Registered Number: 06612702

Silverstone Funding (No.1) Limited

Annual Report and Financial Statements for the period ended 31 March 2025

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Directors

Ioannis Kyriakopoulos
Robert Collins
Daniel Jonathan Wynne
Wilmington Trust SP Services (London) Limited

Company Secretary

Wilmington Trust SP Services (London) Limited

Independent Auditors

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Third Floor
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London
EC2R 7AF

Registered Number

06612702
Registered in England and Wales

Directors' Report for the period ended 31 March 2025

The directors have pleasure in presenting their annual report and the audited financial statements for Silverstone Funding (No.1) Limited ("the Company") for the period ended 31 March 2025. Silverstone Funding (No.1) Limited is a wholly owned subsidiary of Silverstone Securitisation Holdings Limited, its parent company. The year end date of the Company has been changed to 31 March, which aligns with that of its parent. The financial statements have been prepared for the period from 5 April 2024 to 31 March 2025.

As set out in the accounting policies, the Annual Report and Financial Statements have been prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework. All financial information given in the directors' report is taken solely from the statutory results prepared on the above basis. The directors consider the financial statements to be fair, balanced and understandable.

Principal activities

The principal activity of the Company is to acquire an interest in a portfolio of mortgage loans originated by Nationwide Building Society (the "Society" or "Nationwide") and to enter into financial arrangements with its related parties.

The Company was registered as Silverstone Funding (No.1) Limited in England and Wales on 5 June 2008 as a limited company, with authorised share capital of £100 comprising 100 ordinary shares of £1 each, one of which has been issued.

The activities of the Company are conducted primarily by reference to a series of securitisation transactions as a means of raising funds for Nationwide Building Society and its subsidiary undertakings (the "Group"). The programme documentation can be found on the investor relations page at: https://www.nationwide.co.uk/investor-relations/silverstone-rmbs-terms-of-access/silverstone-rmbs-programme/.

Silverstone Master Issuer PLC lends the proceeds of the notes issued under the programme to Silverstone Funding (No.1) Limited. The loan is used by Silverstone Funding (No. 1) Limited to purchase an interest in the assets of Silverstone Finance Trustee Limited (the "Trust"). The assets of the Trust comprise mortgage loans originated by Nationwide Building Society and secured on residential properties in England, Wales, Scotland and Northern Ireland.

Citicorp Trustee Company Limited is the Note Trustee, Issuer Security Trustee, and Funding 1 Security Trustee. They are therefore party to the programme and transaction documents and their role is to represent the interests of all noteholders and other secured creditors (including their interest in the secured property), and to have authority over contractual matters should the Society lose its capacity to provide the servicer and/or cash management functions. Any changes to documents require the consent of the relevant trustee.

Directors' indemnities

As permitted by the Articles of Association, the directors have the benefit of an indemnity which is a qualifying third-party indemnity provision as defined by Section 234 of the Companies Act 2006. The indemnity was in force throughout the last financial period and is currently in force. The Group also purchased and maintained directors' and officers' liability insurance in respect of itself and directors throughout the financial period.

Domicile

The Company is limited by shares. It is registered, domiciled and operates in the United Kingdom.

Directors' Report for the period ended 31 March 2025

Directors and Directors' interests

The directors of the Company who were in office during the period and up to the date of signing the financial statements are shown on page 2. The following changes in directors were made since the prior period:

- Muir James Mathieson (Resigned 16 September 2024)
- Robert Collins (Appointed 6 September 2024)

At no time during the period have the directors, or their families, had any beneficial interest in the shares of the Company. None of the directors had a material interest in any contract significant to the Company's business.

Employees

The Company does not have any employees (2024: none).

Environment

The Company's environmental policy is set at a Group level. The Group remains committed to managing its environmental impacts and its ambition is to look for better, cleaner ways to run its operations.

Further details of the Group's activities can be found in the Strategic Report in its Annual Report and Accounts and on Nationwide Building Society's website at **nationwide.co.uk**

Going concern

The directors consider that preparing the financial statements on the going concern basis is appropriate.

The operations of the Company are limited in nature and the Company continues to have a low liquidity risk profile since it is only obliged to make payments on its inter-company loans to the extent that it receives enough cashflows from the underlying mortgage pool. There are also credit enhancements within the securitisation structure including over-collateralisation of the deemed loan. More information is disclosed in Note 11 to the financial statements.

The directors have assessed the financial performance and position of the Company and have a reasonable expectation that the Company will continue in business for the next 12 months and meet its liabilities as they fall due. For this reason, the going concern basis has been used in preparing the accounts.

Details on future developments, dividends and financial risk management are included in the Strategic Report on pages 6– 8.

Directors' responsibility statement

The directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial period. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

- Select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy, at any time, the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditors

The auditors, Ernst & Young LLP, have expressed their willingness to continue in office. A resolution for their re-appointment as auditors will be proposed at the next board meeting.

Directors' statement as to disclosure of information to auditors

In accordance with Section 418 of the Companies Act 2006, for each director in office at the date the Directors' report is approved:

- so far as the director is aware, there is no relevant audit information of which the Company's auditor are unaware; and
- they have taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the Company's auditor are aware of that information.

Approved by the board of directors and signed on its behalf by

Thompson Fisher
Authorised signatory for Wilmington Trust SP Services (London) Limited
Date: 28 July 2025

Strategic Report for the period ended 31 March 2025

Business review

In the period to 31 March 2025 the Silverstone structure issued an additional £1,645.0 million of asset backed securities.

Note	Amount
2024-1 1A	British Pound 500.0 million
2024-1 2A	British Pound 500.0 million
2024-1 3A	British Pound 500.0 million
2017-1 Z VFN	British Pound 145.0 million

The following notes totalling £219.4 million matured or were partially or fully repaid during the period.

Note	Amount
2022-1 1A	US Dollar 145.0 million (British Pound 106.9 million)
2022-2 1A	British Pound 112.5 million

As a result, the loan from Silverstone Master Issuer PLC increased in the period. The inter-company loan enables the Company to purchase interests in the assets of the Trust, comprising mortgage loans originated within Nationwide (the "Originator"), secured on residential properties in England, Wales, Scotland and Northern Ireland.

The balance sheet on page 13 of the financial statements shows the Company's financial position at 31 March 2025.

Future developments

The Company will continue to hold its interest in the Trust and no changes in activities are envisaged.

Strategic goals

Although strategic goals are set at Group level, the Board is aware of the Company's role in supporting the Group's ambition to meet these goals. Further information on the Group's strategic goals and performance against these goals, as well as the strategic goals for the next five years can be found in the Strategic report section of the Group Annual Report and Accounts.

The securitisation transaction documents define a set of Key Performance Indicators (KPIs), and these are published in a monthly investor report (available via the Nationwide website). These include the Post-Swap Mortgage Yield of 5.70% (2024: 6.92%) and the Annualised Excess Spread Rolling of 1.72% (2024: 1.84%), available as the first line of credit enhancement to the notes. It also includes the losses that have occurred and the level of arrears and possessions in the underlying mortgages, the rate of repayment of the mortgage loans within the Trust and an analysis of the characteristics of the underlying mortgages in the Trust. Performance against these KPIs is monitored on a monthly basis and published in the monthly investor reports. More information can be found within note 11 (Risk management and control of the Group).

Changes in the credit rating assigned to each series and class of notes issued by the Company and attached to each inter-company loan is also used as an indicator of the performance of the Company.

The credit rating is first assigned at the time of issue and then monitored and reviewed by the Credit Rating Agencies and reflects the likelihood of full and timely payment of the note holders of interest and principal when due.

Please refer to note 11 for all the ratings that have been applied in the reviewed period and subsequently up to the date of approval of these financial statements.

To date, all loan and note repayments have been made in accordance with the scheduled repayment dates.

Results and dividends

The profit before tax for the financial period to 31 March 2025 was £10,000 (2024: £10,000). This is composed of net interest receivable and similar income of £1,727,000 (2024: £1,990,000) and operating expenses of £1,717,000 (2024: £1,980,000).

No dividends were proposed, approved or paid during the period (2024: £nil).

Profits are predetermined under the programme documentation. Under the securitisation transaction documents as modified by the Directors' resolution dated 30 March 2009, the profits before tax, which exclude gains/(losses) from derivatives and hedge accounting and foreign exchange gains/(losses), are fixed to a maximum of £10,000 per annum retainable from available revenue receipts from the beneficial interest in the Mortgage Trust. The receipts are more than required to enable the Company to generate £10,000 profit before tax and are distributed under the revenue priority of payments defined in the programme documentation.

Section 172(1) Statement and Statement of engagement with stakeholders

Section 172(1) of the Companies Act 2006 requires directors to act in good faith and in a way that they consider most likely to promote the success of the Company for the benefit of its key stakeholder as a whole. As the Company is part of the wider Group, where matters impact other entities amongst the Group and have a wider application, stakeholder engagement is led by the Society. Further information on how the Group engages with its stakeholders can be found in the Strategic report within the Group's Annual Report and Accounts.

Taking account of our stakeholders

Regulators – The Company recognises the importance of open and continuous dialogue with its regulators and seeks to maintain the highest possible regulatory standards, to protect and enhance the integrity of the UK financial system and ensure fair outcomes for our members. Engagement with regulators typically takes the form of regular and ad hoc meetings. Topics covered include regulatory and legislative changes and a wide range of other matters.

Investors – The Company maintains an active dialogue with existing and potential investors through an extensive investor relations programme.

Other - The Board and senior management also engage with other stakeholders on certain issues. Such stakeholders include intermediaries, tax authorities and the media.

Other matters set out in Section 172 (1) with regard to stakeholder engagement with employees, communities and suppliers is not relevant due to the nature of the Company.

Risk Management and Control of the Group

The Group's mutual model ensures focus on securing the long-term needs of its members whilst maintaining a balance sheet primarily invested in UK residential property and an investment grade liquidity portfolio. The Group continues to have low exposure to higher risk assets and a strong capital position.

The Group adopts a prudent approach to risk management, keeping members' money safe and secure by ensuring that the risks taken in support of our strategy are controlled through a robust risk appetite framework.

The operations of the Company are limited in nature and the market risks from financial assets and liabilities have been economically hedged.

The competitive environment remains intense as new market entrants, seeking to exploit new technologies, look to grow market share.

In common with other retail financial services organisations, the Group's business model results in many inherent risks which are continuously monitored and managed. These are categorised as follows:

- **Credit Risk** - The risk of loss as a result of a member, customer or counterparts failing to meet their financial obligations.
- **Liquidity and funding risk** - Liquidity risk is the risk that Nationwide is unable to meet its liabilities as they fall due and maintain member and other stakeholder confidence. Funding risk is the risk that Nationwide is unable to maintain diverse funding sources in wholesale and retail markets and manage retail funding risk that can arise from excessive concentrations of higher risk deposits.
- **Financial Risk** - The risk of loss or damage to the Group as a result of material errors in statutory, regulatory and critical reporting; data; production of financial plans and forecasts; assessment of the financial impacts of business proposals and of non-compliance with accounting principles or tax laws.
- **Operational Risk** - The risk of loss resulting from inadequate or failed internal processes, people and systems or from external events.
- **Market risk** - The risk that the net value of, or net income arising from, the Society's assets and liabilities is impacted as a result of market price or rate changes. As Nationwide does not have a trading book, market risk only arises in the banking book.
- **Conduct and Compliance Risk** - The related causes or impacts where the Group exercises inappropriate judgement or makes errors in the execution of its business activities.
- **Strategic Risk** - the risk that failed business decisions, or lack thereof, may pose to the Group.

The risk management objective and polices which correspond to these risks and uncertainties and details on how these are managed and mitigated can be found in the 'Risk Report' section of the Group's Annual Report and Accounts.

Approved by the board of directors and signed on its behalf by

Thompson Fisher
Authorised signatory for Wilmington Trust SP Services (London) Limited
Date: 28 July 2025

Independent Auditor's Report to the Directors of Silverstone Funding (No.1) Limited

Opinion

We have audited the financial statements of Silverstone Funding (No.1) Limited (the "Company") for the period ended 31 March 2025 which comprise the income statement, the balance sheet, the statement of changes in equity and the related notes 1 to 16 including material accounting policy information. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 101 "Reduced Disclosure Framework" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the Company's affairs as at 31 March 2025 and of its profit for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period 12 months from the date the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report. However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the Company's ability to continue as a going concern.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact.

Independent Auditor's Report to the Directors of Silverstone Funding (No.1) Limited

Other information (continued)

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and the directors' report for the financial period for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and directors' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 5 the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Independent Auditor's Report to the Directors of Silverstone Funding (No.1) Limited

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect irregularities, including fraud. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management.

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the Company and determined that the most significant are the Companies Act 2006 and United Kingdom Generally Accepted Accounting Practice.
- We understood how the Company is complying with those frameworks by making enquiries of those responsible for management, internal audit, and for legal and compliance matters. In addition, we also reviewed minutes of the Company's Board of Directors meetings.
- We assessed the susceptibility of the Company's financial statements to material misstatement, including how fraud might occur by considering the controls that the Company has established to address risks identified, or that otherwise seek to prevent, deter, or detect fraud. We made enquiries of those responsible for management and internal audit to supplement our assessment of how fraud might occur. Our procedures to address the risks identified also included incorporation of unpredictability into the nature, timing and/or extent of our testing, challenging assumptions and judgements made by those responsible for management in their significant accounting estimates, and testing period-end adjustments and other targeted journal entries posted with certain descriptions or unusual characteristics.
- Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Our procedures involved inquiries of those responsible for management and for legal and compliance matters at the Company, including through review of Board of Directors minutes.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Signed by:
Ernst & Young LLP
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Manprit Dosanjh (Senior statutory auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
London, United Kingdom
28 July 2025

Income statement for the period ended 31 March 2025

	Note	2025 £'000	2024 £'000
Interest receivable and similar income	3	318,825	266,747
Interest payable and similar expenses	4	(317,098)	(264,757)
Net interest income		**1,727**	**1,990**
Operating expenses	5	(1,717)	(1,980)
Profit before taxation		**10**	**10**
Corporation tax expense	6	(3)	(3)
Profit after tax		**7**	**7**

No other comprehensive income was earned during the period (2024: £nil).

The notes on pages 15 to 27 form part of these financial statements.

Balance sheet as at 31 March 2025

	Note	2025	2024 (note i)
		£'000	£'000
Non-current assets			
Deemed loan to related company	8	6,596,673	5,118,474
Current assets			
Cash and cash equivalents	7	237,743	215,311
Deemed loan to related company	8	220,512	294,385
Total assets		**7,054,928**	**5,628,170**
Non-current liabilities			
Loans from related companies	9	6,821,151	5,337,474
Other liabilities		157	153
Current liabilities			
Loans from related companies	9	233,385	290,319
Current tax liability	6	3	3
Other liabilities		98	94
Total liabilities		**7,054,794**	**5,628,043**
Equity			
Called up share capital	10	-	-
Retained earnings		134	127
Total equity		**134**	**127**
Total liabilities and equity		**7,054,928**	**5,628,170**

Note:
(i) Comparatives have been restated as detailed in note 1.

The notes on pages 15 to 27 form part of these financial statements.

The financial statements were approved by the board of directors on 28 July 2025.

Signed on behalf of the board of directors

Thompson Fisher
Authorised signatory for Wilmington Trust SP Services (London) Limited
Registration Number 06612702

Statement of changes in equity for the period ended 31 March 2025

	Note	Share Capital £'000	Retained Earnings £'000	Total Equity £'000
Balance at 5 April 2024		**-**	**127**	**127**
Profit for the Financial period		-	7	**7**
Balance at 31 March 2025		**-**	**134**	**134**

	Note	Share Capital £'000	Retained Earnings £'000	Total Equity £'000
Balance at 5 April 2023		**-**	**120**	**120**
Profit for the Financial period		-	7	**7**
Balance at 4 April 2024		**-**	**127**	**127**

The notes on pages 15 to 27 form part of these financial statements.

1. Statement of accounting policies

Basis of preparation

The financial statements have been prepared in accordance with International Accounting Standards in conformity with the requirements of the Companies Act 2006, and in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including Financial Reporting Standard 101 Reduced Disclosure Framework ("FRS 101"). The financial statements have been prepared under the historical cost convention.

The directors consider that preparing the financial statements on the going concern basis is appropriate. The operations of the Company are limited in nature and the Company continues to have a low liquidity risk profile since it is only obliged to make payments on its inter-company loans to the extent that it receives enough cashflows from the underlying mortgage pool. There are also credit enhancements within the securitisation structure including over-collateralisation of the deemed loan. More information is disclosed in Note 11 to the financial statements.

The Company has taken advantage of the following disclosure exemptions under FRS 101:

- The requirements of International Accounting Standard 7 Statement of Cash Flows (IAS 7)
- The requirements of paragraphs 30 and 31 of International Accounting Standard 8 Accounting Policies, Changes in Accounting Estimates and Errors (IAS 8)
- The requirements of International Accounting Standard 24 Related Party Disclosures (IAS 24) paras 17 and 18A

The Company has changed the presentation of the balance sheet in the current period from order of liquidity to distinguishing between current and non-current items. The comparative amounts have been restated to present the split between current and non-current, the total amounts are unchanged. The change had no impact on the Company's net assets, or profits for the year ended 4 April 2024. The company has made use of the exemption of FRS 101.8(g) and therefore does not present the third balance sheet disclosure requirement of IAS 1.10(f).

A summary of the Company's accounting policies is set out below. The accounting policies have been consistently applied. The financial statements are presented in Sterling and all values are rounded to the nearest thousand pounds (£'000) except where otherwise indicated.

Further information about judgements in applying accounting policies and critical accounting estimates is provided in note 2.

Reporting date

The year end date of the Company has been changed to 31 March, which aligns with that of the Group. The financial statements have been prepared for the period from 5 April 2024 to 31 March 2025.

Adoption of new and revised IFRSs

A number of amendments and improvements to accounting standards have been issued by the International Accounting Standards Board (IASB) with an effective date for annual reporting periods beginning on or after 1 January 2024. The adoption of these amendments had no significant impact on the Company.

1. Statement of accounting policies (continued)

Interest receivable and interest payable

For instruments measured at amortised cost the effective interest rate (EIR) method is used to measure the carrying values of a financial asset or liability and to allocate associated interest income or expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts over the expected life of the financial instrument or, when appropriate, a shorter period, to the net carrying amount of the financial asset or financial liability.

In calculating the effective interest rate, the Company estimates cash flows considering all contractual terms of the financial instrument but does not consider future credit losses. The calculation includes all fees received and paid and costs borne that are an integral part of the effective interest rate, transaction costs, and all other premiums or discounts above or below market rates.

Interest income is calculated by applying the EIR to the gross carrying amount of non-credit impaired financial assets. For credit-impaired financial assets the interest income is calculated by applying the EIR to the amortised cost of the credit-impaired financial assets (i.e. net of the allowance for expected credit losses (ECLs)). Interest receivable is presented net of amounts payable to Nationwide to reduce cash flow to £10,000 per annum in accordance with the securitisation transaction documents.

Taxation

Current tax payable on profits is recognised as an expense in the period in which profits arise. The Company's tax charge is based on the permanent tax regime for securitisation companies. All fair value adjustments on derivative contracts are ignored for taxation purposes as tax is assessed on the cash retained as profit in the Company.

Financial instruments

Financial assets and liabilities comprise of related company loans and cash. Financial instruments are held at amortised cost.

Derecognition of financial instruments is the point at which the Company removes an asset or liability from its balance sheet. Financial assets are derecognised when the rights to receive cash flows have expired or where the assets have been transferred and substantially all the risks and rewards of ownership have been transferred. Financial liabilities are derecognised when the obligation is discharged, cancelled or has expired.

If a transferor retains substantially all the risks and rewards associated with the transferred assets, the transaction is accounted for as a financing transaction, notwithstanding that it is a sale transaction from a legal perspective. The directors of the Company have concluded that the Originator, Nationwide, has retained substantially all the exposure to risks and rewards of the pool of mortgage loans and therefore the Company does not recognise the mortgage loans on its balance sheet but rather a deemed loan due from the Originator, where recourse to the Originator is limited to the cash flows from the mortgage loans.

The initial amount of the deemed loan corresponds to the consideration paid by the Company to the Originator to obtain a portion of the mortgage loans. The Company recognises principal and interest cash flows from the underlying pool of mortgage loans only to the extent that it is entitled to retain such cash flows.

The deemed loan to related company qualifies for amortised cost classification, as, while its repayment is based on the underlying pool mortgage loans, the Company benefits from other credit enhancements, which include the reserve fund, excess spread and basis swap.

1. Statement of accounting policies (continued)

Financial instruments (continued)

Notes issued by the Issuer are subject to certain call options that allow the Issuer to repurchase the notes once the principal amount of the notes outstanding falls below 10% of the amount issued, and which would result in an effective repayment of the loan from the Issuer and the deemed loan to Nationwide. Such repurchase options are considered to be closely related to the economic characteristics and risks of the notes or loans themselves

as they result in the repayment at the cost of principal along with any unpaid interest and are not separately accounted for as derivatives.

Impairment of Financial Assets

Financial assets within the scope of IFRS 9 expected credit loss (ECL) requirements comprise all financial debt instruments measured at amortised cost. These include cash and deemed loan to related company. The ECL represents the present value of expected cash shortfalls following the default of a financial instrument. A cash shortfall is the difference between the cash flows that are due in accordance with the contractual terms of the instrument and the cash flows that the Company expects to receive.

The allowance for ECLs is based on an assessment of the probability of default, exposure at default and loss given default, discounted at the effective interest rate to give a net present value. The estimation of ECLs is unbiased and probability weighted, considering all reasonable and supportable information, including forward looking economic assumptions and a range of possible outcomes. ECLs are typically calculated from initial recognition of the financial asset for the maximum contractual period that the Company is exposed to the credit risk.

For financial assets recognised in the balance sheet at amortised cost, the allowance for ECLs is offset against the gross carrying value so that the amount presented in the balance sheet is net of impairment provisions.

The deemed loan represents a beneficial interest in a mortgage portfolio held by the Trust on behalf of the Company. The mortgage portfolio is overcollateralised (level of collateralisation greater than 100%) and supported by high credit quality mortgages which are ringfenced. The interest due on the deemed loan is only due to the extent it is required to meet the obligations of the entity. The Company also holds a reserve fund of £150,000,000 (2024: £150,644,000) as additional default protection. As a result of these credit enhancements, LGD is assumed to be zero and therefore no ECLs are forecast.

Forward Looking Economic Inputs

ECLs are calculated by reference to information on past events, current conditions and forecasts of future economic conditions. Multiple economic scenarios are incorporated into ECL calculation models. These scenarios are based on external sources where available and appropriate, and internally generated assumptions in all other cases.

The deemed loan to related company balance is classified as stage 1 non-credit impaired and subject to 12-month ECL. The possibility of a loss occurring has been assessed to be remote, therefore the impairment provision recognised as a 12-month Stage 1 ECL has been deemed to be immaterial and is therefore not recognised within these accounts. At no time during the period was any part of the loan classified as stage 2 or stage 3 and there were no transfers between stages.

Interest income on stage 3 credit impaired loans is recognised in the income statements on the loan balance net of the ECL provision. The balance sheet value of stage 3 loans reflects the contractual terms of the assets, and continues to increase over time with the contractually accrued interest.

Segmental reporting

The Company has only one business segment and operates wholly in the UK. Accordingly, no segmental analysis is presented in these financial statements.

2. Judgements in applying accounting policies and critical accounting estimates

The preparation of the Company's financial statements involves management making judgements and estimates when applying those accounting policies that affect the reported amounts of assets, liabilities, income and expense. Actual results may differ from those on which management's estimates are based. Estimates and assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable. In preparing the financial statements, management has also considered the impact of climate-related risks on its financial position and performance. While the effects of climate change represent a source of uncertainty, the Group does not consider there to be a material impact on its judgements and estimates from physical and transition risks of climate change in the short to medium term.

3. Interest receivable and similar income

	2025	2024
	£'000	£'000
Interest receivable on deemed loan	386,066	321,175
Excess profits payable	(75,843)	(64,292)
Bank interest receivable	8,602	9,864
	318,825	**266,747**

The increase in interest receivable is driven by an increase to the deemed loan, following further issuance of notes by the Issuer during the period.

4. Interest payable and similar expenses

	2025	2024
	£'000	£'000
Interest payable on loan from related company	317,098	264,757
	317,098	**264,757**

The increase in interest payable is driven by an increase in the loans from related companies, driven by further issuance of notes by the Issuer during the period.

5. Operating expenses

Auditor's remuneration, relating solely to the statutory audit of these financial statements and those of Silverstone Securitisation Holdings Limited, was £98,000 (2024: £94,000). These figures are inclusive of VAT. The Company has no employees (2024: none).

The directors received no remuneration from the Company in respect of qualifying services rendered during the period. During the period, fees of £44,000 (2024: £38,000) were paid to Wilmington Trust SP Services (London) Limited in respect of corporate services provided to the Company. These were paid by Silverstone Master Issuer PLC and reimbursed by the Company via the facility fees mentioned below.

Other fees included here are £1,581,000 facility fees paid to Silverstone Master Issuer PLC, in order to reimburse it for external expenses as stipulated in the programme documentation.

6. Corporation tax expense

	2025	2024
	£'000	£'000
Profit before taxation	10	10
Tax at 25% (2024: 25%)	3	3
Corporation tax expense	**3**	**3**

The Company's tax expense is based on the permanent tax regime for securitisation companies. All fair value adjustments on derivative contracts are ignored for taxation purposes as tax is assessed on the cash retained in the Company.

A corporation tax expense has been recognised on the Company's retained cash profit of the maximum amount allowed under the transaction documents of £10,000 at the standard rate of corporation tax of 25% (2024: 25%).

7. Cash and cash equivalents

The Company has placed its deposit account with Nationwide as a provider of a Guaranteed Investment Contract. Withdrawals from this account are restricted by the detailed priority of payments set out in the programme documentation. The balance as at 31 March 2025 was made up of a reserve of £150,000,000 (2024: £150,644,000) and a balance of £87,743,000 (2024: £64,667,000) available for allocation under the priority of payments.

8. Deemed loan to related company

	2025	2024
	£'000	£'000
Deemed loan to Silverstone Finance Trustee Limited	6,978,612	5,567,323
Excess profits payable	(164,530)	(161,178)
Accrued interest	3,103	6,714
	6,817,185	**5,412,859**

The beneficial interest in the mortgage pool was £7,058,479,000 (2024: £5,630,705,000) and has been accounted for as part of the deemed loan, offset by accumulated principal repayments.

The deemed loan balance reflects the funding share of the mortgage pool and movements during the period are a result of net bond issuances and redemptions in Silverstone Master Issuer PLC.

	Non-Credit Impaired				Credit Impaired			
	Stage 1		Stage 2		Stage 3		Total	
	Gross Balance	Provision	Gross Balance	Provision	Gross Balance	Provision	Gross Balance	Provision
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
05 April 2024	**5,412,859**	**-**	**-**	**-**	**-**	**-**	**5,412,859**	**-**
Stage Transfers	-	-	-	-	-	-	-	-
Movements	1,404,326	-	-	-	-	-	1,404,326	-
31 March 2025	**6,817,185**	**-**	**-**	**-**	**-**	**-**	**6,817,185**	**-**
Net Carrying Amount		**6,817,185**		**-**		**-**		**6,817,185**
Income Statement Charge for the period								**-**

	Non-Credit Impaired				Credit Impaired			
	Stage 1		Stage 2		Stage 3		Total	
	Gross Balance	Provision	Gross Balance	Provision	Gross Balance	Provision	Gross Balance	Provision
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
05 April 2023	**4,730,935**	**-**	**-**	**-**	**-**	**-**	**4,730,935**	**-**
Stage Transfers	-	-	-	-	-	-	-	-
Movements	681,924	-	-	-	-	-	681,924	-
04 April 2024	**5,412,859**	**-**	**-**	**-**	**-**	**-**	**5,412,859**	**-**
Net Carrying Amount		**5,412,859**		**-**		**-**		**5,412,859**
Income Statement Charge for the period								**-**

9. Loans from related companies

	< 1 Year	1 - 5 Years	> 5 Years	Total
2025	**£'000**	**£'000**	**£'000**	**£'000**
Loan (note 1)	167,500	3,895,000	2,930,000	**6,992,500**
Accrued Interest	65,979			**65,979**
Capitalised Issuance Fees	(94)	(2,197)	(1,652)	**(3,943)**
	233,385	**3,892,803**	**2,928,348**	**7,054,536**

	< 1 Year	1 - 5 Years	> 5 Years	Total
2024	**£'000**	**£'000**	**£'000**	**£'000**
Loan (note 1)	226,586	2,323,354	3,016,914	**5,566,854**
Accrued Interest	63,852			**63,852**
Capitalised Issuance Fees	(119)	(1,216)	(1,578)	**(2,913)**
	290,319	**2,322,138**	**3,015,336**	**5,627,793**

Note
(1) Loan from Silverstone Master Issuer PLC

The loan from Silverstone Master Issuer is denominated in Sterling and is based on Sonia plus a margin. The loan is secured against a beneficial interest in a mortgage portfolio held by the Trust on behalf of the Company.

10. Called up share capital

	2025	2024
	£	**£**
Authorised: ordinary shares of £1 each	100	100
Number of shares		
Issued and fully paid: ordinary shares of £1	1	1

The Company was registered as Silverstone Funding (No.1) Limited in England and Wales on 5 June 2008 as a limited company with authorised share capital of £100 comprising 100 ordinary shares of £1 each. One share was issued and fully paid up.

11. Risk management and control of the Group

Corporate governance statement

The Company's activities expose it to several financial risks including credit risk, liquidity risk, prepayment risk and interest rate risk as presented below in accordance with the Companies Act 2006. For this reason, the Company devotes resources to maintaining effective controls to manage, measure and mitigate these risks.

Credit risk

Credit risk arises where there is a possibility that a counterparty may default. The primary credit risk of the Company relates to the underlying credit risk associated with the securitised pool of mortgages originated within Nationwide. There was no impairment provision (2024: nil) against the loans and other debts due from members. Credit risk also arises in relation to cash and cash equivalents placed on deposit with Nationwide as the provider of the Guaranteed Investment Contract (GIC).

11. Risk management and control of the Group (continued)

Credit risk (continued)

The Company meets its obligations on the loan from the Issuer from the cash flows it receives from the Originator. This represents the main recourse for the Company. Consequently, the credit quality of the mortgage loans indicates the capacity of the Company to service its payments, although the mortgages remain on the balance sheet of the Originator. The structure of the securitisation provides for other credit enhancements.

The likelihood of defaults in the mortgage pool and the amounts that may be recovered in the event of default are related to several factors and may vary according to characteristics and product type. Significant changes in the economy, or in the health of a geographical zone that represents a concentration in these securitised assets, could also affect the cash flows from the mortgage pool. Key characteristics of the mortgage pool at 31 March 2025 are shown in this note. As existing mortgage loans are repaid, and new loans are sold to the Company, the characteristic of the mortgage pool may change. All risk factors were assessed in detail at inception and are outlined in the Offering Circular for the notes issued.

Credit risk within the securitisation structure is mitigated by over-collateralisation of the proceeds loan. In addition, excess spread and a reserve fund provide further credit enhancement. The income on the mortgage pool, including the basis swap, is expected to exceed the interest payable on the Company's inter-company loan. The excess spread is available to make good any reduction in the principal balance of the mortgage pool because of defaults by customers. There were losses of £165,000 (2024: £163,000) in the mortgage pool covered by excess spread in the period.

As at 31 March 2025 the reserve fund was £150,000,000 (2024: £150,644,000).

The Company has a concentration of risk to the Originator (Nationwide). The underlying mortgage assets of the securitisation structure are all in the UK market. The nature of the residential mortgage portfolio means there is no significant counterparty credit risk, as the Originator's retail lending book comprise many smaller loans which are broadly homogenous and have low volatility of credit risk outcomes and are intrinsically highly diversified. The balance sheet amounts represent the maximum exposure to credit risk.

The Company assesses its counterparty credit risk in relation to the cash and cash equivalents held with Nationwide by reference to credit ratings. In accordance with the criteria of the Rating Agencies that rate the notes issued by the Issuer, and by association the inter-company loan received by the Company, the program documentation contains various rating triggers linked to each counterparty which requires certain actions to be taken if triggers are breached. These rating triggers include the replacement of Nationwide as the Guaranteed Investment Contract (GIC) provider.

To date, none of these triggers have been breached. The current counterparty credit ratings are included below.

Counterparty credit ratings

		S&P, Moody's, Fitch (31/03/2025)			S&P, Moody's, Fitch (04/04/2024)	
Function	**Counterparty**	**Short term**	**Long term**	**Trigger breached**	**Short term**	**Long term**
Bank Account Provider	Nationwide Building Society	A-1/P-1/F1	A+/A1/A+	No	A-1/P-1/F1	A+/A1/A+
Swap provider	Nationwide Building Society	A-1/P-1/F1	A+/Aa3(cr)/A+(dcr)	No	A-1/P-1/F1	A+/Aa3(cr)/A+(dcr)

11. Risk management and control of the Group (continued)

Securitised mortgage assets

The following tables present the characteristics of the entire portfolio of mortgage loans held by the Trust and originated by Nationwide. The values of residential property on which the mortgage loans are secured are updated quarterly to reflect changes in the house price index. The Company's share of these mortgages is 54% (2024: 75%) and these back the deemed loan to the Originator.

Mortgage pool details

	2025	2024
Aggregate loan balance (£'m)	12,982	7,321
Number of loans	146,663	115,899
Largest loan (£)	965,258	889,785
Average balance of mortgage loan (£)	88,519	63,166
Longest dated mortgage legal maturity (years)	40	40

Distribution by current Loan to Value ratio (indexed)	**2025**	**2024**
	%	**%**
<70%	75.0	95.9
70% - 80%	12.0	3.7
80% - 90%	11.7	0.4
90% - 100%	1.3	-
>100%	-	-
Total book	**100.0**	**100.0**
Average Loan to Value of book (indexed)	52.9	42.0

Mortgages Due Status	**2025**		**2024**	
	£'000	**%**	**£'000**	**%**
Not Impaired				
Neither Past Due nor Impaired	12,905,372	99.4	7,244,117	99.0
Past Due up to 3 Months but not Impaired	39,305	0.3	32,887	0.4
Impaired	37,815	0.3	43,901	0.6
	12,982,492	**100.0**	**7,320,905**	**100.0**

Impaired Mortgage Loans	**2025**		**2024**	
	£'000	**%**	**£'000**	**%**
Impaired Status				
Past Due 3 to 6 Months	17,003	44.9	11,252	25.7
Past Due 6 to 12 Months	10,779	28.5	26,878	61.2
Past Due Over 12 Months	9,020	23.9	4,832	11.0
Possessions	1,013	2.7	939	2.1
	37,815	**100.0**	**43,901**	**100.0**

A mortgage loan is classified as impaired if it is more than 3 months past due or in possession.

11. Risk management and control of the Group (continued)

Possessions	2025 Number	2024 Number
Possessions during the period	11	16
Possessions yet to be sold	9	9

During the period, the geographical distribution of the Groups residential mortgages across the UK has remained broadly stable. The highest concentration of lending remains in Greater London and the South East, with the proportion of lending in these regions totalling 46% (2024: 45%).

Liquidity and funding risk

The Company's ability to pay interest on the inter-company loans and the other expenses depends upon the Company receiving enough revenue cash flows from the mortgage pool. Having met other obligations, the Company returns any surplus cash flows to Nationwide.

The Company makes principal repayments on the inter-company loans in accordance with the Company's principal priority of payments reflecting the amount of principal collection on the underlying mortgage pool.

The Company is obliged to make payments on the inter-company loans to the extent it receives enough cash flows from the underlying mortgage pool. If the Company does not receive sufficient revenue funds, the interest is capitalised. The Company will use the principal funds from the mortgage pool to repay the inter-company loans in accordance with the expected due date. When required, cash relating to principal receipts on mortgages is accumulated within the Company prior to note repayments.

The principal funds available will depend on the rate of repayment of loan principal within the underlying mortgage pool and is subject to prepayment risk as detailed in this note.

If the Company does not pay amounts due on the inter-company loans because it does not have sufficient funds available, then the loans may not be paid in full and a part may be deferred to subsequent periods. Such deferred amounts will remain due but not payable until funds are available in accordance with the relevant priority of payments.

The following table classifies assets and liabilities into maturity buckets based on the remaining period at the balance sheet date to the contractual maturity date.

11. Risk management and control of the Group (continued)

Residual maturity analysis

31 March 2025	< 1 Month	1 - 3 Months	3 - 6 Months	6 - 9 Months	9 - 12 Months	1 - 2 Years	2 - 5 Years	Over 5 Years	Total
Assets	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Cash Equivalents	237,743	-	-	-	-	-	-	-	**237,743**
Deemed Loan	91,728	-	37,149	37,149	54,486	437,868	3,420,723	2,738,082	**6,817,185**
Total Assets	**329,471**	**-**	**37,149**	**37,149**	**54,486**	**437,868**	**3,420,723**	**2,738,082**	**7,054,928**
Liabilities	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Related Party Loans	103,458	-	37,479	37,479	54,969	441,751	3,451,052	2,928,348	**7,054,536**
Tax	-	-	-	-	3	-	-	-	**3**
Other Liabilities	98	-	-	-	-	-	-	157	**255**
Total Liabilities	**103,556**	**-**	**37,479**	**37,479**	**54,972**	**441,751**	**3,451,052**	**2,928,505**	**7,054,794**
Net Position	**225,915**	**-**	**(330)**	**(330)**	**(486)**	**(3,883)**	**(30,329)**	**(190,423)**	**134**

04 April 2024	< 1 Month	1 - 3 Months	3 - 6 Months	6 - 9 Months	9 - 12 Months	1 - 2 Years	2 - 5 Years	Over 5 Years	Total
Assets	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Cash Equivalents	215,311	-	-	-	-	-	-	-	**215,311**
Deemed Loan	183,316	-	37,023	37,023	37,023	165,369	2,131,536	2,821,569	**5,412,859**
Total Assets	**398,627**	**-**	**37,023**	**37,023**	**37,023**	**165,369**	**2,131,536**	**2,821,569**	**5,628,170**
Liabilities	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Related Party Loans	178,032	-	37,429	37,429	37,429	167,185	2,154,953	3,015,336	**5,627,793**
Tax	-	-	-	-	3	-	-	-	**3**
Other Liabilities	94	-	-	-	-	-	-	153	**247**
Total Liabilities	**178,126**	**-**	**37,429**	**37,429**	**37,432**	**167,185**	**2,154,953**	**3,015,489**	**5,628,043**
Net Position	**220,501**	**-**	**(406)**	**(406)**	**(409)**	**(1,816)**	**(23,417)**	**(193,920)**	**127**

The final maturity date of the underlying mortgage loans is no later than 21 January 2070.

In the normal course of business, a proportion of mortgage borrowers repay their loan in advance of their contractual maturity. As a result, the weighted average life of the loan and the notes is likely to be significantly less than that implied by the contractual maturity dates of the mortgage pool.

The rate of prepayment of loans is influenced by a wide variety of economic, social and other factors, including prevailing mortgage market interest rates, the availability of alternative financing programmes, local and regional economic conditions and homeowner mobility. The terms of the inter-company loan are that repayment of principal will only be made to the extent that sufficient cash flows have been received from the Company's assets. If prepayment rates in the mortgage pool reduce, principal repayments on the deemed loan and notes may be spread over a longer period.

The Constant Payment Rate ("CPR") for the underlining mortgage pool as detailed within the Investor Report is as follows:

	Monthly CPR	3 Month Average	Annualised Rate
31 March 2025	1.49%	13.84%	16.45%
31 March 2024	1.41%	15.43%	15.69%

11. Risk management and control of the Group (continued)

The table below present the contractual undiscounted cash flows of all financial liabilities at the balance sheet date.

31 March 2025	< 1 month	1 - 3 months	3 - 6 months	6 - 9 months	9 - 12 months	1 - 2 years	2 - 5 years	Over 5 years	Total
Liabilities	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Related party loans	124,310	-	119,195	117,092	131,572	725,562	4,046,323	3,060,912	8,324,966
Total liabilities	**124,310**	**-**	**119,195**	**117,092**	**131,572**	**725,562**	**4,046,323**	**3,060,912**	**8,324,966**

04 April 2024	< 1 month	1 - 3 months	3 - 6 months	6 - 9 months	9 - 12 months	1 - 2 years	2 - 5 years	Over 5 years	Total
Liabilities	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Related party loans	186,564	-	114,733	110,705	107,546	412,925	2,674,255	3,190,947	6,797,675
Total liabilities	**186,564**	**-**	**114,733**	**110,705**	**107,546**	**412,925**	**2,674,255**	**3,190,947**	**6,797,675**

Interest Rate Risk

The Company is exposed to interest rate risk in that its interest expense is SONIA based, whilst its interest income originates from its beneficial interest in a pool of Nationwide mortgages at Sterling fixed and floating rate.

Foreign Currency Risk

The Company's assets and liabilities are denominated in Sterling. The Company is therefore not exposed to any currency risk.

12. Fair value of financial assets and liabilities

Fair value of financial assets and liabilities at amortised cost

2025	Carrying value £'000	Fair value £'000
Assets		
Deemed loan to related company	6,817,185	6,698,923
Liabilities		
Loans from related companies	7,054,536	7,232,101

2024	Carrying value £'000	Fair value £'000
Assets		
Deemed loan to related company	5,412,859	5,252,435
Liabilities		
Loans from related companies	5,627,793	5,817,111

The estimated fair value of the deemed loan to a related company and loan from a related company represents the discounted amount of estimated future cash flows expected to be received. Expected cash flows are discounted at current market rates to determine fair value. These are level 3 within the fair value hierarchy.

12. Fair value of financial assets and liabilities (continued)

Level 3 valuation technique using significant unobservable inputs

Assets and liabilities are classified as Level 3 if their valuation incorporates significant inputs that are not based on observable market data ('unobservable inputs'). A valuation input is considered observable if it can be directly observed from transactions in an active market, or if there is compelling external evidence demonstrating an executable exit price. An input is deemed significant if it is shown to contribute more than 10% to the valuation of a financial instrument.

13. Capital management

Capital comprises the retained earnings and share capital. Capital is managed on a Group basis. Further details about the Group's capital position can be found in the Solvency risk section of the Risk report in its Annual Report and Accounts.

14. Parent undertaking and ultimate controlling entity

Silverstone Funding (No.1) Limited is a private limited company which operates in and is domiciled in England and Wales.

The Company is a wholly owned subsidiary of Silverstone Securitisation Holdings Limited, its immediate parent company which is registered in England and Wales, for which Wilmington Trust SP Services (London) Limited holds the shares in trust for the benefit of certain discretionary objects.

For accounting purposes, the Company's ultimate parent and controlling party is Nationwide Building Society, a company incorporated in England and Wales.

Nationwide Building Society is registered at Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW. The Group Annual Report and Accounts can be obtained from this address of at www.nationwide.co.uk.

15. Post balance sheet events

There are no post balance sheet events to report.

16. Related party transactions

During the period, fees of £44,000 (2024: £38,000) were paid to Wilmington Trust SP Services (London) Limited by Silverstone Master Issuer PLC in respect of corporate services provided to the Company and were reimbursed by the Company. These fees are inclusive of VAT.

No other transactions were entered into with key management personnel. With the exception of the fees described in note 5, all transactions are entered into with the ultimate parent company, Silverstone Finance Trustee Limited and Silverstone Master Issuer PLC in the normal course of business. Details of these transactions can be found in the notes to these financial statements.