Registered Number: 06612744

Silverstone Master Issuer PLC

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

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Directors and Company Information

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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EC2R 7AF

Registered Number

06612744
Registered in England and Wales

The directors have pleasure in presenting their Annual Report and the audited financial statements for Silverstone Master Issuer PLC ("the Company") for the period ended 31 March 2025. Silverstone Master Issuer PLC 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 Silverstone Master Issuer PLC is the investment of the proceeds of the issue of asset backed loan notes. These have been invested in loans to Silverstone Funding (No.1) Limited, which are ultimately backed by residential mortgage loans originated by Nationwide Building Society (the "Society" or "Nationwide").

The Company was registered as Silverstone Master Issuer PLC in England and Wales on 5 June 2008 as a public limited company, with authorised share capital of £50,000 comprising 50,000 ordinary shares of £1 each. All the authorised share capital of £50,000 was issued, of which 49,998 shares were partly paid to £0.25 each and two shares were fully paid up. There has been no change to this in the current financial period

The activities of the Company are conducted primarily by reference to a series of securitisation transactions as a means of raising funds for the 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 and 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.

Business review and future developments

The Company's business and future plans are reviewed in the Strategic report, which also includes an overview of the Company's risk management objectives and policies.

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 its directors throughout the financial period

Domicile

The Company is limited by shares. It is registered, domiciled and operates solely in the United Kingdom (UK). The Company is a wholly owned subsidiary of Silverstone Securitisation Holdings Limited, the parent company, whose ultimate parent company is the Society (note 16).

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 year:

- 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**

Financial instruments

The financial risk management objectives and policies of the Company, as well as the exposure to credit risk, liquidity and funding risk, interest rate risk, foreign currency risk and operational risk are disclosed in the Risk Management & Control of the Group section of the Strategic Report and in note 13 of the financial statements.

Going concern

The directors have assessed the financial performance and position of the Company and consider that preparing the financial statements on the going concern basis is appropriate.

The operations of the Company are limited in nature and the market risks from financial assets and liabilities of the Company have been economically hedged. In addition, the Company continues to have a low liquidity risk profile. It is only obliged to make repayments on notes issued if sufficient cashflows have been received from its loans with Silverstone Funding (No.1) Limited. The directors are satisfied that the Company will have sufficient liquid resources available to meet its obligations as they fall due. More information is disclosed in Note 13 to the financial statements.

Taking these factors into account, the directors have a reasonable expectation that the Company has adequate resources to continue in business for the foreseeable future and therefore continue to adopt the going concern basis in preparing the financial statements.

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) including Financial Reporting Standard 101 Reduced Disclosure Framework ("FRS 101"). 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

Ioannis Kyriakopoulos
Authorised signatory for Wilmington Trust SP Services (London) Limited
Date: 18 July 2025

Business review

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

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 inter-company loan to Silverstone Funding (No.1) Limited increased in the period. The inter-company loan enables Silverstone Funding (No.1) Limited to purchase an interest in the assets of the Trust comprised of mortgage loans originated within Nationwide (the "Originator"), secured on residential properties in England, Wales, Scotland and Northern Ireland.

The balance sheet on page 18 of the financial statements shows the Company's financial position at 31 March 2025.

Future Developments

The Company will continue to act as an issuer of notes and invest the proceeds as inter-company loans to Silverstone Funding (No.1) Limited.

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 as 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 13 (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. The original and latest credit ratings are available on the investor reports at www.nationwide.co.uk.

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

Results

The result for the financial period to 31 March 2025 was a £0.2 million profit (2024: £1.1 million profit). This is composed primarily of net interest income of £1.6 million (2024: £1.9 million), gains from derivatives and hedge accounting of £0.2 million (2024: £1.1 million profit) and operating expenses of £1.6 million (2024: £1.9 million).

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 Silverstone Funding (No.1) Limited. 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 stakeholders 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) regard to the matters of stakeholder engagement with employees, communities and suppliers is not relevant due to the nature of the Company.

Risk management & 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.

Risk management & control of the Group (continued)

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.
- **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.
- **Operational Risk** - The risk of loss resulting from inadequate or failed internal processes, people and systems or from external events.
- **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.

Further details on these inherent risks and how they are managed within the Company can be found in note 13. 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 'Business and Risk Report' section of the Group's Annual Report and Accounts.

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

Ioannis Kyriakopoulos
Authorised signatory for Wilmington Trust SP Services (London) Limited
Date: 18 July 2025

Independent auditor's report to the members of Silverstone Master Issuer PLC

Opinion

We have audited the financial statements of Silverstone Master Issuer Plc (the "Company") for the period ended 31 March 2025 which comprise the income statement, the statement of comprehensive income, the balance sheet, the statement of changes in equity and the related notes 1 to 18 including material accounting policy information. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, (United Kingdom Generally Accepted Accounting Practice), including FRS 101 "Reduced Disclosure Framework".

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; including FRS101; 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 as applied to listed public interest entities, 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. Our evaluation of the directors' assessment of the Company's ability to continue to adopt the going concern basis of accounting included:

- We obtained management's going concern assessment and considered the suitability of management's conclusion to prepare the accounts on a going concern basis.
- We reviewed the Note Purchase Agreement and the Programme Agreement to understand the Company's repayments obligations to note holders which are required only when sufficient cashflows have been received from its loan to a related company.
- We reviewed the Company's Board meeting minutes and we assessed the Company's financial performance and position in considering the Company's ability to continue as a going concern.
- We considered whether there were other events subsequent to the balance sheet date which could have a bearing on the going concern conclusion.
- We reviewed the Company's going concern disclosure included in the Annual Report in order to assess whether the disclosures were appropriate and in conformity with the reporting standards.

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 of 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.

Overview of our audit approach

Key audit matters	• Recoverability of the loan to related company
Materiality	• Overall materiality was set at £35.2m, which represents 0.5% of Total Assets

An overview of the scope of our audit

Tailoring the scope

Our assessment of audit risk, our evaluation of materiality and our allocation of performance materiality determine our audit scope for the Company. This enables us to form an opinion on the financial statements. We take into account size, risk profile, the organisation of the Company and effectiveness of controls, the potential impact of climate change and changes in the business environment when assessing the level of work to be performed.

Climate change

Stakeholders are increasingly interested in how climate change will impact the Company. The Company has determined that climate change does not have any material impact on its operations nor on its financial statements as at and for the period ended 31 March 2025.

We performed our own risk assessment to determine the risks of material misstatement in the financial statements from climate change which needed to be considered in our audit and to assess whether the effects of potential climate risks have been appropriately reflected by management in reaching their judgements in relation to the measurement of financial assets and liabilities and associated disclosures. Based on our work we have not identified the impact of climate change on the financial statements to be a key audit matter or to impact the key audit matter.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) that we identified. These matters included those which had the greatest effect on the overall audit strategy, the allocation of resources in the audit; and directing the efforts of the engagement team. These matters were addressed in the context of our audit of the financial statements as a whole, and in our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matters (continued)

Risk	Our response to the risk
Recoverability of the loans to related company (2025: £7.1 billion; 2024: £5.6 billion) Refer to Note 9 of the financial statements. The Company is a special purpose vehicle within a securitisation structure. The structure exists to hold a beneficial interest in a portfolio of mortgage loans secured by residential properties within the UK from Nationwide Building Society (the Originator), the funds for which were generated through the issuance of notes. As repayment of the loans to the related party is required before the Company's debt can be serviced, we consider the estimate of expected credit losses (ECL) associated with the loans to the related party to be a key audit matter. In our assessment, as ECL relies on management's judgements and estimates which are highly subjective, there is a higher risk that management override of controls could result in a material misstatement of the assessment of the recoverability of the loans to the related company.	We performed a detailed risk assessment over the loans to the related company and assessed the related accounting considerations. We evaluated the Company's design of controls across the processes relevant to estimating the expected credit loss on the loans to the related company. We performed procedures to verify the existence of the pledged mortgage loans to assess whether they were encumbered. For a sample of loans granted to the related company, we agreed the loans to relevant evidence. We reconciled the loans balance with the records of the related company to assess completeness. We challenged and assessed the appropriateness of assumptions underlying the calculation of expected credit losses by the Company. We assessed the credit quality of the underlying portfolio of mortgage loans, secured by residential properties within the UK, and level of collateralisation pledged to the loans through the securitisation structure.
Key observations communicated to the Board of Directors Based on the procedures we performed, we concluded that the ECL provision and loans balance were reasonably stated. We concluded that the loan had been accurately classified as a financial asset, is performing and has been appropriately recognised in Stage 1.	

Our application of materiality

We apply the concept of materiality in planning and performing the audit, in evaluating the effect of identified misstatements on the audit and in forming our audit opinion.

Materiality

The magnitude of an omission or misstatement that, individually or in the aggregate, could reasonably be expected to influence the economic decisions of the users of the financial statements. Materiality provides a basis for determining the nature and extent of our audit procedures.

We determined materiality for the Company to be £35.2 million (2024: £28.1 million), which is 0.5% (2024: 0.5%) of total assets. We believe that total assets provides us with the most appropriate materiality basis as the Company is not a profit-oriented Company, and as such, an earnings-based measure would not be appropriate. The increase in materiality in the current year is due to the increase in the total assets.

Performance materiality

The application of materiality at the individual account or balance level. It is set at an amount to reduce to an appropriately low level the probability that the aggregate of uncorrected and undetected misstatements exceeds materiality.

On the basis of our risk assessments, together with our assessment of the Company's overall control environment, our judgement was that performance materiality was 75% (2024: 75%) of our planning materiality, namely £26.4m (2024: £21.1m). We have set performance materiality at this percentage based on our expectation of misstatements.

Reporting threshold

An amount below which identified misstatements are considered as being clearly trivial.

We would report to the Board of Directors all uncorrected audit differences in excess of £1.8m (2024: £1.4m), which is set at 5% of planning materiality, as well as differences below that threshold that, in our view, warranted reporting on qualitative grounds.

We evaluate any uncorrected misstatements against both the quantitative measures of materiality discussed above and in light of other relevant qualitative considerations in forming our opinion.

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 with 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.

We have nothing to report in this regard.

Independent auditor's report to the members of Silverstone Master Issuer PLC

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' reports 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 3, 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.

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.

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

However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the Company and management.

Our approach was as follows:

- 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 Accounting Standards, including FRS 101 (UK GAAP).
- 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 performed a review of correspondence between the Company and UK regulatory bodies and 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 minutes.
- The Company operates in a specialised financial services industry which is a highly regulated environment. As such the Senior Statutory Auditor considered the experience and expertise of the engagement team to ensure that the team had the appropriate competence and capabilities.

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.

Other matters we are required to address

- We were appointed as auditors on 2 August 2019 to audit the financial statements for the year ended 4 April 2020 and subsequent financial periods. The period of total uninterrupted engagement including previous renewals and reappointments is six years, covering the periods ending 2020 to 2025.
- The non-audit services prohibited by the FRC's Ethical Standard were not provided to the Company and we remain independent of the Company in conducting the audit.
- The audit opinion is consistent with the additional report to the Board.

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
3F56AE9EFEAC472...

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

Income statement for the period ended 31 March 2025

	Note	2025	2024
		£'000	£'000
Interest receivable and similar income	3	318,742	266,644
Interest payable and similar expenses	4	(317,099)	(264,762)
Net interest income		**1,643**	**1,882**
Gains from derivatives and hedge accounting	5	180	1,079
Total income		**1,823**	**2,961**
Operating expenses	6, 18	(1,632)	(1,871)
Profit before tax		**191**	**1,090**
Taxation	7	(3)	(3)
Profit after tax		**188**	**1,087**

The notes on pages 20 to 34 form part of these financial statements.

Statement of comprehensive income for the period ended 31 March 2025

	2025 £'000	2024 £'000
Profit after tax	188	1,087
Other hedging reserve		
(Losses)/gains taken to equity	(8)	153
	(8)	**153**
Total comprehensive income	**180**	**1,240**

The notes on pages 20 to 34 form part of these financial statements.

Balance sheet as at 31 March 2025

	Note	2025	2024 (note i)
		£'000	£'000
Non-current assets			
Loan to related company	9	6,825,000	5,340,266
Other assets		142	39
Current assets			
Cash and cash equivalents	8	127	1,474
Loan to related company	9	233,479	290,438
Derivative financial instruments	10	-	7,702
Total assets		**7,058,748**	**5,639,919**
Non-current liabilities			
Debt securities in issue	11	6,825,000	5,347,679
Current liabilities			
Debt securities in issue	11	233,479	290,902
Current tax liability	7	3	3
Other liabilities		-	1,249
Total liabilities		**7,058,482**	**5,639,833**
Equity			
Share capital	12	50	50
Retained Earnings		216	28
Other hedging reserve		-	8
Total equity		**266**	**86**
Total liabilities & equity		**7,058,748**	**5,639,919**

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

The notes on pages 20 to 34 form part of these financial statements.

The financial statements were approved by the board of directors on 18 July 2025.

Signed on behalf of the board of directors

Ioannis Kyriakopoulos
Authorised signatory for Wilmington Trust SP Services (London) Limited
Registration Number 06612744

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

	Note	Share capital £'000	Retained Earnings £'000	Other hedging reserve £'000	Total equity £'000
Balance at 5 April 2024		**50**	**28**	**8**	**86**
Gains/(losses) for the financial period		-	188	(8)	**180**
Balance at 31 March 2025		**50**	**216**	**-**	**266**

	Note	Share capital £'000	Retained Earnings £'000	Other hedging reserve £'000	Total equity £'000
Balance at 5 April 2023		**50**	**(1,059)**	**(145)**	**(1,154)**
Gains for the financial period		-	1,087	153	**1,240**
Balance at 4 April 2024		**50**	**28**	**8**	**86**

The notes on pages 20 to 34 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 as modified to include the fair valuation of derivatives to the extent required or permitted under the relevant financial reporting framework and as set out in the relevant accounting policies. As stated in the Directors' report, the directors consider that it is appropriate to continue to adopt the going concern basis in preparing 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); and
- The requirements of International Accounting Standard 24 Related Party Disclosures (IAS 24) to disclose related party transactions entered into between two or more members of a group provided that any subsidiary which is party to the transaction is wholly owned by such a member.

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.

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 for loan to related company and debt securities in issue 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).

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 Society. 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.

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.

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

1. Statement of accounting policies (continued)

Interest receivable and interest payable (continued)

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)).

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.

Non-derivative financial instruments

Financial assets comprise of the related company loan and financial liabilities of debt securities in issue. Non-derivative financial instruments are held at amortised cost.

Derecognition of non-derivative 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.

Notes issued by the Company are subject to certain call options that allow the Company 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 to Silverstone Funding (No.1) Limited and the deemed loan between Silverstone Funding (No.1) Limited and 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. 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.

In determining the required level of impairment provisions, the Company uses outputs from statistical models, incorporating a number of estimates and judgements to determine the Probability of Default (PD), the Exposure at Default (EAD), and the Loss Given Default (LGD) of each loan.

1. Statement of accounting policies (continued)

Impairment of financial assets (continued)

ECL's are calculated using an internal IFRS 9 model. EAD equals the balance(s) supplied by Group's Treasury function. PD is based on the Group's current median external credit rating.

The loan to Silverstone Funding (No.1) Limited is a loan of the proceeds of each issuance. Any non-sterling or fixed rate issuance is individually swapped to 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 Silverstone Funding (No.1) Limited. The loans are over-collateralised (level of collateralisation greater than 100%) and supported by high credit quality mortgages which are ringfenced.

The counterparty (Silverstone Funding No1. Limited) 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.

Derivatives and hedge accounting

a) Derivative financial instruments

Derivatives are entered into to reduce exposures to fluctuations in interest rates, exchange rates, market indices and credit risk on the debt securities in issue and are not used for speculative purposes.

Derivatives are carried at fair value with movements in fair values recorded in the profit and loss account. Derivative financial instruments are principally valued by discounted cash flow models using yield curves that are based on observable market data or are based on valuations obtained from counterparties. For collateralised positions the Company uses discount curves based on overnight indexed swap rates, and for non-collateralised positions the Company uses discount curves based on term sterling overnight index average (SONIA) rates.

In the first instance fair values are calculated using mid prices. An adjustment is then made to derivative assets and liabilities to value them on a bid and offer basis respectively. The bid-offer adjustment is calculated on a portfolio basis and reflects the costs that would be incurred if substantially all residual net portfolio market risks were closed out using available hedging instruments or by disposing of or unwinding actual positions.

The methodology for determining the bid-offer adjustment involves netting between long and short positions and the grouping of risk by type, in accordance with hedging strategy. Bid-offer spreads are derived from market sources such as broker data and are reviewed periodically.

In measuring fair value, separate credit valuation and debit valuation adjustments are made for counterparty or own credit risk to the extent not already included in the valuation. Funding valuation adjustments are also made to reflect an estimate of the adjustment a market participant would make to incorporate funding costs and benefits that arise in relation to derivative exposures.

All derivatives are classified as assets where their fair value is positive and liabilities where their fair value is negative. Where there is the legal ability and intention to settle net, then the derivative is classified as a net asset or liability, as appropriate.

Where cash collateral is received, to mitigate the risk inherent in amounts due to the Company, it is included as a liability. Where cash collateral is given, to mitigate the risk inherent in amounts due from the Company, it is included as an asset.

b) Hedge accounting

When transactions meet the criteria specified in IFRS 9, the Company can apply two types of hedge accounting: either hedges of the changes in fair value of the financial asset or liability or hedges of the variability in cash flows of the financial asset or liability. The Company does not have hedges of net investments, nor does it have

1. Statement of accounting policies (continued)

Derivatives and hedge accounting (continued)

any cash flow hedges. The financial statement note for derivative financial instruments sets out the split of the derivative portfolio between fair value, cash flow and economic hedge accounting at the balance sheet date.

At inception each hedge relationship is formally documented, including a description of the hedged item (a financial asset or liability which is being economically hedged) and the hedging instrument (a derivative), as well as the methods which will be used to assess the effectiveness of the hedge. Hedges are required to be effective on a prospective basis, in line with risk management strategy.

Fair value and cash flow hedges may have residual hedge ineffectiveness. This is the degree to which the change in fair value of the hedging instrument does not offset the change in fair value of the hedged item. This ineffectiveness is recognised in the income statement and typically arises from:

- Differences in the magnitude or timing of future expected cashflows in the hedged item and hedging instrument;
- Differences in the market curves used to value the hedged item and hedging instrument;
- Unexpected adjustments to either the hedged item or hedging instrument, due to early repayments or disposals; and
- The ongoing amortisation of any existing balance sheet mismatch between the fair value of the hedged item and hedging instrument.

The Company discontinues hedge accounting when:

- It is evident from testing that a hedging instrument is not, or has ceased to be, highly effective as a hedge;
- The hedging instrument expires, or is sold, terminated or exercised; and
- The hedged item matures or is sold or repaid or, in the case of a forecasted item, is no longer deemed to be highly probable to occur.

The Company is unable to voluntarily de-designate hedging relationships, unless there has been a change to risk management objectives.

Fair value hedge accounting

Fair value hedge accounting results in the carrying value of the hedged item being adjusted to reflect changes in fair value attributable to the risk being hedged. This creates an offset to the fair value movements of the hedging instrument. Changes in the fair value of the hedged items and hedging instruments are recorded in the income statement, except for changes in the fair value of hedging instruments accounted for under IFRS 9 which are attributable to foreign currency basis spreads. Where foreign currency basis spreads are excluded from hedge designation, this element of fair valuation of the hedging instrument is instead recognised directly within equity within the 'other hedging reserve'.

For larger and distinctively identifiable assets and liabilities, such as debt securities in issue, a single or small number of hedging instruments may be used. This is referred to as a micro fair value hedge. If the hedge is effective, the Company adjusts the carrying value of that specific asset or liability to reflect changes in its fair value due to movements in the designated benchmark rate, such as SONIA or USD SOFR. This creates an offset to the fair value movement of the hedging instruments.

Cash flow hedge accounting

In a cash flow hedge accounting relationship, the portion of the hedging instrument's fair value movement that is deemed to be an effective hedge is deferred to the cash flow hedge reserve, instead of being immediately recognised in the income statement. The ineffective portion of the derivative fair value movement is recognised immediately in the income statement.

1. Statement of accounting policies (continued)

Derivatives and hedge accounting (continued)

Amounts deferred to the cash flow hedge reserve are subsequently recycled to the income statement. This recycling occurs when the underlying asset or liability being hedged impacts the income statement, for example

when interest payments are recognised. In cash flow hedge accounting relationships, if the derivative no longer meets the criteria for hedge accounting, the cumulative gain or loss from the effective portion of the movement in the fair value of the derivative remains in other comprehensive income until the cash flows from the

underlying hedged item are recognised in the income statement. If the hedged item is sold or repaid, the cumulative gain or loss in other comprehensive income is immediately recognised in the income statement.

Foreign currency translation

The financial statements are presented in sterling, which is the functional currency of the Company. Foreign currency transactions are translated into sterling using the exchange rates prevailing at the dates of the transactions. Monetary items denominated in foreign currencies are retranslated at the rate prevailing at the balance sheet date. Foreign exchange gains and losses resulting from the retranslation and settlement of these items are recognised in the income statement.

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 loan to Silverstone Funding (No.1) Limited	315,804	263,790
Other income	2,938	2,854
	318,742	**266,644**

The increase in interest receivable is driven primarily by an increase in the volume of the loan.

4. Interest payable and similar expenses

	2025	2024
	£'000	£'000
Interest payable on debt securities	317,143	266,068
Net income on financial instruments hedging liabilities	(44)	(1,306)
	317,099	**264,762**

The increase in interest payable is driven primarily by an increase in the outstanding notes in issue.

5. Gains from derivatives and hedge accounting

	2025 £'000	2024 £'000
Gains from fair value hedge accounting	179	836
Fair value gains from other derivatives (Note i)	1	243
	180	**1,079**

Note:

(i) This category includes derivatives used for economic hedging purposes, but which are not currently in a hedge accounting relationship, as well as valuation adjustments which are applied at a portfolio level and so are not allocated to individual hedge accounting relationships.

Although the Company uses derivatives exclusively to hedge risk exposure in interest rates or exchange rates, volatility in the profit and loss account can still arise due to hedge accounting ineffectiveness or because hedge accounting is not achievable. Management recognise that this arises from the application of accounting rules which do not reflect the economic reality of the business and as such this volatility will continue period on period but will always trend back to zero over time.

Gains of £179,000 (2024: £836,000 gain) from fair value hedge accounting are due to hedge ineffectiveness and the amortisation of existing balance sheet amounts. Gains of £1,000 (2024: £243,000 gain) from other derivatives include a gain of £1,000 (2024: £233,000 gain) from the movements in credit and debit valuation adjustments.

Fair value hedge accounting

2025			Change in fair value used for determining hedge ineffectiveness		Hedge ineffectiveness recognised in the income statement	Carrying amount of the hedged item	Of which: accumulated fair value adjustment
Hedged item balance sheet classification	Hedging instrument	Risk category	Hedged item	Instrument			
			£'000	£'000	£'000	£'000	£'000
Liabilities:							
Debt securities in issue	Cross currency interest rate swaps	Interest rate	**179**	**-**	**179**	**-**	**-**

2024			Change in fair value used for determining hedge ineffectiveness		Hedge ineffectiveness recognised in the income statement	Carrying amount of the hedged item	Of which: accumulated fair value adjustment
Hedged item balance sheet classification	Hedging instrument	Risk category	Hedged item	Instrument			
			£'000	£'000	£'000	£'000	£'000
Liabilities:							
Debt securities in issue	Cross currency interest rate swaps	Interest rate	**1,128**	**(292)**	**836**	**301,847**	**179**

6. Operating expenses

Auditor's remuneration, relating solely to the statutory audit of these financial statements, was £51,600 (2024: £49,200). This figure is inclusive of VAT.

The directors' contracts of service are with Nationwide Building Society and their remuneration is included within the Group's financial statements. No remuneration or pension scheme benefits were paid or are payable by the Company to the directors.

7. Taxation

	2025	2024
	£'000	£'000
Profit/(loss) Before Taxation	191	1,090
Current Tax at 25% (2024: 25%)	48	273
Adjustments in Respect of Securitisation Regime	(45)	(270)
Total Income 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 current 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%).

8. 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.

£127,000 (2024: £1,474,000) was available for allocation under the priority of payments as at 31 March 2025.

9. Loan to Related Company

	2025	2024
	£'000	£'000
Loan to Silverstone Funding (No.1) Limited	6,992,500	5,566,852
Accrued Interest on Loan to Silverstone Funding (No.1) Limited	65,979	63,852
	7,058,479	**5,630,704**

The Loan amounts falling due within 12 months are £233,479,000 (2024: £290,438,000) and those falling due after more than 12 months are £6,825,000,000 (2025: £5,340,266,000).

The loan to related company balance is classified as stage 1 non-credit impaired and subject to 12-month ECL. 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.

As the loan balance is a loan of the proceeds of the notes in issue, any movements during the period are a result of net issuances and redemptions.

10. Derivative financial instruments

All derivative financial instruments are used to manage economic risk. Note 5 sets out the link between economic risk management and the hedge accounting applied by the Company. The table below provides an analysis of the notional amount and fair value of derivatives by both hedge accounting type and instrument type. The amount of ineffectiveness recognised for each hedge type is shown in note 5.

2025	Contract/Notional Amount £'000	Fair Value Asset £'000	Fair Value Liability £'000
Derivatives Designated as Fair Value Hedging Instruments			
Cross Currency Interest Rate Swaps	-	-	-
	-	-	-

2024	Contract/Notional Amount £'000	Fair Value Asset £'000	Fair Value Liability £'000
Derivatives Designated as Fair Value Hedging Instruments			
Cross Currency Interest Rate Swaps	106,853	7,702	-
	106,853	**7,702**	**-**

The prior year derivative asset and liability fair values in the above table are inclusive of accrued interest receivable of £155,000 and payable of £nil, respectively.

An analysis of the maturity profiles of the derivatives can be found in note 13. The contract/notional amount indicates the amount outstanding at the balance sheet date and does not represent amounts at risk.

Where the same derivative contract has been used in more than one hedge type, for example where one risk component has been included in a fair value hedge and another risk component has been included in a cash flow hedge, the Company has included the full notional amount in both categories.

There are no derivatives used as hedging instruments in micro fair value hedges at 31 March 2025, following the maturity of the remaining USD issuance in April 2024. All remaining debt securities in issue are in Sterling and floating rate resulting in no interest rate or currency risk to be hedged. There were no derivatives used as hedging instruments in cash flow hedges during the period.

The weighted average rates of hedging instruments which achieve fixed rates are summarised in the table below. Fair value and cash flow hedging instruments which do not achieve a fixed rate have not been included in this analysis.

A variety of benchmark interest rates are used in global financial markets to calculate interest payments and fair values for derivative contracts. The Company's derivative portfolio includes contracts which reference SONIA and other benchmark rates.

Offsetting

The Company has financial assets and liabilities for which there is a legally enforceable right to set off the recognised amounts, and which may be settled net. However, the netting arrangements do not result in an offset of balance sheet assets and liabilities for accounting purposes as the right to set off is not unconditional in all circumstances. Therefore, in accordance with IAS 32 Financial Instruments: Presentation, there are no financial assets or liabilities which are offset with the net amount presented on the balance sheet. All financial assets and liabilities are presented on a gross basis on the balance sheet.

11. Debt Securities in issue

2025	< 1 Year £'000	1 - 5 Years £'000	> 5 Years £'000	Total £'000
Floating				
Sterling	167,500	3,895,000	2,930,000	**6,992,500**
		-	-	**65,979**
Accrued Interest	65,979			
Fair Value Adjustment for Micro Hedged Risk	-	-	-	**-**
	233,479	**3,895,000**	**2,930,000**	**7,058,479**

2024	< 1 Year £'000	1 - 5 Years £'000	> 5 Years £'000	Total £'000
Floating				
Sterling	112,500	2,326,500	3,021,000	**5,460,000**
US Dollar	114,395	-	-	**114,395**
		-	-	**64,007**
Accrued Interest	64,007			
Fair Value Adjustment for Micro Hedged Risk	-	-	179	**179**
	290,902	**2,326,500**	**3,021,179**	**5,638,581**

Floating rate Sterling issuances are priced against SONIA with a weighted average margin of 0.44% (2024: SONIA and weighted margin 0.53%). There were no USD issuances at period end 31 March 2025. There have been no defaults in principal, interest or other breaches with respect to liabilities in the period (2024: none).

12. Share capital

	2025 £'000	2024 £'000
Authorised and issued: Ordinary shares of £1 each	50	50
Number of shares		
Issued and fully paid: Ordinary shares of £1	2	2
Issued and one quarter paid: Ordinary shares of £1	49,998	49,998

The Company was registered as Silverstone Master Issuer PLC in England and Wales on 5 June 2008 as a public limited company, with authorised share capital of £50,000 comprising 50,000 ordinary shares of £1 each. All the authorised share capital of £50,000 was issued, of which 49,998 were partly paid to £0.25 each and two shares were fully paid up. No dividends were proposed or paid during the period (2024: none).

13. 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, interest rate risk and foreign currency 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 default on the unlisted security with Silverstone Funding (No.1) Limited, which in turn depends on the credit risk associated with the securitised pool of mortgages originated within Nationwide.

The Company meets its obligations on the notes issued using the cash flows it receives from Silverstone Funding (No.1) Limited who, in turn, meets its obligations from cash flows on the mortgage loans. These represent the main recourse for the Company. Therefore, 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 Nationwide and 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. As existing mortgage loans are repaid, and new loans are sold to Silverstone Funding (No.1) Limited, 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.

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 held by Silverstone Funding (No.1) Limited, is expected to exceed the interest receivable on the Company's inter-company loan to Silverstone Funding (No.1) Limited. The excess spread in Silverstone Funding (No.1) Limited is available to make good any reduction in the principal balance of the mortgage pool because of defaults by customers. In addition, Nationwide provided a start-up loan to Silverstone Funding (No.1) Limited to create a reserve fund which can be used by Silverstone Funding (No.1) Limited in certain circumstances. 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 books 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 credit quality of the underlying mortgages is disclosed in Silverstone Funding (No. 1) Limited annual report.

The Company assesses its counterparty credit risk in relation to the cash and cash equivalents and derivative contracts held with Nationwide by reference to credit ratings. In accordance with the criteria of the Rating Agencies that rate the notes issued by the Company, the programme 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 Buildings Society as the Guaranteed Investment Contract (GIC) provider.

13. Risk Management and Control of the Group (continued)

Credit risk (continued)

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

		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	A-1/P-1/F-1	A+/A1/A+	No	A-1/P-1/F-1	A+/A1/A+
Swap Provider	Nationwide	A-1/P-1/F-1	A+/Aa3(cr)/A+(dcr)	No	A-1/P-1/F-1	A+/Aa3(cr)/A+(dcr)

Liquidity and funding risk

The Company's ability to pay interest on the notes and other expenses depends upon the Company receiving enough cash flows from Silverstone Funding (No.1) Limited. Principal repayments are made on the notes in accordance with the Company's principal priority of payments and reflect the amounts of principal collection on the inter-company loans.

The Company is obliged to make payments on the notes to the extent it receives enough cash flows from Silverstone Funding (No.1) Limited in relation to the inter-company loans. Silverstone Funding (No.1) Limited will use the principal funds from the mortgage pool to repay the inter-company loans in accordance with the expected due date. 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 receive enough funds from Silverstone Funding (No.1) Limited on the inter-company loans, then the notes may not be paid in full and a part of the notes may be deferred to subsequent years. Such deferred amounts will remain due but not payable until funds are available in accordance with the relevant priority of payments. Variations in the rate of prepayment of principal on the loans may affect each series and class of notes differently.

The terms of the notes specify that payments on the notes will only be made to the extent that sufficient cash flows have been received from the Company's assets.

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 debt securities in issue 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 inter-company loan and the 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%

13. Risk Management and Control of the Group (continued)

Liquidity and funding risk (continued)

Residual maturity analysis

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.

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 and cash equivalents	127	-	-	-	-	-	-	-	**127**
Loan to related company	103,479	-	37,500	37,500	55,000	442,000	3,453,000	2,930,000	**7,058,479**
HA Derivatives	-	-	-	-	-	-	-	-	**-**
Other Assets	-	-	-	-	-	-	-	142	**142**
Total Assets	**103,606**	**-**	**37,500**	**37,500**	**55,000**	**442,000**	**3,453,000**	**2,930,142**	**7,058,748**
Liabilities	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Debt Securities in issue	103,479	-	37,500	37,500	55,000	442,000	3,453,000	2,930,000	**7,058,479**
Tax	-	-	-	-	3	-	-	-	**3**
Other Liabilities	-	-	-	-	-	-	-	-	**-**
Total Liabilities	**103,479**	**-**	**37,500**	**37,500**	**55,003**	**442,000**	**3,453,000**	**2,930,000**	**7,058,482**
Net Position	**127**	**-**	**-**	**-**	**(3)**	**-**	**-**	**142**	**266**

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 and cash equivalents	1,474	-	-	-	-	-	-	-	**1,474**
Loan to related company	178,091	-	37,449	37,449	37,449	167,273	2,156,079	3,016,914	**5,630,704**
HA Derivatives	7,702	-	-	-	-	-	-	-	**7,702**
Other Assets	-	-	-	-	-	-	-	39	**39**
Total Assets	**187,267**	**-**	**37,449**	**37,449**	**37,449**	**167,273**	**2,156,079**	**3,016,953**	**5,639,919**
Liabilities	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Debt Securities in issue	178,402	-	37,500	37,500	37,500	167,500	2,159,000	3,021,179	**5,638,581**
Tax	-	-	-	-	3	-	-	-	**3**
Other Liabilities	1,249	-	-	-	-	-	-	-	**1,249**
Total Liabilities	**179,651**	**-**	**37,500**	**37,500**	**37,503**	**167,500**	**2,159,000**	**3,021,179**	**5,639,833**
Net Position	**7,616**	**-**	**(51)**	**(51)**	**(54)**	**(227)**	**(2,921)**	**(4,226)**	**86**

HA – Hedge Accounted

Cash flows on the loan to the Trust within Silverstone Funding (No.1) Limited (the deemed loan) are dependent on the underlying mortgage loans originated within Nationwide. The final maturity date of the underlying mortgage loans is no later than 21 January 2070.

The table below present the cash flows payable by the Company under financial liabilities by remaining contractual maturities at the balance sheet date. The amounts disclosed in the table are the contractual undiscounted cash flows of all financial liabilities (i.e. nominal values).

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

Gross contractual cash flow 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
Liabilities	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Debt Securities in issue	124,310	-	119,195	117,092	131,572	725,562	4,046,323	3,060,911	8,324,965
Total Liabilities	**124,310**	**-**	**119,195**	**117,092**	**131,572**	**725,562**	**4,046,323**	**3,060,911**	**8,324,965**

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
Debt Securities in issue	194,299	-	114,733	110,705	107,546	412,925	2,674,255	3,190,947	6,805,410
Total Liabilities	**194,299**	**-**	**114,733**	**110,705**	**107,546**	**412,925**	**2,674,255**	**3,190,947**	**6,805,410**

Interest rate risk

The Company is not exposed to interest rate risk as its Sterling interest expense is at floating rate, whilst its interest income originates from its loan relationship with Silverstone Funding (No.1) Limited also at Sterling floating rates.

Foreign currency risk

The Company's assets are denominated in Sterling. The Silverstone scheme permits notes to be issued in Sterling, Euros or US Dollars. All notes in issue are currently in Sterling. When managing foreign currency risk, the Company would enter into cross currency swaps at the time of the note issuance and therefore have no net foreign currency risk over the life of the note.

14. 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		
Loan to Related Company	7,058,479	7,236,045
Liabilities		
Debt Securities in Issue	7,058,479	7,051,063

2024	Carrying Value £'000	Fair Value £'000
Assets		
Loan to Related Company	5,630,704	5,820,024
Liabilities		
Debt Securities in Issue	5,638,581	5,634,131

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

Fair value of financial assets and liabilities at amortised cost (continued)

The estimated fair value of loans due from related company represents the discounted amount of estimated future cash flows expected to be received based on the underlying mortgage pool assets. Expected cash flows are discounted at current market rates to determine fair value. The fair value of financial instruments is, in certain circumstances, measured using valuation techniques based on market prices that are not observable in an active market or significant unobservable market inputs. These are classified as level 3 in the fair value hierarchy.

The aggregate fair value of the debt securities in issue is calculated using market prices where available otherwise a discounted cash flow model is used, based on the current interest rate yield curve appropriate for the remaining term to maturity. These are classified as level 2 in the fair value hierarchy.

Fair value of financial assets and liabilities held at fair value

The fair value of the derivatives falls within level 2 of the fair value hierarchy. Financial instruments classified as level 2 have been valued using models whose inputs are observable in an active market. Valuations based on observable inputs include swap derivative financial instruments which are valued using market standard pricing techniques. There are no instruments that fall within level 3 of the fair value hierarchy as at 31 March 2025 (2024: none). There have been no movements in and out of level 3 throughout the period.

Level 2 valuation technique using observable inputs

Assets and liabilities classified as Level 2 have been valued using models whose inputs are observable in an active market. Valuations based on observable inputs include derivative financial instruments such as swaps and forward rate agreements which are valued using market standard pricing techniques, and options that are commonly traded in markets where all the inputs to the market standard pricing models are observable.

15. 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.

16. Parent undertaking and ultimate controlling entity

Silverstone Master Issuer PLC is a public 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 or at www.nationwide.co.uk.

17. Post balance sheet events

There are no post balance sheet events to report.

18. Related party transactions

During the period, fees of £47,000 (2024: £38,000) were paid to Wilmington Trust SP Services (London) Limited in respect of corporate services provided to the company.

No other transactions were entered into with key management personnel. Aside from the above, all transactions are entered into with the ultimate parent company and Silverstone Funding (No.1) Limited in the normal course of business, with the exception of the audit fees noted in note 6, along with £2,864,592,342 of externally issued debt securities and £134,210,515 of interest on the same and £1,433,497 of external fees included in operating expenses and corporation tax, Details of these transactions can be found in the notes to these financial statements.