

Mortgage Type	Total Balance	No	% of Balance	Original Balance	No of Original Balance
Owner Occupied Purchase	68,870,427	604	18.81%	324,970,208	2,592
Owner Occupied Remortgage	94,300,501	882	25.78%	462,886,742	3,458
Buy to Let	186,553,310	1,693	51.51%	362,750,367	3,102
Right to Buy	14,359,571	271	3.92%	81,995,518	1,400
Total	366,083,809	3,450	100.00%	1,172,602,834	10,552
Interest Payment Type	Total Balance	No	% of Balance	Original Balance	No of Original Balance
Capital & Interest	59,774,801	1,021	16.33%	396,716,840	4,723
Interest Only	305,582,742	2,422	83.47%	774,097,458	5,815
Mixed (Part & Part)	726,266	7	0.20%	1,788,536	14
Total	366,083,809	3,450	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%	2,374,940	108	0.65%	3,730,364	96
More than 25% up to and including 50%	24,732,690	439	6.76%	49,772,592	701
More than 50% up to and including 55%	11,683,318	163	3.19%	27,342,743	333
More than 55% up to and including 60%	16,876,786	217	4.61%	31,185,558	371
More than 60% up to and including 65%	18,211,450	214	4.97%	50,074,695	555
More than 65% up to and including 70%	23,039,764	219	6.29%	64,032,578	655
More than 70% up to and including 75%	28,878,066	241	7.89%	101,564,057	917
More than 75% up to and including 80%	34,106,126	280	9.32%	142,258,393	1,268
More than 80% up to and including 85%	44,820,285	352	12.24%	179,674,086	1,509
More than 85% up to and including 90%	120,402,919	956	32.89%	387,521,718	3,110
More than 90% up to and including 95%	24,859,215	158	6.79%	106,359,086	764
More than 95% up to and including 100%	8,885,363	58	2.43%	28,535,217	266
Over 100%	7,217,884	47	1.97%	850,737	7
Total	366,083,809	3,450	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	37,232,174	374	10.17%	547,008	8
Greater than 5 years and less than or equal to 10 years	80,452,432	763	21.98%	60541566.67	541
Greater than 10 years and less than or equal to 15 years	229,294,209	2,105	62.63%	104,100,022	1,000
Greater than 15 years and less than or equal to 20 years	19,104,993	208	5.22%	230,094,235	1,993
Greater than 20 years and less than or equal to 25 years	-	-	0.00%	725,695,848	6,345
Greater than 25 years and less than or equal to 30 years	-	-	0.00%	71,624,155	665
Greater than 30 years	-	-	0.00%	-	0.00%
Total	366,083,809	3,450	100.00%	1,172,602,834	10,552
Property Type	Total Balance	No	% of Balance	Original Balance	No of Original Balance
Bungalow	7,809,732	72	2.13%	35,883,099	276
Detached House	45,493,361	276	12.43%	186,247,489	1,059
Flat/ Maisonette	95,712,506	932	26.14%	240,681,569	2,111
Semi- Detached House	79,216,615	809	21.64%	289,430,606	2,769
Terraced House	137,851,694	1,461	37.66%	420,160,073	4,337
Total	366,083,809	3,450	100.00%	1,172,602,838	10,552

Interest Rate Type	Total Balance	No	% of Balance	Original Balance	No of Original Balance
Base	253,850,733	2,185	69.34%	50,983,815	484
Libor	112,233,076	1,265	30.66%	105,179,139	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	366,083,809	3,450	100.00%	1,172,602,834	10,552
Asset Type	Balance	No	% of Balance	Original Balance	No of Original Balance
Conforming- Buy to Let	188,653,310	1,693	51.51%	362,750,367	3,102
Conforming- Self-Cert	65,297,423	492	17.84%	318,991,250	2,113
Non-Conforming	112,233,076	1,265	30.66%	490,861,217	5,337
Total	366,083,809	3,450	100.00%	1,172,602,834	10,552
Self-Certification	Total Balance	No	% of Balance	Total Balance	No of Original Balance
N	216,327,769	2,120	59.09%	503,101,623	5,053
Y	149,756,020	1,330	40.91%	669,501,211	5,499
Total	366,083,809	3,450	100.00%	1,172,602,834	10,552

Issuer Priority of Payments		21 December 2015	
Available Revenue Receipts		Available Principal	
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 Gift Income	£2,749,800.00		
Less : Income retained	-		
Total	32,814,126.27	Total	11,898,188.21
Revenue Priority of Payments		Principal Priority of Payments	
(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) (i) 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		£3,901,366.11
Annualised Excess Spread following Uncovered Shortfall Percentage		4.05%
Annualised Excess Spread preceding Uncovered Shortfall Percentage		4.21%
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		GB00B0V9W443
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		106,766
Total principal assets		<u>370,277,658</u>
Total Liabilities - Notes		<u>370,277,658</u>

Deal Participant Information		
Administrator	Platform Funding Ltd (PFL)	Cash Bond Administrat:Platform Funding Ltd (PFL)
Web address	www.platform.co.uk	www.platform.co.uk
Sub-Administrator	Western Mortgage Services Ltd (WMS)	Service Guarantor Co-operative Bank plc
Web address	www.wmsl.co.uk	http://www.co-operativebank.co.uk/investorrelations/forinvestors
Trustee	Capita IRG Trustees Ltd	Paying Agent HSBK Bank plc
Web address	www.capitaadvisary.co.uk	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 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+, 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

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

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