



Applying proprietary and third-party mortgage data to better manage climate risk

Frank Wall, Executive Director and Joint Founder



What is it?

Mortgage Analytics Platform

Allows Multiple Internal and External Stakeholder Access

Simply Choose your Portfolio to analyse and/or compare

Bottom-up Approach

Uses both Proprietary and Third-Party/Public Data

A single ***Source of Truth*** for enhanced risk management and decision making



How does it work?

The User Uploads Data Through the ECB, BOE, or ESMA Templates

The User Controls Interval of Upload

Validation and Consistency Checks Immediately Identify Any Errors

The Platform Seamlessly Integrates Climate Risk Data

The Complete Set of Data can then be Analysed

All Output can be Exported



Why InCol?

Experienced Financial Markets Team

In-House Technical Expertise

A Fintech Best Positioned to Understand the Needs of Mortgage Sector Stakeholders

The need for Analytics is more critical in a Market where Mortgages are more Transferable than ever

Investors and Regulators are Increasingly Focused on Climate Risk Management

InCol Intelligence Addresses these and Other Challenges



What Problems Does InCol Intelligence Solve?

- **Eliminates Keyman Risk**
- Reduces Human Error and reliance on Excel spreadsheets
- **Validates a user's data** so that it is relevant, complete, accurate, and actionable
- Makes complex and detailed analysis **affordable**
- **Provides the C Suite with a comprehensive, accurate, & inciteful business view**
- Enables better and more timely decision-making business-wide
- Highlights business opportunities & Identifies unforeseen risks



What Problem Does InCol Intelligence Solve?

- Prevents unauthorised access to sensitive data
- **Allows for the portrayal of data externally** used for:
 - o Pledged Collateral at ECB/BOE
 - o Securitisations
 - o Covered Bonds
 - o Forward Flow Funding Arrangements
- Assists with regulatory reporting



What Problem Does InCol Intelligence Solve?

- **Addresses climate risk management**
 - Allows for the ongoing monitoring and measurement of:
 - Physical Risk**
 - Energy Ratings Risk**
 - EPC Transition**
 - Green Asset Ratio**



It's Here, It's Now, and Ready to Go

Built and Ready to Use

Attractively Priced

Immediately Available

Delivered and Supported through a SaaS Offering



Thank You

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The following pages contain a sample of the output from ***InCol Intelligence©***

Issuer: Bank 1
Building Society A Overview
Pool Cut-off Date: 12/31/2020

Based on O/LTV Cutoff:
65.0%



Select Metric
Total Balance

Select Pool
Building Society A

Summary Pool Characteristics

	Completions	Applications	Approvals	Rejections
Current Balance	£1,220,315,121.07	£15,545,906.16	£10,338,634.36	£13,617,059.32
Number of Loans	8,026	20	20	20
Average Loan Balance	£152,045	£777,295	£516,932	£680,853
Weighted Average Blended Interest Rate	2.86%			
Avg. Indexed LTV	52.55%			
Weighted Average Indexed LTV	58.02%			
Avg. O/LTV	68.68%	51.35%	44.85%	51.40%
Weighted Average Original Loan to Value	71.17%			
Max O/LTV	262.60%	71.00%	71.00%	71.00%
Min O/LTV	1.00%	19.00%	10.00%	12.00%
Interest Only %	21.95%	70.00%	50.00%	60.00%
Owner Occupied %	77.64%	100.00%	100.00%	100.00%
Buy to Let %	19.19%	0.00%	0.00%	0.00%
Weighted Average Seasoning Months	70			
Weighted Average Remaining Term Months	204			
OLTV > O/LTV: Cutoff	71.22%	15.16%	8.51%	20.25%
OLTV <= O/LTV: Cutoff	28.78%	83.84%	91.49%	79.75%
ILTV > Cutoff	43.96%			
ILTV <= Cutoff	56.04%	100.00%	100.00%	100.00%
Loan Book in Arrears	0.53%			

UK Geographic Distribution by Balance in All Regions

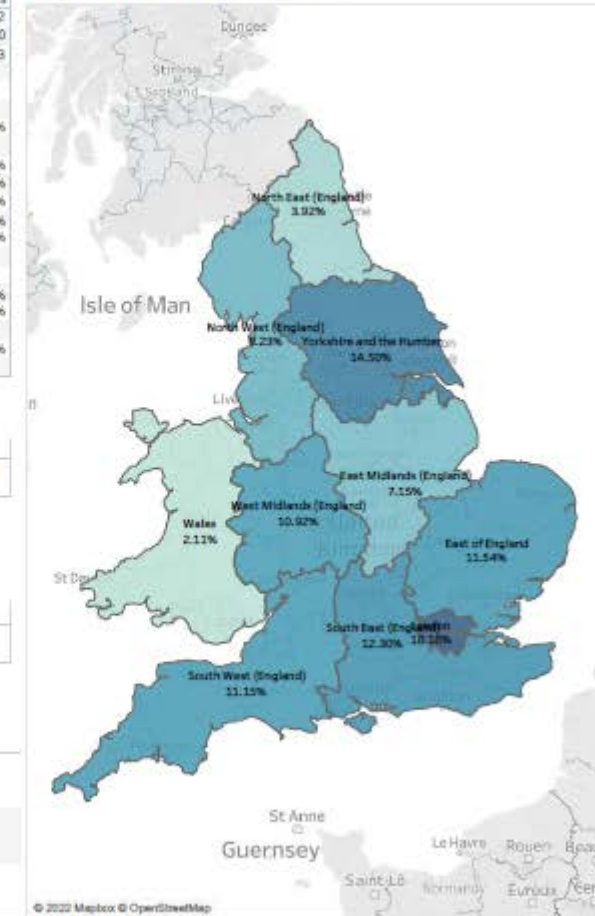
London	Yorkshire and the H...	South East (England)	East of England	South West (England)	West Midlands (Engl...	North West (England)	East Midlands (Engla...	North East (England)	Wales	Total
221,962,908	176,952,416	150,156,656	140,807,579	136,106,773	133,262,400	100,396,217	87,228,946	47,780,150	25,761,076	1,220,315,121
18.18%	14.50%	12.30%	11.54%	11.15%	10.92%	8.23%	7.15%	3.92%	2.11%	100.00%

Number of Loans in All Regions

London	Yorkshire and the H...	South West (England)	South East (England)	West Midlands (Engl...	East of England	North West (England)	East Midlands (Engla...	North East (England)	Wales	Total
1,379	1,217	1,040	979	908	868	601	562	309	163	8,026
17.18%	15.16%	12.98%	12.20%	11.31%	10.81%	7.49%	7.00%	3.85%	2.03%	100.00%

✓	Seasoning Months	Remaining Term	Loan Size	OLTV	Indexed LTV	Arrears
Weighted Average	72.2	211	336,288	73.47%	59.90%	4,909
Minimum	12	-8	£2,585.38	1.00%	1.87%	6,421
Maximum	439	388	£5,117,379.86	262.60%	197.73%	1,419,217

Regional Distribution by Total Balance



Summary

Pool: Building Society A
Cutoff Date: 12/31/2020
Loan Stage: Completions

Username: frank.wal@incollfunding.com
Report Timestamp: 5/23/2022 12:19:35 PM

Arrears Analysis | Bank 1

Building Society A - Pool Cut-off Date: 12/31/2020

Reset Filters



Total Amount in Arrears: 7,995,354

Number of Loans in Arrears: 30

Loan Book in Arrears: 0.66%

Select Metric
Total Balance

Number of Loans in Arrears

North West (England)	London	Yorkshire and the Humber	East of England	South East (England)	North East (England)	East Midlands (England)	South West (England)	Wales	West Midlands (England)
8	6	4	3	3	2	1	1	1	1
0.36%	0.06%	0.05%	0.02%	0.05%	0.01%	0.02%	0.00%	0.07%	0.02%
4,439,704	696,661	588,126	249,234	613,214	79,472	198,024	22,472	860,617	247,830

Regional Analysis

	1 Month in Arrears	>1 and <3 Months in A..	>=3 and <6 Months in ..	>=6 Months in Arrears	Grand Total
East of England	£153,960.88		£95,273.25		£249,234.13
London	£696,660.63				£696,660.63
Wales		£860,617.11			£860,617.11
East Midlands (England)				£198,023.67	£198,023.67
North East (England)		£6,421.33		£73,050.73	£79,472.06
North West (England)	£1,322,336.69	£1,354,093.55	£171,522.33	£1,591,751.87	£4,439,704.44
South East (England)	£113,792.29	£499,421.40			£613,213.69
South West (England)			£22,471.83		£22,471.83
West Midlands (England)				£247,830.01	£247,830.01
Yorkshire and the Humber		£42,132.85	£298,163.32	£247,830.01	£588,126.18
Total	£2,286,750.49	£2,762,686.24	£587,430.73	£2,358,486.29	£7,995,353.75

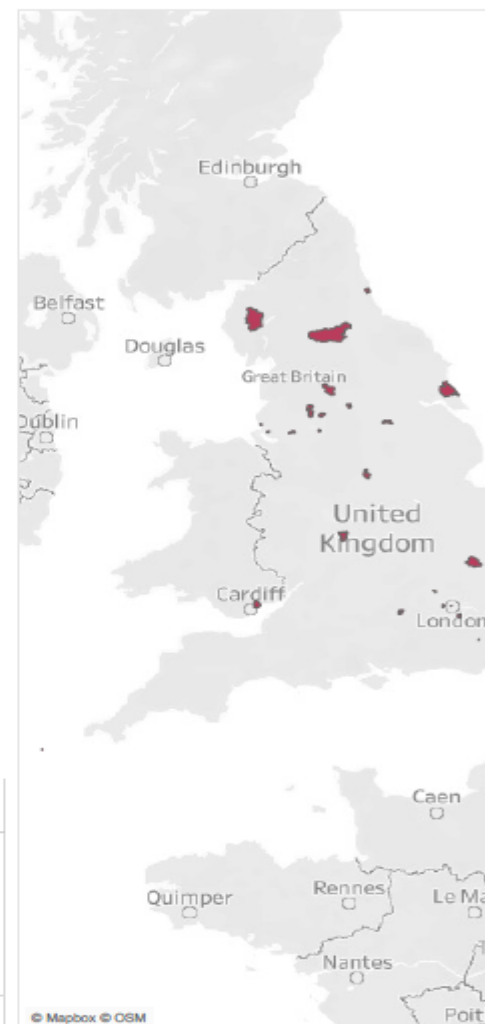
Indexed Loan to Value

	1 Month in Arrears	>1 and <3 Months in A..	>=3 and <6 Months in ..	>=6 Months in Arrears	Grand Total
>=0% and <50%	£1,211,443.06	£48,554.18	£117,745.08	£1,419,217.35	£2,796,959.67
>=50% and <60%	£610,397.67	£1,354,093.55	£171,522.33	£370,558.19	£2,506,571.74
>=60% and <70%	£237,325.18	£860,617.11		£73,050.73	£1,170,993.02
>=70% and <80%	£113,792.29	£499,421.40	£298,163.32		£911,377.01
>=80% and <90%	£113,792.29			£495,660.02	£609,452.31
Total	£2,286,750.49	£2,762,686.24	£587,430.73	£2,358,486.29	£7,995,353.75

Original Loan to Value

	1 Month in Arrears	>1 and <3 Months in Arrears	>=3 and <6 Months in Arrears	>=6 Months in Arrears	Grand Total
<50%	£204,627.29	£48,554.18	£117,745.08		£370,926.55
>=50% and <60%		£1,354,093.55			£1,354,093.55
>=60% and <70%	£1,431,363.44		£171,522.33		£1,602,885.77
>=70% and <80%	£423,175.18	£860,617.11		£1,419,217.35	£2,703,009.64
>=90% and <100%	£227,584.58	£499,421.40	£298,163.32	£939,268.94	£1,964,438.24
Total	£2,286,750.49	£2,762,686.24	£587,430.73	£2,358,486.29	£7,995,353.75

Arrears Map

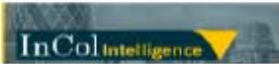


Postcode Analysis | Bank 1
Building Society A - Pool Cut-off Date: 12/31/2020

Reset Filters

Map Postcodes
1,000

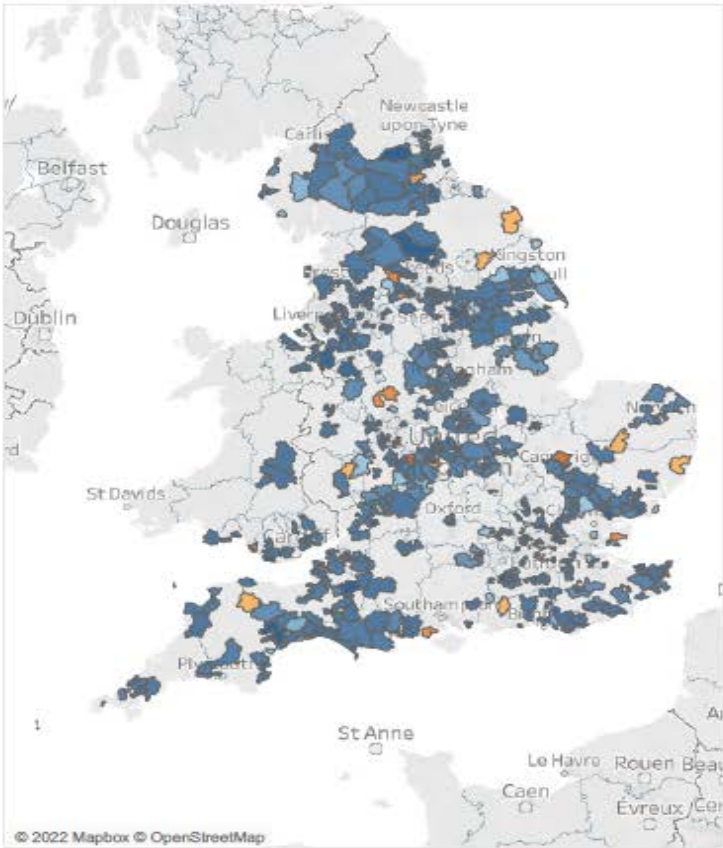
Chart Postcodes
20



Geographic Distribution by Balance

London	Yorkshire and the Humber	South West (England)	South East (England)	West Midlands (England)	East of England	North West (England)	East Midlands (England)	North East (England)	Wales
18.18%	14.50%	11.15%	12.30%	10.92%	11.54%	8.23%	7.15%	3.92%	2.11%

Number of Loans per Postcode



Postcode	Nuts Region	Loan Current Balance	% Regional Total
CT13	South East (England)	£15,831,816.11	% of South East (England) Total: 10.54%
E14	London	£15,755,330.36	% of London Total: 7.10%
B95	West Midlands (England)	£14,281,711.70	% of West Midlands (England) Total: 10.72%
SW1H	London	£13,119,054.77	% of London Total: 5.91%
BR3	London	£13,054,003.41	% of London Total: 5.88%
SW1X	London	£12,886,482.38	% of London Total: 5.81%
BD22	Yorkshire and the Humber	£12,879,001.66	% of Yorkshire and the Humber Total: 7.28%
SW95	London	£12,751,471.14	% of London Total: 5.75%
BS25	South West (England)	£12,712,935.13	% of South West (England) Total: 9.34%
SW7	London	£12,599,343.41	% of London Total: 5.68%
SW12	London	£12,541,600.35	% of London Total: 5.65%
CB24	East of England	£12,518,221.98	% of East of England Total: 8.89%
BA20	South West (England)	£12,463,777.43	% of South West (England) Total: 9.16%
BH18	South West (England)	£12,432,781.95	% of South West (England) Total: 9.13%
BN10	South East (England)	£12,411,525.70	% of South East (England) Total: 8.27%
ST18	West Midlands (England)	£12,321,837.66	% of West Midlands (England) Total: 9.25%
SW19	London	£12,218,676.73	% of London Total: 5.51%
S041	South East (England)	£12,201,698.51	% of South East (England) Total: 8.13%
CF33	Wales	£11,870,385.69	% of Wales Total: 46.08%
SR4	North East (England)	£11,840,923.42	% of North East (England) Total: 24.78%

Originator

Bank 1

Investor

(All)

Select Pool

Large UK Portfolio V3

Pool Cutoff Date

12/31/2020

Loan Stage

Completions

Pledged/Securitized

(All)

Energy Rating

(Multiple values)

Portfolio Creator

View New Portfolio

View BoE Format

Reset Filters

Portfolio Summary

Current Balance £230,672,968

Average Loan Balance £114,478

% of Total Portfolio Balance 22.24%

Max. Loan Current Balance £501,907

Min. Loan Current Balance £2,779

Weighted Current Indexed LTV 9.92%

Avg. Brw Primary Income 70,601

Number of Loans 2,015

Average Original Loan to Value 60%

Repayment Type

Repayment Type	% of Total Portfolio Bala..	Curr Bala
Interest Only	7.96%	82,522,4
Repayment	14.28%	148,150,1

Occupancy Type

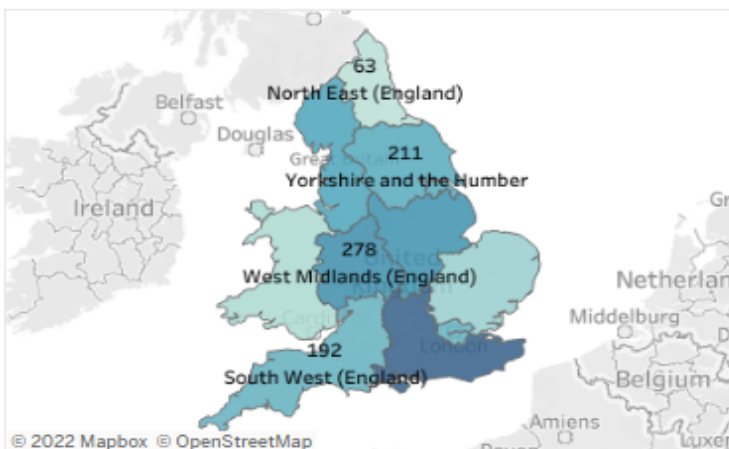
Type Occupancy	% of Total Portfolio Bala..	Current Balance
Buy-to-Let	5.61%	58,139,388
Holiday/second home	0.61%	6,311,328
Owner-Occupied	16.03%	166,222,253

Number of Loans

% of Number of Loans 26.54%

Number of Loans 2,015

Regional Number of Loans



☐ (All)

☒ A

☒ B

☒ C

☐ D

☐ E

☐ F

☐ G

☐ No Data

Cancel Apply

Loan Current Balance
2,779 501,907Seasoning Months
0 1000Loan Origination Date
1/1/1980 6/30/2021NUTS Region
(All)Type Occupancy
(All)Loan Original Balance
0 5,818,652Months in Arrears
(All)

Detailed Chart

Loan Id	Pool Id	Loan Origin..	Loan Matur..	Currency	Brw Right T..	Pool Cutoff ..	Type Occup..	Income Veri..	Repayment ..	NUTS Region	Loan M
4785	Large UK Portfolio V3	10/12/2016	10/11/2041	GBP	N	12/31/2020	Owner-Occ..	Verified	Repayment	London	10/11/2
4783	Large UK Portfolio V3	10/12/2016	10/11/2041	GBP	N	12/31/2020	Owner-Occ..	Verified	Repayment	London	10/11/2
4704	Large UK Portfolio V3	8/11/2016	8/10/2041	GBP	N	12/31/2020	Owner-Occ..	Verified	Repayment	London	8/10/20
4844	Large UK Portfolio V3	12/15/2016	12/14/2041	GBP	N	12/31/2020	Owner-Occ..	Verified	Repayment	London	12/14/2

Income Verification
(All)IR Current Value
0.0000 0.1070

Variance Overview

Originator All Investor All Pool Id Building Soci... Baseline Date 12/31/2020 Comparison .. 3/31/2021 NUTS Region All Type Occupa... All Repayment T... All Pledged/Secu... All



Overview Building Society A | 12/31/2020 to 3/31/2021 | All region(s) | All occupancy

[View Loans with changed Repayment Type](#)

	12/31/2020	3/31/2021	Difference	Change	New Loans	Redemptions
Current Balance	£1,220,315,121	£1,232,724,525	£12,409,404	1.0%	£23,484,824	£9,706,436
Number of Loans	8,026	8,045	19	0.2%	36	17
Average Loan Balance	£152,045	£153,229	£1,183	0.8%	£652,356	£570,967
Average Indexed LTV	46.43%	46.46%	0.0%	0.1%	61.17%	63.42%
Weighted Average Blended Interest Rate	2.86%	2.87%	0.01%	0.4%	4.50%	5.36%
Weighted Average Original Loan to Value	71.17%	71.12%	-0.1%	-0.1%	64.55%	63.60%
Weighted Current Indexed LTV	52.68%	52.86%	0.18%	0.34%	61.23%	57.33%
Owner Occupied %	77.64%	77.39%	-0.2%	-0.3%	0.00%	29.41%
Buy to Let %	19.19%	19.44%	0.3%	1.3%	100.00%	70.59%
Weighted Average Seasoning Months	70	69	-0.8	-1.2%		35
Weighted Average Remaining Term Months	204	207	2.7	1.3%	325	
Loan Book in Arrears	0.63%	0.86%	0.2%	0.2%	3.97%	13.95%

Breakdowns - click on a breakdown type to filter the top table

Interest Breakdown
Interest Payment Type

	Repayment Type			Interest Payment Type				
	Interest Only	Part & Part	Repayment	Variable (1)	Tracker (2)	Fixed (3,4,5)	Discount (7)	Other
Loan Current Balance Δ%	-1.6%	-0.1%	2.0%	5.3%	0.0%	-0.1%	-2.3%	0.0%
Number of Loans Δ%	-0.5%	0.0%	0.4%	1.6%	0.0%	0.0%	-1.3%	0.0%
Average Loan Balance Δ%	-1.1%	-0.1%	1.5%	3.7%	0.0%	0.0%	-1.1%	0.0%
Average Indexed LTV Δ%	-0.3%	-0.2%	0.1%	2.1%	0.0%	0.0%	-1.5%	0.0%
Weighted Average Blended Interest Rate Δ%	-4.0%	-1.1%	2.1%	4.3%	-1.0%	-1.0%	-4.6%	-1.0%
Weighted OLTV Δ%	-2.7%	-1.1%	0.6%	5.2%	-1.0%	-1.0%	-3.7%	-1.0%
Weighted Current Indexed LTV Δ%	-2.62%	-1.24%	1.20%	7.15%	-0.98%	-1.04%	-4.34%	-0.98%
Owner Occupied Δ%	0.5%	0.0%	-0.5%	-1.5%	0.0%	0.0%	-0.1%	0.0%
Buy to Let Δ%	-0.3%		8.4%	3.3%		0.0%		0.0%
Weighted Average Seasoning Months Δ%	-2.1%	-1.1%	-0.8%	-1.7%	-1.0%	-1.0%	-2.1%	-1.0%
Weighted Average Remaining Term Months Δ%	-1.1%	-1.2%	1.9%	10.8%	-1.0%	-1.0%	-1.1%	-1.0%
Loans in Arrears Δ%	-6.7%		51.4%	53.2%	-1.0%	-1.0%	-1.0%	-1.0%

CPR (Given dates selected)

Partial Prepayment Rate

0.93%

0.22%

Third Party Data

Building Society A - Pool Cut-off Date: 12/31/2020

Originator

Bank 1

Investor

(All)

Select Pool

Building Society A

Pool Cutoff Date

12/31/2020

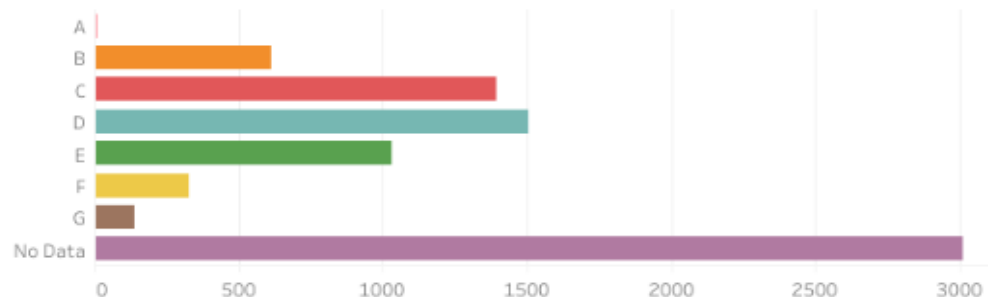
Loan Stage

Completions

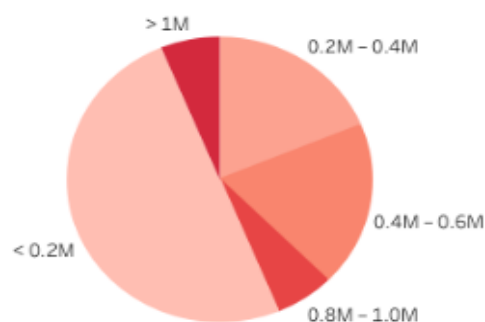
Pledged/Securitized

(All)

Energy Rating



Potential Fluvial Flood Depth in 30 years



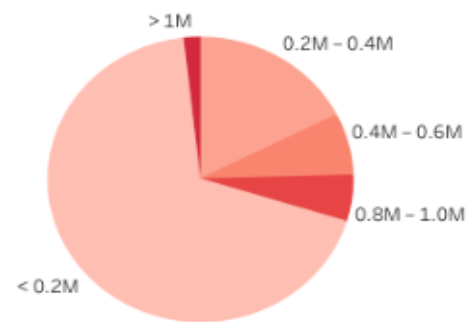
Historically Flooded

Previously Flooded	1,721
Not Previously Flooded	6,365

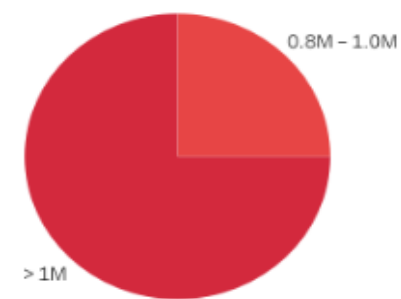
Loan Details of Historically Flooded Properties

Loan Id	Loan Matu..	Coll Postc..	Current Balance	Age of Loans in ..	Age of Loans in Y..	ILTV
7	1/19/2026	B29	51,749	135	11	16.62%
8	1/20/2026	B29	22,800	137	11	5.70%
9	1/22/2026	B29	78,000	161	13	26.35%

Potential Pluvial Flood Depth in 30 years



Potential Tidal Flood Depth in 30 years



Flood Insurance

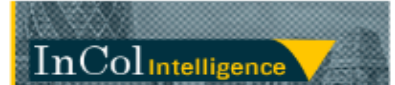
No	Yes
2,279	2,998

Remaining Years on Lease

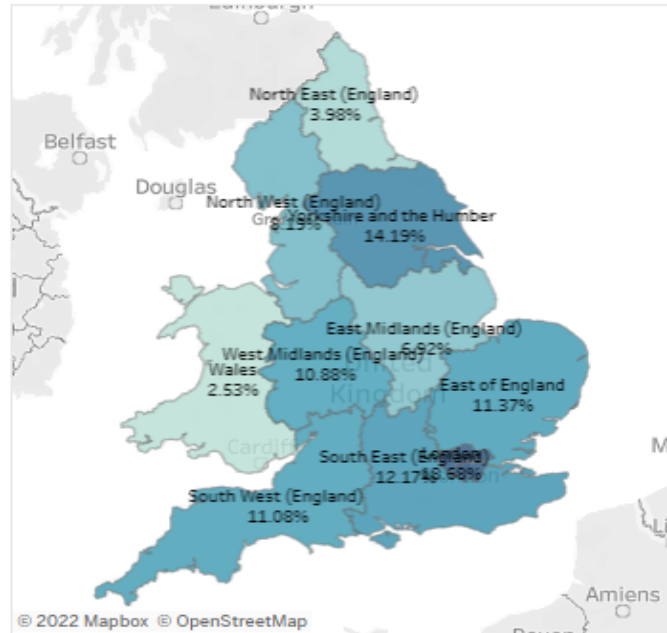
Less than 25 years	48
More than 25 years	5,263

Energy Rating Analysis

Building Society A - Pool Cut-off Date: 12/31/2020



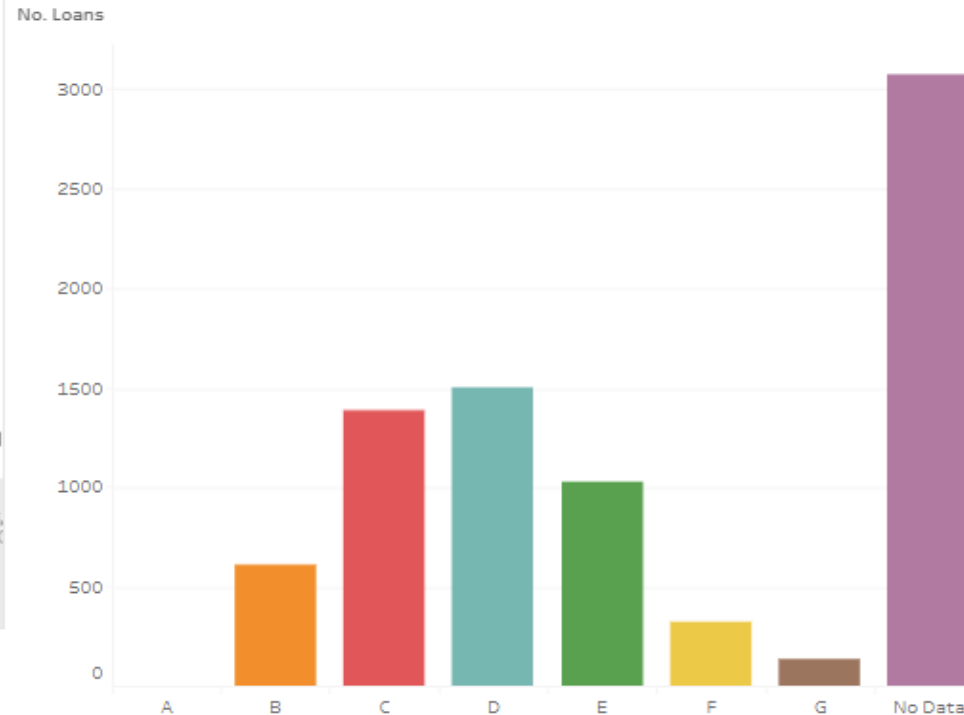
Regional Distribution by Total Balance



Percent of Total Portfolio with an Energy Rating

62.50%

Energy Rating Breakdown



Analysis

Current Balance	£1,259,816,720.91
Number of Loans	8,086
Average Loan Balance	£155,802
Weighted Average Blended Interest Rate	2.98%
Avq. Indexed LTV	46.37%
Weighted Average Indexed LTV	54.03%
Avg. OLTV	68.54%
Weighted Average Original Loan to Value	72.83%
Max OLTV	262.60%
Min OLTV	1.00%
Interest Only %	22.24%
Owner Occupied %	77.80%
Buy to Let %	19.05%
Weighted Average Seasoning Months	71
Weighted Average Remaining Term Months	206
OLTV > OLTV: Cutoff	69.48%
OLTV <= OLTV: Cutoff	30.52%
ILTV > Cutoff	28.39%
ILTV <= Cutoff	71.61%
Loan Book in Arrears	0.63%

EPC Rating	No. of Loans
A	9
B	614
C	1,393
D	1,503
E	1,031
F	329
G	141
No Data	3,070
Grand Total	8,086

Product Breakdown by Energy Rating

Interest Rate Type Name	A	B	C	D	E	F	G	No Data
Discount		32	67	69	50	10	6	85
Fixed Rate Loan (For Life)								10
Fixed Rate Loan with Compulsory Future Switc...	4	180	358	414	276	98	40	2,032
Floating Rate Loan (For Life)	3	133	299	304	215	79	30	524
Floating rate loan linked to Libor, Euribor, BoE ...	1	27	76	60	47	15	6	152
Other	1	242	593	656	443	127	59	267

Green Asset Ratio

EPC Rating	% of Total	Cumulative
A	0.11%	0.11%
B	7.59%	7.70%
C	17.23%	24.93%
D	18.59%	43.52%
E	12.75%	56.27%
F	4.07%	60.34%
G	1.74%	62.08%
No Data	37.97%	100.05%