



<b>Mortgage Type</b>	<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No of Original Balance</b>	
Owner Occupied Purchase	88,854,340	742	19.37%	324,970,208	2,592	27.71%
Owner Occupied Remortgage	118,838,606	1,089	25.97%	462,886,742	3,458	34.56%
Buy to Let	230,883,618	1,996	50.45%	362,750,367	3,102	30.94%
Right to Buy	19,310,453	340	4.22%	81,995,518	1,400	6.89%
<b>Total</b>	<b>457,888,017</b>	<b>4,167</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</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 of Original Balance</b>	
Capital & Interest	85,631,582	1,269	18.71%	396,716,840	4,723	33.83%
Interest Only	371,452,291	2,893	81.16%	774,097,458	5,815	66.02%
Mixed (Part & Part)	604,143	5	0.13%	1,788,536	14	0.15%
<b>Total</b>	<b>457,888,017</b>	<b>4,167</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</b>	<b>100.00%</b>
<b>LTV</b>	<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No of Original Balance</b>	
Less than or equal to 25%	2,217,047	97	0.48%	3,730,364	96	0.32%
More than 25% up to and including 50%	24,029,889	395	5.25%	49,772,592	701	4.24%
More than 50% up to and including 55%	10,894,743	149	2.38%	27,342,743	333	2.33%
More than 55% up to and including 60%	17,454,943	298	3.81%	31,185,558	371	2.66%
More than 60% up to and including 65%	23,120,366	254	5.05%	50,074,695	555	4.27%
More than 65% up to and including 70%	32,371,796	340	7.07%	64,032,578	655	5.46%
More than 70% up to and including 75%	41,475,041	384	9.06%	101,564,057	917	8.65%
More than 75% up to and including 80%	46,360,683	402	10.13%	142,258,393	1,268	12.13%
More than 80% up to and including 85%	56,811,876	456	12.41%	179,674,086	1,509	15.32%
More than 85% up to and including 90%	147,802,324	1,140	32.29%	387,521,718	3,110	33.05%
More than 90% up to and including 95%	32,897,912	293	7.14%	106,359,486	764	9.07%
More than 95% up to and including 100%	10,011,057	69	2.19%	28,535,217	266	2.43%
Over 100%	12,440,340	70	2.72%	850,737	7	0.05%
<b>Total</b>	<b>457,888,017</b>	<b>4,167</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</b>	<b>100.00%</b>
<b>Years to maturity of mortgages</b>	<b>Total Balance</b>	<b>No</b>	<b>% of Balance</b>	<b>Original Balance</b>	<b>No of Original Balance</b>	
0 and less than or equal to 5 years	24,817,854	249	5.42%	547,008	8	0.05%
Greater than 5 years and less than or equal to 10 years	47,861,215	485	10.46%	60541566.67	541	5.16%
Greater than 10 years and less than or equal to 15 years	106,337,405	984	23.23%	104,100,022	1,000	8.88%
Greater than 15 years and less than or equal to 20 years	256,518,467	2,221	56.09%	230,094,235	1,993	19.62%
Greater than 20 years and less than or equal to 25 years	22,153,075	228	4.84%	725,695,848	6,345	60.18%
Greater than 25 years and less than or equal to 30 years	-	-	0.00%	71,624,155	665	6.11%
Greater than 30 years	-	-	0.00%	-	-	0.00%
<b>Total</b>	<b>457,888,017</b>	<b>4,167</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</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 of Original Balance</b>	
Bungalow	10,320,329	92	2.25%	35,883,099	276	3.06%
Detached House	58,276,826	354	12.73%	186,247,489	1,059	15.85%
Flat/Maisonette	120,590,143	1,014	26.35%	240,681,569	2,111	20.84%
Semi-Detached House	98,977,741	966	21.63%	289,430,606	2,769	24.68%
Terraced House	169,520,878	1,741	37.04%	420,160,073	4,337	35.83%
<b>Total</b>	<b>457,888,017</b>	<b>4,167</b>	<b>100.00%</b>	<b>1,172,602,838</b>	<b>10,552</b>	<b>100.00%</b>

Interest Rate Type	Total Balance	No	% of Balance	Original Balance	No of Original Balance	% of Original Balance
Base	315,186,195	2,622	68.86%	50,983,815	484	4.35%
Libor	142,501,822	1,545	31.14%	105,179,139	1,160	8.97%
Base Discount	-	-	0.00%	107,912,560	780	9.20%
Fixed- reverting to Base	-	-	0.00%	522,845,243	3,951	44.59%
Fixed- reverting to Libor	-	-	0.00%	348,715,291	3,377	29.74%
Libor Discount	-	-	0.00%	36,966,786	780	3.15%
<b>Total</b>	<b>457,688,017</b>	<b>4,167</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</b>	<b>100.00%</b>
Asset Type	Total Balance	No	% of Balance	Original Balance	No of Original Balance	% of Original Balance
Conforming- Buy to Let	230,983,818	1,996	50.45%	362,750,367	3,102	30.94%
Conforming- Self-Cert	84,302,576	626	18.42%	318,991,250	2,113	27.20%
Non-Conforming	142,501,822	1,545	31.14%	490,861,217	5,337	41.86%
<b>Total</b>	<b>457,688,017</b>	<b>4,167</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</b>	<b>100.00%</b>
Self-Certification	Total Balance	No	% of Balance	Total Balance	No of Original Balance	% of Original Balance
N	267,294,354	2,534	58.40%	503,101,623	5,053	42.90%
Y	190,393,663	1,633	41.60%	669,501,211	5,499	57.10%
<b>Total</b>	<b>457,688,017</b>	<b>4,167</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</b>	<b>100.00%</b>

Issuer Priority of Payments		21 March 2013	
<b>Available Revenue Receipts</b>		<b>Available Principal</b>	
Revenue Receipts from Mortgage Holders	3,391,060.70	Principal Receipts from Mortgage Holders	4,444,441.42
Swap Receipts	-	Income surplus for uncovered shortfall	-
Interest on GIC accounts	1,529.69	Principal Retained from the last period	155,505.48
From the Discount Reserve	-	Income retained	206,389.31
General Reserve Fund Credit	27,689,978.35		
From Principal Receipts to cover Liquidity Shortfall	-		
Principal Recoveries	-		
UK Gift Income	£0.00		
Less - Income retained	206,389.31		
<b>Total</b>	<b>30,878,178.43</b>	<b>Total</b>	<b>4,806,336.21</b>
<b>Revenue Priority of Payments</b>		<b>Principal Priority of Payments</b>	
(1) Trustee/ Security Trustee	-	(2) Principal paid to A2 note holders	4,699,184.86
(2) Paying Agent/ Registrar	-	(3) Principal paid to M note holders	-
(3) Service Fees/ Cash Manager Fees/ Account Bank Fees	173,366.45	(4) Principal paid to B note holders	-
(4) Amounts due under the Liquidity Facility agreement	5,903.32	(5) Principal paid to C note holders	-
(5) Class A Note Interest	636,652.05	(7) In respect of Senior Subordinated Loan	-
(5) J1 VFN Interest Expense	-	(8) In respect of Junior Subordinated Loan	-
(6) (i) Fixed Interest / Basis Rate Swap Payments	19,825.72		
(6) Third Party Fees	63,737.34		
(7) Class M Note Interest	202,093.45		
(7) J2 VFN Interest Expense	-		
(8) Class B Note Interest	186,628.35	Retained Principal	107,151.35
(8) J3 VFN Interest Expense	-		
(8) Class C Note Interest	207,080.34		
(8) J4 VFN Interest Expense	-		
(10) Maximum Required Amount	27,689,978.35		
(11) Expense loan interest	-		
(12) Expense loan principal repayment	-		
(13) Amounts due in relation to the Senior subordinated loan	83,542.81		
(14) Swap termination fee	-		
(15) Fees, cost and expenses not covered by Admin agreement fees above	79,578.65		
(16) Amounts due in relation to the Junior subordinated loan	176,743.95		
(17) Company profit	27,138.40		
(18) Retention if expense loan condition is true	-		
(19) K VFN Interest	-		
(20) K VFN principal repayment	-		
(22) L VFN Interest	118,822.04		
(23) L VFN principal repayment	1,205,990.00		
(24) DPC Cash Payment	88.19		

Additional Information as at the most recent IPD		21 March 2013
Opening Expense Loan Balance		£0.00
Closing Expense Loan Balance		£0.00
Applied Principal		£4,806,338.21
Retained Principal		£107,151.35
Loans Provision		£7,971,951.00
Uncovered Shortfall		£206,389.31
Income Retained		£206,389.31
Excess Spread following Uncovered Shortfall		£1,891,914.04
Excess Spread preceding Uncovered Shortfall		£1,898,303.35
Annualised Excess Spread following Uncovered Shortfall Percentage		1.49%
Annualised Excess Spread preceding Uncovered Shortfall Percentage		1.87%
Reserve Balance at Transaction Close		£27,689,978.35
Beginning Reserve Account Balance		£27,689,978.35
Ending Reserve Account Balance		£27,689,978.35
Change in the Reserve Account Balance		£0.00
Target Reserve Account Balance		£27,689,978.35
Available Liquidity Drawing Amount for the current IPD		£13,680,719.49
Amortisation		£140,975.55
Drawings under Liquidity Facility		£0.00
Available Liquidity Drawing Amount for the next IPD		£13,538,743.95
<b>UK Gilts</b>		
21 March 2013		
UK Gilts Security International Securities number		GB00BOV3WX43
Description		UKT 4 07 Sept 2016
UK Gilts Nominal Amount		£137,460,000.00
Coupon received in collection period		£0.00
Total Coupon received to date		£6,889,444.57

Assets and Liabilities Reconciliation as at the most recent IPD		21 March 2013
Mortgages		459,189,697.89
Provisions		(7,971,961)
Retained Principal		107,151
Total principal assets		451,324,798
Total Liabilities - Notes		451,324,798

Deal Participant Information			
Administrator	Platform Funding Ltd (PFL)	Cash Bond Administrator	Platform Funding Ltd (PFL)
Web address	<a href="http://www.platfom.co.uk">www.platfom.co.uk</a>	Web address	<a href="http://www.platfom.co.uk">www.platfom.co.uk</a>
Sub-Administrator	Western Mortgage Services Ltd (WMS)	Service Guarantor	Co-operative Bank plc
Web address	<a href="http://www.wmsl.co.uk">www.wmsl.co.uk</a>	Web address	<a href="http://www.britannia.co.uk/_site/microsite.htm">www.britannia.co.uk/_site/microsite.htm</a>
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	<a href="http://www.capitainvest.co.uk">www.capitainvest.co.uk</a>	US Paying Agent	HSBC Bank USA, N.A.
Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		

Deal Triggers	Provider	Rating Triggers (M/F)	Current Rating (M/F)	Status	Action
Currency Swaps (\$ & €s)	JPMorgan Chase N.A.	L-term rating below A1(Moodys), A+(Fitch). S-term rating below P-1(Mdys), F1 (Fitch)	S-Term L-term Mdys: P-1, Aa3 Fitch: F1+, A+	Satisfied	
Basis Swap	JPMorgan Chase N.A.	L-term rating below A1(Moodys), A(Fitch). S-term rating below P-1(Mdys), F1 (Fitch)	S-Term L-term Mdys: P-1, Aa3 Fitch: F1+, A+	Satisfied	
Internal GIC Account	The Co-operative Bank	S-term rating below P-1(Mdys), F1+ (Fitch)	P-2(Mdys), F3(Fitch)	Breached	Deposits limited to Collateralised Amount: £2m
External GIC Account**	Bank of New York Mellon	S-term rating below P-1(Mdys), F1+ (Fitch)	P-1(Mdys), F1 (Fitch)	Satisfied	
Liquidity Facility	JPMorgan Chase N.A.	S-term rating below P-1(Mdys), F1 (Fitch)	Mdys: P-1, Aa3 Fitch: F1+, A+	Inactive	N/A
Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland plc	A1(Moodys), A(Fitch). S-term rating below P-1(Mdys), F1 (Fitch)	S-Term L-term Mdys: P-2, Baa1 Fitch: F1, A	Inactive	N/A

\*\*As a result of the rating downgrade of Royal Bank of Scotland (RBS) last year, the issuer has appointed Bank of New York Mellon as the new external GIC account provider with effect from 11.04.2013

Information Sources	Platform
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Address	Britannia House, Cheadle Road, Leek, Staffordshire, ST13
Reports Distribution Channels	Bloomberg or <a href="http://www.britannia.co.uk/bsa">www.britannia.co.uk/bsa</a>
Loan Level Data and Liability Modelling	<a href="https://boeportal.co.uk/lt">https://boeportal.co.uk/lt</a>
Report Frequency	Monthly

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banking group