

Issue Date	18 October 2016
Issuer	Towd Point Mortgage Funding 2016 - Auburn 10 PLC
Stock Exchange Listing	Irish Stock Exchange
Reporting Date (Collateral)	31 May 2018
Collection Period	1 May 2018 - 31 May 2018
Most Recent Note Interest Accrual Start Date	22 January 2018
Most Recent Note Interest Accrual End Date	20 April 2018
Most Recent Number of Days in the Interest Period	88
Most Recent Interest Payment Date	20 April 2018
Next Note Interest Accrual Start Date	20 April 2018
Next Note Interest Accrual End Date	20 July 2018
Next Number of Days in the Interest Period	91
Next Interest Payment Date	20 July 2018
Record Date	05 July 2018

### **Contact Details**

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The prospectus, transaction documents, loan level data, investor report and cashflow model may be obtained at [www.chlmortgages.co.uk](http://www.chlmortgages.co.uk) or [www.euroabs.com](http://www.euroabs.com)

### **Retention Undertaking**

Capital Home Loans Limited ("CHL"), in its capacity as originator, will undertake to the Issuer and the Trustee, on behalf of the Noteholders, that it will retain, on an ongoing basis, a material net economic interest of at least 5% in the securitisation in accordance with each of Article 405 of Regulation (EU) No. 575/2013 of the European Parliament and of the Council of 26th June 2013 on prudential requirements for credit institutions and investment firms (the "Capital Requirements Regulation" or the "CRR") and Article 51 of Regulation (EU) No 231/2013 of the European Parliament and of the Council of 19 December 2012 (the "Alternative Investment Fund Managers Regulation" or the "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") (which, in each case, does not take into account any corresponding national measures) (the "Retention Requirement"), to the extent the regulations above continue to apply. In order to satisfy the Retention Requirement, CHL hold an interest in the subordinate tranches, in this case a proportion of the Class E, and all of the Class F and Z notes Notes and also the Subordinated Loan. Any change to the manner in which such interest is held will be notified to investors.

TPMF 2016 - Auburn 10 Investor Report

Collection Period End Date 31 May 2018

**Transaction Parties, Ratings & Triggers**

		Current Moody's/S&P/Fitch Short Term Rating	Current Moody's/S&P/Fitch Long Term Rating	Applicable Trigger (loss of)	Consequences
Issuer	Towd Point Mortgage Funding 2016 - Auburn 10 PLC				
Holdings	Towd Point Mortgage Funding 2016 - Auburn 10 Holdings Limited				
Originator and Seller	Capital Home Loans Limited				
Servicer	Capital Home Loans Limited				
Back-up Servicer	Homeloan Management Limited				
Cash Manager	Capital Home Loans Limited				
Back-up Cash Manager	Elavon Financial Services D.A.C UK Branch				
Trustee	U.S Bank Trustees Limited				
Principal Paying Agent	Elavon Financial Services D.A.C UK Branch				
Agent Bank	Elavon Financial Services D.A.C UK Branch				
Registrar	Elavon Financial Services D.A.C UK Branch				
Corporate Services Provider	Wilmington Trust SP Services (London) Limited				
Back-up Servicer Facilitator	Wilmington Trust SP Services (London) Limited				
Share Trustee	Wilmington Trust SP Services (London) Limited				
Collection Account Bank	Barclays Bank UK PLC	P-1 A -1 F1	A2 (Stable) A (Stable) A (Positive)	Baa3 (Moody's) BBB +/- (S&P) F2/BBB+/ (Fitch)	transfer of the Collection Account to another institution authorised under FSMA which has the Collection Account Bank Rating, within a period not exceeding 30 calendar days from the date on which such downgrade occurs.
Issuer Account Bank	Elavon Financial Services D.A.C UK Branch	P-1 A -1+ F1+	A1 AA- AA-	A3 (Moody's) A+ (S&P) F1/A (Fitch)	transfer of the amounts standing to the credit of the Transaction Account and the GIC Account to a bank account of the Issuer held with a replacement account bank which has the Issuer Account Bank Rating within a period not exceeding 30 calendar days from the date of such breach
Liquidity Facility Provider	Wells Fargo Bank N.A. London Branch	P-1 A-1 F1+	Aa2 A+ AA-	A3 (Moody's) A-1/A (S&P) F1/A (Fitch)	Within 30 calendar days of such downgrade either make a Liquidity Standby Drawing (to be deposited into the Deposit Account with a corresponding entry made to the Liquidity Standby Ledger) or find a replacement liquidity facility provider substantially on the same terms as the existing Liquidity Facility Agreement.

**Available Funds of the Issuer at Most Recent Interest Payment Date - 20 April 2018**

Available Revenue Receipts	£5,516,989.01	Available Principal Receipts	£27,052,363.01
<b>(a)</b> Revenue Receipts	£5,550,528.42	<b>(a)</b> Principal Receipts	£26,848,567.63
<b>(b)</b> interest payable to the Issuer on the Deposit Account	£19,116.79	<b>(b)</b> amounts (if any) to be credited to the Principal Deficiency Ledger	£205,311.04
<b>(c)</b> Liquidity Reserve Drawing	£0.00	<b>(c)</b> any amount to be applied as Available Principal Receipts in accordance with Condition 8.14(c)(i);	£0.00
<b>(d)</b> Principal Addition Amounts to be applied as Available Revenue Receipts	£0.00	<b>(d)</b> on and following the Interest Payment Date on which the Class D Notes have been redeemed in full, amounts standing to the credit of the Excess Cashflow Reserve Fund;	£0.00
<b>(e)</b> amounts standing to the credit of the Excess Cashflow Reserve Fund	£0.00	<b>(e)</b> any Closing Reconciliation Amount (representing Principal) paid by the Seller pursuant to the terms of the Mortgage Sale Agreement,	£0.00
<b>(f)</b> any Excess Liquidity Amount	£0.00	<b>(f)</b> the amount of Principal Receipts used to purchase any Flexible Drawings; and	£0.00
<b>(g)</b> prior to the FORD, any amounts retained in the SDC Ledger	£0.00	<b>(g)</b> any Closing Reconciliation Amount (representing Principal) owed by the Issuer pursuant to the terms of the Mortgage Sale Agreement	£0.00
<b>(h)</b> any amount applied as Available Revenue Receipts in accordance with Condition 8.14(c)(ii);	£0.00		
<b>(i)</b> any Closing Reconciliation Amount (representing revenue) paid by the Seller pursuant to the terms of the Mortgage Sale Agreement	£0.00		
<b>(j)</b> other net income of the Issuer received during the Collection Period (other than any Principal Receipts)	£0.00		
<u>Less</u>			
<b>(k)</b> Permitted Withdrawals	(£52,656.20)		
<b>(l)</b> any Closing Reconciliation Amount (representing revenue) owed by the Issuer pursuant to the terms of the Mortgage Sale Agreement	£0.00		

**Waterfall at Most Recent Interest Payment Date - 20 April 2018**

Revenue Waterfall Summary

(a) Fees, costs and expenses of the Trustee;	£591.79	(p) to credit the Class C Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon;	£0.00
(b) any costs, expenses and fees of the Agents, Cash Manager, Back-Up Cash Manager, the Collection Account Bank and any Direct Debit Liability Amount due to the Collection Account Bank, the Issuer Account Bank, the Corporate Services Provider, the Back-Up Servicer Facilitator, any third parties and any costs, expenses and fees of each of them;	£57,937.25	(q) in or towards payment pro rata and pari passu of interest due and payable on the Class D Notes (other than any Class D Net WAC Additional Amounts);	£141,915.94
(c) the Issuer Profit Amount and amounts required to discharge any liability of the Issuer for corporation tax (which cannot be met out of amounts previously retained as Issuer Profit Amount);	£250.00	(r) to credit the Class D Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon;	£0.00
(d) any costs, expenses and fees of the Servicer (including any costs and expenses which the Servicer has failed to pay associated with any transfer of servicing to a substitute servicer) and the Back-Up Servicer, subject to the Servicer Compensation Cap (as defined herein), provided that the costs, expenses and fees of the Back-Up Servicer will be paid first.	£459,064.57	(s) on any Interest Payment Date following the FORD, amounts to be credited to the Liquidity Reserve Fund up to the Liquidity Reserve Target;	£0.00
(e) Amounts due to the Liquidity Facility Provider up to (together with amounts paid in (a) to (d) above) the Aggregate Expense Compensation Fee;	£34,923.94	(t) to credit the Class E Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon;	£0.00
(f) to credit the Interim SDC Sub-Ledger in an amount equal to the SDC Interim Transferred Amount for such Interest Payment Date	£129,338.03	(u) to credit the Class F Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon;	£0.00
(g) to pay any LFP Excess Amount;	£0.00	(v) to credit the Class Z Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon;	£205,311.04
(h) in or towards payment pro rata and pari passu of interest due and payable on the Class A1 Notes;	£3,118,724.40	(w) to provide for the Subordinated Servicing Fees due and payable to the Servicer and/or Back-Up Servicer in excess of the Servicer Compensation Cap, provided that the amounts due to the Back-Up Servicer shall be paid first;	£0.00
(i) to credit the Class A1 Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon;	£0.00	(x) to pay pro rata and pari passu any Net WAC Additional Amount due and payable on the Class B Notes;	£0.00
(j) in or towards payment pro rata and pari passu of interest due and payable on the Class A2 Notes;	£104,724.23	(y) to pay pro rata and pari passu any Net WAC Additional Amount due and payable on the Class C Notes;	£3,784.81
(k) to credit the Class A2 Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon;	£0.00	(z) to pay pro rata and pari passu any Net WAC Additional Amount due and payable on the Class D Notes;	£24,771.74
(l) On any Interest Payment Date prior to (but excluding) the FORD the amounts, an amount standing to the credit of the Interim SDC Sub-Ledger will be credited to the SDC Ledger to be applied as Available Revenue Receipts on that Interest Payment Date	£0.00	(aa) on any Interest Payment Date on which any Mezzanine Floating Rate Notes remain outstanding and after taking into account Available Principal Receipts to be applied on such Interest Payment Date, amounts to be credited to the Excess Cashflow Reserve Fund;	£781,617.47
(m) in or towards payment pro rata and pari passu of interest due and payable on the Class B Notes (other than any Class B Net WAC Additional Amounts);	£288,467.59	(bb) to pay interest due and payable in respect of the Subordinated Loan; and	£0.00
(n) to credit the Class B Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon;	£0.00	(cc) to pay, pro rata and pari passu, the DC1 Payment due on the DC1 Certificates.	£0.00
(o) in or towards payment pro rata and pari passu of interest due and payable on the Class C Notes (other than any Class C Net WAC Additional Amounts);	£165,566.21		
		<b>Total</b>	<b>£5,516,989.01</b>

**Waterfall at Most Recent Interest Payment Date 20 April 2018**

Principal Waterfall Summary

(a) any Principal Addition Amounts to be applied to meet any PAA Deficit;	£0.00	(i) to pay pro rata and pari passu any Net WAC Additional Amount due on the Class C Notes;	£0.00
(b) on and from the FORD, to credit the Liquidity Reserve Fund Ledger by an amount which, when aggregated with all other amounts credited to the Liquidity Reserve Fund Ledger pursuant to items (l)(C) and (s) of the Pre-Enforcement Revenue Priority of Payments or this item (a) (but disregarding amounts applied out of the Liquidity Reserve Fund on this and any previous Interest Payment Date), is equal to the Liquidity Reserve Target;	£0.00	(j) to pay pro rata and pari passu any Net WAC Additional Amount due on the Class D Notes;	£0.00
(c) in or towards payment pro rata and pari passu of principal due and payable on the Class A1 Notes until the Class A1 Notes have been redeemed in full;	£27,052,363.01	(k) in or towards payment pro rata and pari passu of principal due and payable on the Class E Notes until the Class E Notes have been redeemed in full;	£0.00
(d) in or towards payment pro rata and pari passu of principal due and payable on the Class A2 Notes until the Class A2 Notes have been redeemed in full;	£0.00	(l) in or towards payment pro rata and pari passu of principal due and payable on the Class F Notes until the Class F Notes have been redeemed in full;	£0.00
(e) in or towards payment pro rata and pari passu of principal due and payable on the Class B Notes until the Class B Notes have been redeemed in full;	£0.00	(m) in or towards payment pro rata and pari passu of principal due and payable on the Class Z Notes until the Class Z Notes have been redeemed in full;	£0.00
(f) in or towards payment pro rata and pari passu of principal due and payable on the Class C Notes until the Class C Notes have been redeemed in full;	£0.00	(n) in or towards payment of principal due and payable in respect of the Subordinated Loan until the Subordinated Loan has been repaid in full; and	£0.00
(g) in or towards payment pro rata and pari passu of principal due and payable on the Class D Notes until the Class D Notes have been redeemed in full;	£0.00	(o) in or towards payment pro rata and pari passu of the DC1 Payment on the DC1 Certificates (which shall be zero in circumstances where the Issuer has insufficient proceeds available to meet its obligations (a) to (n) above).	£0.00
(h) to pay pro rata and pari passu any Net WAC Additional Amount due on the Class B Notes;	£0.00	<b>Total</b>	<b>£27,052,363.01</b>

Notes - Closing Date 18th October 2016

Class	ISIN	Original Balance	Outstanding Principal Brought Forward	Repayment	Repayment per note	Outstanding Principal Carried Forward	Reference Rate	Margin	Step-Up Margin	Current IPD 20 Apr 2018				Next IPD 20 Jul 2018			
										Coupon Reference Rate	IPD Coupon Rate	Interest Paid on latest IPD	Interest Paid per note	Coupon Reference Rate	Next IPD Coupon Rate	Next Interest Payment per note	Next Interest Due
A1	XS1315173406	£989,400,000.00	£849,386,922.60	£27,052,343.01	£2,733.67	£822,334,559.59	3 Month GBP LIBOR	1.00%	1.75%	0.52294%	1.52294%	£3,118,724.40	£315.15	0.75434%	1.75434%	£363.46	£3,596,800.16
A2	XS1315180304	£28,522,000.00	£28,522,000.00	£0.00	£0.00	£28,522,000.00	3 Month GBP LIBOR	1.00%	1.75%	0.52294%	1.52294%	£104,724.23	£367.17	0.75434%	1.75434%	£437.38	£124,749.52
B	XS1315175486	£69,445,000.00	£69,445,000.00	£0.00	£0.00	£69,445,000.00	3 Month GBP LIBOR	1.20%	2.40%	0.52294%	1.72294%	£288,467.59	£415.39	0.75434%	1.95434%	£487.25	£338,370.76
C	XS1315176021	£34,723,000.00	£34,723,000.00	£0.00	£0.00	£34,723,000.00	3 Month GBP LIBOR	1.50%	3.25%	0.52294%	2.02294%	£169,351.02	£487.72	0.75434%	2.25434%	£562.04	£195,157.15
D	XS1315177425	£29,763,000.00	£29,763,000.00	£0.00	£0.00	£29,763,000.00	3 Month GBP LIBOR	1.80%	4.25%	0.52294%	2.32294%	£166,687.68	£560.05	0.75434%	2.55434%	£636.84	£189,542.69
E	XS1315178407	£27,282,000.00	£27,282,000.00	£0.00	£0.00	£27,282,000.00	N/A	N/A	N/A	N/A	N/A	£0.00	N/A	N/A	N/A	N/A	£0.00
F	XS1315179637	£32,242,000.00	£32,242,000.00	£0.00	£0.00	£32,242,000.00	N/A	N/A	N/A	N/A	N/A	£0.00	N/A	N/A	N/A	N/A	£0.00
Z	XS1315180213	£28,523,000.00	£28,523,000.00	£0.00	£0.00	£28,523,000.00	N/A	N/A	N/A	N/A	N/A	£0.00	N/A	N/A	N/A	N/A	£0.00
SDC	XS1501468950	£0.00	£0.00	£0.00	£0.00	£0.00	N/A	N/A	N/A	N/A	N/A	£0.00	N/A	N/A	N/A	N/A	£0.00
DC1	XS1501469172	£0.00	£0.00	£0.00	£0.00	£0.00	N/A	N/A	N/A	N/A	N/A	£0.00	N/A	N/A	N/A	N/A	£0.00
DC2	XS1501469255	£0.00	£0.00	£0.00	£0.00	£0.00	N/A	N/A	N/A	N/A	N/A	£0.00	N/A	N/A	N/A	N/A	£0.00
		£1,240,100,000.00	£1,099,886,922.60	£27,052,343.01		£1,072,834,559.59						£3,847,954.92					£4,444,620.28

Notes - Ratings & Legal Maturities

Class	S&P/Moody's/Fitch Ratings at Closing	S&P/Moody's/Fitch Ratings at End of Period	Legal Maturities	Currency	Pool Factor Brought Forward	Pool Factor Carried Forward	Issue Price
A1	AAA/Aaa/AAA	AAA/Aaa/AAA	April 2045	GBP	0.858313	0.830977	99.88%
A2	AA+/Aaa/AAA	AA+/Aaa/AAA	April 2045	GBP	1.000000	1.000000	98.54%
B	AA-/Aa2/NR	AA-/Aa2/NR	April 2045	GBP	1.000000	1.000000	96.83%
C	A+/A2/NR	A+/A1/NR	April 2045	GBP	1.000000	1.000000	95.73%
D	BBB+/Ba1/NR	BBB+/Ba1/NR	April 2045	GBP	1.000000	1.000000	93.16%
E	Not rated	Not rated	April 2045	GBP	1.000000	1.000000	100.00%
F	Not rated	Not rated	April 2045	GBP	1.000000	1.000000	100.00%
Z	Not rated	Not rated	April 2045	GBP	1.000000	1.000000	100.00%
SDC	Not rated	Not rated	April 2045	GBP	1.000000	1.000000	N/A
DC1	Not rated	Not rated	April 2045	GBP	1.000000	1.000000	N/A
DC2	Not rated	Not rated	April 2045	GBP	1.000000	1.000000	N/A

Issuer's Ledgers

	Revenue	Principal	Liquidity Reserve	Liquidity Standby	Excess Cashflow Reserve	Interim SDC	SDC	Issuer Profit	Principal Deficiency
A1 Transaction Close									
Required Amount (At Last IPD)									
<b>Brought forward 22 Jan 2018</b>	£0.00	£0.00	£0.00	£0.00	£3,131,131.11	£0.00	£677,989.41	£24,250.00	£0.00
Debits	£5,516,989.01	£27,052,343.01	£0.00	£0.00	£0.00	£129,338.03	£0.00	£0.00	£205,311.04
Credits	£5,516,989.01	£27,052,343.01	£0.00	£0.00	£781,617.47	£129,338.03	£129,338.03	£250.00	£205,311.04
<b>Carried forward 20 Apr 2018</b>	£0.00	£0.00	£0.00	£0.00	£3,912,748.58	£0.00	£807,327.45	£24,500.00	£0.00

Principal Deficiency Ledgers Split:

	Brought forward	Debit	Credit	Carried forward
Class A1 Principal Deficiency Sub-Ledger	£0.00	£0.00	£0.00	£0.00
Class A2 Principal Deficiency Sub-Ledger	£0.00	£0.00	£0.00	£0.00
Class B Principal Deficiency Sub-Ledger	£0.00	£0.00	£0.00	£0.00
Class C Principal Deficiency Sub-Ledger	£0.00	£0.00	£0.00	£0.00
Class D Principal Deficiency Sub-Ledger	£0.00	£0.00	£0.00	£0.00
Class E Principal Deficiency Sub-Ledger	£0.00	£0.00	£0.00	£0.00
Class F Principal Deficiency Sub-Ledger	£0.00	£0.00	£0.00	£0.00
Class Z Principal Deficiency Sub-Ledger	£0.00	£205,311.04	£205,311.04	£0.00
<b>Class Z Principal Deficiency Sub-Ledger</b>	£0.00	£205,311.04	£205,311.04	£0.00

Collection Period Start Date      01 May 2018  
 Collection Period End Date        31 May 2018

**Key Mortgage Pool Summary**

Current Balance at Closing Date	£1,240,100,112.69
Current Balance at the Start of Collection Period	£1,064,320,120.04
Current Balance at End of Collection Period	£1,052,284,684.44
Number of Primary Mortgage Accounts at Closing Date	8,874
Number of Primary Mortgage Accounts at the Start of Collection Period	7,670
Number of Primary Mortgage Accounts at End of Collection Period	7,587
Average Loan Size at Closing Date	£139,486.13
Average Loan Size at End of Collection Period	£138,695.75
Number of Borrowers at Closing Date	6,886
Number of Borrowers at the Start of Collection Period	5,945
Number of Borrowers at End of Collection Period	5,878
Weighted Average Indexed LTV	58.31%
Interest Collection Received in Period	£1,929,194.73
Scheduled Repayments Received in Period *	£5,513,814.06
Unscheduled Repayments Received in Period	£6,136,260.79

Constant Prepayment Rates & Total Repayment Rates

	Period Rate	Period Rate Annualised
Current Monthly CPR Rate	0.58%	6.74%
Current Quarterly CPR Rate	1.63%	6.36%
Current Monthly CPR Net of Repurchased Loans	0.58%	6.74%
Current Quarterly CPR Net of Repurchased Loans	1.63%	6.36%
Total Monthly Repayment Rate (TRR)	1.09%	12.32%
Total Quarterly Repayment Rate (TRR)	2.78%	10.66%

\* Includes loan balances due to be redeemed at their scheduled maturity date.

**Portfolio Performance**

Collection Period End 31 May 2018

<b>Power of Sale Receiver of Rent and Possession Properties</b>	Total Balance £	Number of Accounts
Balance at the Start of the Period	4,089,059.80	32
New additions in the Period	676,413.10	6
Other movements in the period	12,310.37	
Sold in the Period	1,267,021.11	7
Released back to Customer in Period	0.00	0
Balance at the End of the Period	3,510,762.16	31

<b>Sold Properties</b>	Total Balance £	Number of Accounts
Balance at the Start of the Period	2,321,444.94	24
Properties Sold in Period	1,267,021.11	7
Balance at the End of the Period	3,588,466.05	31

<b>Recoveries from Sold Properties</b>	Total Balance £	Number of Accounts
Recoveries from the Sales Proceeds at the Start of the Period	1,772,150.50	24
Recoveries from the Sales Proceeds in Period	935,632.91	7
Recoveries from the Sales Proceeds at the End of the Period	2,707,783.41	31
	% of Total	
Recovery in Period as Percentage of Current Balance at Sale	73.85	
Cumulative Recovery as Percentage of Current Balance at Sale	75.46	

<b>Losses from Sold Properties</b>	Total Balance £	Number of Accounts
Incurred Losses as Shortfall from Sales Proceeds at the Start of the Period	549,294.44	21
Incurred Losses as Shortfall from Sales Proceeds in Period	331,388.20	5
Incurred Further Losses as Shortfall post Sales Proceeds in Period	0.00	0
Incurred Losses as Shortfall from Sales Proceeds at the End of the Period	880,682.64	26
	% of Total	
Average Loss Severity in the Period	26.15	
Weighted Average Loss Severity	24.54	



**Portfolio Performance**

Collection Period End 31 May 2018

<b>Flexi Drawdown *</b>	Total Balance £	Number of Accounts
Cumulative Redraw at the Start of the Period	1,515.66	1
Redraw in the Period	2,460.00	3
Cumulative Redraw at the End of the Period	3,975.66	4

\* Excludes redraw amounts where loan repurchased by the seller.

<b>Originator Buy Back</b>	Total Balance £	Number of Accounts
Cumulative Originator Buy Back at the Start of the Period	0.00	0
Originator Buy Back in the Period	0.00	0
Cumulative Originator Buy Back at the End of the Period	0.00	0

**Pool Table**

Collection Period End 31 May 2018

**Current Balances**

Range (£000s)	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
< 50	£26,697,891.00	2.54%	933	12.30%
50 - < 100	£160,380,371.76	15.24%	2,077	27.38%
100 - < 150	£270,611,891.20	25.72%	2,214	29.18%
150 - < 200	£184,532,207.60	17.54%	1,075	14.17%
200 - < 300	£189,095,693.37	17.97%	796	10.49%
300 - < 400	£84,748,898.11	8.05%	249	3.28%
400 - < 500	£55,819,866.35	5.30%	127	1.67%
≥ 500	£80,397,865.05	7.64%	116	1.53%
Total	£1,052,284,684.44	100.00%	7,587	100.00%

Maximum: £1,997,198.21  
 Minimum: £165.95  
 Average: £138,695.75

**Pool Table**

Collection Period End 31 May 2018

**Indexed LTVs \***

Range (%)	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
0 - < 10	£5,190,818.15	0.49%	325	4.28%
10 - < 20	£13,664,278.40	1.30%	276	3.64%
20 - < 30	£26,211,236.89	2.49%	350	4.61%
30 - < 40	£51,772,589.55	4.92%	478	6.30%
40 - < 50	£136,797,238.73	13.00%	875	11.53%
50 - < 60	£281,504,708.32	26.75%	1,576	20.77%
60 - < 70	£335,149,969.45	31.86%	2,138	28.20%
70 - < 80	£190,611,067.31	18.11%	1,473	19.41%
80 - < 90	£11,100,489.00	1.05%	95	1.25%
90 - < 100	£282,288.64	0.03%	1	0.01%
≥ 100	£0.00	0.00%	0	0.00%
<b>Total</b>	<b>£1,052,284,684.44</b>	<b>100.00%</b>	<b>7,587</b>	<b>100.00%</b>

Maximum: 95.10%  
 Minimum: 0.05%  
 Weighted Ave: 58.31%

\* Indexed by Halifax Regional quarterly non-seasonally adjusted house price index

**Pool Table**

Collection Period End 31 May 2018

**Arrears**

Months	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
0	£1,043,530,292.79	99.17%	7,518	99.09%
> 0 and < 1	£4,223,226.81	0.40%	32	0.42%
1	£990,454.69	0.09%	6	0.08%
> 1 and < 2	£798,668.63	0.08%	3	0.04%
2	£346,768.92	0.03%	4	0.05%
> 2 and < 3	£59,663.63	0.01%	1	0.01%
3	£238,243.33	0.02%	2	0.03%
> 3 and < 6	£911,830.87	0.09%	7	0.09%
6	£0.00	0.00%	0	0.00%
> 6 and < 9	£855,040.00	0.08%	9	0.12%
9	£0.00	0.00%	0	0.00%
> 9 and < 12	£330,494.77	0.03%	5	0.07%
≥ 12	£0.00	0.00%	0	0.00%
Total	£1,052,284,684.44	100.00%	7,587	100.00%
New Default in Period (≥ 3)	£238,243.33	0.02%	2	0.03%
Cumulative Current Default (≥ 3)	£2,335,608.97	0.22%	23	0.30%

**Pool Table**

Collection Period End 31 May 2018

**Geographical Breakdown**

Region	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
East Anglia	£37,214,648.31	3.54%	306	4.03%
East Midlands	£54,540,684.24	5.18%	546	7.20%
North East	£14,444,663.56	1.37%	163	2.15%
North West	£75,021,732.43	7.13%	840	11.07%
Greater London	£355,061,215.12	33.75%	1,830	24.11%
South East	£264,484,776.75	25.13%	1,724	22.72%
South West	£116,435,657.56	11.07%	830	10.94%
Wales	£27,913,514.03	2.65%	263	3.47%
West Midlands	£58,087,275.44	5.52%	552	7.28%
Yorkshire & Humberside	£49,080,517.00	4.66%	533	7.03%
<b>Total</b>	<b>£1,052,284,684.44</b>	<b>100.00%</b>	<b>7,587</b>	<b>100.00%</b>

**Seasoning**

Range (Months)	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
< 84	£291,862.58	0.03%	3	0.04%
84 - < 108	£0.00	0.00%	0	0.00%
108 - < 132	£400,508,752.17	38.06%	2,526	33.29%
132 - < 156	£490,457,715.78	46.61%	3,481	45.88%
≥ 156	£161,026,353.91	15.30%	1,577	20.79%
<b>Total</b>	<b>£1,052,284,684.44</b>	<b>100.00%</b>	<b>7,587</b>	<b>100.00%</b>

Maximum: 288.10 months  
 Minimum: 46.59 months  
 Weighted Ave: 140.95 months

**Pool Table**

Collection Period End 31 May 2018

**Remaining Term**

Range (Years)	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
< 5	£290,862,614.14	27.64%	2,249	29.64%
5 - < 10	£415,693,776.14	39.51%	2,952	38.90%
10 - < 15	£336,355,731.23	31.96%	2,307	30.41%
15 - < 20	£9,014,558.60	0.86%	74	0.98%
20 - < 25	£358,004.33	0.03%	5	0.07%
≥ 25	£0.00	0.00%	0	0.00%
Total	£1,052,284,684.44	100.00%	7,587	100.00%

Maximum: 24.67 years  
 Minimum: 0.014 years  
 Weighted Ave: 8.35 years

**Loan Purpose**

Purpose	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
*Purchase	£484,522,756.35	46.04%	3,984	52.51%
Remortgage	£567,761,928.09	53.96%	3,603	47.49%
Total	£1,052,284,684.44	100.00%	7,587	100.00%

\* Includes Equity Release

**Repayment Method**

Method	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
Repayment	£62,923,030.47	5.98%	1,202	15.84%
Partial Interest Only	£4,412,229.83	0.42%	33	0.43%
Interest Only	£984,949,424.14	93.60%	6,352	83.73%
Total	£1,052,284,684.44	100.00%	7,587	100.00%

**Pool Table**

Collection Period End 31 May 2018

**Product type**

Type	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
Fixed	£0.00	0.00%	0	0.00%
SVR	£12,783,761.69	1.21%	255	3.36%
BBR	£1,039,500,922.75	98.79%	7,332	96.64%
Total	£1,052,284,684.44	100.00%	7,587	100.00%

**Interest Rate (%)**

Rate (%)	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
0 - < 1	£25,112,021.84	2.39%	203	2.68%
1 - < 2	£300,546,874.73	28.56%	2,627	34.63%
2 - < 3	£713,324,810.90	67.79%	4,499	59.29%
3 - < 4	£549,349.87	0.05%	4	0.05%
4 - < 5	£0.00	0.00%	0	0.00%
5 - < 6	£12,144,737.60	1.15%	244	3.22%
6 - < 7	£522,286.04	0.05%	9	0.12%
≥ 7	£84,603.46	0.01%	1	0.01%
Total	£1,052,284,684.44	100.00%	7,587	100.00%

Maximum: 7.25%  
 Minimum: 0.99%  
 Weighted Ave: 2.06%

**Pool Table**

Collection Period End 31 May 2018

**Buy-to-Let / Owner Occupied**

Type	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
Buy-to-Let	£1,014,323,076.24	96.39%	7,202	94.93%
Owner Occupied	£37,961,608.20	3.61%	385	5.07%
Total	£1,052,284,684.44	100.00%	7,587	100.00%

**Self-Cert / Non Self-Cert**

Type	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
Self-Cert	£33,856,628.52	3.22%	222	2.93%
Non Self-Cert	£1,018,428,055.92	96.78%	7,365	97.07%
Total	£1,052,284,684.44	100.00%	7,587	100.00%

**Flexible/ Non Flexible**

Type	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
Flexible	£193,093,111.02	18.35%	1,710	22.54%
Non Flexible	£859,191,573.42	81.65%	5,877	77.46%
Total	£1,052,284,684.44	100.00%	7,587	100.00%

**Employment Status**

Type	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
Employed	£300,377,971.76	28.55%	2,440	32.16%
Self-employed	£644,688,172.07	61.26%	4,402	58.02%
Legal Entity	£107,218,540.61	10.19%	745	9.82%
Total	£1,052,284,684.44	100.00%	7,587	100.00%



**Glossary**

Arrears	<p>Arrears are calculated in accordance with standard market practice in the UK.</p> <p>A mortgage loan as at MIA Relevant Time is identified as being in arrears when,</p> <ul style="list-style-type: none"> <li>(a) the aggregate amounts which are due and payable by the relevant Mortgage Borrower under such Mortgage Loan but which remain unpaid, less</li> <li>(b) the aggregate amounts which the relevant Mortgage Borrower has pre-paid or overpaid with respect to the Mortgage Loan prior to MIA Relevant Time.</li> </ul> <p>"MIA" means a ratio calculated with respect to a Mortgage Loan as at the MIA Relevant Time representing:</p> <ul style="list-style-type: none"> <li>(a) the Arrears Amount as at the MIA Relevant Time, divided by</li> <li>(b) the current Mortgage Instalment.</li> </ul> <p>"MIA Relevant Time" means close of business on the last working day of a calendar month.</p>
<p>Unscheduled Repayments Received in Period</p>	<p>Unscheduled Repayments comprise payments from the Originator for the repurchase of loans from the portfolio, and capital prepayments and redemptions from the Borrowers other than those received at the expected term end date of the loan.</p>
<p>Monthly Constant Prepayment Rate (CPR)</p>	<p>Monthly CPR means the total unscheduled prepayments received during the period divided by the aggregate current balance of the loans comprised in the mortgage portfolio at the beginning of the period. Unscheduled prepayments comprise redemptions from the Borrowers other than those received at the expected term end date of the loan.</p>
<p>Monthly CPR Net of Repurchased Loans</p>	<p>Monthly CPR Net of Repurchased Loans means the total unscheduled prepayments plus the payments from the Originator for the repurchase of loans from the portfolio received during the period divided by the aggregate current balance of the loans comprised in the mortgage portfolio at the beginning of the period.</p>
<p>Total Redemption Rate (TRR)</p>	<p>Total Redemption Rate means the total scheduled repayments, unscheduled prepayments and the payments from the Originator for the repurchase of loans from the portfolio received during the period divided by the aggregate current balance of the loans comprised in the mortgage portfolio at the beginning of the period.</p>

Current Balance	<p>"Current Balance" for each Mortgage Loan means, at any given date, the aggregate balance of the amounts charged to the Mortgage Borrower's account in respect of a Mortgage Loan as at such date (but avoiding double counting) including:</p> <p>(a) the original principal amount advanced to the relevant Mortgage Borrower and any further amount (including any Further Advance or Flexible Drawing) advanced on or before the given date to the relevant Mortgage Borrower and secured or intended to be secured by the related Mortgage; and</p> <p>(b) any interest, disbursement, legal expense, fee, charge, rent, service charge, premium or payment which has been capitalised in accordance with the relevant Mortgage Conditions or with the relevant Mortgage Borrower's consent or capitalised in accordance with the Seller's normal charging practices and any applicable regulatory obligation and added to the amounts secured or intended to be secured by the related Mortgage; and</p> <p>(c) any other amount (including, for the avoidance of doubt, Accrued Interest and Arrears of Interest) which is due or accrued (whether or not due) and which has not been paid by the relevant Mortgage Borrower and has not been capitalised in accordance with the relevant Mortgage Conditions or with the relevant Mortgage Borrower's consent or in accordance with the Seller's normal charging practices and any applicable regulatory obligations but which is secured or intended to be secured by the related Mortgage, as at the end of the Business Day immediately preceding that given date, minus any repayment or payment of any of the foregoing made on or before the end of the Business Day immediately preceding that given date and excluding any Flexible Drawings or Further Advances committed to be made but not made by the end of the Business Day immediately preceding that given date.</p>
Defaulted Mortgage Loan	<p>"Defaulted Mortgage Loan" means any Mortgage Loan with MIA equal to or greater than three.</p>
Current Indexed Loan to Value Ratio	<p>"Current Indexed Loan to Value Ratio" means, in respect of a Mortgage Loan, the Current Balance of that Mortgage Loan divided by the Indexed Valuation of the Property in respect of that Mortgage Loan.</p>

Indexed Valuation	"Indexed Valuation" on any day, the then most recent valuation of a Property securing the Mortgage Loan indexed using the regional quarterly non-seasonally adjusted Halifax House Price Index from the date of that most recent valuation until the most recent date for which the Halifax House Price Index is published by HBOS plc on their website <a href="http://www.lloydsbankinggroup.com/media1/research/halifax_hpi.asp">http://www.lloydsbankinggroup.com/media1/research/halifax_hpi.asp</a> or such other information service or website which publishes that index from time to time in place of HBOS.
Loan Seasoning	The number of months since the date of origination of the loan.
Remaining Term	The number of remaining years of the term of each loan.
Receiver of Rent	"Receiver" means a receiver or receiver and manager or administrative receiver of the whole or any part of the Charged Assets.