



<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	69,282,864	606	18.80%	324,970,208	2,592	27.71%
Owner Occupied Remortgage	94,870,307	885	25.74%	462,886,742	3,458	34.36%
Buy to Let	190,021,648	1,702	51.55%	362,750,367	3,102	30.94%
Right to Buy	14,416,888	273	3.91%	81,995,518	1,400	6.89%
<b>Total</b>	<b>368,591,707</b>	<b>3,466</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	60,168,481	1,024	16.32%	396,716,840	4,723	33.83%
Interest Only	307,696,022	2,435	83.48%	774,097,458	5,815	66.02%
Mixed (Part & Part)	727,205	7	0.20%	1,788,536	14	0.15%
<b>Total</b>	<b>368,591,707</b>	<b>3,466</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%	2,327,796	107	0.63%	3,730,964	96	0.32%
More than 25% up to and including 50%	24,630,704	437	6.68%	49,772,592	701	4.24%
More than 50% up to and including 55%	11,445,309	157	3.11%	27,342,743	333	2.33%
More than 55% up to and including 60%	17,326,717	223	4.70%	31,185,558	371	2.69%
More than 60% up to and including 65%	18,619,613	219	5.05%	50,074,695	555	4.27%
More than 65% up to and including 70%	23,752,961	221	6.44%	64,032,578	655	5.46%
More than 70% up to and including 75%	28,599,268	243	7.76%	101,564,057	917	8.65%
More than 75% up to and including 80%	34,988,584	286	9.49%	142,258,393	1,268	12.13%
More than 80% up to and including 85%	44,723,267	352	12.13%	179,674,086	1,509	15.32%
More than 85% up to and including 90%	121,009,132	960	32.83%	387,521,718	3,110	33.05%
More than 90% up to and including 95%	24,871,056	155	6.77%	106,359,496	764	9.07%
More than 95% up to and including 100%	8,846,325	58	2.40%	28,535,217	266	2.43%
Over 100%	7,350,976	48	1.99%	850,737	7	0.05%
<b>Total</b>	<b>368,591,707</b>	<b>3,466</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	37,863,039	378	10.27%	547,008	8	0.05%
Greater than 5 years and less than or equal to 10 years	80,567,775	762	21.86%	60541566.67	541	5.16%
Greater than 10 years and less than or equal to 15 years	231,024,754	2,118	62.68%	104,100,022	1,000	8.88%
Greater than 15 years and less than or equal to 20 years	19,136,140	208	5.19%	230,094,235	1,993	19.62%
Greater than 20 years and less than or equal to 25 years	-	-	0.00%	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>368,591,707</b>	<b>3,466</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	7,817,424	72	2.12%	35,883,099	276	3.06%
Detached House	46,233,340	279	12.54%	186,247,489	1,059	15.85%
Flat/Maisonette	95,943,733	835	26.03%	240,681,569	2,111	20.64%
Semi-Detached House	80,239,268	816	21.77%	289,430,606	2,769	24.68%
Terraced House	138,357,882	1,464	37.54%	420,160,073	4,337	35.83%
<b>Total</b>	<b>368,591,707</b>	<b>3,466</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	255,574,299	2,198	69.34%	50,983,815	484	4.35%
Libor	113,017,408	1,270	30.66%	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>368,591,707</b>	<b>3,468</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</b>	<b>100.00%</b>
Asset Type	Balance	No	% of Balance	Original Balance	No of Original Balance	% of Original Balance
Conforming- Buy to Let	190,021,848	1,702	51.55%	382,750,387	3,102	30.84%
Conforming- Self-Cert	65,552,651	494	17.78%	318,991,250	2,113	27.20%
Non-Conforming	113,017,408	1,270	30.66%	480,861,217	5,337	41.86%
<b>Total</b>	<b>368,591,707</b>	<b>3,468</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	217,865,287	2,129	58.11%	503,101,623	5,053	42.90%
Y	150,726,420	1,337	40.89%	669,501,211	5,499	57.10%
<b>Total</b>	<b>368,591,707</b>	<b>3,468</b>	<b>100.00%</b>	<b>1,172,602,834</b>	<b>10,552</b>	<b>100.00%</b>

Issuer Priority of Payments		21 December 2015	
<b>Available Revenue Receipts</b>		<b>Available Principal</b>	
Revenue Receipts from Mortgage Holders	2,499,043.76	Receipts	
Swap Receipts	-	Principal Receipts from Mortgage Holders	11,107,305.40
Interest on GIC accounts	24,842.66	Income surplus for uncovered shortfall	-
From the Discount Reserve	-	Principal Retained from the last period	105,620.37
General Reserve Fund Credit	27,689,978.35	Income retained	149,536.50
From Principal Receipts to cover Liquidity Shortfall	-	Make whole ledger drawdown	535,725.94
Principal Recoveries	-		
UK Gilt Income	£2,749,800.00		
Less - Income retained	-		
<b>Total</b>	<b>32,814,128.27</b>	<b>Total</b>	<b>11,898,188.21</b>
<b>Revenue Priority of Payments</b>		<b>Principal Priority of Payments</b>	
(1) Trustee/ Security Trustee	-	(2) Principal paid to A2 note holders	11,791,399.98
(2) Paying Agent/ Registrar	-	(3) Principal paid to M note holders	-
(3) Service Fees/ Cash Manager Fees/ Account Bank Fees	169,415.72	(4) Principal paid to B note holders	-
(4) Amounts due under the Liquidity Facility agreement	5,097.54	(5) Principal paid to C note holders	-
(5) Class A Note Interest	522,288.76	(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	14,956.18		
(6) Third Party Fees	31,553.70		
(7) Class M Note Interest	216,839.26		
(7) J2 VFN Interest Expense	-		
(8) Class B Note Interest	197,115.95	Retained Principal	106,788.23
(8) J3 VFN Interest Expense	-		
(8) Class C Note Interest	215,063.20		
(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	85,745.00		
(14) Swap termination fee	-		
(15) Fees , cost and expenses not covered by Admin agreement fees above	61,433.54		
(16) Amounts due in relation to the Junior subordinated loan	181,402.92		
(17) Company profit	-		
(18) Retention if expense loan condition is true	-		
(19) K VFN Interest	1,557,014.16		
(20) K VFN principal repayment	1,192,700.00		
(22) L VFN Interest	-		
(23) L VFN principal repayment	-		
(24) DPC Cash Payment	673,523.99		

Additional Information as at the most recent IPD		21 December 2015
Opening Expense Loan Balance		£0.00
Closing Expense Loan Balance		£0.00
Applied Principal		£0.00
Retained Principal		£106,766.23
Loss Provision		£3,204,526.61
Uncovered Shortfall		£149,536.50
Income Retained		£149,536.50
Excess Spread following Uncovered Shortfall		£3,751,619.61
Excess Spread preceding Uncovered Shortfall		£3,901,356.11
Annualised Excess Spread following Uncovered Shortfall Percentage		4.02%
Annualised Excess Spread preceding Uncovered Shortfall Percentage		4.18%
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		£11,683,535.17
Amortisation		£0.00
Drawings under Liquidity Facility		£0.00
Available Liquidity Drawing Amount for the next IPD		£11,683,535.17
Make Whole Ledger Original Balance		£1,941,312.70
Make Whole Ledger Period Start Balance at the IPD		£1,811,487.36
Make Whole Ledger Top Up During the Collection Period		£0.00
Make Whole Ledger Transfers to Principal Receipts on Calculation Date		£535,723.94
Make Whole Ledger Period End Balance at the IPD		£1,275,761.42

UK Gilt		21 December 2015
UK Gilt Security International Securities number		GB080919W143
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		£23,388,244.57

Assets and Liabilities Reconciliation as at the most recent IPD		21 December 2015
Mortgages		373,375,422.01
Provisions		(3,204,530)
Retained Principal		106,768
Total principal assets		<u>370,277,661</u>
Total Liabilities - Notes		<u>370,277,661</u>

Deal Participant Information		
Administrator	Platform Funding Ltd (PFL)	Cash Bond Administrat:Platform Funding Ltd (PFL)
Web address	<a href="http://www.platform.co.uk">www.platform.co.uk</a>	<a href="http://www.platform.co.uk">www.platform.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>	<a href="http://www.co-operativebank.co.uk/investorrelations/forinvestors">http://www.co-operativebank.co.uk/investorrelations/forinvestors</a>
Trustee	Capita IRG Trustees Ltd	Paying Agent HSBK Bank plc
Web address	<a href="http://www.capitaadvisary.co.uk">www.capitaadvisary.co.uk</a>	US Paying Agent HSBK 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(Moody's), A+(Fitch), S-term rating below P-1(Mdys), F1 (Fitch)	S-Term/ L-term Mdys: P-1, Aa3 Fitch: F1+, AA-	Satisfied	
Basis Swap	JPMorgan Chase N.A	L-term rating below A1(Moody's), A+(Fitch), S-term rating below P-1(Mdys), F1 (Fitch)	S-Term/ L-term Mdys: P-1, Aa3 Fitch: F1+, AA-	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 P1Mdys, 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+, AA-	Inactive	N/A

Back up Cash Manager	Citibank N.A., London Branch
Back up Servicer	Homespan 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

Information Sources	Platform
Point Contact	Randika Vihariage
Email	<a href="mailto:randika.vihariage@cls.coop">randika.vihariage@cls.coop</a>
Telephone	+44 (0) 161 201 7809
Fax	+44 (0)161 903 3562
Address	The Co-operative Bank, 178 Floor, Miller Street, Manchester M60 0JL
Reports Distribution Channels	Bloomberg or <a href="http://www.co-ops.com">http://www.co-ops.com</a>
Loan Level Data and Liability Modelling	<a href="https://boeportal.co.uk/lt">https://boeportal.co.uk/lt</a>
Report Frequency	Monthly

This document is directed at persons in the UK and other EEA countries who are market counterparties and intermediate customers and may not be used or relied upon by private customers (as such terms are defined by the rules of the Financial Conduct Authority). Nothing in this document is, or is to be construed as, an offer or invitation to subscribe for, underwrite or purchase securities in any jurisdiction. Nothing in this document constitutes an offer of securities for sale in the United States or elsewhere. This report is for information purposes only and is not intended as an offer or invitation with respect to the purchase or sale of security. Reliance should not be placed on the information herein when making any decision whether to buy, hold or sell notes (or other securities) or for any other purpose.

The **co-operative** bank