

Silk Road Finance Number Three PLC

Issue Date	02 August 2012
Issuer	Silk Road Finance Number Three PLC
Stock Exchange Listing	London
Publishing Date	31 May 2013
Report Period Start Date	01 April 2013
Report Period End Date	30 April 2013
Reporting Frequency	Monthly
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	£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	£658,552,281
Pre funded Purchase Ledger	£10,000,000
Increase in the retained principal funded through principal Collections	£4,004,056
Principial Collections held in the GIC	£15,312,164
	£687,868,500
Note Liabilities as at the Reporting Period End Date	£687,868,500

Note Summary as at the most recent IPD	Class Aa	Class B1 VFN	Class B2 VFN	Class C VFN
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	90.996	100.000	100.000	100.000
Current Factor	87.054	100.000	100.000	87.199
Credit Enhancement- Original	25.91%	25.41%	196.07%	N/A
Credit Enhancement- Current	29.14%	22.16%	170.98%	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	£591,474,000.00	£108,017,500.00	£14,000,000.00	£27,450,400.00
Total Ending Balance subsequent to payment	£565,851,000.00	£108,017,500.00	£14,000,000.00	£23,936,558.90
Total Principal Payments	£25,623,000.00	£0.00	£0.00	£3,513,841.10
Accrual Start Date	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
Accrual Period (Number of days)	90	90	90	90
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	0.51750%	0.51750%	0.51750%	0.51750%
Current Coupon Rate	1.86750%	0.72750%	0.72750%	0.72750%
Accrued Interest due for the Interest Period	£2,722,655.00	£194,431.50	£25,200.00	£49,410.72
Actual Coupon Payments for the Interest period	£2,722,655.00	£194,431.50	£25,200.00	£49,410.72
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 21/03/2013	Previous IPD 21/12/2012
Available Revenue Receipts		
Revenue Receipts during the collection period	26,836,389.01	30,124,745.04
Interest Income earned on Deposit accounts and any Authorised Investments	158.30	80,265.28
Net Amounts received under the Interest rate / Currency Swap Agreement	-	-
Amounts standing to the credit of General Reserve Fund	-	52,272.53
Amounts transferred from Principal Collections to cover a revenue deficiency	-	-
Other Net Income	-	-
Less : Third Party Payments made in the collection Period	-	-
	26,836,547.31	30,257,282.85
Pre-Acceleration Revenue Priority of Payments		
(a) Trustee/ Security Trustee	-	-
(b) Paying Agent/ Registrar/ CSP/ Bank Accounts	15,786.27	1,295,375.34
(c) Third Party Payments	-	-
(d) Servicer /Administrator, Cash Manager Fees	153,960.29	222,272.56
(e) Interest Rate Swap Payments	1,209,752.84	849,452.43
(f) Class A Note Interest	2,722,655.00	5,608,460.00
(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	219,631.50	512,473.50
(l) Class C VFN Note Interest	49,410.72	115,291.68
(m) Issuer Profit	1,109.59	1,475.41
(n) Class B VFN Note Principal (Non Capital Balance)	-	-
(o) Class C VFN Note Principal	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	-	2,702,081.93
	26,836,547.31	30,257,282.85
Available Principal Receipts		
Principal Receipts during the Collection Period	25,622,107.57	58,034,250.86
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	4,004,948.15	4,000,000.00
Other Items	0	496,697.29
Less : Amounts Utilised to Pay a Revenue Deficiency	-	-
	29,627,055.72	62,530,948.15
Pre-Acceleration Principal Priority of Payments		
(a) Retained Principal Ledger (Until Further Sales Period End Date)	4,004,055.72	4,004,948.15
(b) i) Liquidity Reserve Ledger	-	-
ii) Retained Principal Receipts Ledger	-	-
iii) Class A1 Note Principal Repayments	25,623,000.00	58,526,000.00
iv) Class B1 VFN Note Principal Repayments	-	-
iv) Class B2 VFN Note Principal Repayments	-	-
v) Available Revenue Receipts	29,627,055.72	62,530,948.15

Interest Rate Swaps details as at the most recent IPD

	Fixed	Tracker	SVR
Swap Counterparty	Barclays	Barclays	Barclays
Notional Balance	£397,619,302.00	193,097,540.06	108,769,709.79
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%	0.32%	-2.30%
Pay Reference Rate for the period	4.68%	0.50%	4.74%
All in Pay Rate	4.68%	0.82%	2.44%
Gross Payment to swap Counterparty	£4,587,035.40	£390,427.35	£654,406.25
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	0.51750%	0.51750%	0.51750%
All in Receive Rate	4.11750%	0.51750%	0.51750%
Gross Receipt from Swap Counterparty	£4,036,925.28	£246,397.75	£138,793.13
Net Swap (payment)/ receipts	-£550,110.12	-£144,029.60	-£515,613.12

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	18,950,400.00	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	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	4,004,948.15 -	892.43	4,004,055.72
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	£5,000,000.00
Issuer Fee Amount Ledger	£0.00	£0.00	£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

Portfolio Characteristics	Current Period	At Issuance
Number of Residential Mortgage Loans at the end of the period	6,589	7,122
Balance of Mortgage Loans at the end of the period	£658,552,281	£740,668,167
Average Loan Size	£99,947	£103,997
Current Indexed Loan to Value Ratio	55.52%	57.41%
Non-Indexed Current Loan to Value Ratio	57.06%	58.61%
Weighted Average Seasoning (Months)	59.0	51.8
Weighted Average Yield	3.99%	
Current SVR	4.74%	

Pool Reconciliation	Balance	No
Residential Mortgage Loans at the start of the period	666,368,012	6,640
Residential Mortgage Loans at the end of the period	658,552,281	6,589

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	2,699,845.41
Unscheduled repayments received in the period	5,115,886.19

	Current Month	Annualised	3-month average
Principal Payment Rate ("PPR")	1.17%	13.37%	1.15%
Constant Prepayment Rate ("CPR")	0.77%	8.95%	0.74%

Delinquency Analysis	Current Period			At Issuance		
	Total Balance	No	% of Total Balance	Original Balance	No	% of Original Balance
Performance Balances	656,716,586	6,572	99.72%	739,467,234	7,108	99.84%
<=1 Months in Arrears	1,291,174	10	0.20%	1,200,931	14	0.16%
1 Month -2 Months in Arrears	266,385	3	0.04%	-	-	0.00%
2 Month -3 Months in Arrears	98,139	1	0.01%	-	-	0.00%
> 3 Months	179,996	3	0.03%	-	-	0.00%
Total	658,552,281	6,589	100.00%	740,668,164	7,122	100.00%

Region	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
East Anglia	31,441,146	324	4.77%	35,153,308	346	4.75%
East Midlands	38,629,942	465	5.87%	43,179,659	496	5.83%
London	66,663,274	452	10.12%	76,056,496	493	10.27%
North	16,772,848	210	2.55%	18,655,282	222	2.52%
North West	74,826,477	878	11.36%	82,548,700	943	11.15%
Scotland	33,079,287	396	5.02%	39,400,831	440	5.32%
South East	192,996,059	1,488	29.31%	218,249,778	1,624	29.47%
South West	62,546,882	634	9.50%	70,821,912	693	9.56%
Wales	21,730,533	270	3.30%	23,575,813	284	3.18%
West Midlands	82,858,161	1,032	12.58%	91,451,582	1,098	12.35%
Yorks and Humber	37,007,672	440	5.62%	41,574,804	483	5.61%
Total	658,552,281	6,589	100.00%	740,668,164	7,122	100.00%

Mortgage Size	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Less than or equal to 30K	15,486,421	814	2.35%	15,146,765	738	2.05%
More than 30k up to and including 50K	39,573,053	973	6.01%	39,731,571	981	5.36%
More than 50k up to and including 75K	73,969,794	1,187	11.23%	81,002,188	1,300	10.94%
More than 75k up to and including 100K	91,555,111	1,048	13.90%	103,208,821	1,180	13.93%
More than 100k up to and including 125K	89,040,457	795	13.52%	99,213,238	887	13.40%
More than 125k up to and including 150K	78,690,442	575	11.95%	88,876,357	649	12.00%
More than 150k up to and including 200K	105,028,083	611	15.95%	119,855,779	698	16.18%
More than 200k up to and including 400K	135,645,118	527	20.60%	160,896,028	624	21.72%
More than 400K up to and including 500K	16,232,486	36	2.46%	16,514,671	37	2.23%
More than 500k	13,331,317	23	2.02%	16,222,747	28	2.19%
Total	658,552,281	6,589	100.00%	740,668,164	7,122	100.00%

Loan Purpose	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Owner Occupied Purchase	393,817,296	3,565	59.80%	447,591,720	3,916	60.43%
Owner Occupied Remortgage	264,734,985	3,024	40.20%	293,076,445	3,206	39.57%
Total	658,552,281	6,589	100.00%	740,668,164	7,122	100.00%

Interest Payment Type	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Capital & Interest	462,922,822	5,064	70.29%	518,467,469	5,414	70.00%
Interest Only	101,406,082	705	15.40%	107,451,729	915	14.51%
Mixed (Part & Part)	94,223,377	820	14.31%	114,748,966	793	15.49%
Total	658,552,281	6,589	100.00%	740,668,164	7,122	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%	48,077,805	1,354	7.30%	48,941,408	1,287	6.61%
More than 25% up to and including 50%	189,887,594	2,189	28.83%	195,299,524	2,284	26.37%
More than 50% up to and including 55%	53,372,922	431	8.10%	62,926,021	506	8.50%
More than 55% up to and including 60%	55,807,027	426	8.47%	63,268,290	483	8.54%
More than 60% up to and including 65%	50,540,496	384	7.67%	57,112,449	422	7.71%
More than 65% up to and including 70%	57,343,188	435	8.71%	59,433,923	443	8.02%
More than 70% up to and including 75%	57,980,032	398	8.80%	77,824,541	529	10.51%
More than 75% up to and including 80%	44,256,494	286	6.72%	41,805,908	266	5.64%
More than 80% up to and including 85%	49,507,899	341	7.52%	66,403,021	446	8.97%
More than 85% up to and including 90%	44,852,831	309	6.81%	57,987,401	400	7.83%
More than 90% up to and including 95%	5,334,747	25	0.81%	6,452,413	32	0.87%
More than 95% up to and including 100%	957,530	6	0.15%	1,084,602	9	0.15%
Over 100%	633,714	5	0.10%	2,128,664	15	0.29%
Total	658,552,281	6,589	100.00%	740,668,164	7,122	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%	62,089,033	1,555	9.43%	60,694,777	1,476	8.19%
More than 25% up to and including 50%	202,469,425	2,209	30.74%	213,363,476	2,397	28.81%
More than 50% up to and including 55%	52,922,170	396	8.04%	57,297,201	430	7.74%
More than 55% up to and including 60%	43,522,463	343	6.61%	57,180,508	420	7.72%
More than 60% up to and including 65%	44,349,050	321	6.73%	48,844,256	351	6.59%
More than 65% up to and including 70%	54,647,099	366	8.30%	52,145,894	352	7.04%
More than 70% up to and including 75%	51,398,867	349	7.80%	65,857,613	439	8.89%
More than 75% up to and including 80%	50,645,546	325	7.69%	50,680,716	326	6.84%
More than 80% up to and including 85%	51,428,300	368	7.81%	63,778,092	414	8.61%
More than 85% up to and including 90%	29,851,136	233	4.53%	52,487,498	371	7.09%
More than 90% up to and including 95%	12,683,428	105	1.93%	14,386,718	118	1.94%
More than 95% up to and including 100%	1,736,751	14	0.26%	3,288,404	24	0.44%
Over 100%	809,013	5	0.12%	663,010	4	0.09%
Total	658,552,281	6,589	100.00%	740,668,164	6,850	100.00%

Interest Rate	Total Balance	No of Sub Accounts	% of Balance	Original Balance	No of Sub Accounts	% of Original Balance
0 – 1.99%	32,538,438	646	4.94%	35,684,558	675	4.82%
2 – 2.99%	114,760,066	1,698	17.43%	124,174,712	1,748	16.77%
3 – 3.99%	163,624,461	2,189	24.85%	160,931,601	1,945	21.73%
4 – 4.99%	227,812,854	4,166	34.59%	259,097,240	4,598	34.98%
5 – 5.99%	109,165,645	1,878	16.58%	146,426,103	2,311	19.77%
6 – 6.99%	10,650,816	164	1.62%	14,353,950	229	1.94%
7 – 7.99%	-	-	0.00%	-	-	0.00%
Total	658,552,281	10,741	100.00%	740,668,164	11,506	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	27,165,069	570	4.12%	27,311,741	524	3.69%
Greater than 5 years and less than or equal to 10 years	83,458,721	1,240	12.67%	83,885,274	1,236	11.33%
Greater than 10 years and less than or equal to 15 years	140,424,571	1,562	21.32%	145,036,745	1,586	19.58%
Greater than 15 years and less than or equal to 20 years	184,195,633	1,622	27.97%	223,249,720	1,947	30.14%
Greater than 20 years and less than or equal to 25 years	142,190,205	984	21.59%	166,173,375	1,132	22.44%
Greater than 25 years and less than or equal to 30 years	53,040,468	388	8.05%	62,308,492	440	8.41%
Greater than 30 years	28,077,614	223	4.26%	32,702,819	257	4.42%
Total	658,552,281	6,589	100.00%	740,668,164	7,122	100.00%

Property Type	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Detached House	255,081,783	2,126	38.73%	285,723,343	2,307	38.58%
Flat/ Maisonnette	52,244,864	486	7.93%	60,347,578	535	8.15%
Semi- Detached House	184,239,229	2,054	27.98%	207,038,302	2,211	27.95%
Terraced House	136,760,248	1,525	20.77%	153,717,141	1,653	20.75%
Other	30,226,156	398	4.59%	33,841,800	416	4.57%
Total	658,552,281	6,589	100.00%	740,668,164	7,122	100.00%

Interest Rate Type	Total Balance	No of Sub Accounts	% of Balance	Original Balance	No of Sub Accounts	% of Original Balance
Base	184,344,792	2,756	27.99%	191,840,772	2,743	25.90%
Fixed- reverting to SVR	384,179,984	6,151	58.34%	464,226,987	7,007	62.68%
SVR	90,027,505	1,834	13.67%	84,600,406	1,756	11.42%
Total	658,552,281	10,741	100.00%	740,668,164	11,506	100.00%

Re-arrangements Repurchased during the Period	£960,272.31
Cumulative Re-arrangements Repurchased	£13,614,054.33
Other Repurchases for the period	£184,988.93
Other Cumulative Repurchase	£1,667,083.87
Bonds Outstanding as % of Original Bonds Issued	87.05%
Losses in Quarter as % Bonds Issued	0.00%
Cumulative Losses as % Bonds Issued	0.00%
Further Advances in period	£113,000.00
Current Balance of mortgages with FAs since transaction close	£9,883,423.00
Annualised Excess Spread (Junior to Reserve)	2.06%

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%	0.03%	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

Rating Agency Tests	Test Date/ New Portfolio Sale Date	Current Level	Trigger Event
(a) FAs Original Weighted Average LTV	Threshold > 66.5%	64.9%	No
(b) FAs % of Loans with Original LTV > 80%	> 32.0%	18.3%	No
(c) FAs Current Weighted Average LTV (Non-Indexed)	> 62.0%	57.1%	No
(d) FAs Weighted Average Income Multiple	> 2.9X	2.18	No
(e) FAs Interest Only %	> 40.0%	29.7%	No
(f) FA Individual LTV (Original Advance plus Further Advances/ Original Valuation)	> 95.0%	1 mortgage account breaching this condition is scheduled to be repurchased by the Seller 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	Active
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)	Ba3, Not Prime/ BBB-(Outlook Negative),F3	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)	Ba3, Not Prime/ BBB-(Outlook Negative),F3	Current payment rules does not allow transferring the collection account	No
Cash Manager	The Co-operative Bank PLC	Loss of Baa3 (M L-term)/ Loss of BBB- (F L-term)	Ba3, Not Prime/ BBB-(Outlook Negative),F3	Please see below **	No
Servicer	The Co-operative Bank PLC	Loss of Baa3 (M L-term)/ Loss of BBB- (F L-term)	Ba3, Not Prime/ BBB-(Outlook Negative),F3	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 9 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 HSBC Corporate 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	Structured Finance Management Limited
Web address	http://www.britannia.co.uk/_site/microsite/bts/index.html	Back-Up Cash Manager Facilitator	Structured Finance Management Limited
Note Trustee	HSBC Corporate Trustee Ltd	Back-Up Servicer Facilitator	Structured Finance Management Limited
Web address	http://www.hsbc.com/		
Lead Arrangers	Barclays Bank PLC J.P.Morgan		

Information Sources	The Co-operative Bank PLC
Point Contact	Randika Vithanage
Email	randika.vithanage@cfs.coop
Telephone	+44 (0)1538 397 883
Fax	+44 (0)1538 399 519
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 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