

| Mortgage Type | Total Balance | No | % of Balance | Original Balance | No of Original Balance |
|--|----------------------|--------------|---------------------|-------------------------|-------------------------------|
| Owner Occupied Purchase | 79,676,460 | 682 | 19.11% | 324,970,208 | 2,592 |
| Owner Occupied Remortgage | 107,969,533 | 1,007 | 25.96% | 462,886,742 | 3,458 |
| Buy to Let | 212,328,938 | 1,877 | 50.93% | 362,750,367 | 3,102 |
| Right to Buy | 16,894,380 | 308 | 4.05% | 81,995,518 | 1,400 |
| Total | 416,869,310 | 3,874 | 100.00% | 1,172,602,834 | 10,552 |
| Interest Payment Type | Total Balance | No | % of Balance | Original Balance | No of Original Balance |
| Capital & Interest | 74,447,248 | 1,175 | 17.86% | 396,716,840 | 4,723 |
| Interest Only | 341,841,017 | 2,694 | 82.00% | 774,097,458 | 5,815 |
| Mixed (Plan & Plan) | 981,046 | 5 | 0.14% | 1,788,536 | 14 |
| Total | 416,869,310 | 3,874 | 100.00% | 1,172,602,834 | 10,552 |
| LTV | Total Balance | No | % of Balance | Original Balance | No of Original Balance |
| Less than or equal to 25% | 2,639,988 | 116 | 0.63% | 3,730,964 | 96 |
| More than 25% up to and including 50% | 23,965,693 | 417 | 5.75% | 49,772,592 | 701 |
| More than 50% up to and including 55% | 11,958,848 | 155 | 2.87% | 27,342,743 | 333 |
| More than 55% up to and including 60% | 16,748,046 | 199 | 4.02% | 31,185,558 | 371 |
| More than 60% up to and including 65% | 23,589,782 | 272 | 5.66% | 50,074,695 | 555 |
| More than 65% up to and including 70% | 28,398,353 | 293 | 6.81% | 64,032,578 | 655 |
| More than 70% up to and including 75% | 34,680,636 | 311 | 8.32% | 101,564,057 | 917 |
| More than 75% up to and including 80% | 40,146,104 | 337 | 9.63% | 142,258,393 | 1,268 |
| More than 80% up to and including 85% | 52,641,222 | 424 | 12.63% | 179,674,086 | 1,509 |
| More than 85% up to and including 90% | 133,513,289 | 1,042 | 32.03% | 387,521,718 | 3,110 |
| More than 90% up to and including 95% | 23,389,316 | 188 | 7.05% | 106,359,486 | 764 |
| More than 95% up to and including 100% | 8,942,607 | 59 | 2.15% | 28,535,217 | 266 |
| Over 100% | 10,264,425 | 63 | 2.46% | 550,737 | 7 |
| Total | 416,869,310 | 3,874 | 100.00% | 1,172,602,834 | 10,552 |
| Years to maturity of mortgages | Total Balance | No | % of Balance | Original Balance | No of Original Balance |
| 0 and less than or equal to 5 years | 24,643,742 | 264 | 5.91% | 547,008 | 8 |
| Greater than 5 years and less than or equal to 10 years | 49,327,894 | 485 | 11.83% | 605,415,667 | 541 |
| Greater than 10 years and less than or equal to 15 years | 96,181,470 | 940 | 23.07% | 104,100,022 | 1,000 |
| Greater than 15 years and less than or equal to 20 years | 226,978,306 | 1,978 | 54.45% | 230,094,236 | 1,993 |
| Greater than 20 years and less than or equal to 25 years | 19,710,920 | 206 | 4.73% | 725,695,848 | 6,345 |
| Greater than 25 years and less than or equal to 30 years | 26,978 | 1 | 0.01% | 71,624,155 | 665 |
| Greater than 30 years | - | - | 0.00% | - | 0.00% |
| Total | 416,869,309 | 3,874 | 100.00% | 1,172,602,834 | 10,552 |
| Property Type | Total Balance | No | % of Balance | Original Balance | No of Original Balance |
| Bungalow | 8,961,955 | 83 | 2.15% | 35,883,099 | 276 |
| Detached House | 53,409,985 | 327 | 12.81% | 186,247,489 | 1,059 |
| Flat/ Maisonette | 108,000,101 | 933 | 25.91% | 240,681,569 | 2,111 |
| Semi-Detached House | 90,460,012 | 903 | 21.70% | 289,430,606 | 2,769 |
| Terraced House | 156,037,256 | 1,628 | 37.43% | 420,160,073 | 4,337 |
| Total | 416,869,310 | 3,874 | 100.00% | 1,172,602,838 | 10,552 |

| Interest Rate Type | Total Balance | No | % of Balance | Original Balance | No of Original Balance |
|---------------------------|----------------------|--------------|---------------------|-------------------------|-------------------------------|
| Base | 289,123,234 | 2,453 | 69.36% | 50,983,815 | 484 |
| Libor | 127,746,076 | 1,421 | 30.64% | 105,779,139 | 1,160 |
| Base Discount | - | - | 0.00% | 107,912,560 | 780 |
| Fixed- reverting to Base | - | - | 0.00% | 522,845,243 | 3,951 |
| Fixed- reverting to Libor | - | - | 0.00% | 348,715,291 | 3,377 |
| Libor Discount | - | - | 0.00% | 36,966,786 | 780 |
| Total | 416,869,310 | 3,874 | 100.00% | 1,172,602,834 | 10,552 |
| Asset Type | Balance | No | % of Balance | Original Balance | No of Original Balance |
| Conforming- Buy to Let | 212,328,938 | 1,877 | 50.93% | 382,750,267 | 3,102 |
| Conforming- Self-Cert | 76,794,297 | 576 | 18.42% | 318,991,250 | 2,113 |
| Non-Conforming | 127,746,076 | 1,421 | 30.64% | 480,861,217 | 5,337 |
| Total | 416,869,310 | 3,874 | 100.00% | 1,172,602,834 | 10,552 |
| Self-Certification | Total Balance | No | % of Balance | Total Balance | No of Original Balance |
| N | 245,138,545 | 2,375 | 58.80% | 503,101,623 | 5,053 |
| Y | 171,730,765 | 1,499 | 41.20% | 669,501,211 | 5,499 |
| Total | 416,869,310 | 3,874 | 100.00% | 1,172,602,834 | 10,552 |

| Issuer Priority of Payments | | 23 June 2014 | |
|--|----------------------|--|---------------------|
| Available Revenue Receipts | | Available Principal | |
| Revenue Receipts from Mortgage Holders | 3,072,550.92 | Receipts | |
| Swap Receipts | - | Principal Receipts from Mortgage Holders | 7,953,535.66 |
| Interest on GIC accounts | 2,733.97 | Income surplus for uncovered shortfall | 23,468.35 |
| From the Discount Reserve | - | Principal Retained from the last period | 103,078.54 |
| General Reserve Fund Credit | 27,689,978.35 | Income retained | - |
| From Principal Receipts to cover Liquidity Shortfall | - | | |
| Principal Recoveries | 23,468.35 | | |
| UK Gilt Income | £2,749,800.00 | | |
| Less - Income retained | - | | |
| Total | 33,538,531.60 | Total | 8,033,145.84 |
| Revenue Priority of Payments | | Principal Priority of Payments | |
| (1) Trustee/ Security Trustee | - | (2) Principal paid to A2 note holders | 7,929,380.83 |
| (2) Paying Agent/ Registrar | - | (3) Principal paid to M note holders | - |
| (3) Service Fees/ Cash Manager Fees/ Account Bank Fees | 184,534.85 | (4) Principal paid to B note holders | - |
| (4) Amounts due under the Liquidity Facility agreement | 5,765.05 | (5) Principal paid to C note holders | - |
| (5) Class A Note Interest | 602,278.50 | (7) In respect of Senior Subordinated Loan | - |
| (5) J1 VFN Interest Expense | - | (8) In respect of Junior Subordinated Loan | - |
| (6) Fixed Interest / Basis Rate Swap Payments | 16,958.10 | | |
| (6) Third Party Fees | 38,841.37 | | |
| (7) Class M Note Interest | 212,189.80 | | |
| (7) J2 VFN Interest Expense | - | | |
| (8) Class B Note Interest | 195,673.46 | Retained Principal | 103,765.01 |
| (8) J3 VFN Interest Expense | 216,790.46 | | |
| (8) Class C Note Interest | 27,689,978.35 | | |
| (8) J4 VFN Interest Expense | - | | |
| (10) Maximum Required Amount | 87,369.39 | | |
| (11) Expense loan interest | - | | |
| (12) Expense loan principal repayment | - | | |
| (13) Amounts due in relation to the Senior subordinated loan | - | | |
| (14) Swap termination fee | - | | |
| (15) Fees, cost and expenses not covered by Admin agreement fees above | 30,173.77 | | |
| (16) Amounts due in relation to the Junior subordinated loan | 184,839.51 | | |
| (17) Company profit | 26,827.36 | | |
| (18) Retention if expense loan condition is true | 1,601,928.03 | | |
| (19) K VFN Interest | 1,147,800.00 | | |
| (22) K VFN principal repayment | 35,539.92 | | |
| (23) L VFN principal repayment | 1,261,000.00 | | |
| (24) DPC Cash Payment | 43.67 | | |

| Additional Information as at the most recent IPD | | 23 June 2014 |
|---|--|--------------------|
| Opening Expense Loan Balance | | £0.00 |
| Closing Expense Loan Balance | | £0.00 |
| Applied Principal | | £8,033,145.84 |
| Retained Principal | | £103,765.01 |
| Loss Provision | | £5,885,080.03 |
| Uncovered Shortfall | | £0.00 |
| Income Retained | | £0.00 |
| Excess Spread following Uncovered Shortfall | | £4,375,521.66 |
| Excess Spread preceding Uncovered Shortfall | | £4,375,521.66 |
| Annualised Excess Spread following Uncovered Shortfall Percentage | | 4.01% |
| Annualised Excess Spread preceding Uncovered Shortfall Percentage | | 4.01% |
| 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 | | £12,731,744.29 |
| Amortisation | | £237,881.42 |
| Drawings under Liquidity Facility | | £0.00 |
| Available Liquidity Drawing Amount for the next IPD | | £12,553,862.89 |
| UK Gilt | | |
| 23 June 2014 | | |
| UK Gilt Security International Securities number | | GB00B0V3WX43 |
| Description | | UKT 4.07 Sept 2016 |
| UK Gilt Nominal Amount | | £137,490,000.00 |
| Coupon received in collection period | | £2,749,800.00 |
| Total Coupon received to date | | £15,138,844.57 |

| Assets and Liabilities Reconciliation as at the most recent IPD | | 23 June 2014 |
|---|--|----------------|
| Mortgages | | 424,243,410.44 |
| Provisions | | (5,885,080) |
| Retained Principal | | 103,765 |
| Total principal assets | | 418,462,095 |
| Total Liabilities - Notes | | 418,462,095 |

| Deal Participant Information | | | |
|------------------------------|--|-------------------------|--|
| Administrator | Platform Funding Ltd (PFL) | Cash Bond Administrator | Platform Funding Ltd (PFL) |
| Web address | www.pfl.com | Web address | www.pfl.com |
| Sub-Administrator | Western Mortgage Services Ltd (WMS) | Service Guarantor | Co-operative Bank plc |
| Web address | www.wms.co.uk | Web address | www.co-operativebank.co.uk/investorrelations/contactus |
| Trustee | Capita IRG Trustees Ltd | Paying Agent | HSBC Bank plc |
| Web address | www.capitainvestor.co.uk | 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) | Not Prime(Mdys), B(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) | S-Term P1(Mdys), F1+(Fitch) | Satisfied | |
| Liquidity Facility | JPMorgan Chase N.A. | S-term rating below P-1(Mdys), F1+(Fitch) | S-Term/ L-term Mdys: P-1, Aa3 Fitch: F1, A+ | Inactive | N/A |
| Back up Cash Manager | Citibank N.A., London Branch | | | | |
| Back up Servicer | HomeLoan Management Limited | | | | |

**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

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| Reports Distribution Channels | Bloomberg or http://www.co-op.com |
| Loan Level Data and Liability Modelling | https://boeportal.co.uk |
| Report Frequency | Monthly |

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The **co-operative bank**