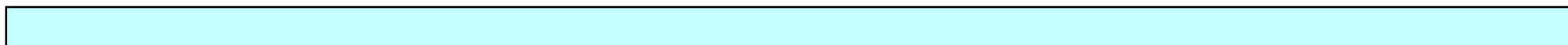


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<u>Notes</u>	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
Interest Rate Period start date	17-Jun-2013	16-Sep-2013	16-Dec-2013	17-Mar-2014
Interest Rate Period end date	16-Sep-2013	16-Dec-2013	17-Mar-2014	16-Jun-2014
Number of Days in the Period	91	91	91	91
Interest Payment Date	16-Sep-2013	16-Dec-2013	17-Mar-2014	16-Jun-2014
Relevant 3M Euribor rate	0.208%	0.224%	0.277%	0.304%
<u>Class A</u>				
Bloomberg Ticker	PELIC 4 A	PELIC 4 A	PELIC 4 A	PELIC 4 A
ISIN	XS0365137990	XS0365137990	XS0365137990	XS0365137990
Total number of Notes	16,640	16,640	16,640	16,640
Total Principal Amount Outstanding as of the Start of the Interest Rate Period	626,950,429.56	621,395,422.41	615,769,632.99	609,672,147.20
Principal Amount Outstanding per denomination as of the start of the Interest Rate Period	37,677.31	37,343.47	37,005.39	36,638.95
Total Principal Amount Outstanding as of the end of the Interest Rate Period	621,395,422.41	615,769,632.99	609,672,147.20	603,772,309.30
Principal Amount Outstanding per denomination as of the end of the Interest Rate Period	37,343.47	37,005.39	36,638.95	36,284.39
Spread	0.300%	0.300%	0.300%	0.300%
Interest Rate	0.508%	0.524%	0.577%	0.604%
Interest Amount per denomination	48.38	49.46	53.97	55.94
Total Interest Amount	805,043.20	823,014.40	898,060.80	930,841.60
Interest Amount paid on Interest Payment Date	805,043.20	823,014.40	898,060.80	930,841.60
Original Ratings (DBRS)	AAA	AAA	AAA	AAA
Current Ratings (DBRS)	A (sf)	A (sf)	A (sf)	A (sf)
Original Ratings (Fitch)	AAA	AAA	AAA	AAA
Current Ratings (Fitch)	A sf	A sf	A sf	A sf

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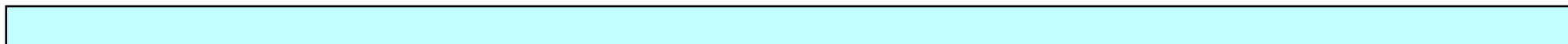


<u>Notes</u>	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
<u>Class B</u>				
Bloomberg Ticker	PELIC 4 B	PELIC 4 B	PELIC 4 B	PELIC 4 B
ISIN	XS0365138295	XS0365138295	XS0365138295	XS0365138295
Total number of Notes	1,110	1,110	1,110	1,110
Total Principal Amount Outstanding as of the Start of the Interest Rate Period	55,500,000.00	55,008,249.96	54,510,234.01	53,970,461.73
Principal Amount Outstanding per denomination as of the start of the Interest Rate Period	50,000.00	49,556.98	49,108.32	48,622.04
Total Principal Amount Outstanding as of the end of the Interest Rate Period	55,008,249.96	54,510,234.01	53,970,461.73	53,448,185.98
Principal Amount Outstanding per denomination as of the end of the Interest Rate Period	49,556.98	49,108.32	48,622.04	48,151.52
Spread	0.450%	0.450%	0.450%	0.450%
Interest Rate	0.658%	0.674%	0.727%	0.754%
Interest Amount per denomination	83.16	84.43	90.25	92.67
Total Interest Amount	92,307.60	93,717.30	100,177.50	102,863.70
Deferred Interest	0.00	0.00	0.00	0.00
Interest Amount paid on Interest Payment Date	92,307.60	93,717.30	100,177.50	102,863.70
Interest Amount deferred to the next Interest Payment Date	0.00	0.00	0.00	0.00
Original Ratings (Fitch)	AA	AA	AA	AA
Current Ratings (Fitch)	A- sf	A- sf	A- sf	A- sf

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<u>Notes</u>	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
<u>Class C</u>				
Bloomberg Ticker	PELIC 4 C	PELIC 4 C	PELIC 4 C	PELIC 4 C
ISIN	XS0365138964	XS0365138964	XS0365138964	XS0365138964
Total number of Notes	1,200	1,200	1,200	1,200
Total Principal Amount Outstanding as of the Start of the Interest Rate Period	60,000,000.00	59,468,378.34	58,929,982.72	58,346,445.13
Principal Amount Outstanding per denomination as of the start of the Interest Rate Period	50,000.00	49,556.98	49,108.32	48,622.04
Total Principal Amount Outstanding as of the end of the Interest Rate Period	59,468,378.34	58,929,982.72	58,346,445.13	57,781,822.70
Principal Amount Outstanding per denomination as of the end of the Interest Rate Period	49,556.98	49,108.32	48,622.04	48,151.52
Spread	0.600%	0.600%	0.600%	0.600%
Interest Rate	0.808%	0.824%	0.877%	0.904%
Interest Amount per denomination	102.12	103.22	108.87	111.11
Total Interest Amount	122,544.00	123,864.00	130,644.00	133,332.00
Deferred Interest	0.00	0.00	0.00	0.00
Interest Amount paid on Interest Payment Date	122,544.00	123,864.00	130,644.00	133,332.00
Interest Amount deferred to the next Interest Payment Date	0.00	0.00	0.00	0.00
Original Ratings (Fitch)	A-	A-	A-	A-
Current Ratings (Fitch)	BBB- sf	BBB- sf	BBB- sf	BBB- sf

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<u>Notes</u>	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
<u>Class D</u>				
Bloomberg Ticker	PELIC 4 D	PELIC 4 D	PELIC 4 D	PELIC 4 D
ISIN	XS0365139004	XS0365139004	XS0365139004	XS0365139004
Total number of Notes	500	500	500	500
Total Principal Amount Outstanding as of the Start of the Interest Rate Period	25,000,000.00	24,778,490.98	24,554,159.47	24,311,018.80
Principal Amount Outstanding per denomination as of the start of the Interest Rate Period	50,000.00	49,556.98	49,108.32	48,622.04
Total Principal Amount Outstanding as of the end of the Interest Rate Period	24,778,490.98	24,554,159.47	24,311,018.80	24,075,759.46
Principal Amount Outstanding per denomination as of the end of the Interest Rate Period	49,556.98	49,108.32	48,622.04	48,151.52
Spread	0.900%	0.900%	0.900%	0.900%
Interest Rate	1.108%	1.124%	1.177%	1.204%
Interest Amount per denomination	140.04	140.80	146.11	147.98
Total Interest Amount	70,020.00	70,400.00	73,055.00	73,990.00
Deferred Interest	0.00	0.00	0.00	0.00
Interest Amount paid on Interest Payment Date	70,020.00	70,400.00	73,055.00	73,990.00
Interest Amount deferred to the next Interest Payment Date	0.00	0.00	0.00	0.00
Original Ratings (Fitch)	BBB	BBB	BBB	BBB
Current Ratings (Fitch)	BB sf	BB sf	BB sf	BB sf

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<u>Notes</u>	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
<u>Class E</u>				
Bloomberg Ticker	PELIC 4 E	PELIC 4 E	PELIC 4 E	PELIC 4 E
ISIN	XS0365139699	XS0365139699	XS0365139699	XS0365139699
Total number of Notes	550	550	550	550
Total Principal Amount Outstanding as of the Start of the Interest Rate Period	27,500,000.00	27,256,340.07	27,009,575.41	26,742,120.68
Principal Amount Outstanding per denomination as of the start of the Interest Rate Period	50,000.00	49,556.98	49,108.32	48,622.04
Total Principal Amount Outstanding as of the end of the Interest Rate Period	27,256,340.07	27,009,575.41	26,742,120.68	26,483,335.40
Principal Amount Outstanding per denomination as of the end of the Interest Rate Period	49,556.98	49,108.32	48,622.04	48,151.52
Spread	1.250%	1.250%	1.250%	1.250%
Interest Rate	1.458%	1.474%	1.527%	1.554%
Interest Amount per denomination	184.28	184.65	189.55	191.00
Total Interest Amount	101,354.00	101,557.50	104,252.50	105,050.00
Deferred Interest	0.00	0.00	0.00	0.00
Interest Amount paid on Interest Payment Date	101,354.00	101,557.50	104,252.50	105,050.00
Interest Amount deferred to the next Interest Payment Date	0.00	0.00	0.00	0.00
	BB	BB	BB	BB
	B sf	B sf	B sf	B sf

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<u>Notes</u>	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
<u>Class F</u>				
Bloomberg Ticker	PELIC 4 F	PELIC 4 F	PELIC 4 F	PELIC 4 F
ISIN	XS0365139939	XS0365139939	XS0365139939	XS0365139939
Total number of Notes	572	572	572	572
Total Principal Amount Outstanding as of the Start of the Interest Rate Period	28,600,000.00	28,600,000.00	28,600,000.00	28,600,000.00
Principal Amount Outstanding per denomination as of the start of the Interest Rate Period	50,000.00	50,000.00	50,000.00	50,000.00
Total Principal Amount Outstanding as of the end of the Interest Rate Period	28,600,000.00	28,600,000.00	28,600,000.00	28,600,000.00
Principal Amount Outstanding per denomination as of the end of the Interest Rate Period	50,000.00	50,000.00	50,000.00	50,000.00
Interest Amount per Note	822.18	1,101.47	780.62	1,105.28
Total Interest Amount	470,284.57	630,039.14	446,513.55	632,222.16
Interest Amount paid on Interest Payment Date	470,284.57	630,039.14	446,513.55	632,222.16

Capitalised Interest Ledger (CIL)

Provisioning under CIL preceding IPD	0.00	0.00	0.00	0.00
Capitalised Interest Receivables for Current Period	7,401.82	6,045.85	6,517.27	4,073.80
Capitalised Interest Application Amount	7,401.82	6,045.85	6,517.27	4,073.80
Deemed Principal Losses offset against CIL	0.00	0.00	0.00	0.00
Ending CIL balance	0.00	0.00	0.00	0.00

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Principal Deficiency Ledgers (PDL's)

	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
PDL Class A Amount	0.00	0.00	0.00	0.00
PDL Class B Amount	0.00	0.00	0.00	0.00
PDL Class C Amount	0.00	0.00	0.00	0.00
PDL Class D Amount	0.00	0.00	0.00	0.00
PDL Class E Amount	0.00	0.00	0.00	0.00
Deemed Principal Loss deducted from PDL (net of funds used to offset CIL above)	665,386.85	280,927.86	795,637.31	384,110.47

Principal Draw Test

Class B PDL balance	0.00	0.00	0.00	0.00
Principal Amount Outstanding of Class B Notes @ IPD	55,500,000.00	55,008,249.96	54,510,234.01	53,970,461.73
Trigger (less than or equals) 50%	27,750,000.00	27,504,124.98	27,255,117.01	26,985,230.87
Result	YES	YES	YES	YES
Class C PDL balance	0.00	0.00	0.00	0.00
Principal Amount Outstanding of Class C Notes @ IPD	60,000,000.00	59,468,378.34	58,929,982.72	58,346,445.13
Trigger (less than or equals) 75%	45,000,000.00	44,601,283.76	44,197,487.04	43,759,833.85
Result	YES	YES	YES	YES

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Available Interest Distribution Amount

	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
Interest Collection Proceeds received by Issuer as interest payments	2,694,319.57	2,442,880.86	2,782,465.43	2,602,745.37
Payments received from the Hedge Counterparty	415,018.75	443,410.34	543,232.18	590,234.73
Proceeds of any Authorised Investment	0.00	0.00	0.00	0.00
Amounts standing to the credit of the Cash Reserve Account	23,000,000.00	23,000,000.00	23,000,000.00	23,000,000.00
Principal Draw Amount	0.00	0.00	0.00	0.00
Interest accrued and credited to Transaction Accounts	17.27	162.16	1,303.56	3,650.61
Capitalised Interest Application Amount	7,401.82	6,045.85	6,517.27	4,073.80
Available Principal Distribution Amount remaining after redemption of the Notes	0.00	0.00	0.00	0.00
Less any Withheld Amount	0.00	0.00	0.00	0.00

Pre-enforcement Interest Priority of Payments

(1st) Issuer's Liability to tax	0.00	0.00	0.00	0.00
(2nd) Common Representative fees and Liabilities	0.00	0.00	0.00	0.00
(3rd) Issuer Expenses	223,638.34	221,679.85	229,144.63	231,188.64
(4th) Payments under Hedging Agreements (Except for an early termination of the Hedging Agreement)	566,178.85	547,299.16	556,033.15	607,105.94
(5th) (I) Payment of Interest Amount on Class A Note	805,043.20	823,014.40	898,060.80	930,841.60
(5th) (II) Payment to Hedge Counterparty (in connection with an early termination of the Hedging Agreement due to Servicer termination)	0.00	0.00	0.00	0.00
(6th) Payments on Class A PDL	0.00	0.00	0.00	0.00
(7th) Payment of Interest Amount Class B Note	92,307.60	93,717.30	100,177.50	102,863.70
(8th) Payments on Class B PDL	0.00	0.00	0.00	0.00
(9th) Payments of Interest Amount Class C Note	122,544.00	123,864.00	130,644.00	133,332.00
(10th) Payments on Class C PDL	0.00	0.00	0.00	0.00
(11th) Payments of Interest Amount Class D Note	70,020.00	70,400.00	73,055.00	73,990.00
(12th) Payments on Class D PDL	0.00	0.00	0.00	0.00

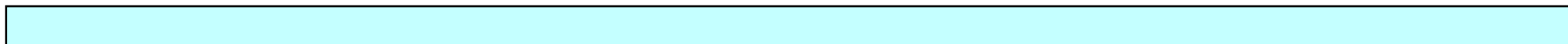
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Pre-enforcement Interest Priority of Payments

	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
(13th) Payments of Interest Amount Class E Note	101,354.00	101,557.50	104,252.50	105,050.00
(14th) Payments on Class E PDL	665,386.85	280,927.86	795,637.31	384,110.47
(15th) Payments to Cash Reserve Account up to Required Balance	23,000,000.00	23,000,000.00	23,000,000.00	23,000,000.00
(16th) Termination payment to the Hedge Counterparty (in connection with early termination resulting from a default by the Hedge Counterparty)	0.00	0.00	0.00	0.00
(17th) Payments of Class F Note Distribution Amount	470,284.57	630,039.14	446,513.55	632,222.16
(18th) Release of the balance (if any) to the Originator	0.00	0.00	0.00	0.00

Available Principal Distribution Amount

Principal Collection Proceeds	6,385,562.77	6,858,415.15	6,942,271.02	7,100,744.03
Available Interest Distribution Amount for PDL curing	665,386.85	280,927.86	795,637.31	384,110.47
Funds received as Net Cumulative Default Ratio exceeds specified per cent.	0.00	0.00	0.00	0.00
Less any Capitalised Interest Application Amount	7,401.82	6,045.85	6,517.27	4,073.80
Less any Principal Draw Amounts	0.00	0.00	0.00	0.00

Pro Rata Test

(1) Principal amount outstanding of Class A Notes	621,395,422.41	615,769,632.99	609,672,147.20	603,772,309.30
Principal amount of the Class A Notes as at the Closing Date	832,000,000.00	832,000,000.00	832,000,000.00	832,000,000.00
Ratio				
Trigger (less than or equal to) 75%	624,000,000.00	624,000,000.00	624,000,000.00	624,000,000.00
Result	YES	YES	YES	YES
(2) Cash Reserve Account Balance after IPD	23,000,000.00	23,000,000.00	23,000,000.00	23,000,000.00
Required Cash Reserve Account Balance	23,000,000.00	23,000,000.00	23,000,000.00	23,000,000.00
Result	YES	YES	YES	YES

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Pro Rata Test

	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
(3) Arrears Test: Principal Outstanding Balance of the Loans in arrears (90-365 days) (less Net Provisioned Amounts)	4,639,570.62	4,594,895.79	4,869,364.56	4,388,332.92
Principal Outstanding Balance of the Mortgage Backed Credits as at the Portfolio Determination Date	1,000,000,082.85	1,000,000,082.85	1,000,000,082.85	1,000,000,082.85
Ratio	0.464%	0.459%	0.487%	0.439%
Trigger (less than) 3%	YES	YES	YES	YES
Result				
(4) the Aggregate Principal Outstanding Balance of the Loans	787,906,965.61	780,773,668.45	773,042,277.40	765,561,496.70
Aggregate Principal Outstanding Balance of the Loans as at the Portfolio Determination Date	1,000,000,082.85	1,000,000,082.85	1,000,000,082.85	1,000,000,082.85
Ratio	78.791%	78.077%	77.304%	76.556%
Trigger (less than) 10%	YES	YES	YES	YES
Result				
(5) the Aggregate Principal Outstanding Balance (as measured at such Calculation Date) of the Mortgage Backed Credits which have become Defaulted Mortgage Backed Credits since the Portfolio Determination Date (less Net Provisioned Amounts)	2,810,536.90	2,465,023.72	2,271,251.02	2,216,671.20
Aggregate Principal Outstanding Balance of the Loans as at the Portfolio Determination Date	1,000,000,082.85	1,000,000,082.85	1,000,000,082.85	1,000,000,082.85
Ratio	0.281%	0.247%	0.227%	0.222%
Trigger (less than) 3.5%	YES	YES	YES	YES
Result				
Pro Rata Tests (1), (2), (3), (4) & (5) Satisfied	YES	YES	YES	YES



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Pre-enforcement Principal Priority of Payments

	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
Pro rata or pari passu payment of Principal Amount Outstanding of Class A Notes, the Class B Notes, the Class C Notes, the Class D Notes and the Class E Notes;				
NO				
Principal amortisation amount Class A Notes	0.00	0.00	0.00	0.00
Principal amortisation amount Class B Notes	0.00	0.00	0.00	0.00
Principal amortisation amount Class C Notes	0.00	0.00	0.00	0.00
Principal amortisation amount Class D Notes	0.00	0.00	0.00	0.00
Principal amortisation amount Class E Notes	0.00	0.00	0.00	0.00
YES				
Principal amortisation amount Class A Notes	5,555,007.15	5,625,789.42	6,097,485.79	5,899,837.90
Principal amortisation amount Class B Notes	491,750.04	498,015.95	539,772.28	522,275.75
Principal amortisation amount Class C Notes	531,621.66	538,395.62	583,537.59	564,622.43
Principal amortisation amount Class D Notes	221,509.02	224,331.51	243,140.67	235,259.34
Principal amortisation amount Class E Notes	243,659.93	246,764.66	267,454.73	258,785.28
Total Pre-Enforcement Principal Payment Priorities	7,043,547.80	7,133,297.16	7,731,391.06	7,480,780.70

Cash Reserve

Funds credited at Previous IPD / Closing proceeds	23,000,000.00	23,000,000.00	23,000,000.00	23,000,000.00
Deductions from Cash Reserve Account				
Cash Reserve Transfer to Issuer Available Funds	23,000,000.00	23,000,000.00	23,000,000.00	23,000,000.00
Interest accrued on Issuer Cash Reserve Account to Issuer Available Funds	15.33	116.28	1,046.51	2,754.36
Additions to Cash Reserve Account				
Funds Credited at IPD	23,000,000.00	23,000,000.00	23,000,000.00	23,000,000.00
Cash Reserve Account Required Balance				
Target Cash Reserve Amount	23,000,000.00	23,000,000.00	23,000,000.00	23,000,000.00



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Collateral Pool Performance (as at the end of the Collection Period)

	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
<u>Change in Aggregate Principal Outstanding Balance</u>				
Aggregate Principal Balance at the start of collection period	794,950,513.41	787,906,965.61	780,773,668.45	773,042,277.39
Total Principal Collections received	6,385,562.77	6,858,415.15	6,942,271.02	7,100,744.03
Total Capitalised Interest	7,401.82	6,045.85	6,517.27	4,073.80
Deemed Principal Loss (arrear + written-off)	598,232.23	280,927.86	600,895.32	384,110.47
Principal Loss	67,154.62	0.00	194,741.99	0.00
Aggregate Principal Balance at the end of the collection period (including Substitutions)	787,906,965.61	780,773,668.45	773,042,277.39	765,561,496.69
Principal Loss (already reported as DPL in previous periods)	133,585.56	133,585.56	259,507.25	259,507.25
Gross Aggregate Principal Balance at the end of the collection period (including Net DPLs)	791,541,788.36	784,646,688.21	777,023,583.87	769,885,197.70
Cumulative Deemed Principal Loss	4,974,415.34	5,255,343.20	5,856,238.52	6,240,348.99
Cumulative Deemed Principal Loss Recovered	1,206,007.03	1,248,737.88	1,615,424.79	1,657,140.73
Net Provisioned Amounts	3,768,408.31	4,006,605.32	4,240,813.73	4,583,208.26
<u>Principal balance of all overdue loans</u>				
1 month < overdue =< 2 months	1,105,691.03	513,820.08	695,212.74	1,745,753.17
2 month < overdue =< 3 months	294,399.26	373,151.53	597,949.99	923,780.59
3 month < overdue =< 6 months	897,785.05	1,072,994.32	1,506,978.05	934,349.43
6 month < overdue =< 9 months	535,016.79	562,068.70	548,116.22	610,505.81
9 month < overdue =< 12 months	396,231.88	494,809.05	543,019.27	626,806.48
12 months < overdue =< 24 months	4,422,926.17	3,428,264.45	3,304,144.15	2,573,546.69
24 months < overdue =< 36 months	951,833.97	1,679,917.16	1,901,361.13	2,888,462.56
Overdue > 36 months	1,204,185.07	1,363,447.43	1,306,559.47	1,337,870.21
Overdue > 12 months	6,578,945.21	6,471,629.04	6,512,064.75	6,799,879.46
Overdue > 3 months	8,407,978.93	8,601,501.11	9,110,178.29	8,971,541.18



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Collateral Pool Performance (as at the end of the Collection Period)

	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
<u>Principal balance of subsidised overdue loans</u>				
1 month < overdue =< 3 months	0.00	0.00	0.00	0.00
2 month < overdue =< 3 months	0.00	0.00	0.00	0.00
3 month < overdue =< 6 months	0.00	0.00	0.00	0.00
6 month < overdue =< 9 months	0.00	0.00	0.00	0.00
9 month < overdue =< 12 months	0.00	0.00	0.00	0.00
12 months < overdue =< 24 months	179,191.45	179,191.45	67,234.26	67,234.26
24 months < overdue =< 36 months	49,755.58	49,755.58	111,957.19	111,957.19
Overdue > 36 months	36,754.72	36,754.72	36,754.72	36,754.72
Overdue > 12 months	265,701.75	265,701.75	215,946.17	215,946.17
Overdue > 3 months	265,701.75	265,701.75	215,946.17	215,946.17

Collateral Characteristics (at the end of the Collection Period)

Aggregate Principal Balance	791,541,788.36	784,646,688.21	777,023,583.87	769,885,197.70
Aggregate Principal Balance of subsidized loans	13,074,574.49	12,810,745.08	12,415,651.11	12,163,836.34
Weighted average spread	0.9734%	0.9747%	0.9708%	0.9776%
Weighted average interest rate	1.2491%	1.2574%	1.3730%	1.3272%
Weighted average seasoning (months)	93.6	96.5	99.3	102.1
Weighted average remaining term (months)	358.8	356.1	353.6	351.0
Weighted LTV (current based on the last valuation of the properties)	75.0%	74.8%	74.4%	74.3%
Number of Contracts	10,577	10,555	10,516	10,492

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<u>Ratios</u>	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
Gross Cumulative Default Ratio (Trigger = 12.5%)	0.658%	0.647%	0.651%	0.680%
(Principal balance of all Overdue loans > 90 days - net provisioned amounts) / Initial Principal Balance (PDD) (Trigger = 3%)	0.464%	0.459%	0.487%	0.439%
(Principal balance of all Overdue loans - net provisioned amounts) / Initial Principal Balance (PDD) (Trigger = 3.5%)	0.281%	0.247%	0.227%	0.222%
Loans overdue > 1 month / Initial Principal Balance (PDD)	0.981%	0.949%	1.040%	1.164%
Loans overdue > 3 months / Initial Principal Balance (PDD)	0.841%	0.860%	0.911%	0.897%
Loans overdue > 12 months / Initial Principal Balance (PDD)	0.658%	0.647%	0.651%	0.680%
Prepayments of the period / Principal Balance at the start to the period (quarterly CPR)	0.081%	0.131%	0.133%	0.153%
Annual prepayment rate (average annualised CPR)	0.573%	0.543%	0.509%	0.490%



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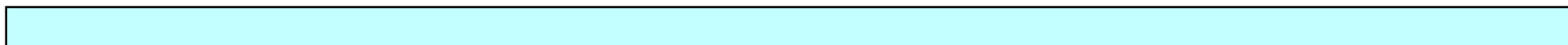
Loan Substitution

	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
Substituted to date for unpermitted variations since portfolio determination date (cumulative)	110,306,535.32	113,143,705.38	115,462,814.29	117,948,634.12
Substituted to date since portfolio determination date (cumulative) / initial portfolio amount %	11.03%	11.31%	11.55%	11.79%
Weighted average Portfolio CLTV (as a collateral determination date) **	90.13%	90.13%	90.12%	78.22%
Weighted average Portfolio CLTV (after substitution) **	79.07%	71.85%	77.87%	77.92%
Substitution Loans (incoming loans) to date for unpermitted variations since PDD (cumulative)	110,311,559.85	113,149,764.09	115,469,921.72	117,956,127.43
<u>Profile of outgoing loans</u>				
Substituted this period (No of loans)				
For unpermitted variations	34	42	34	33
For breach of Mortgage Asset Warranties	0	0	0	0
Total amount				
For unpermitted variations	2,183,370.95	2,837,170.06	2,319,108.91	2,485,819.83
For breach of Mortgage Asset Warranties	0.00	0.00	0.00	0.00
Average Loan Size	64,216.79	67,551.67	68,209.09	75,327.87
Weighted Average Seasoning (by value) Months	104.19	97.96	97.81	96.37
Weighted Average Spread (%)	1.9036%	1.0695%	0.9663%	1.2319%
Weighted Average Remaining Term (by value) Months	329.11	334.23	338.36	354.57
Weighted Average CLTV %	80.52%	90.65%	84.85%	82.62%
Weighted Average OLTV %	90.52%	93.27%	92.12%	91.57%

*** The weighted average CLTV of the Mortgage Asset Portfolio taking into account the Substitute Mortgage Assets does not exceed the weighted average CLTV of the Mortgage Asset Portfolio as at the Portfolio Determination Date by more than 0.25%.*



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Loan Substitution

	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
<u>Profile of incoming loans</u>				
Substituted this period (No of loans)	21	36	19	28
Total amount	2,185,642.17	2,838,204.24	2,320,157.63	2,486,205.71
Average Loan Size	104,078.20	78,839.01	122,113.56	88,793.06
Weighted Average Seasoning (by value) Months	46.11	71.32	47.98	50.46
Weighted Average Spread (%)	1.8129%	1.4897%	1.7321%	2.0077%
Weighted Average Remaining Term (by value) Months	336.15	365.50	392.12	376.48
Weighted Average CLTV %	81.38%	78.90%	81.14%	87.21%
Weighted Average OLV %	90.59%	91.32%	91.28%	93.57%

Permitted Variations

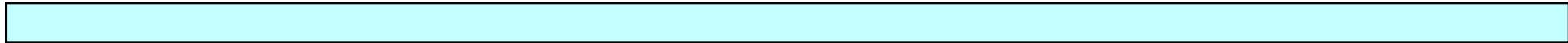
Permitted variations done to date since collateral determination date (cumulative)	12,996,950.48	12,996,950.48	13,053,834.01	13,053,834.01
Permitted variations done to date since collateral determination date (cumulative) / initial portfolio amount % **	1.30%	1.30%	1.31%	1.31%
<u>Variation in Spreads (cumulative)</u>				
Number of loans affected	137	137	137	137
Aggregate Amount of loans affected (as at CP end)	10,467,574.36	10,467,574.36	10,467,574.36	10,467,574.36
Loan with highest reduction in spread % (max 0.5%)	0.50%	0.50%	0.50%	0.50%

*** Aggregate Principal Outstanding Balance of Mortgage Assets which are subject to Permitted Variations should not exceed 20 per cent. of the Principal Outstanding Balance of the Mortgage Asset Portfolio on the Collateral Determination Date*

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Permitted Variations

	21st Quarter	22nd Quarter	23rd Quarter	24th Quarter
<u>Variations in Maturity (cumulative)</u>				
Number of loans affected	30	30	31	31
Aggregate Amount of loans affected (as at CP end)	2,529,376.12	2,529,376.12	2,586,259.65	2,586,259.65
Longest Term Maturity among loans subject to variations in maturity (in months)	240.00	240.00	240.00	240.00
Maturity date of the longest loan in the portfolio (1)	30-Aug-2053	30-Aug-2053	30-Aug-2053	30-Aug-2053
Legal final maturity date (2)	15-Sep-2056	15-Sep-2056	15-Sep-2056	15-Sep-2056
Difference between (1) and (2) (min 36 months)	37	37	37	37