



# European DataWarehouse

Deal Spotlight – August 2018

**EUROPEAN**  
DATAWAREHOUSE

European DataWarehouse's Deal Spotlight provides a comprehensive understanding of a selected deal with easy to read graphs analysing both the bond and loan level information.

These reports put the loan portfolio in direct comparison with similar deals and market aggregates. The key characteristics highlighted include:

- Current Interest Rate
- Current and Original Loan to Value
- Property Type
- Loan Origination Date

ED's Deal Spotlights are prepared using EDvance alone and illustrate the ease with which an in-depth analysis can be performed on various characteristics of interest.

For this month, we're taking a close look at a *Paragon Mortgages (No.25) PLC (PCD: 17.04.2018)*, a £705.3 million RMBS deal issued by Paragon Finance PLC in the United Kingdom. For additional questions or information, please do not hesitate to contact [enquiries@eurodw.eu](mailto:enquiries@eurodw.eu).

**Bond Level Information**

Bond Class Name	ISIN	Currency	Original Balance	Reference Rate	Margin (%)	Current Coupon (%)	Issue Date	Legal Maturity	Bloomberg Ticker / Status
Class A	XS1785818649	GBP	600,000,000	3 month LIBOR	0.65	1.43	2018-04-26	2050-05-15	PARGN 25 A / Outstanding
Class B	XS1785821437	GBP	33,500,000	3 month LIBOR	0.95	1.73	2018-04-26	2050-05-15	PARGN 25 B / Outstanding
Class C	XS1785821940	GBP	30,000,000	3 month LIBOR	1.3	2.08	2018-04-26	2050-05-15	PARGN 25 C / Outstanding
Class D	XS1785822088	GBP	24,700,000	3 month LIBOR	1.6	2.38	2018-04-26	2050-05-15	PARGN 25 D / Outstanding
Class Z	XS1785822245	GBP	17,648,000	3 month LIBOR	2.6	3.38	2018-04-26	2050-05-15	PARGN 25 Z / Outstanding
Class S	XS1785822328	GBP	10,923,000	3 month LIBOR	4	4.78	2018-04-26	2050-05-15	PARGN 25 S / Outstanding

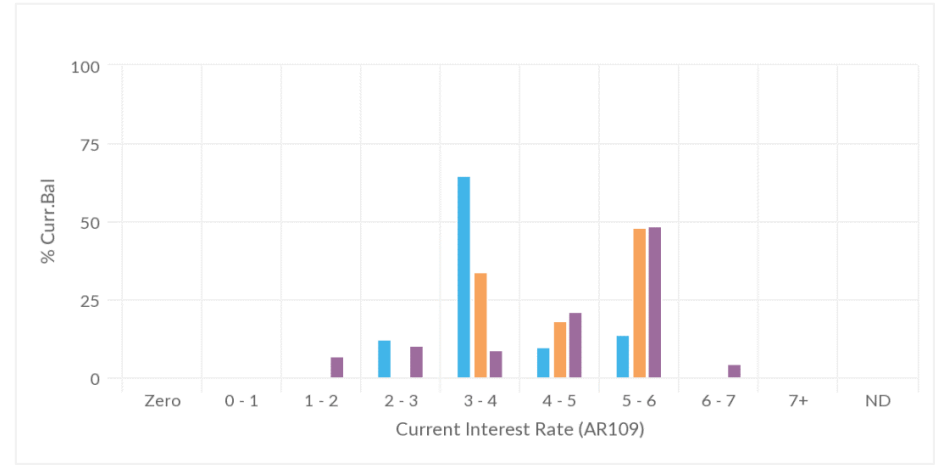
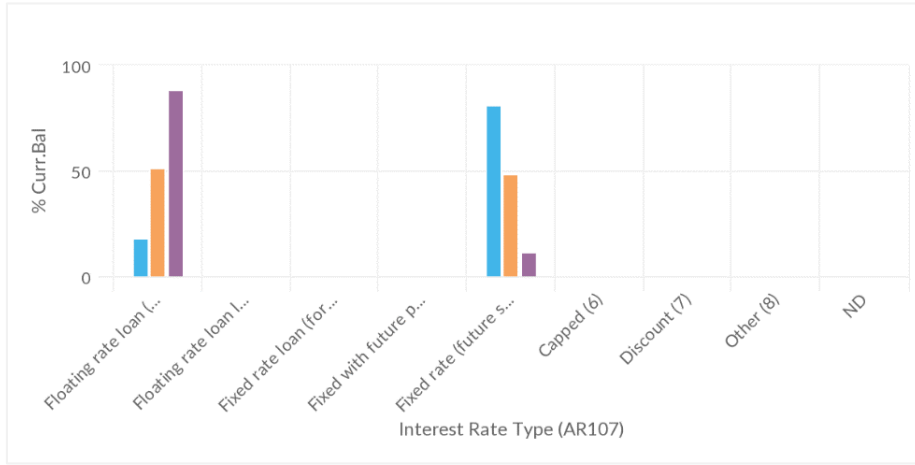
**Loan Level Information**

<b>Data Owner</b>	Paragon Finance PLC	Top 1	0.31%	Active Loans	4,167	Min Maturity Date	2018-06	WA Int.rate	3.83%
<b>EDCode</b>	RMBSUK000257100820188	Top 10	2.82%	Borrowers	3,414	Max Maturity Date	2042-11	WA CLTV	70.28%
<b>Asset Country</b>	United Kingdom	Top 50	8.53%	Total Curr. Bal	705,347,000	Min Orig Date	2011-01	WA Seasoning	29 months
				Avg.Curr.Bal.	169,269	Max Orig Date	2017-11	WA RTM	224 months

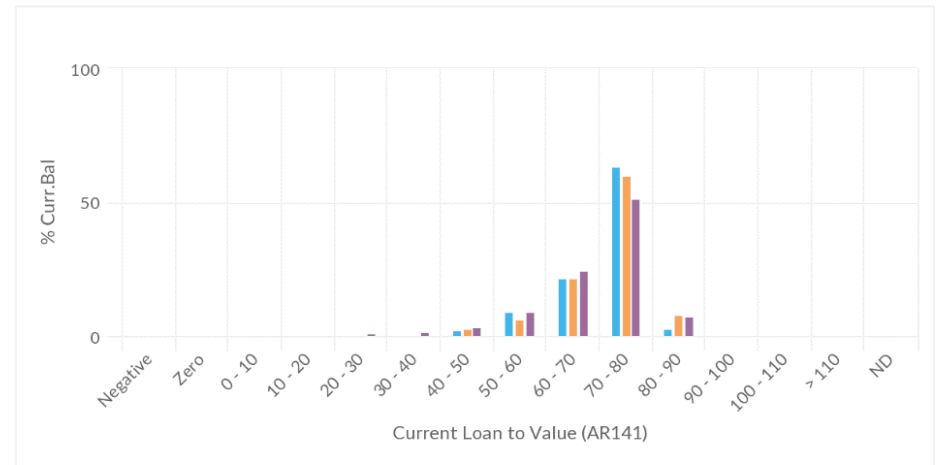
Weighted percentages are based on Current Balance  
Source: European Datawarehouse

\*Borrower concentration is based on loan parts grouped with their relevant Borrowers IDs and does not reflect the largest loan parts

# The Power of EDvance: Paragon Mortgages (No.25) PLC vs Paragon Mortgages (2015 vintage) vs Paragon Mortgages (2014 vintage)



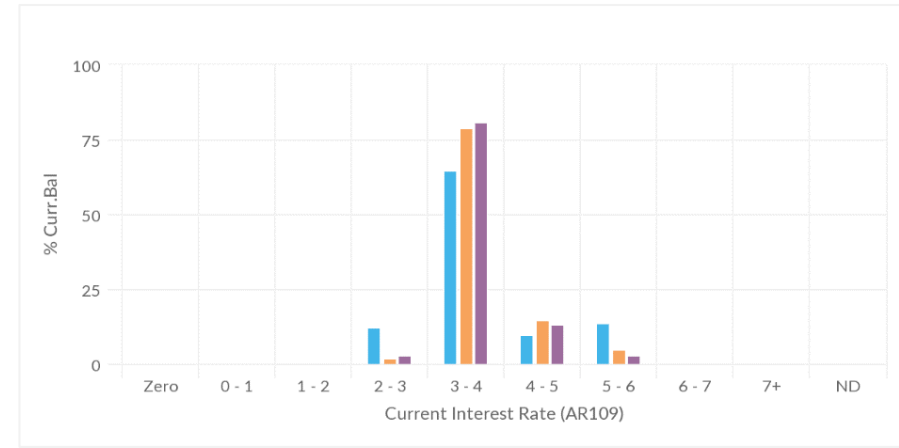
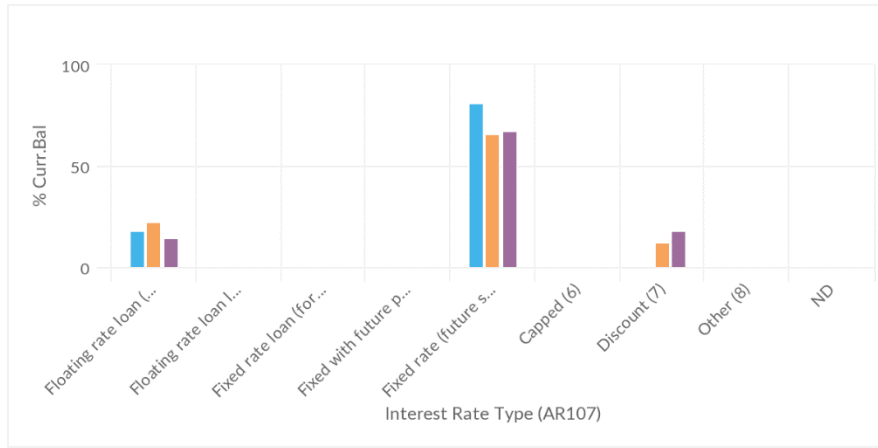
**EDVANCE**



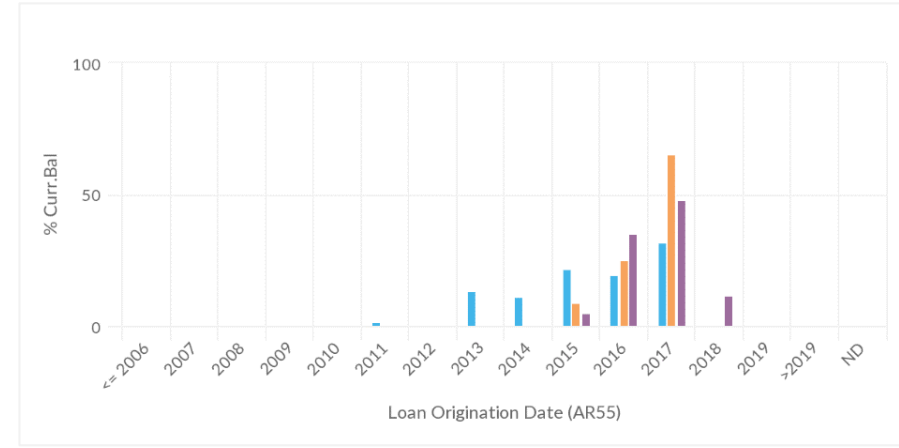
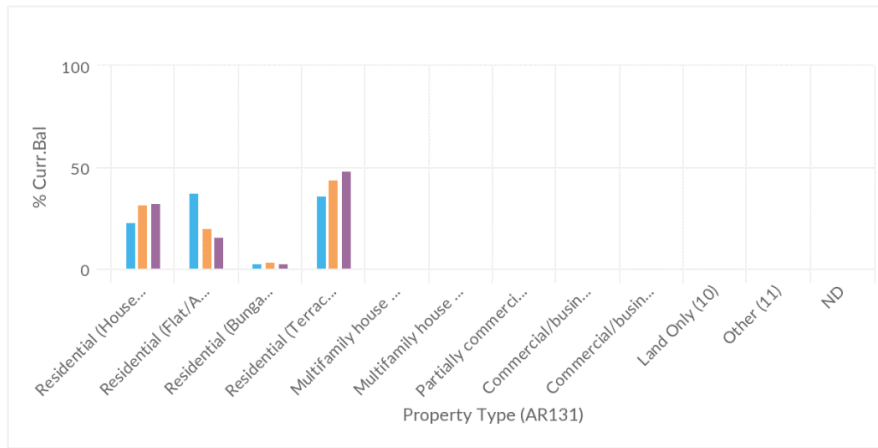
- Paragon Mortgages (No.25) PLC
- Paragon Mortgages (2015 vintage)
- Paragon Mortgages (2014 vintage) – active deals only

Source: EDvance

# The Power of EDvance: Paragon Mortgages (No.25) PLC vs Precise Mortgage Funding 2018-1B vs Precise Mortgage Funding 2018-2B



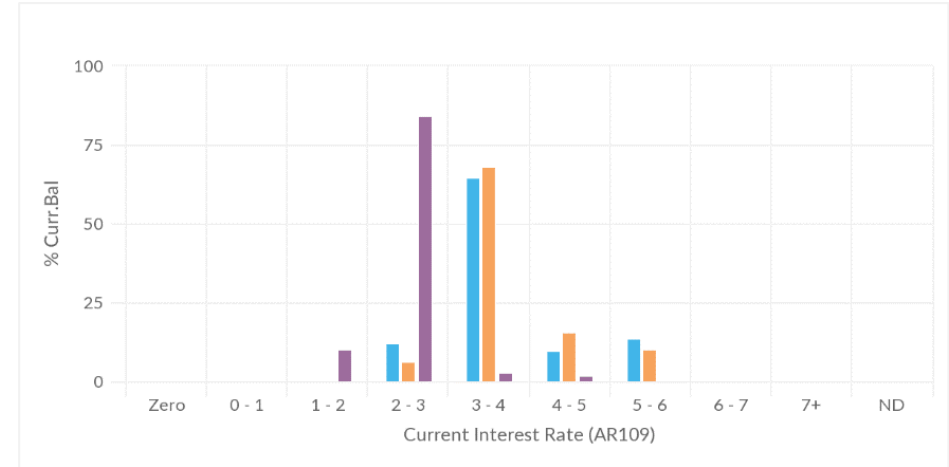
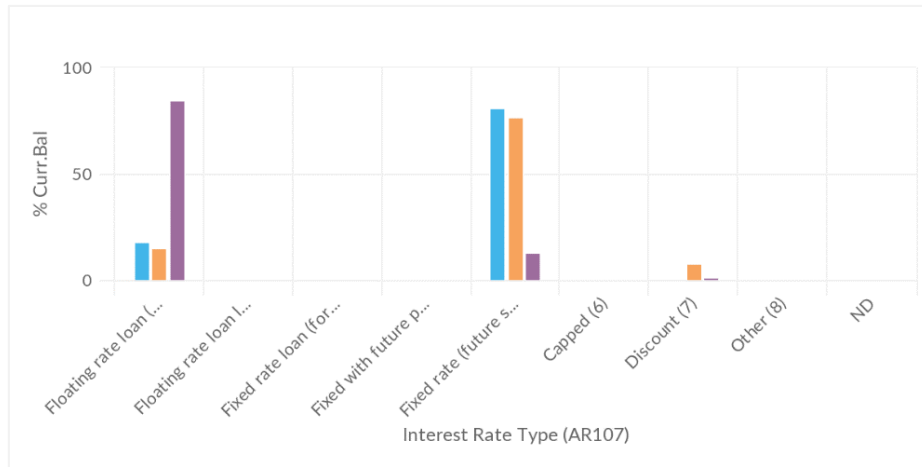
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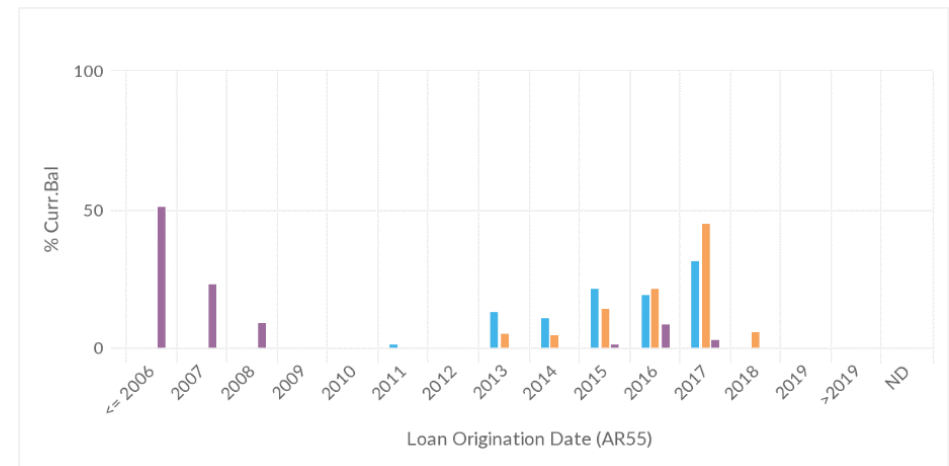
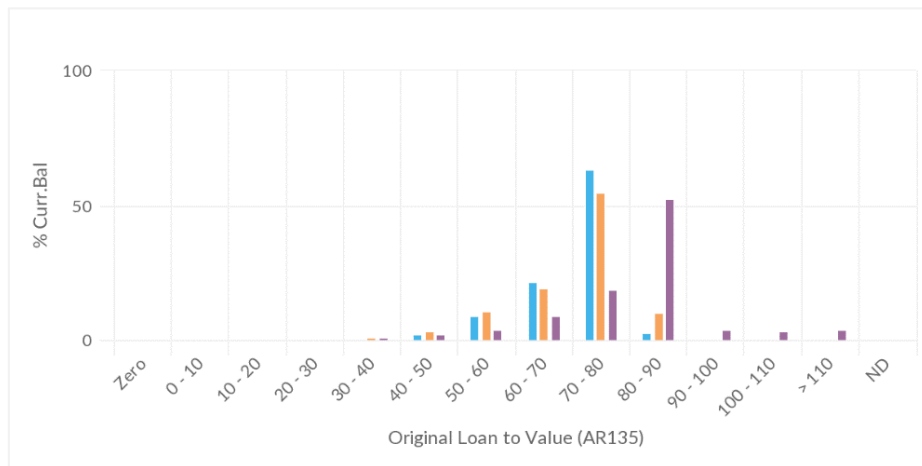
- Paragon Mortgages (No.25) PLC
- Precise Mortgage Funding 2018-1B
- Precise Mortgage Funding 2018-2B

Source: EDvance

# The Power of EDvance: Paragon Mortgages (No.25) PLC vs UK RMBS with 2018 vintage vs UK RMBS with 2017 vintage



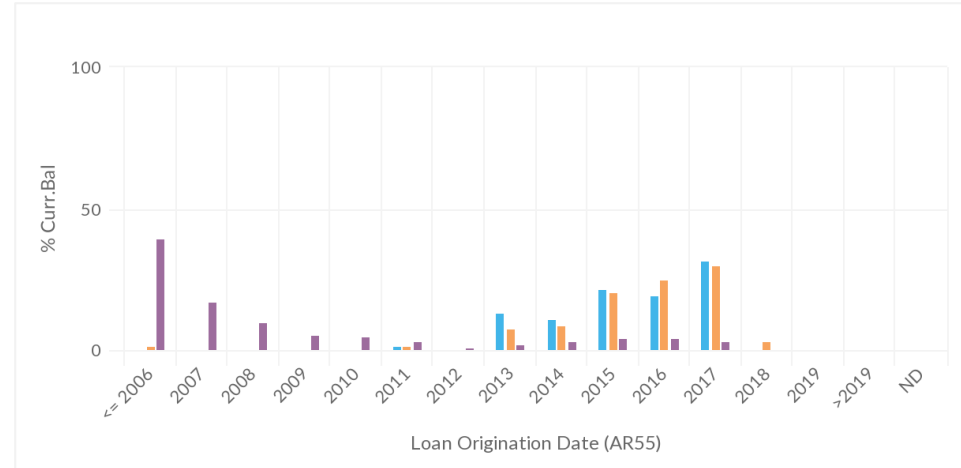
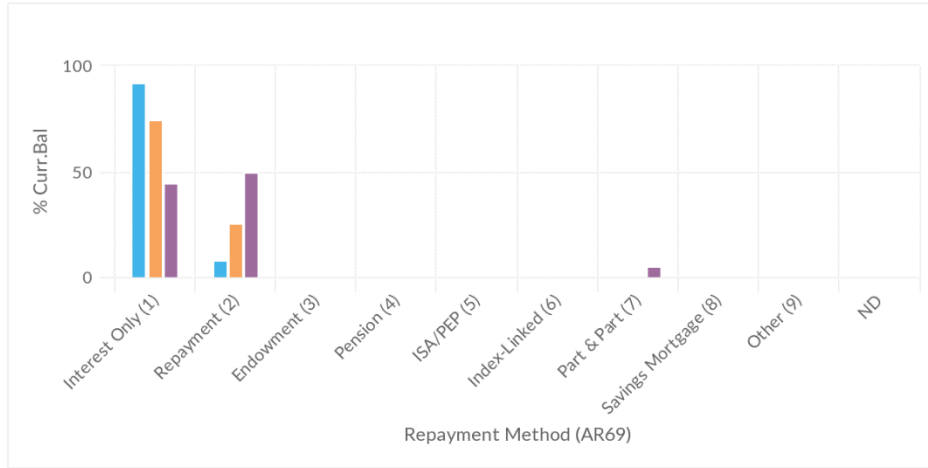
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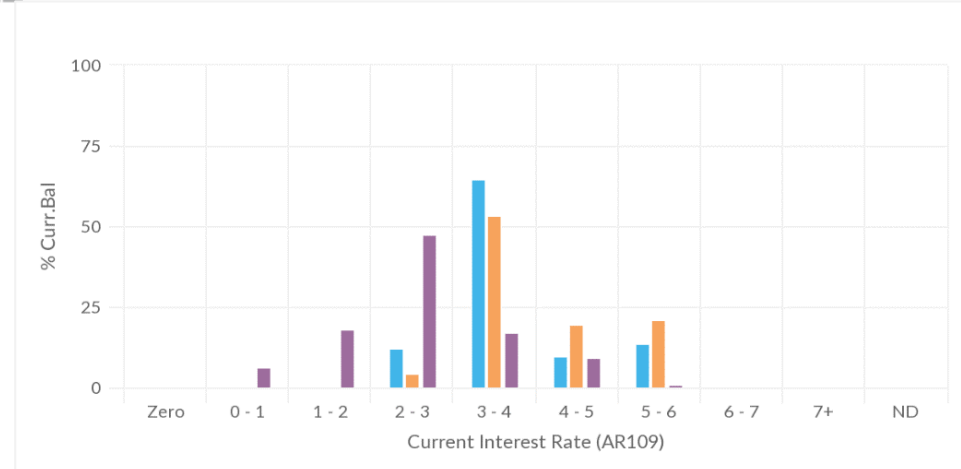
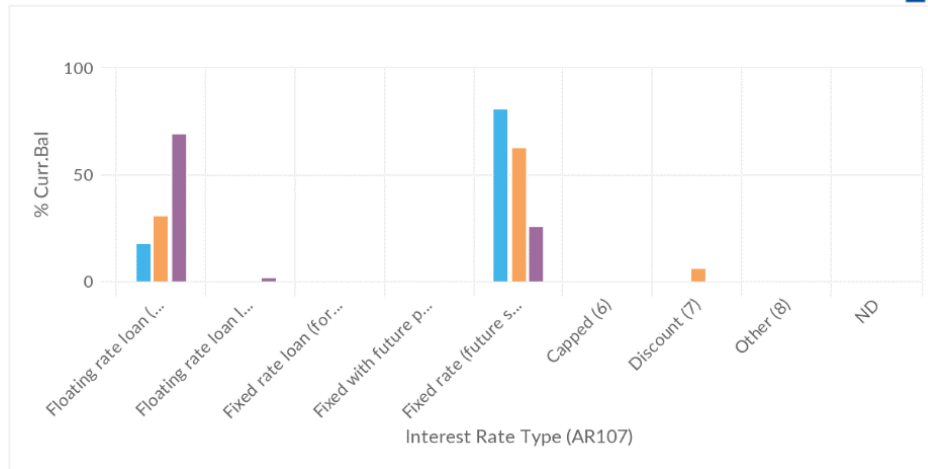
- Paragon Mortgages (No.25) PLC
- UK RMBS with 2018 vintage
- UK RMBS with 2017 vintage

Source: EDvance

# The Power of EDvance: Paragon Mortgages (No.25) PLC vs UK BTL deals vs all UK RMBS



**EDVANCE**



- Paragon Mortgages (No.25) PLC
- All Buy To Let deals from the UK
- All RMBS from the UK

Source: EDvance


Abbreviation	Meaning
<b>Avg</b>	Average
<b>CLTV</b>	Current Loan to Value
<b>OLTV</b>	Original Loan to Value
<b>OTM</b>	Original Term to Maturity
<b>PCD</b>	Pool Cut-off Date
<b>RTM</b>	Remaining Term to Maturity
<b>WA</b>	Weighted Average



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