

Silk Road Finance Number Four PLC

Issue Date	02 June 2017
Issuer	Silk Road Finance Number Four Plc
Stock Exchange Listing	London

Report Period Start Date	30 November 2018
Report Period End Date	31 December 2018

Collection Period Start Date	31 August 2018
Collection Period End Date	30 November 2018

Interest Payment Date	21 December 2018
Next Interest Payment Date	21 March 2019
Previous Interest Payment Date	21 September 2018

Original Issuance	1,271,830,000.00
Portfolio Data reported Currency	Sterling

Note Reconciliation as at the Collection Period End Date

Mortgage Assets as at the Collection Period End Date	£796,013,072
Principal Collections held in the GIC	£79,790,166
Total Principal Assets	<u>£875,803,238</u>

Mortgage backed Note Liabilities as at the Collection Period End Date	<u>£875,803,238</u>
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	Class A	Class B VFN	Class Z VFN
International Securities Number (ISIN)	XS1434562002	N/A	N/A
Original Ratings (Fitch/ Moody's)	AAA/Aaa	NR	NR
Current Ratings (Fitch/ Moody's)	AAA/Aaa	NR	NR
Previous Factor	60.166	55.297	16.016
Current Factor	53.892	55.297	13.146
Credit Enhancement- Original	10.24%	N/A	N/A
Credit Enhancement- Current	17.48%	N/A	N/A
Currency	Sterling	Sterling	Sterling
Maximum Principal Notional	£1,271,830,000	£200,000,000	£100,000,000
Original Principal Balance	£1,271,830,000	£110,594,000	£34,670,600
Total Beginning Balance prior to payment	£765,209,238	£110,594,000	£16,016,060
Total Ending Balance subsequent to payment	£685,419,072	£110,594,000	£13,146,140
Total Principal Payments	£79,790,165.64	£0	£2,869,920
Interest Period Start Date	21-Sep-18	21-Sep-18	21-Sep-18
Interest Period End Date	21-Dec-18	21-Dec-18	21-Dec-18
Interest Period (Number of days)	91	91	91
Reference Rate	3 month £ Libor	3 month £ Libor	3 month £ Libor
Day Count Convention	Actual/365	Actual/365	Actual/365
Relevant Margin	0.50000%	0.00000%	0.00000%
Coupon Reference Rate	0.80400%	0.80400%	0.80400%
Current Coupon Rate	1.30400%	0.80400%	0.80400%
Accrued Interest due for the Interest Period	£2,487,747.64	£221,684.92	£32,104.08
Actual Coupon Payments for the Interest period	£2,487,747.64	£221,684.92	£32,104.08
Current Interest Shortfall	£0.00	£0.00	£0.00
Cumulative Interest Shortfall	£0.00	£0.00	£0.00
Step-Up Date	21 March 2022	21 March 2022	21 March 2022
Legal Final Maturity Date	22 March 2060	22 March 2060	22 March 2060

	Current IPD 21 December 2018	Previous IPD 21 September 2018
Available Revenue Receipts		
Revenue Receipts during the collection period	5,048,645.62	6,173,020.93
Interest Income earned on Deposit accounts and any Authorised Investments	147,432.60	55,804.93
Net Amounts received under the Interest rate / Currency Swap Agreement	672,382.49	351,014.22
Amounts standing to the credit of General Reserve Fund	34,560,600.00	34,560,600.00
Amounts transferred from Principal Collections to cover a revenue deficiency	-	-
Other Net Income	-	-
Less : Third Party Payments made in the collection Period	-	-
	40,429,060.71	41,140,440.08
Pre-Acceleration Revenue Priority of Payments		
(a) Trustee/ Security Trustee expenses	-	-
(b) Accrued Senior Expenses	13,000.00	13,000.00
(c) Other Senior Fees	-	67,852.16
(d) Admin, Cash Manager & Account Bank Fees	243,754.06	254,322.50
(e) Swap Payments	-	-
(f) Class A interest	2,487,747.64	2,384,851.46
(g) Class A Principal Deficiency Ledgers	-	-
(h) General Reserve Required Amount	34,560,600.00	34,560,600.00
(i) Class B Deficiency Ledger	-	-
(j) Class B VFN Note Interest	221,684.92	177,220.07
(k) Swap Excluded Termination Amounts	-	-
(l) Class Z VFN Note Interest	32,104.08	31,514.18
(m) Retained Profit	250.00	750.00
(n) Class Z VFN Principal Redemption	2,869,920.01	3,650,329.72
(p) Deferred Consideration	-	-
	40,429,060.71	41,140,440.08
Available Principal Receipts		
Principal Receipts during the Collection Period	79,785,669.38	67,867,814.69
Repurchase proceeds received during the Collection Period	-	-
Amounts standing to the credit of Rearrangement Ledger	-	-
Amounts Credited to the Principal Deficiency Ledger	-	-
Amounts from Retained Principal Fund of last quarter	-	-
Other Items	4,496.26	1,530.37
Less : Amounts Utilised to Pay a Revenue Deficiency	-	-
Less : Excess note proceeds	-	-
	79,790,165.64	67,869,345.06
Pre-Acceleration Principal Priority of Payments		
a) Class A Note Principal Repayments	79,790,165.64	67,864,848.80
b) Class B VFN Principal Repayments	-	-
c) Principal receipts due to rounding	-	4,496.26
	79,790,165.64	67,869,345.06

Ledgers

		<u>Current Period</u>	<u>Previous Period</u>
		21 December 2018	21 September 2018
General Reserve Fund Ledger	Balance at Transaction Close	34,560,600.00	34,560,600.00
	Period Start Balance	34,560,600.00	34,560,600.00
	Reserve Fund Required Amount	34,560,600.00	34,560,600.00
	Credit from the Revenue Waterfall	34,560,600.00	34,560,600.00
	Period End Balance	34,560,600.00	34,560,600.00
Issuer Profit Amount Ledger	Period Start Balance	£3,758.00	£21,000.00
	Profit for the Period	£250.00	£750.00
	Withdrawals during the period	£0.00	-£17,992.00
	Period End Balance	£4,008.00	£3,758.00
Class B Drawdown Ledger	Period Start Balance	£0.00	£0.00
	Drawings during the period	£0.00	£0.00
	Withdrawals to fund Further Advances	£0.00	£0.00
	Period End Balance	£0.00	£0.00
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
Co-op Collateral Account Ledger	Balance at Transaction Close	£100,000.00	£100,000.00
	Period Start Balance	£100,000.00	£100,000.00
	Additional Collateral posted during the period	£0.00	£0.00
	Withdrawals during the period	£0.00	£0.00
	Period End Balance	£100,000.00	£100,000.00

Portfolio Characteristics	Current Period	At Issuance*
Number of Residential Mortgage Loans at the end of the period	4,837	7,953
Current Balance of Mortgage Loans at the end of the period	784,182,404	£1,382,424,972
Average Loan Size	£162,122	£173,824
Current Weighted Average Loan to Value Ratio	65.95%	69.56%
Weighted Average Coupon (Interest Rate)	2.21%	2.12%
Weighted Average Seasoning of the pool (Months)	28.66	10.37
Standard Variable Rate (SVR)	4.99%	4.49%

Pool Reconciliation	Balance	No
Residential Mortgage Loans at the start of the Period	796,013,072	4,838
Residential Mortgage Loans at the end of the Period	784,182,404	4,774

Repossession and Sales	Total Balance	No
Balance of outstanding possessions at the start of the Period	£0.00	0
Possessed properties in the Period	£0.00	0
Principal Balance of Properties Sold in the Period	£0.00	0
Balance of outstanding possessions at the end of the period	£0.00	0
Possessed properties to Period End Date	£0.00	0
Cumulative Principal Balance of all Properties Sold	£0.00	0

Losses	Current Period	Cumulative
Net Losses in thePeriod	£0.00	£0.00
Number of Mortgages on which losses were realised in the Period	-	-
Average Loss Severity	0.00%	0.00%

	Current Period
Principal repayments received in the Period	11,830,668.07
Principal Payment Rate ("PPR") in the Period	1.49%
Annualised PPR Speed	16.45%

Delinquency Analysis - Main Account level	Current Period			At Issuance		
	Total Balance	No	% of Total Balance	Total Balance	No	% of Total Balance
Performance Balances	782,469,146	4,762	99.78%	1,382,424,972	7,953	100.00%
<=1 Months in Arrears	402,948	3	0.05%	-	-	0.00%
1 Month -2 Months in Arrears	1,042,837	7	0.13%	-	-	0.00%
2 Month -3 Months in Arrears	100,080	1	0.01%	-	-	0.00%
3 - 4 Months in Arrears	-	-	0.00%	-	-	0.00%
4 - 5 Months in Arrears	-	-	0.00%	-	-	0.00%
5 - 6 Months in Arrears	-	-	0.00%	-	-	0.00%
> 6 Months	167,393	1	0.02%	-	-	0.00%
Total	784,182,404	4,774	100.00%	1,382,424,972	7,953	100.00%

Region Split - Main Account level	Total Balance	No	% of Balance	Total Balance	No	% of Balance
East Anglia	38,718,192	274	4.94%	71,184,592	481	5.15%
East Midlands	52,449,128	418	6.69%	91,439,150	700	6.61%
London	90,143,962	296	11.50%	164,448,970	503	11.90%
North	17,212,242	152	2.19%	33,670,707	277	2.44%
Northern Ireland	-	-	0.00%	-	-	0.00%
North West	55,402,149	433	7.06%	96,975,343	723	7.01%
Scotland	53,422,769	405	6.81%	83,649,699	608	6.05%
South East	275,289,972	1,320	35.11%	494,296,312	2,239	35.76%
South West	62,308,675	388	7.95%	108,764,222	647	7.87%
Wales	26,670,921	212	3.40%	44,324,829	346	3.21%
West Midlands	51,754,601	387	6.60%	86,948,282	609	6.29%
Yorks and Humber	60,809,794	489	7.75%	106,722,866	820	7.72%
Total	784,182,404	4,774	100.00%	1,382,424,972	7,953	100.00%

Mortgage Size - Main Account level	Total Balance	No	% of Balance	Total Balance	No	% of Balance
Less than or equal to 30K	1,249,349	55	0.16%	1,088,372	46	0.08%
More than 30k up to and including 50K	6,035,731	150	0.77%	8,745,686	212	0.63%
More than 50k up to and including 75K	30,471,178	472	3.89%	42,187,882	649	3.05%
More than 75k up to and including 100K	59,450,414	674	7.58%	89,747,199	1,017	6.49%
More than 100k up to and including 125K	74,268,811	663	9.47%	131,310,494	1,171	9.50%
More than 125k up to and including 150K	83,143,344	605	10.60%	140,236,392	1,022	10.14%
More than 150k up to and including 200K	145,423,770	837	18.54%	255,261,559	1,474	18.46%
More than 200k up to and including 400K	315,401,197	1,175	40.22%	550,225,114	2,036	39.80%
More than 400K up to and including 500K	48,362,327	110	6.17%	102,443,437	233	7.41%
More than 500k	20,376,283	33	2.60%	61,178,838	93	4.43%
Total	784,182,404	4,774	100.00%	1,382,424,972	7,953	100.00%

Mortgage Type - Sub Account level	Total Balance	No	% of Balance	Total Balance	No	% of Balance
Owner Occupied Purchase	473,585,153	2,646	60.39%	656,941,783	3,431	47.52%
Owner Occupied Remortgage	310,597,251	2,191	39.61%	725,483,189	4,522	52.48%
Buy to Let	-	-	0.00%	-	-	0.00%
Right to Buy	-	-	0.00%	-	-	0.00%
Total	784,182,404	4,837	100.00%	1,382,424,972	7,953	100.00%

Interest Payment Type - Sub Account level	Total Balance	No	% of Balance	Total Balance	No	% of Balance
Capital & Interest	784,102,088	4,836	99.99%	1,382,032,980	7,950	99.97%
Interest Only	80,316	1	0.01%	391,991	3	0.03%
Mixed (Part & Part)	-	-	0.00%	-	-	0.00%
Total	784,182,404	4,837	100.00%	1,382,424,972	7,953	100.00%

Current LTV - Main Account level	Total Balance	No	% of Balance	Total Balance	No	% of Balance
Less than or equal to 25%	15,843,698	240	2.02%	19,795,357	286	1.43%
More than 25% up to and including 50%	100,263,324	776	12.79%	140,347,247	1,030	10.15%
More than 50% up to and including 55%	47,848,893	283	6.10%	59,873,899	345	4.33%
More than 55% up to and including 60%	62,089,657	350	7.92%	89,890,262	478	6.50%
More than 60% up to and including 65%	85,641,007	476	10.92%	106,746,671	601	7.72%
More than 65% up to and including 70%	104,680,803	577	13.35%	188,547,046	949	13.64%
More than 70% up to and including 75%	116,260,047	655	14.83%	194,759,761	1,043	14.09%
More than 75% up to and including 80%	111,481,006	611	14.22%	192,830,753	1,069	13.95%
More than 80% up to and including 85%	92,298,027	515	11.77%	181,041,757	977	13.10%
More than 85% up to and including 90%	47,703,695	290	6.08%	208,592,219	1,175	15.09%
More than 90% up to and including 95%	72,248	1	0.01%	-	-	0.00%
More than 95% up to and including 100%	-	-	0.00%	-	-	0.00%
Over 100%	-	-	0.00%	-	-	0.00%
Total	784,182,404	4,774	100.00%	1,382,424,972	7,953	100.00%

Interest Rate - Sub Account level	Total Balance	No	% of Balance	Total Balance	No	% of Balance
0 – 1.99%	349,002,920	1,915	44.51%	628,152,871	3,122	45.44%
2 – 2.99%	367,344,548	2,354	46.84%	688,888,166	4,340	49.83%
3 – 3.99%	42,638,570	312	5.44%	62,515,341	451	4.52%
4 – 4.99%	24,520,060	250	3.13%	2,243,515	35	0.16%
5 – 5.99%	353,774	4	0.05%	625,078	5	0.05%
6 – 6.99%	322,533	2	0.04%	-	-	0.00%
> 7.99%	-	-	0.00%	-	-	0.00%
Total	784,182,404	4,837	100.00%	1,382,424,972	7,953	100.00%

Years to Maturity - Sub Account level	Total Balance	No	% of Balance	Total Balance	No	% of Balance
0 and less than or equal to 5 years	1,919,364	50	0.24%	1,625,236	31	0.12%
Greater than 5 years and less than or equal to 10 years	22,492,034	286	2.87%	22,170,687	297	1.60%
Greater than 10 years and less than or equal to 15 years	70,896,015	604	9.04%	102,749,398	845	7.43%
Greater than 15 years and less than or equal to 20 years	153,645,405	1,022	19.59%	230,020,976	1,456	16.64%
Greater than 20 years and less than or equal to 25 years	252,966,982	1,395	32.26%	467,062,389	2,490	33.79%
Greater than 25 years and less than or equal to 30 years	169,918,679	875	21.67%	328,743,157	1,634	23.78%
Greater than 30 years	112,343,924	605	14.33%	230,053,129	1,200	16.64%
Total	784,182,404	4,837	100.00%	1,382,424,972	7,953	100.00%

Property Type - Main Account level	Total Balance	No	% of Balance	Total Balance	No	% of Balance
Detached House	213,340,389	1,074	27.21%	373,163,297	1,746	26.99%
Flat/ Maisonette	91,289,611	538	11.64%	160,459,212	889	11.61%
Semi- Detached House	240,840,817	1,582	30.71%	426,335,658	2,683	30.84%
Terraced House	204,705,955	1,336	26.10%	367,291,871	2,266	26.57%
Other	34,005,632	244	4.34%	55,174,933	369	3.99%
Total	784,182,404	4,774	100.00%	1,382,424,972	7,953	100.00%

Interest Rate Type - Sub Account level	Total Balance	No	% of Balance	Total Balance	No	% of Balance
Bank of England Base Rate	2,060,259	23	0.26%	25,333,032	177	1.83%
Three Month Libor	-	-	0.00%	-	-	0.00%
Fixed	758,303,152	4,574	96.70%	1,356,525,988	7,757	98.13%
Standard Variable Rate	23,818,993	240	3.04%	565,952	19	0.04%
Total	784,182,404	4,837	100.00%	1,382,424,972	7,953	100.00%

Asset Type - Main Account level	Total Balance	No	% of Balance	Total Balance	No	% of Balance
Conforming- Buy to Let	-	-	0.00%	-	-	0.00%
Conforming- Self-Cert	-	-	0.00%	-	-	0.00%
Conforming- Non Self-Cert	784,182,404	4,774	100.00%	1,382,424,972	7,953	100.00%
Non-Conforming	-	-	0.00%	-	-	0.00%
Total	784,182,404	4,774	100.00%	1,382,424,972	7,953	100.00%

Class A Bonds Outstanding as % of Original Bonds Issued	53.89%
Losses in Collection Period as % Original Class A & B Bonds Issued	0.00%
Cumulative Losses as % Bonds Issued	0.00%
Repurchases during the Collection Period	£0.00
Cumulative Repurchases	£184,775,076.78

Deal Participant Information

<u>Role</u>	<u>Counterparty</u>
Issuer	<u>Silk Road Finance Number Four Plc</u>
Seller	<u>Co-operative Bank Plc</u>
Cash Manager	<u>Co-operative Bank Plc</u>
Security Trustee	<u>HSBC Corporate Trustee Company (UK) Limited</u>
Corporate Services Provider	<u>Intertrust Management Ltd</u>
Note Trustee	<u>HSBC Corporate Trustee Company (UK) Limited</u>
Arrangers	<u>Merrill Lynch International</u> <u>HSBC Bank Plc</u> <u>Royal Bank of Scotland (trading as Natwest Markets)</u>
Collection Account Bank	<u>National Westminster Bank</u>
Deposit Account Bank	<u>BNP Paribas Securities Services</u>
Deposit Account Bank	<u>Citibank N.A. London Branch</u>
Back up Servicer Facilitator	<u>Intertrust Management Ltd</u>
Back up Cash Manager	<u>Citibank N.A. London Branch</u>
Principal Paying Agent	<u>HSBC Bank Plc</u>
Servicer	<u>Western Mortgage Services Ltd</u>

Deal Participant Rating Triggers

<u>Role</u>	<u>Counterparty</u>	<u>Rating Trigger(Moodys/Fitch)</u>	<u>Current Rating (Moodys/Fitch)</u>	<u>Trigger Breach</u>	<u>Action</u>
Fixed Rate Swap Provider	HSBC Bank Plc	M LT - Baa1	M LT - Aa3	No	N/A
Deposit Account Provider (i)	BNP Paribas Securities Services	M ST: P-1, F: F1/A	M ST: P-1, F: F1/A+	No	N/A
Deposit Account Provider (ii)	Citibank N.A. London Branch	M ST: P-1, F: F1/A	M ST: P-1, F: F1/A+	No	N/A

Asset Conditions Monitoring			
Test	Current Level	Threshold	PASS/FAIL
a)the Loan Warranties remain true, accurate and complete as at the last calendar day of the month in which the Advance Date or Switch Date (as applicable) took place;			PASS
b)the Fixed Rate Swap Agreement will hedge against any fixed interest receivable in respect of the Loan which is the subject-matter of such Product Switch and/or Further Advance from the start of the following Swap Calculation Period until the maturity of such Loan			PASS
c)as at the relevant Monthly Test Date, the Current Balance of the Loans comprising the Portfolio, in respect of which the aggregate amount in Arrears is more than three times the Monthly Payment then due, is less than 3 per cent. of the aggregate Current Balance of the Loans comprising the Portfolio at that date	0.02%	3.00%	PASS
d)the aggregate amount of all Further Advances (including the Further Advances made since the Closing Date) does not exceed 10 per cent. of the Current Balance of the Loans comprised in the Portfolio on the Closing Date	0.31%	10.00%	PASS
e)the aggregate Current Balance of Loans as at their Switch Date that have been subject to a Product Switch since the Closing Date does not exceed 35 per cent. of the Current Balance of the Loans comprised in the Portfolio on the Closing Date	18.10%	35.00%	PASS
f)as at the relevant Monthly Test Date, the General Reserve Fund is at the General Reserve Required Amount, or failing such condition, a drawing is made under the Class Z VFN in order to replenish the General Reserve Fund to the General Reserve Required Amount			PASS
g)the Current Balance of Interest-Only Loans does not exceed 10 per cent. of the Current Balance of the Loans comprised in the Portfolio on the Closing Date	0.01%	10.00%	PASS
h)(i)the aggregate Current Balance of all Loans on such Mortgage Account including the Further Advance is no more than 90% of the value of the Property over which that Loan is secured as determined in relation to the Further Advance	N/A	90.00%	PASS
h)(ii)the weighted average current loan to value ratio does not exceed 73 per cent, where:	65.95%	73.00%	PASS
i)no Event of Default shall have occurred which is continuing or unwaived as at the relevant Monthly Test Date			PASS
j)no Further Advance or Product Switch has been granted on or after the Step- Up Date			PASS
k)no Seller Insolvency Event shall have occurred in respect of the Seller			PASS
l)the Product Switch will be similar to switches offered to the Seller's mortgage brokers whose mortgage loans do not form part of the Portfolio			PASS
m)if the Seller's short term issuer default rating is below F2 by Fitch or the Seller's short term unsecured, unsubordinated and unguaranteed debt rating is below P-2 by Moody's (or such other lower short term rating acceptable to the relevant Rating Agency), the Seller has provided to the Issuer a solvency certificate signed by an authorised signatory of the Seller dated no earlier than the day falling three months prior to the relevant Advance Date			PASS

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Loan Level Data and Liability Modelling	https://boeportal.co.uk/theco-operativebank/
Bloomberg Ticker	SLKRD
Report Frequency	Monthly

Risk Retention Declaration	
<p>The Co-operative Bank, in accordance with Article 405 paragraph (1) of Regulation (EU) No. 575/2013 of the European Parliament and of the Council of 26 June 2013 on prudential requirements for credit institutions and investment firms (the "CRR"), Article 51 of Commission Delegated Regulation (EU) No 231/2013, referred to as the Alternative Investment Fund Managers Regulations ("AIFMR") and Article 254(2) of the Commission Delegated Regulation (EU) 2015/35 of 10 October 2014 supplementing Directive 2009/138/EC of the European Parliament and of the Council on the taking-up and pursuit of the business of Insurance and Reinsurance (Solvency II) (the "Solvency II Delegated Act"), to the extent the regulations above continue to apply and in each case as they are interpreted and applied on the Closing Date (and in the case of AIFMR taking into account Article 56 of the AIFMR), retain a material net economic interest of at least 5 per cent. of the nominal value of the securitised exposures by holding an interest in the Class B VFNs and Class Z VFNs which have a more severe risk profile than those transferred to investors, as required by Article 405 of the CRR, Article 51(1) of the AIFMR and 254(2) of the Solvency II Delegated Act. Such retention requirement will be satisfied by The Co-operative Bank holding the Class B VFN and the Class Z VFN. No changes were made to the manner in which such interest is held, during the reporting period.</p>	

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