.82%
2 – 2.99%	113,060,399	1,690	17.43%	124,174,712	1,748	16.77%
3 – 3.99%	163,285,513	2,219	25.18%	160,931,601	1,945	21.73%
4 – 4.99%	222,712,535	4,087	34.34%	259,097,240	4,598	34.98%
5 – 5.99%	106,939,663	1,835	16.49%	146,426,103	2,311	19.77%
6 – 6.99%	10,408,437	161	1.60%	14,353,950	229	1.94%
7 – 7.99%	-	-	0.00%	-	-	0.00%
<b>Total</b>	<b>648,534,000</b>	<b>10,629</b>	<b>100.00%</b>	<b>740,668,164</b>	<b>11,506</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	26,353,415	563	4.06%	27,311,741	524	3.69%
Greater than 5 years and less than or equal to 10 years	83,301,597	1,246	12.84%	83,885,274	1,236	11.33%
Greater than 10 years and less than or equal to 15 years	139,872,428	1,558	21.57%	145,036,745	1,586	19.58%
Greater than 15 years and less than or equal to 20 years	180,244,546	1,585	27.79%	223,249,720	1,947	30.14%
Greater than 20 years and less than or equal to 25 years	138,335,769	957	21.33%	166,173,375	1,132	22.44%
Greater than 25 years and less than or equal to 30 years	52,924,493	387	8.16%	62,308,492	440	8.41%
Greater than 30 years	27,501,752	218	4.24%	32,702,819	257	4.42%
<b>Total</b>	<b>648,534,000</b>	<b>6,514</b>	<b>100.00%</b>	<b>740,668,164</b>	<b>7,122</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	251,202,460	2,102	38.73%	285,723,343	2,307	38.58%
Flat/ Maisonnette	51,224,266	476	7.90%	60,347,578	535	8.15%
Semi- Detached House	181,198,797	2,029	27.94%	207,038,302	2,211	27.95%
Terraced House	135,151,063	1,513	20.84%	153,717,141	1,653	20.75%
Other	29,757,415	394	4.59%	33,841,800	416	4.57%
<b>Total</b>	<b>648,534,000</b>	<b>6,514</b>	<b>100.00%</b>	<b>740,668,164</b>	<b>7,122</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	181,495,552	2,731	27.99%	191,840,772	2,743	25.90%
Fixed- reverting to SVR	380,177,997	6,104	58.62%	464,226,987	7,007	62.68%
SVR	86,860,451	1,794	13.39%	84,600,406	1,756	11.42%
<b>Total</b>	<b>648,534,000</b>	<b>10,629</b>	<b>100.00%</b>	<b>740,668,164</b>	<b>11,506</b>	<b>100.00%</b>

Re-arrangements Repurchased during the Period	£1,033,195.15
Cumulative Re-arrangements Repurchased	£14,647,249.48
Other Repurchases for the period	£131,077.29
Other Cumulative Repurchase	£1,798,161.16
Bonds Outstanding as % of Original Bonds Issued	83.72%
Losses in Quarter as % Bonds Issued	0.00%
Cumulative Losses as % Bonds Issued	0.00%
Further Advances in period	£275,400.00
Current Balance of mortgages with FAs since transaction close	£11,523,746.00
Annualised Excess Spread (Junior to Reserve)	1.58%

<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%	0.03%	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>Monthly Test Date/ New Portfolio Sale Date</b>	<b>Threshold</b>	<b>Current Level</b>	<b>Trigger Event</b>
(a) FAs Original Weighted Average LTV		> 66.5%	65.0%	No
(b) FAs % of Loans with Original LTV > 80%		> 32.0%	18.3%	No
(c) FAs Current Weighted Average LTV (Non-Indexed)		> 62.0%	57.0%	No
(d) FAs Weighted Average Income Multiple		> 2.9X	2.16	No
(e) FAs Interest Only %		> 40.0%	29.6%	No
(f) FA Individual LTV (Original Advance plus Further Advances/ Original Valuation)		> 95.0%	No Breaches	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>	<b>Active</b>
Basis Rate Swap Provider	Barclays Bank PLC	A2, P-1/ A, F1	A2(Neg), P-1/ A, F1	N/A	No
Currency Swap Provider	Barclays Bank PLC	A2, P-1/ A, F1	A2(Neg), P-1/ A, F1	N/A	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-£5m	Yes
Issuer Account Bank (ii)	Barclays Bank PLC	Loss of P-1 (M S-term)/ A, F1 (F)	P-1/ F1	N/A	No
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 **	No
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 **	No
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 **	No

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

**Information Sources**

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Address	Britannia House, Cheadle Road, Leek, Staffordshire, ST13 5RG
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 3 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

**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