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Precise Mortgage Funding 2020-1B PLC

Report for Distribution dated Dec 16, 2020

Global Corporate Trust
<http://pivot.usbank.com/>





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Analyst	Alexander Pluckrose alexander.pluckrose@usbank.com 44.207.330.2210	U.S. Bank Global Corporate Trust Limited Address	5th Floor 125 Old Broad Street London, EC2N 1AR
Distribution Date	16-Dec-20	U.S. Bank Global Corporate Trust Limited Website	https://pivot.usbank.com

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Deal Summary

Notes	Original Principal Balance	Credit Enhancement on Closing	Fitch/S&P Initial Ratings	Outstanding Principal Balance	Pool Factor	Current Credit Enhancement	Fitch/S&P Current Ratings	Fitch/S&P Watch
Class A1 Notes	226,220,000.00	14.50%	AAA AAA	214,692,892.25	0.949045	14.93%	AAA AAA	
Class A2 Notes	100,710,000.00	14.50%	AAA AAA	100,710,000.00	1.000000	14.93%	AAA AAA	
Class B Notes	15,970,000.00	10.25%	AA+ AA+	15,970,000.00	1.000000	10.54%	AA+ AA+	
Class C Notes	15,970,000.00	6.00%	A AA-	15,970,000.00	1.000000	6.16%	A AA-	
Class D Notes	9,390,000.00	3.50%	BBB A	9,390,000.00	1.000000	3.58%	BBB A	
Class E Notes	7,520,000.00	1.50%	BB+ BB+	7,520,000.00	1.000000	1.51%	BB+ BB+	
Class X Notes	13,150,000.00	0.00%	BB+ B	9,128,509.06	0.694183	0.00%	BB+ B	
Total	388,930,000.00			373,381,401.31				



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Deal Performance Summary - Last 4 IPD

	Cut off	IPD 8	IPD 9	IPD 10	IPD 11
Delinquencies					
1-2 Months in Arrears		0.00%	0.10%	0.00%	0.00%
2-3 Months in Arrears		0.00%	0.00%	0.00%	0.00%
3-4 Months in Arrears		0.00%	0.00%	0.00%	0.00%
4+ Months in Arrears		0.00%	0.00%	0.00%	0.00%
Excess Spread					
Amount during Period		0.00	0.00	0.00	0.00
Percentage of Pool (Annualised)		0.00%	0.00%	0.00%	0.00%
Constant Prepayment Rate (CPR)					
Period		2.00%	2.32%	2.75%	5.61%
Since Cut off		1.98%	2.03%	2.21%	2.98%
Principal Payment Rate (PPR)					
Total Principal Payments in Period		716,060.76	846,974.14	1,259,084.28	3,442,778.01
Mortgage Principal Closing Balance	375,460,578.05	369,801,728.68	368,954,754.54	367,695,670.26	364,252,892.25
Percentage of Cut off Balance (%)		0.19%	0.23%	0.34%	0.95%
Payment Rate					
Percentage of Interest Due (%)		100.00%	100.00%	100.00%	100.00%
Cumulative Losses					
Percentage of Initial Principal Balance (%)		0.00%	0.00%	0.00%	0.00%



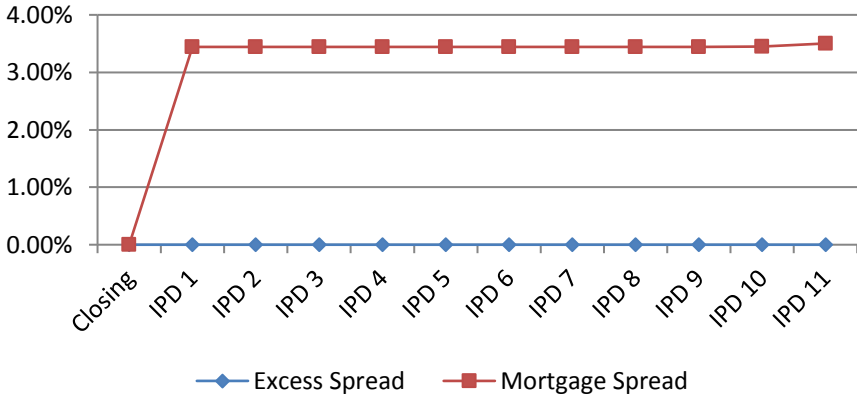
Precise Mortgage Funding 2020-1B PLC

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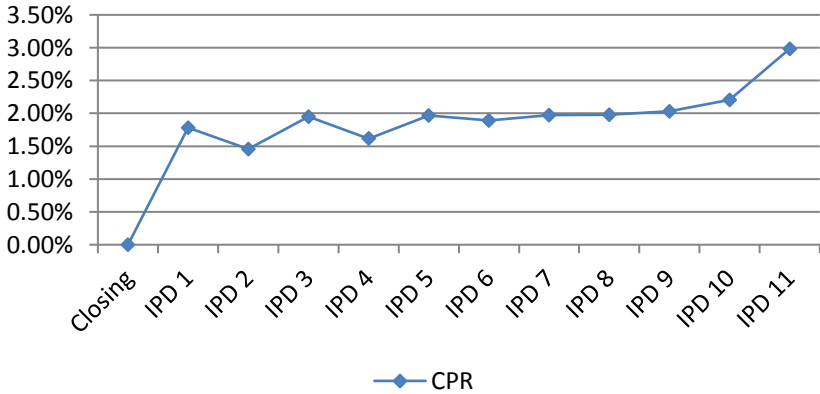
December 2020

Collateral Performance Graphs

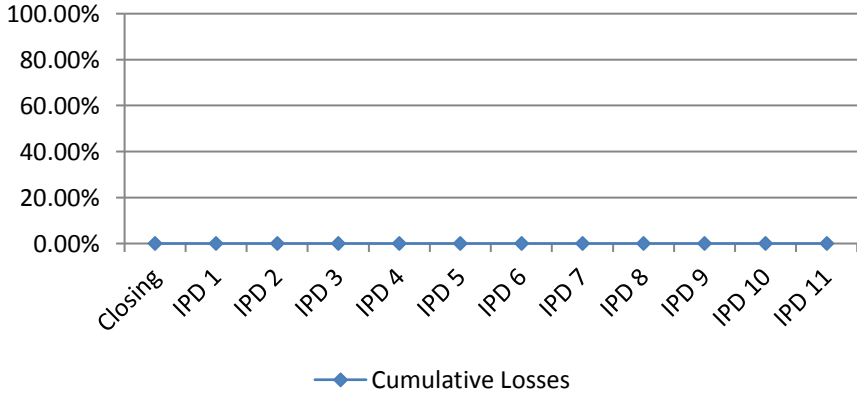
Mortgage Margin & Excess Spread



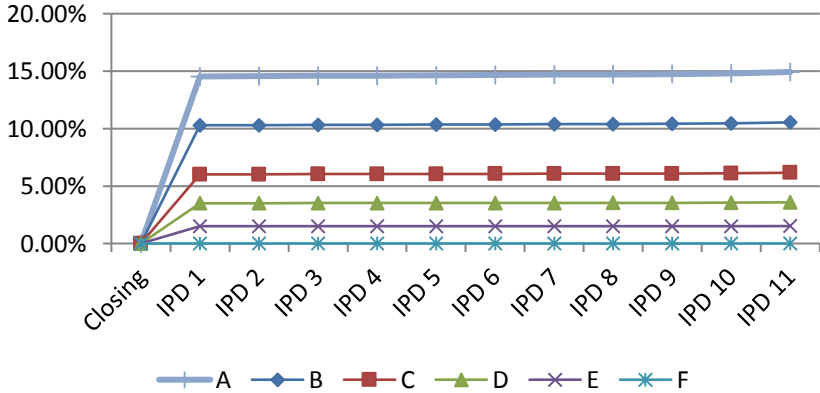
CPR (since issue)



Cumulative Losses



Credit Enhancement



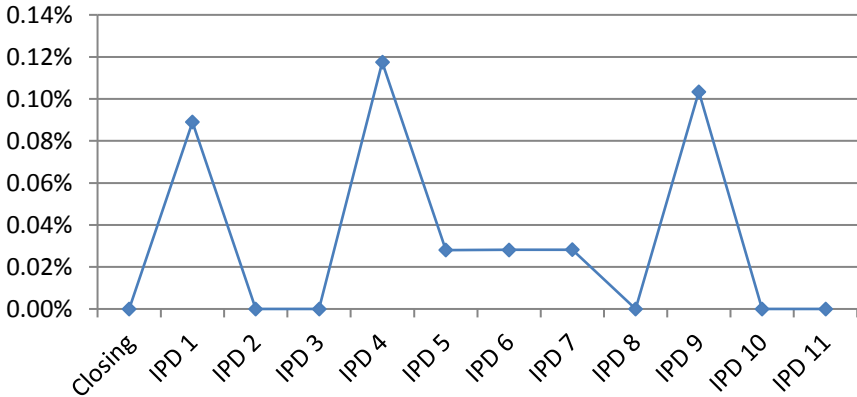


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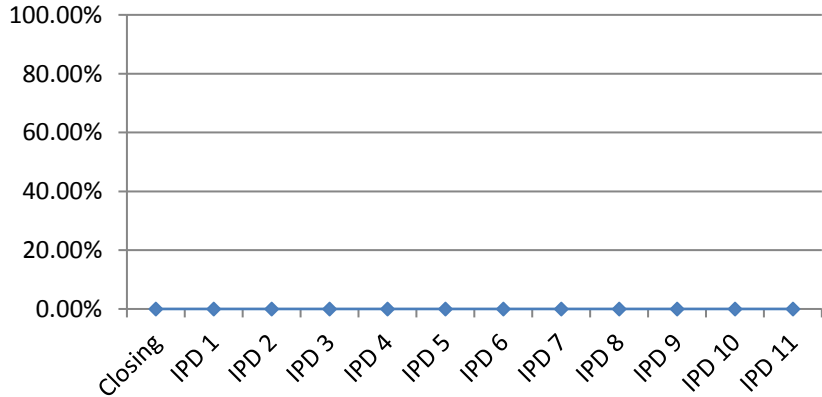
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Delinquencies Graphs

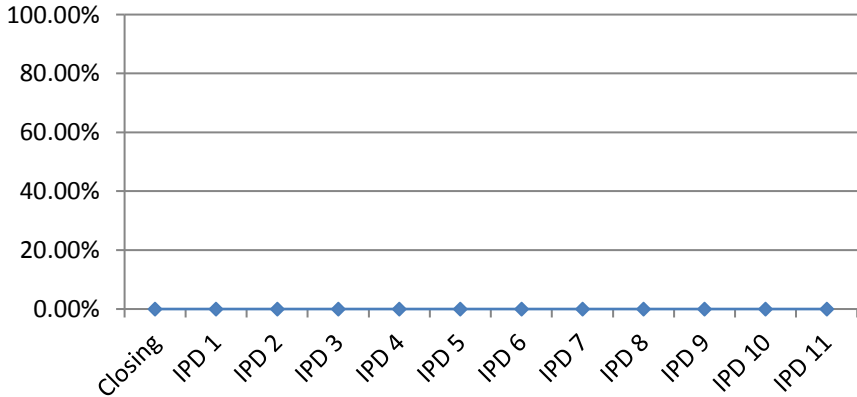
Delinquencies (1-2 Months in Arrears)



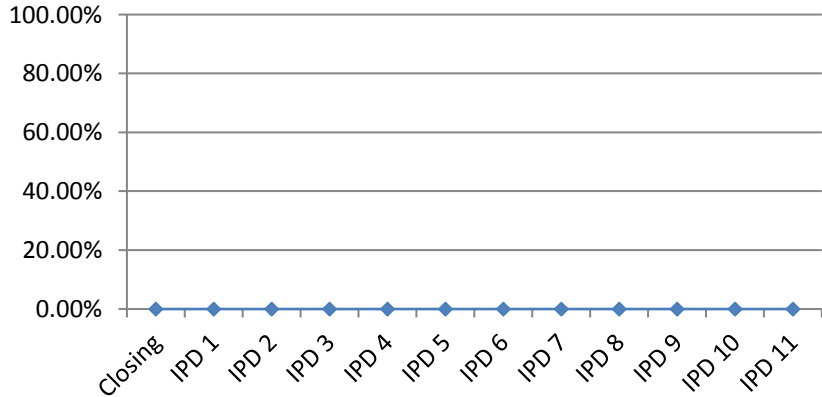
Delinquencies (2-3 Months in Arrears)



Delinquencies (3-4 Months in Arrears)



Delinquencies (4+ Months in Arrears)





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Deal Counterparties		S&P			Fitch			comments
Role	Counterparty	Long-Term	Short-Term	Rating Trigger	Long-Term	Short-Term	Rating Trigger	
Issuer	Precise Mortgage Funding 2020-1B PLC							
Holdings	Precise Mortgage Holdings 2020-1B Limited							
Legal Title Holder	Charter Court Financial Services Limited							
Servicer	Charter Mortgages Limited							
Seller	Charter Mortgages Limited							
Cash Manager	U.S. Bank Global Corporate Trust Limited							
Swap Provider	Lloyds Bank Corporate Markets plc	A	A-1	A-	A	F1	A/F1	
Issuer Account Bank	Elavon Financial Services DAC, UK Branch	AA-	A-1+	A/A-1	AA-	F1+	A/F1	
Collection Account Bank	Barclays Bank PLC	A	A-1	BBB/A-2	A+	F1	BBB+/F2	
Security Trustee	U.S. Bank Trustees Limited							
Note Trustee	U.S. Bank Trustees Limited							
Principal Paying Agent	Elavon Financial Services DAC, UK Branch							
Agent Bank	Elavon Financial Services DAC, UK Branch							
Registrar	Elavon Financial Services DAC							
Corporate Services Provider	CSC Capital Markets UK Limited							
Back-up Servicer Facilitator	CSC Capital Markets UK Limited							
Share Trustee	CSC Corporate Services (UK) Limited							
Arranger	Merril Lynch International							
Joint Lead Manager	Lloyds Bank Corporate Markets plc							
	Merril Lynch International							

Pursuant to the Subscription Agreement, CCFS will undertake to the Joint Lead Managers and the Arranger that it will (i) retain on an ongoing basis, the Retained Exposures as required by Article 6(1) of the Securitisation Regulation (which does not take into account any corresponding national measures), (ii) comply with the disclosure obligations under Article 7(l)(e)(iii) of the Securitisation Regulation by confirming the risk retention of the Seller as contemplated by Articles 6(1) and 6.3(c) of the Securitisation Regulation and (iii) not sell, hedge or otherwise mitigate (and shall procure that none of its affiliates shall sell, hedge or otherwise mitigate) the credit risk under or associated with the Retained Exposures except to the extent permitted under the Securitisation Regulation. As at the Closing Date, such retention requirement will be satisfied by CCFS retaining randomly selected exposures equivalent to no less than 5 per cent. of the nominal value of the securitised exposures, where such exposures would otherwise have been securitised in the transaction effected by the Issuer in accordance with Article 6(3)(c) of the Securitisation Regulation. Any change to the manner in which such interest is held will be notified to the Noteholders. Except with the express written consent of the Seller in the form of a U.S. Risk Retention Consent and where such sale falls within the exemption provided by Section 20 of the U.S. Risk Retention Rules, the Notes or the Residual Certificates offered and sold by the Issuer may not be purchased by any person except for persons that are not Risk Retention U.S. Persons.



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Note Distribution Detail

Notes	ISIN / Common Code	Original Principal Balance	No. Of Notes	Beginning Principal Balance	Total Principal Distribution	Ending Principal Balance	Total Interest Distribution	Note Placement
Class A1 Notes	XS2097423060 / 209742306	226,220,000.00	2,262	218,135,670.26	3,442,778.01	214,692,892.25	176,279.31	Public
Class A2 Notes	XS2097425354 / 209742535	100,710,000.00	1,007	100,710,000.00	0.00	100,710,000.00	103,734.88	Sellers Group
Class B Notes	XS2097426246 / 209742624	15,970,000.00	160	15,970,000.00	0.00	15,970,000.00	19,731.17	Public
Class C Notes	XS2097426329 / 209742632	15,970,000.00	160	15,970,000.00	0.00	15,970,000.00	23,012.68	Public
Class D Notes	XS2097426832 / 209742683	9,390,000.00	94	9,390,000.00	0.00	9,390,000.00	15,460.39	Public
Class E Notes	XS2097426915 / 209742691	7,520,000.00	75	7,520,000.00	0.00	7,520,000.00	19,489.42	Public
Class X Notes	XS2097427301 / 209742730	13,150,000.00	132	9,578,963.02	450,453.96	9,128,509.06	26,006.56	Public
Total		388,930,000.00	3,889	377,274,633.28	3,893,231.97	373,381,401.31	383,714.41	



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Note Interest Reconciliation - Accrual

Notes	ISIN / Common Code	Method	Days	Beginning Principal Balance	Rate of Interest	Total Interest Accrued	Other Interest	Total Interest Distribution
Class A1 Notes	XS2097423060 / 209742306	Actual/365 (Fixed)	30	218,135,670.26	0.98321%	176,279.31	0.00	176,279.31
Class A2 Notes	XS2097425354 / 209742535	Actual/365 (Fixed)	30	100,710,000.00	1.25321%	103,734.88	0.00	103,734.88
Class B Notes	XS2097426246 / 209742624	Actual/365 (Fixed)	30	15,970,000.00	1.50321%	19,731.17	0.00	19,731.17
Class C Notes	XS2097426329 / 209742632	Actual/365 (Fixed)	30	15,970,000.00	1.75321%	23,012.68	0.00	23,012.68
Class D Notes	XS2097426832 / 209742683	Actual/365 (Fixed)	30	9,390,000.00	2.00321%	15,460.39	0.00	15,460.39
Class E Notes	XS2097426915 / 209742691	Actual/365 (Fixed)	30	7,520,000.00	3.15321%	19,489.42	0.00	19,489.42
Class X Notes	XS2097427301 / 209742730	Actual/365 (Fixed)	30	9,578,963.02	3.30321%	26,006.56	0.00	26,006.56
Total				377,274,633.28		383,714.41	0.00	383,714.41



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Note Interest Reconciliation - Deferred

Notes	ISIN / Common Code	Beginning Deferred Interest	Interest Accrued on Deferred Interest	Current Period Deferred Interest	Deferred Interest Payments	Ending Deferred Interest
Class A1 Notes	XS2097423060 / 209742306	0.00	0.00	0.00	0.00	0.00
Class A2 Notes	XS2097425354 / 209742535	0.00	0.00	0.00	0.00	0.00
Class B Notes	XS2097426246 / 209742624	0.00	0.00	0.00	0.00	0.00
Class C Notes	XS2097426329 / 209742632	0.00	0.00	0.00	0.00	0.00
Class D Notes	XS2097426832 / 209742683	0.00	0.00	0.00	0.00	0.00
Class E Notes	XS2097426915 / 209742691	0.00	0.00	0.00	0.00	0.00
Class X Notes	XS2097427301 / 209742730	0.00	0.00	0.00	0.00	0.00
Total		0.00	0.00	0.00	0.00	0.00



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Note Principal Reconciliation

Notes	Beginning Principal Balance	Total Principal Distribution	Ending Principal Balance	--- Credit Support ---	
				Original (1)	Current (2)
Class A1 Notes	218,135,670.26	3,442,778.01	214,692,892.25	14.50%	14.93%
Class A2 Notes	100,710,000.00	0.00	100,710,000.00	14.50%	14.93%
Class B Notes	15,970,000.00	0.00	15,970,000.00	10.25%	10.54%
Class C Notes	15,970,000.00	0.00	15,970,000.00	6.00%	6.16%
Class D Notes	9,390,000.00	0.00	9,390,000.00	3.50%	3.58%
Class E Notes	7,520,000.00	0.00	7,520,000.00	1.50%	1.51%
Class X Notes	9,578,963.02	450,453.96	9,128,509.06	0.00%	0.00%
Total	377,274,633.28	3,893,231.97	373,381,401.31		

(1) Determined as follows: Original Principal Balance of all subordinate classes/Total Original Principal Balance

(2) Determined as follows: Ending Principal Balance of all subordinate classes/Total Ending Principal Balance



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Residual Certificates

Notes	ISIN / Common Code	Total Amount Distribution
RC1 Residual Cetificates	XS2097428028 / 209742802	0.00
RC2 Residual Cetificates	XS2097428291 / 209742829	0.00
ERC Certificates	XS2097437797 / 209743779	14,203.00
Total		14,203.00



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Ratings Information

Notes	ISIN / Common Code	--- Original Ratings ---		--- Ratings Change / Change Date ¹ ---	
		Fitch	S&P	Fitch	S&P
Class A1 Notes	XS2097423060 / 209742306	AAA	AAA		
Class A2 Notes	XS2097425354 / 209742535	AAA	AAA		
Class B Notes	XS2097426246 / 209742624	AA+	AA+		
Class C Notes	XS2097426329 / 209742632	A	AA-		
Class D Notes	XS2097426832 / 209742683	BBB	A		
Class E Notes	XS2097426915 / 209742691	BB+	BB+		
Class X Notes	XS2097427301 / 209742730	BB+	B		

¹ Changed ratings provided on this report are based on information provided by the applicable rating agency via electronic transmission. It shall be understood that this transmission will generally have been provided to U.S. Bank Trustees Limited within 30 days of the payment date listed on this statement. Because ratings may have changed during the 30 day window, or may not be being provided by the rating agency in an electronic format and therefore not being updated on this report, U.S. Bank Trustees Limited recommends that investors obtain current rating information directly from the rating agency.



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Cash Reconciliation			
Available Collections		Distributions	
Available Revenue Receipts		Amounts Distributed by the Issuer	
(a) Revenue Receipts or Calculated Revenue (Excluding ERC Income)	1,069,234.95	(see Other Required Information page for further detail)	
ERC Income	14,203.00		
(b) Interest accrued on the Issuer Accounts	0.00	Amounts Distributed by the Issuer	269,122.34
(c) Amounts received under the Swap Agreement	15,609.50		
(d) Class A and Class B Liquidity Reserve Fund Excess Amount	18,886.26		
(e) Class A and B Liquidity Reserve Fund Ledger ¹	0.00		
(f) General Reserve Fund Excess Amount	0.00		
(g) Reconciliation Amounts deemed to be Available Revenue Receipts	0.00		
(h) Credited to the Deposit Account on the previous IPD	0.00		
(i) Optional Purchase Price	0.00		
(j) Other net income excluding Redemption Receipts	0.00		
(k) Amounts in accordance with item (h) of the Redemption PoP	0.00		
less:			
(l) Third Party Amounts	340.00		
(m) Tax payments not funded from Issuer Profit Ledger	0.00		
(n) Overdraft remedy amounts of DD/Non-DD Collection Accounts	0.00		
(o) Early Repayment Charges	14,203.00		
Available Revenue Receipts	1,103,390.71		
Available Redemption Receipts		Distributions to Noteholders	
(a) Redemption Receipts	3,442,778.01	Interest Distribution	383,714.41
(b) Principal Deficiency Ledger	0.00	Principal Distribution	3,893,231.97
(c) Enhanced Amortisation Amount	0.00	Distributions to Noteholders	4,276,946.38
(d) General Reserve Fund remaining ²	0.00		
(e) Reconciliation Amounts to be Available Redemption Receipts	0.00		
(f) Amount paid into Deposit Account	0.00		
Available Redemption Receipts	3,442,778.01		
Class A and Class B Liquidity Reserve Fund Release Amount	0.00		
General Reserve Fund Liquidity Release Amount	0.00		
Principal Addition Amount	0.00		
Total Available Collections	4,546,168.72	Other Distributions	
		Issuer Profit Amount	100.00
		Credit to Class A and Class B Liquidity Reserve Fund Ledger	0.00
		Credit to the PDL	0.00
		Credit to General Reserve Fund Ledger	0.00
		Surplus to credit to the Transaction Account	0.00
		Residual Certificates	0.00
		Surplus applied as Available Revenue Funds	0.00
		Other Distributions	100.00
		Total Distributions	4,546,168.72

¹ On the Class B Redemption Date only

² On the Final Redemption Date only



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Other Required Information

Amounts Distributed by the Issuer

Note Trustee	0.00
Security Trustee	0.00
Agent Bank, Registrar and Paying Agent	0.00
Cash Manager	0.00
Servicer	78,432.89
Back-up Servicer Facilitator	0.00
Corporate Servicer Provider	0.00
Issuer Account Bank	0.00
Collection Account Bank	0.00
Securitisation Repository	0.00
Third parties	0.00
Transfer Costs	0.00
Swap Provider	190,689.45
Hedge Subordinated Amounts	0.00
Amounts Distributed by the Issuer	<u>269,122.34</u>

Revenue Receipts

Total interest receipts	1,066,031.21
Total fees	3,203.74
Total expenses	0.00
Total ERC	14,203.00
Total Revenue Recoveries	0.00
	<u>1,083,437.95</u>



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Mortgage Principal Analysis

	Current Period	Since Issue
Opening mortgage principal balance - close	375,460,578.05	375,460,578.05
Opening mortgage principal balance - current	367,695,670.26	
Total opening mortgage principal balance	<u>367,695,670.26</u>	<u>375,460,578.05</u>
Unscheduled payments (Redemptions)	3,354,225.25	10,257,788.48
Scheduled payments	88,552.76	949,897.32
Principal Losses	0.00	0.00
Principal Recoveries	0.00	0.00
Closing mortgage principal balance	<u>364,252,892.25</u>	<u>364,252,892.25</u>



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Principal Deficiency Ledger

Current Period Principal Deficiency

	<u>Beginning PDL Balance</u>	<u>Deficiency Allocation</u>	<u>PDL Repayment</u>	<u>Ending PDL Balance</u>
Class E Notes PDL	0.00	0.00	0.00	0.00
Class D Notes PDL	0.00	0.00	0.00	0.00
Class C Notes PDL	0.00	0.00	0.00	0.00
Class B Notes PDL	0.00	0.00	0.00	0.00
Class A Notes PDL	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00



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Reserve Fund Ledgers

		<u>Credits</u>	<u>Debits</u>
<u>Class A and Class B Liquidity Reserve Fund Ledger</u>			
Original Class A and Class B Liquidity Reserve Fund Amount	5,143,500.00		
Class A and Class B Liquidity Reserve Fund Amount as at previous IPD/Closing Date	5,041,121.32		
Class A and Class B Liquidity Reserve Fund Required Amount per current IPD	5,022,235.05		
Top ups in quarter		0.00	
Drawings in quarter			18,886.26
Closing Balance	<u><u>5,022,235.05</u></u>		
<u>General Reserve Fund Ledger</u>			
Original Reserve Fund Amount	493,200.00		
General Reserve Fund Required Amount as at previous IPD/Closing Date	493,200.00		
General Reserve Fund Required Amount as at current IPD	493,200.00		
Top ups in quarter		0.00	
Drawings in quarter			0.00
Closing Balance	<u><u>493,200.00</u></u>		



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Reserve Funds and Principal Allocation

General Reserve Fund

(a) on any Interest Payment Date up to and including the Final Redemption Date
 (i) if a Reserve Fund Amortising Trigger Event has not occurred prior to the Calculation Date immediately preceding such Interest Payment Date, an amount equal to 1.5 per cent. of the aggregate current Principal Amount Outstanding of the Collateralised Notes prior to the application of Available Redemption Receipts on such Interest Payment Date, minus the Class A and Class B Liquidity Reserve Fund Required Amount; and

493,200.00

(ii) if a Reserve Fund Amortising Trigger Event has occurred prior to the Calculation Date immediately preceding such Interest Payment Date, an amount equal to 1.5 per cent. of the aggregate current Principal Amount Outstanding of the Collateralised Notes on the Interest Payment Date immediately preceding the date on which the Reserve Fund Amortising Trigger Event occurred (following the application of Available Redemption Receipts on such Interest Payment Date), minus the Class A and Class B Liquidity Reserve Fund Required Amount; and

0.00

(b) on each Interest Payment Date on and following the Final Redemption Date, zero;

0.00

Class A and Class B Liquidity Reserve Fund Required Amount

(a) on any Interest Payment Date falling prior to the Class B Redemption Date:
 (i) if a Reserve Fund Amortising Trigger Event has not occurred prior to the Calculation Date immediately preceding such Interest Payment Date, an amount equal to 1.5 per cent. of the aggregate current Principal Amount Outstanding of the Class A1 Notes, the Class A2 Notes and Class B Notes prior to the application of Available Redemption Receipts on such Interest Payment Date; and

5,022,235.05

(ii) if a Reserve Fund Amortising Trigger Event has occurred prior to the Calculation Date immediately preceding such Interest Payment Date, an amount equal to 1.5 per cent. of the aggregate current Principal Amount Outstanding of the Class A1 Notes, the Class A2 Notes and Class B Notes on the Interest Payment Date immediately preceding the date on which the Reserve Fund Amortising Trigger Event occurred (following to the application of Available Redemption Receipts on such Interest Payment Date); and

0.00

(iii) on any Interest Payment Date falling on or after the Class B Redemption Date, zero;

0.00

Principal Addition Amount

Available Revenue Receipts & Liquidity Release Amount

1,103,390.71

Amounts due on the Revenue Waterfall from item [(a)] to [(f)] and [(h)]

568,967.70

Senior Expenses Deficit

0.00

Principal Addition Amount

0.00



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Swap Transaction Details

Fixed Rate Issuer to Swap Counterparty	
Period Start Date (included)	16-Nov-20
Period End date (excluded)	16-Dec-20
Day Count Fraction	0.082
Fixed Rate	0.65000%
Swap Notional Amount	356,931,527.41
Total Swap Payment by Issuer to Swap Counterparty	190,689.45
Floating Rate Swap Counterparty to Issuer	
Period Start Date (included)	16-Nov-20
Period End date (excluded)	16-Dec-20
Day Count Fraction	0.082
Floating Rate	0.05321%
Swap Notional Amount	356,931,527.41
Total Swap Payment by Swap Counterparty to Issuer	15,609.50
Net Payment Due (Issuer/Swap Counterparty)	175,079.95



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Triggers

<u>Event of Default</u>	<u>Breach (Y/N)</u>
(a) subject to Condition 18 (Subordination by Deferral), if default is made in the payment of any principal or interest due in respect of the Notes and the default continues for: (i) a period of five Business Days in the case of principal, or (ii) three Business Days in the case of interest; or	No
(b) if the Issuer fails to perform or observe any of its other obligations under these Conditions or any Transaction Document to which it is a party and the failure continues for a period of 15 days (or such longer period as the Note Trustee may permit) (except that in any case where the Note Trustee considers the failure to be incapable of remedy, then no continuation or notice as is aforementioned will be required) following the service by the Note Trustee on the Issuer of notice requiring the same to be remedied; or	No
(c) if any representation or warranty made by the Issuer under any Transaction Document is incorrect when made and the matters giving rise to such misrepresentation are not remedied within a period of 15 days (or such longer period as the Note Trustee may permit) (except that in any case where the Note Trustee considers the matters giving rise to such misrepresentation to be incapable of remedy, then no continuation or notice as is hereinafter mentioned will be required) following the service by the Note Trustee on the Issuer of notice requiring the same to be remedied; or	No
(d) if any order is made by any competent court or any resolution is passed for the winding up or dissolution of the Issuer, save for the purposes of reorganisation on terms approved in writing by the Note Trustee or by Extraordinary Resolution of the Noteholders; or	No
(e) if (i) the Issuer ceases or threatens to cease to carry on the whole or a substantial part of its business, save for the purposes of reorganisation on terms approved in writing by the Note Trustee or by Extraordinary Resolution of the Noteholders, or (ii) the Issuer stops or threatens to stop payment of, or is unable to, or admits inability to, pay its debts (or any class of its debts) as they fall due or the value of its assets falls to less than the amount of its liabilities (taking into account its contingent and prospective liabilities) or (iii) the Issuer is deemed unable to pay its debts pursuant to or for the purposes of any applicable law or is adjudicated or found bankrupt or insolvent; or	No
(f) if proceedings are initiated against the Issuer under any applicable liquidation, insolvency, composition, reorganisation or other similar laws or an application is made (or documents filed with the court) for the appointment of an administrative or other receiver, manager, administrator or other similar official, or an administrative or other receiver, manager, administrator or other similar official is appointed, in relation to the Issuer or, as the case may be, in relation to the whole or any part of the undertaking or assets of the Issuer, and in any such case (other than the appointment of an administrator or an administrative receiver appointed following presentation of a petition for an administration order), unless initiated by the Issuer, is not discharged within 30 days; or	No
(g) if the Issuer (or its directors or shareholders) initiates or consents to judicial proceedings relating to itself under any applicable liquidation, insolvency, composition, reorganisation or other similar laws or makes a conveyance or assignment for the benefit of, or enters into any composition or other arrangement with, its creditors generally (or any class of its creditors) or takes steps with a view to obtaining a moratorium in respect of any of its indebtedness or any meeting is convened to consider a proposal for an arrangement or composition with its creditors generally (or any class of its creditors).	No



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Triggers

Mandatory Redemption of the Notes

8.3 (a) Optional Purchase Price received				No
8.3 (b) Ten Per cent clean up call				No
	Current	Trigger		
	364,252,892.25	37,578,000.00		
8.4 Taxation or Other Reasons				No



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Portfolio Performance

As at: 30/11/2020

	This Period				Last Period			
	No.	Balance	Arrears	%	No.	Balance	Arrears	%
Total								
No. of Loans Paying => Monthly CMS	2,175	360,143,615.25	0.44	98.87%	2,181	358,681,461.22	0.44	97.55%
No. of Loans Paying => 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying < 75% Monthly CMS	1	90,214.75	0.00	0.02%	1	167,955.46	0.00	0.05%
No. of Loans That Made No Payment	17	4,019,062.25	1,275.42	1.10%	39	8,846,253.58	1,846.19	2.41%
Total	2,193	364,252,892.25	1,275.86	100.00%	2,221	367,695,670.26	1,846.63	100.00%
% Original Principal Balance				95.92%				95.53%
% Outstanding Principal Balance				98.87%				97.55%
1 to 2 Months								
No. of Loans Paying => Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying => 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying < 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans That Made No Payment	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
Total	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
% Original Principal Balance				0.00%				0.00%
% Outstanding Principal Balance				0.00%				0.00%
2 to 3 Months								
No. of Loans Paying => Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying => 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying < 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans That Made No Payment	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
Total	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
% Original Principal Balance				0.00%				0.00%
% Outstanding Principal Balance				0.00%				0.00%



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Portfolio Performance

As at: 30/11/2020

	This Period				Last Period			
	No.	Balance	Arrears	%	No.	Balance	Arrears	%
3 to 4 Months								
No. of Loans Paying => Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying => 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying < 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans That Made No Payment	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
Total	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
% Original Principal Balance				0.00%				0.00%
% Outstanding Principal Balance				0.00%				0.00%
4+ Months								
No. of Loans Paying => Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying => 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying < 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans That Made No Payment	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
Total	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
% Original Principal Balance				0.00%				0.00%
% Outstanding Principal Balance				0.00%				0.00%

NB: The Administrator does not report Days in Arrears but Month in Arrears as referred to by the deal documentation



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Collateral Report

As at: 30/11/2020

	<u>This Period</u>	<u>Last Period</u>	
Total Arrears Balance (1 month and over)	0.00	0.00	
Total Arrears due	1,275.86	1,846.63	
			<u>At Close</u> <u>This Period</u> <u>Last Period</u>
Original Principal Balance as at close			375,460,578.05
Total Original Number of Loans			2,277
Outstanding Principal Balance as at prior month end			364,252,892.25
Total Current Number of Loans			2,193
			2,221
Total number of performing loans			2,193
Total value of performing loans			364,252,892.25
Total number of 3+ months			0
Total value of 3+ months			0.00
Percentage 3+ months on Original Balance			0.00%
Percentage 3+ months on Outstanding Balance			0.00%
Total Value of Arrears Cases			0.00
Total Number of Arrears Cases			0
% Original Principal Balance			0.00%
% Outstanding Principal Balance			0.00%



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Monthly Investor Report

December 2020

Collateral Report

As at: 30/11/2020

	<u>This Period</u>	<u>Last Period</u>
REPOSSESSIONS		
Number of Repossessions this Period	0	0
Repossessions Cured	0	0
Total Number of Properties Unsold	0	0
Principal Balance Unsold	0.00	0.00
Principal Balance Cured	0.00	0.00
% Original Principal Balance	0.00%	0.00%
%Outstanding Principal Balance	0.00%	0.00%
	<u>This Period</u>	<u>Last Period</u>
	<u>Current Balance</u>	<u>Current Balance</u>
SALES OF REPOSSESSIONS		
Total Number of Repossessions Sold since close	0	0
Total Value of Property Sold	0.00	0.00
Value of Properties Repossessed this period	0.00	0.00
Cumulative Value of Properties Repossessed since close	0.00	0.00
Number of Properties sold this period	0	0
Value of Properties sold this period	0.00	0.00
Cumulative Loss on Sale	0.00	0.00
Cumulative Loss on Sale % of Original Principal Balance	0.00%	0.00%
Cumulative Redemption Shortfalls incurred	0.00	0.00
Period Losses	0.00	0.00
Cumulative Losses	0.00	0.00
OTHER LOSSES		
Cumulative ERC losses incurred	0.00	0.00
Cumulative Fee losses incurred	0.00	0.00
Cumulative Expense losses incurred	0.00	0.00



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Prepayment Rate (CPR)

	This Period	Last Period
<p>Average Constant Prepayment Rate (CPR) Since Issue with Calculation</p> <p>Average CPR speed is the amount expressed as an annualised percentage of principal prepaid in excess of scheduled repayments. The average CPR speed is calculated by first dividing the Current Residential Mortgage Loan Principal Balance (i.e. the actual balance) by the Scheduled Residential Mortgage Loan Principal Balance assuming no prepayments have been made (i.e. only scheduled repayments have been made). The quotient is then raised to a power whereby the exponent is the quantity twelve divided by the number of months since issue. Subtract this result from one then multiply it by one hundred (100) to determine the Average CPR speed.</p> <p>The calculation is expressed as follows: $CPR_{Avg} = 100 \times \left[1 - \left(\left(\frac{\text{Current Residential Mortgage Loan Principal Balance}}{\text{Scheduled Residential Mortgage Loan Principal Balance}} \right)^{\frac{12}{\text{months since}}} \right) \right]$</p>	2.98%	2.21%
<p>3 Month Periodical Constant Prepayment Rate (CPR) with Calculation (Annualised)</p> <p>Annualised Periodical CPR speed is the amount expressed as a periodical percentage of principal prepaid in excess of scheduled repayments. The Periodical CPR speed is calculated by first dividing the Current Residential Mortgage Loan Principal Balance (i.e. the actual balance) by the Scheduled Residential Mortgage Loan Principal Balance in the period assuming no prepayments have been made (i.e. only scheduled repayments have been made). This quotient is then raised to a power whereby the exponent is the quantity twelve divided by the number of months in the period. Subtract this result from the one then multiply it by one hundred (100) to determined the Periodical CPR speed.</p> <p>The calculation is expressed as follows: $\text{Periodical CPR} = 100 \times \left[1 - \left(\left(\frac{\text{Current Residential Mortgage Loan Principal Balance}}{\text{Scheduled Residential Mortgage Loan Principal Balance}} \right)^{\frac{12}{\text{months in period}}} \right) \right]$</p>	5.61%	2.75%
<p>12 Month Periodical Constant Prepayment Rate (CPR) with Calculation (Annualised)</p> <p>Annualised Periodical CPR speed is the amount expressed as a periodical percentage of principal prepaid in excess of scheduled repayments. The Periodical CPR speed is calculated by first dividing the Current Residential Mortgage Loan Principal Balance (i.e. the actual balance) by the Scheduled Residential Mortgage Loan Principal Balance in the period assuming no prepayments have been made (i.e. only scheduled repayments have been made). This quotient is then raised to a power whereby the exponent is the quantity twelve divided by the number of months in the period. Subtract this result from the one then multiply it by one hundred (100) to determined the Periodical CPR speed.</p> <p>The calculation is expressed as follows: $\text{Periodical CPR} = 100 \times \left[1 - \left(\left(\frac{\text{Current Residential Mortgage Loan Principal Balance}}{\text{Scheduled Residential Mortgage Loan Principal Balance}} \right)^{\frac{12}{\text{months in period}}} \right) \right]$</p>	n.a.	n.a.



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Pre-Enforcement Revenue Priority of Payments		
	This IPD	Last IPD
<u>Available Revenue Receipts</u>	1,103,390.71	1,079,580.40
(a) first, in or towards satisfaction pro rata and pari passu according to the respective amounts thereof of:		
(i) any fees, costs, charges, Liabilities, expenses and all other amounts then due to the Note Trustee and any Appointee under the provisions of the Trust Deed and the other Transaction Documents together with (if payable) VAT thereon as provided therein; and	0.00	0.00
(ii) any fees, costs, charges, Liabilities, expenses and all other amounts then due to the Security Trustee and any Appointee under the provisions of the Deed of Charge and the other Transaction Documents together with (if payable) VAT thereon as provided therein;	0.00	0.00
(b) second, in or towards satisfaction pro rata and pari passu according to the respective amounts thereof (in each case without double counting) of:		
(i) any remuneration then due and payable to the Agent Bank, the Registrar and the Paying Agent and any fees, costs, charges, Liabilities and expenses then due to them under the provisions of the Agency Agreement, together with (if payable) VAT thereon as provided therein;	0.00	0.00
(ii) any amounts then due and payable to the Cash Manager and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Cash Management Agreement, together with VAT (if payable) thereon as provided therein;	0.00	0.00
(iii) any amounts then due and payable to the Servicer and any fees (including the Base Fee), costs, charges, Liabilities and expenses then due under the provisions of the Servicing Agreement, inclusive of VAT (if payable) as provided therein;	78,432.89	81,216.76
(iv) any amounts then due and payable to the Back-Up Servicer Facilitator and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Servicing Agreement, together with (if payable) VAT thereon as provided therein;	0.00	0.00
(v) any amounts then due and payable to the Corporate Services Provider and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Corporate Services Agreement, together with (if payable) VAT thereon as provided therein;	0.00	0.00
(vi) any amounts then due and payable to the Issuer Account Bank and any custodian and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Bank Account Agreement and any Custody Agreement, together with (if applicable) VAT thereon as provided therein;	0.00	0.00
(vii) any amounts then due and payable to the Collection Account Bank and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Collection Account Agreement, together with (if applicable) VAT thereon as provided therein; and	0.00	0.00
(viii) if applicable, the fees, costs, liabilities and expenses of the securitisation repository or any other third-party website provider;	0.00	0.00



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Pre-Enforcement Revenue Priority of Payments

(c) third, in or towards satisfaction pro rata and pari passu according to the respective amounts thereof of:		
(i) any amounts due and payable by the Issuer to third parties and incurred without breach by the Issuer of the Transaction Documents to which it is a party (and for which payment has not been provided for elsewhere) and any amounts required to pay or discharge any liability of the Issuer for corporation tax of the Issuer (but only to the extent not capable of being satisfied out of amounts retained by the Issuer under item (e) below); and	0.00	0.00
(ii) any Transfer Costs which the Servicer has failed to pay pursuant to Clause 19.3 of the Servicing Agreement;	0.00	0.00
(d) fourth, to provide for amounts due on the relevant Swap Payment Date, to pay, in or towards satisfaction of any amounts due to the Swap Provider in respect of the Swap Agreement (including any termination payment due and payable by the Issuer to the extent it is not satisfied by the payment by the Issuer to the Swap Provider of any Replacement Swap Premium or from the Swap Collateral Account Priority of Payments but excluding, if applicable, any related Hedge Subordinated Amounts);	190,689.45	202,811.17
(e) fifth, to pay the Issuer an amount equal to £100 to be retained by the Issuer as profit in respect of the business of the Issuer (the Issuer Profit Amount);	100.00	100.00
(f) sixth, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, interest due and payable on the Class A1 Notes and the Class A2 Notes;		
Class A1 Notes Interest	176,279.31	183,312.91
Class A2 Notes Interest	103,734.88	107,241.47
(g) seventh, (so long as the Class A1 Notes or the Class A2 Notes remain outstanding following such Interest Payment Date), to credit the Class A Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon (such amounts to be applied in repayment of principal as Available Redemption Receipts);	0.00	0.00
(h) eighth, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, interest due and payable on the Class B Notes;	19,731.17	20,396.61
(i) ninth, to credit the Class A and Class B Liquidity Reserve Fund Ledger up to the Class A and Class B Liquidity Reserve Fund Required Amount;	0.00	0.00
(j) tenth, (so long as the Class B Notes remain outstanding following such Interest Payment Date), to credit the Class B Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon (such amounts to be applied in repayment of principal as Available Redemption Receipts);	0.00	0.00
(k) eleventh, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, interest due and payable on the Class C Notes;	23,012.68	23,787.50
(l) twelfth, (so long as the Class C Notes remain outstanding following such Interest Payment Date), to credit the Class C Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon (such amounts to be applied in repayment of principal as Available Redemption Receipts);	0.00	0.00
(m) thirteenth, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, interest due and payable on the Class D Notes;	15,460.39	15,980.28



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Pre-Enforcement Revenue Priority of Payments

<p>(n) fourteenth, (so long as the Class D Notes remain outstanding following such Interest Payment Date), to credit the Class D Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon (such amounts to be applied in repayment of principal as Available Redemption Receipts);</p> <p>(o) fifteenth, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, interest due and payable on the Class E Notes;</p> <p>(p) sixteenth, (so long as the Class E Notes remain outstanding following such Interest Payment Date), to credit the Class E Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon (such amounts to be applied in repayment of principal as Available Redemption Receipts);</p> <p>(q) seventeenth, to credit the General Reserve Fund Ledger up to the General Reserve Fund Required Amount;</p> <p>(r) eighteenth, to provide for amounts due on the relevant Interest Payment Date, to pay in accordance with the terms of the Swap Agreement to the Swap Provider in respect of any Hedge Subordinated Amounts (to the extent not satisfied by payment to the Swap Provider by the Issuer of any applicable Replacement Swap Premium or from the Swap Collateral Account Priority of Payments);</p> <p>(s) nineteenth, on any Interest Payment Date occurring on or after the Optional Redemption Date or the Final Redemption Date an amount equal to the lesser of: (i) all remaining amounts (if any); and (ii) the amount required by the Issuer to pay in full all amounts payable under items (a) to (g) (inclusive) of the Pre-Enforcement Redemption Priority of Payments, less any Available Redemption Receipts (other than item (c) of the definition thereof) otherwise available to the Issuer, to be applied as Available Redemption Receipts;</p> <p>(t) twentieth, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, interest due and payable on the Class X Notes;</p> <p>(u) twenty-first, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari-passu, principal due and payable on the Class X Notes until the Principal Amount Outstanding on the Class X Notes has been reduced to zero;</p> <p>(v) twenty-second, on any Interest Payment Date falling within a Determination Period, all remaining amounts to be credited to the Deposit Account to be applied on the next Interest Payment Date as Available Revenue Receipts; and</p> <p>(w) twenty-third, on any Interest Payment Date prior to (but excluding) the Optional Redemption Date any excess amounts pro rata and pari passu as RC1 Payments to the holders of the RC1 Residual Certificates and thereafter, any excess amounts pro rata and pari passu as RC2 Payments to the holders of the RC2 Residual Certificates.</p> <p style="padding-left: 40px;">RC1 Payments</p> <p style="padding-left: 40px;">RC2 Payments</p>	<p>0.00</p> <p>19,489.42</p> <p>0.00</p> <p>0.00</p> <p>0.00</p> <p>0.00</p> <p>0.00</p> <p>26,006.56</p> <p>450,453.96</p> <p>0.00</p> <p>0.00</p> <p>0.00</p> <p>0.00</p> <p>Total paid</p>	<p>0.00</p> <p>20,142.71</p> <p>0.00</p> <p>0.00</p> <p>0.00</p> <p>0.00</p> <p>27,990.93</p> <p>396,600.06</p> <p>0.00</p> <p>0.00</p> <p>0.00</p> <p>0.00</p> <p>1,103,390.71</p> <p>1,079,580.40</p>
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Excess Spread (%)	0.00%
ERC Certificates	14,203.00



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Pre-Enforcement Redemption Priority of Payments		
	This IPD	Last IPD
<u>Available Redemption Receipts</u>	3,442,778.01	1,259,084.28
(a) first, any Principal Addition Amounts to be applied to meet any Senior Expenses Deficit;	0.00	0.00
(b) second, in or towards repayment, pro rata and pari passu, of principal amounts outstanding on the Class A1 Notes until the Principal Amount Outstanding on the Class A1 Notes has been reduced to zero;	3,442,778.01	1,259,084.28
(c) third, in or towards repayment, pro rata and pari passu, of principal amounts outstanding on the Class A2 Notes until the Principal Amount Outstanding on the Class A2 Notes has been reduced to zero;	0.00	0.00
(d) fourth, in or towards repayment, pro rata and pari passu, of principal amounts outstanding on the Class B Notes until the Principal Amount Outstanding on the Class B Notes has been reduced to zero;	0.00	0.00
(e) fifth, in or towards repayment, pro rata and pari passu, of principal amounts outstanding on the Class C Notes until the Principal Amount Outstanding on the Class C Notes has been reduced to zero;	0.00	0.00
(f) sixth, in or towards repayment, pro rata and pari passu, of principal amounts outstanding on the Class D Notes until the Principal Amount Outstanding on the Class D Notes has been reduced to zero;	0.00	0.00
(g) seventh, in or towards repayment, pro rata and pari passu, of principal amounts outstanding on the Class E Notes until the Principal Amount Outstanding on the Class E Notes has been reduced to zero;	0.00	0.00
(h) eighth, any excess amounts as Available Revenue Receipts.	0.00	0.00
Total paid	<u>3,442,778.01</u>	<u>1,259,084.28</u>



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Swap Collateral Account Priority of Payments		
	This IPD	Last IPD
<u>Amounts and securities standing to the credit of each Swap Collateral Account</u>	0.00	0.00
(a) to pay an amount equal to any Swap Tax Credits received by the Issuer to the relevant Swap Provider;	0.00	0.00
(b) prior to the designation of an Early Termination Date (as defined in the Swap Agreement, the "Early Termination Date") in respect of the Swap Agreement, solely in or towards payment or discharge of any Return Amounts (as defined in the Swap Credit Support Annex), Interest Amounts and Distributions (as defined in the Swap Credit Support Annex), on any day, directly to the Swap Provider;	0.00	0.00
(c) following the designation of an Early Termination Date in respect of the Swap Agreement where (A) such Early Termination Date has been designated following a Swap Provider Default or Swap Provider Downgrade Event and (B) the Issuer enters into a Replacement Swap Agreement in respect of the Swap Agreement on or around the Early Termination Date of the Swap Agreement, on the later of the day on which such Replacement Swap Agreement is entered into, the day on which a termination payment (if any) payable to the Issuer has been received and the day on which a Replacement Swap Premium (if any) payable to the Issuer has been received, in the following order of priority:		
(i) first, in or towards payment of a Replacement Swap Premium (if any) payable by the Issuer to a replacement swap provider in order to enter into a Replacement Swap Agreement with the Issuer with respect to the Swap Agreement being terminated;	0.00	0.00
(ii) second, in or towards payment of any termination payment due to the outgoing Swap Provider; and	0.00	0.00
(iii) third, the surplus (if any) on such day to be transferred to the Deposit Account to be applied as Available Revenue Receipts;	0.00	0.00
(d) following the designation of an Early Termination Date in respect of the Swap Agreement where: (A) such Early Termination Date has been designated otherwise than as a result of one of the events specified at item (c)(A) above, and (B) the Issuer enters into a Replacement Swap Agreement in respect of the Swap Agreement on or around the Early Termination Date of the Swap Agreement, on the later of the day on which such Replacement Swap Agreement is entered into, the day on which a termination payment (if any) payable to the Issuer has been received and the day on which a Replacement Swap Premium (if any) payable to the Issuer has been received, in the following order of priority:		
(i) first, in or towards payment of any termination payment due to the outgoing Swap Provider;	0.00	0.00
(ii) second, in or towards payment of a Replacement Swap Premium (if any) payable by the Issuer to a replacement swap provider in order to enter into a Replacement Swap Agreement with the Issuer with respect to the Swap Agreement being terminated; and	0.00	0.00
(iii) third, any surplus on such day to be transferred to the Deposit Account to be applied as Available Revenue Receipts;	0.00	0.00
(e) following the designation of an Early Termination Date in respect of the Swap Agreement for any reason where the Issuer does not enter into a Replacement Swap Agreement in respect of the Swap Agreement on or around the Early Termination Date of the Swap Agreement and, on the date on which the relevant payment is due, in or towards payment of any termination payment due to the outgoing Swap Provider; and	0.00	0.00



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Swap Collateral Account Priority of Payments

- (f) following payments of amounts due pursuant to item (e) above, if amounts remain standing to the credit of a Swap Collateral Account, such amounts may be applied only in accordance with the following provisions:
- (i) first, in or towards payment of a Replacement Swap Premium (if any) payable by the Issuer to a replacement swap provider in order to enter into a Replacement Swap Agreement with the Issuer with respect to the Swap Agreement; and
 - (ii) second, any surplus remaining after payment of such Replacement Swap Premium to be transferred to the Deposit Account to be applied as Available Revenue Receipts, provided that for so long as the Issuer does not enter into a Replacement Swap Agreement with respect to the Swap Agreement, on each Swap Payment Date, the Issuer (or the Cash Manager on its behalf) will be permitted to withdraw an amount from the Swap Collateral Account (which shall be debited to the Swap Collateral Ledger), equal to the excess of the Swap Provider Swap Amount over the Issuer Swap Amount which would have been paid by the Swap Provider to the Issuer on such Swap Payment Date but for the designation of an Early Termination Date under the Swap Agreement, such surplus to be transferred to the Deposit Account to be applied as Available Revenue Receipts; and provided further that for so long as the Issuer does not enter into a Replacement Swap Agreement with respect to the Swap Agreement on or prior to the earlier of: (A) the Calculation Date immediately before the Interest Payment Date on which the Principal Amount Outstanding of all Collateralised Notes would be reduced to zero (taking into account any Swap Collateral Account Surplus to be applied as Available Revenue Receipts on such Interest Payment Date); or (B) the day on which an Enforcement Notice is given pursuant to Condition 11 (Events of Default); or (C) the date on which the Current Balance of the Fixed Rate Loans (excluding any Enforced Loans) is reduced to zero, then the amount standing to the credit of such Swap Collateral Account on such day shall be transferred to the Deposit Account to be applied as Available Revenue Receipts as soon as reasonably practicable thereafter.

0.00	0.00
0.00	0.00

Total paid	<u><u>0.00</u></u>	<u><u>0</u></u>
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Precise Mortgage Funding 2020-1B PLC
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Post-Enforcement Priority of Payments		
	This IPD	Last IPD
Available Funds	0.00	0.00
(a) first, in or towards satisfaction, pro rata and pari passu, according to the respective amounts thereof of:		
(i) any fees, costs, charges, Liabilities, expenses and all other amounts then due and payable to the Note Trustee, Receiver and any Appointee under the provisions of the Trust Deed and the other Transaction Documents, together with (if payable) VAT thereon as provided therein; and	0.00	0.00
(ii) any fees, costs, charges, Liabilities, expenses and all other amounts then due and payable to the Security Trustee, Receiver and any Appointee under the provisions of the Deed of Charge and the other Transaction Documents, together with (if payable) VAT thereon as provided therein;	0.00	0.00
(b) second, in or towards satisfaction, pro rata and pari passu, according to the respective amounts thereof of:		
(i) any remuneration then due and payable to the Agent Bank, the Registrar and the Paying Agent and any costs, charges, Liabilities and expenses then due and payable to them under the provisions of the Agency Agreement, together with (if payable) VAT thereon as provided therein;	0.00	0.00
(ii) any amounts then due and payable to the Cash Manager and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Cash Management Agreement, together with VAT (if payable) thereon as provided therein;	0.00	0.00
(iii) any amounts then due and payable to the Servicer and any fees (including the Base Fee), costs, charges, Liabilities and expenses then due under the provisions of the Servicing Agreement, inclusive of VAT (if payable) as provided therein;	0.00	0.00
(iv) any amounts then due and payable to the Back-Up Servicer Facilitator and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Servicing Agreement, together with (if payable) VAT thereon as provided therein;	0.00	0.00
(v) any amounts then due and payable to the Corporate Services Provider and any fees, costs, charges, Liabilities and expenses then due and payable to the Corporate Services Provider under the provisions of the Corporate Services Agreement together with (if payable) VAT thereon as provided therein;	0.00	0.00
(vi) any amounts then due and payable to the Issuer Account Bank and any custodian and any fees, costs, charges, Liabilities and expenses then due and payable to the Issuer Account Bank under the provisions of the Bank Account Agreement and any Custody Agreement, together with (if payable) VAT thereon as provided therein;	0.00	0.00
(vii) any amounts then due and payable to the Collection Account Bank and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Collection Account Agreement, together with (if applicable) VAT thereon as provided therein; and	0.00	0.00
(viii) if applicable, the fees, costs, liabilities and expenses of the securitisation repository or any other third-party website provider;	0.00	0.00



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Post-Enforcement Priority of Payments

(c) third, to pay in or towards satisfaction of any amounts due to the Swap Provider in respect of the Swap Agreement (including any termination payment due and payable by the Issuer to the extent it is not satisfied by any payments by the Issuer to the Swap Provider under the Swap Collateral Account Priority of Payments but excluding, if applicable, any related Hedge Subordinated Amounts);	0.00	0.00
(d) fourth, to pay, pro rata and pari passu, according to the respective outstanding amounts thereof interest and principal due and payable on the Class A1 Notes and the Class A2 Notes until the Principal Amount Outstanding on the Class A1 Notes and the Class A2 Notes has been reduced to zero;		
Class A1 Notes Interest	0.00	0.00
Class A2 Notes Interest	0.00	0.00
Class A1 Notes Principal	0.00	0.00
Class A2 Notes Principal	0.00	0.00
(e) fifth, to pay, pro rata and pari passu, according to the respective outstanding amounts thereof, interest and principal due and payable on the Class B Notes until the Principal Amount Outstanding on the Class B Notes has been reduced to zero;		
Class B Notes Interest	0.00	0.00
Class B Notes Principal	0.00	0.00
(f) sixth, to pay, pro rata and pari passu, according to the respective outstanding amounts thereof, interest and principal due and payable on the Class C Notes until the Principal Amount Outstanding on the Class C Notes has been reduced to zero;		
Class C Notes Interest	0.00	0.00
Class C Notes Principal	0.00	0.00
(g) seventh, to pay, pro rata and pari passu, according to the respective outstanding amounts thereof, interest and principal due and payable on the Class D Notes until the Principal Amount Outstanding on the Class D Notes has been reduced to zero;		
Class D Notes Interest	0.00	0.00
Class D Notes Principal	0.00	0.00
(h) eighth, to pay, pro rata and pari passu, according to the respective outstanding amounts thereof, interest and principal due and payable on the Class E Notes until the Principal Amount Outstanding on the Class E Notes has been reduced to zero;		
Class D Notes Interest	0.00	0.00
Class D Notes Principal	0.00	0.00
(i) ninth, to pay in accordance with the terms of the Swap Agreement to the Swap Provider in respect of any Hedge Subordinated Amounts (to the extent not satisfied by payment to the Swap Provider by the Issuer of any applicable amount under the Swap Collateral Account Priority of Payments);	0.00	0.00
(j) tenth, to pay, pro rata and pari passu, according to the respective outstanding amounts thereof, interest and principal due and payable on the Class X Notes until the Principal Amount Outstanding on the Class X Notes has been reduced to zero;		
Class X Notes Interest	0.00	0.00
Class X Notes Principal	0.00	0.00



Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

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Post-Enforcement Priority of Payments

(k) eleventh, to pay, pro rata and pari passu, amounts due and payable to third parties (if any);	0.00	0.00
(l) twelfth, to pay the Issuer Profit Amount and any corporation tax of the Issuer not otherwise able to be paid from amounts standing to the credit of the Issuer Profit Ledger; and	0.00	0.00
(m) thirteenth, on any Interest Payment Date prior to (but excluding) the Optional Redemption Date to pay any excess amounts, pro rata and pari passu as RC1 Payments to the holders of the RC1 Residual Certificates and thereafter to pay any excess amounts, pro rata and pari passu, on such Interest Payment Date, as RC2 Payments to the holders of the RC2 Residual Certificates.		
RC1 Payments	0.00	0.00
RC2 Payments	0.00	0.00
Total paid	<u><u>0.00</u></u>	<u><u>0.00</u></u>



Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

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Portfolio Analysis

As at: 30/11/2020

Current Balance	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 75,000	29,679,606.45	8.13%	543	24.76%
75,000 <=x< 100,000	25,465,689.06	6.98%	288	13.13%
100,000 <=x< 125,000	27,311,850.91	7.48%	244	11.13%
125,000 <=x< 150,000	25,623,290.98	7.02%	187	8.53%
150,000 <=x< 175,000	25,534,968.87	7.00%	158	7.20%
175,000 <=x< 200,000	23,588,725.05	6.46%	127	5.79%
200,000 <=x< 225,000	24,206,417.67	6.63%	114	5.20%
225,000 <=x< 250,000	26,464,871.48	7.25%	112	5.11%
250,000 <=x< 275,000	18,256,478.39	5.00%	70	3.19%
275,000 <=x< 300,000	16,688,180.05	4.57%	58	2.64%
300,000 <=x< 325,000	18,597,115.10	5.10%	60	2.74%
325,000 <=x< 350,000	14,838,847.47	4.07%	44	2.01%
350,000 <=x< 375,000	11,214,544.01	3.07%	31	1.41%
375,000 <=x	77,500,606.51	21.23%	157	7.16%
Total	364,971,192.00	100.00%	2,193	100.00%

Original Balance	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 75,000	28,967,452.86	7.94%	533	24.30%
75,000 <=x< 100,000	24,820,047.66	6.80%	284	12.95%
100,000 <=x< 125,000	28,080,337.37	7.69%	253	11.54%
125,000 <=x< 150,000	25,787,037.94	7.07%	189	8.62%
150,000 <=x< 175,000	25,641,422.25	7.03%	159	7.25%
175,000 <=x< 200,000	24,121,015.75	6.61%	130	5.93%
200,000 <=x< 225,000	23,361,101.52	6.40%	110	5.02%
225,000 <=x< 250,000	27,110,888.88	7.43%	115	5.24%
250,000 <=x< 275,000	18,242,594.63	5.00%	70	3.19%
275,000 <=x< 300,000	15,811,716.56	4.33%	55	2.51%
300,000 <=x< 325,000	19,479,615.37	5.34%	63	2.87%
325,000 <=x< 350,000	14,531,800.75	3.98%	43	1.96%
350,000 <=x< 375,000	12,657,379.30	3.47%	35	1.60%
375,000 <=x	76,358,781.16	20.92%	154	7.02%
Total	364,971,192.00	100.00%	2,193	100.00%



Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

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Portfolio Analysis

Original LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 70%	90,234,935.90	24.72%	521	23.76%
70% <=x< 75%	49,311,419.77	13.51%	256	11.67%
75% <=x< 80%	180,563,099.01	49.47%	1,106	50.43%
80% <=x< 85%	44,861,737.32	12.29%	310	14.14%
85% <=x< 90%	0.00	0.00%	0	0.00%
90% <=x< 95%	0.00	0.00%	0	0.00%
95% <=x< 105%	0.00	0.00%	0	0.00%
Total	364,971,192.00	100.00%	2,193	100.00%

Current LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 70%	97,615,335.18	26.75%	597	27.22%
70% <=x< 75%	58,755,190.20	16.10%	331	15.09%
75% <=x< 80%	167,573,317.96	45.91%	988	45.05%
80% <=x< 85%	41,027,348.66	11.24%	277	12.63%
85% <=x< 90%	0.00	0.00%	0	0.00%
90% <=x< 95%	0.00	0.00%	0	0.00%
95% <=x< 100%	0.00	0.00%	0	0.00%
100% <=x< 105%	0.00	0.00%	0	0.00%
105% <=x	0.00	0.00%	0	0.00%
Total	364,971,192.00	100.00%	2,193	100.00%

Origination Year	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
<=2014	428,605.44	0.12%	1	0.05%
2015	173,753.92	0.05%	1	0.05%
2016	284,824.99	0.08%	2	0.09%
2017	348,453.36	0.10%	2	0.09%
2018	273,584,435.17	74.96%	1,541	70.27%
2019	90,151,119.12	24.70%	646	29.46%
Total	364,971,192.00	100.00%	2,193	100.00%



Precise Mortgage Funding 2020-1B PLC
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Portfolio Analysis

Original Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 15	17,849,904.83	4.89%	114	5.20%
15 <=x< 17	20,570,249.91	5.64%	117	5.34%
17 <=x< 19	7,291,086.78	2.00%	54	2.46%
19 <=x< 21	57,178,226.90	15.67%	347	15.82%
21 <=x< 23	2,597,892.21	0.71%	25	1.14%
23 <=x< 25	8,092,216.61	2.22%	43	1.96%
25 <=x< 27	202,030,996.97	55.36%	1,196	54.54%
27 <=x< 29	3,287,373.27	0.90%	17	0.78%
29 <=x	46,073,244.52	12.62%	280	12.77%
Total	364,971,192.00	100.00%	2,193	100.00%

Remaining Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 5	533,807.74	0.15%	6	0.27%
5 <=x< 8	4,826,521.03	1.32%	26	1.19%
8 <=x< 11	8,420,409.76	2.31%	65	2.96%
11 <=x< 14	23,928,211.05	6.56%	127	5.79%
14 <=x< 17	9,264,008.23	2.54%	69	3.15%
17 <=x< 20	57,245,147.13	15.68%	350	15.96%
20 <=x< 23	114,739,394.88	31.44%	631	28.77%
23 <=x< 26	98,411,831.39	26.96%	633	28.86%
26 <=x	47,601,860.79	13.04%	286	13.04%
Total	364,971,192.00	100.00%	2,193	100.00%

Repayment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Repayment	34,821,092.13	9.54%	330	15.05%
Interest Only	330,150,099.87	90.46%	1,863	84.95%
Part & Part	0.00	0.00%	0	0.00%
Total	364,971,192.00	100.00%	2,193	100.00%



Precise Mortgage Funding 2020-1B PLC
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Portfolio Analysis

Current Interest	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0.00% <=x< 2.50%	1,916,748.23	0.53%	19	0.87%
2.50% <=x< 3.00%	59,238,287.46	16.23%	399	18.19%
3.00% <=x< 3.25%	15,658,260.45	4.29%	168	7.66%
3.25% <=x< 3.50%	106,245,782.59	29.11%	473	21.57%
3.50% <=x< 3.75%	82,615,686.07	22.64%	413	18.83%
3.75% <=x< 4.00%	83,891,839.15	22.99%	577	26.31%
4.00% <=x< 4.25%	3,978,967.06	1.09%	27	1.23%
4.25% <=x< 4.50%	164,655.69	0.05%	1	0.05%
4.50% <=x< 4.75%	580,247.82	0.16%	6	0.27%
4.75% <=x< 5.00%	10,551,510.03	2.89%	109	4.97%
5.00% <=x	129,207.45	0.04%	1	0.05%
Total	364,971,192.00	100.00%	2,193	100.00%

Current Margin Over Releval	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0.00% <=x< 2.50%	2,022,095.19	0.55%	20	0.91%
2.50% <=x< 3.00%	59,132,940.50	16.20%	398	18.15%
3.00% <=x< 3.25%	15,658,260.45	4.29%	168	7.66%
3.25% <=x< 3.50%	106,245,782.59	29.11%	473	21.57%
3.50% <=x< 3.75%	82,615,686.07	22.64%	413	18.83%
3.75% <=x< 4.00%	83,891,839.15	22.99%	577	26.31%
4.00% <=x< 4.25%	3,978,967.06	1.09%	27	1.23%
4.25% <=x< 4.50%	164,655.69	0.05%	1	0.05%
4.50% <=x< 4.75%	580,247.82	0.16%	6	0.27%
4.75% <=x< 5.00%	10,680,717.48	2.93%	110	5.02%
5.00% <=x	0.00	0.00%	0	0.00%
Total	364,971,192.00	100.00%	2,193	100.00%

Interest Rate Index	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
BBR	3,198,366.04	0.88%	24	1.09%
3 Month Libor	361,772,825.96	99.12%	2,169	98.91%
Total	364,971,192.00	100.00%	2,193	100.00%



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Portfolio Analysis

Loan Purpose	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Purchase	0.00	0.00%	0	0.00%
Re-Mortgage	203,824,195.91	55.85%	1,019	46.47%
Equity Release	0.00	0.00%	0	0.00%
Investment Mortgage	161,146,996.09	44.15%	1,174	53.53%
Right to buy	0.00	0.00%	0	0.00%
Total	364,971,192.00	100.00%	2,193	100.00%

Buy-To-Let	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	364,971,192.00	100.00%	2,193	100.00%
No	0.00	0.00%	0	0.00%
Total	364,971,192.00	100.00%	2,193	100.00%

Arrears Multiple	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
x <=0	364,240,822.90	99.80%	2,191	99.91%
0 <x< 1	730,369.10	0.20%	2	0.09%
1 <=x< 2	0.00	0.00%	0	0.00%
2 <=x<3	0.00	0.00%	0	0.00%
3 <=x	0.00	0.00%	0	0.00%
Total	364,971,192.00	100.00%	2,193	100.00%

Self-Certified Product	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	0.00	0.00%	0	0.00%
No	364,971,192.00	100.00%	2,193	100.00%
No Data	0.00	0.00%	0	0.00%
Total	364,971,192.00	100.00%	2,193	100.00%

Valuation Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Full, Internal and External Insp	364,971,192.00	100.00%	2,193	100.00%
Other	0.00	0.00%	0	0.00%
Total	364,971,192.00	100.00%	2,193	100.00%



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Region	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
East	29,728,743.21	8.15%	159	7.25%
East Midlands	24,498,750.66	6.71%	197	8.98%
London	112,985,426.54	30.96%	310	14.14%
North East	10,978,952.06	3.01%	159	7.25%
North West	28,109,660.77	7.70%	315	14.36%
Scotland	0.00	0.00%	0	0.00%
South East	45,978,010.91	12.60%	222	10.12%
South West	36,844,488.04	10.10%	185	8.44%
Wales	13,720,087.23	3.76%	124	5.65%
West Midlands	43,068,833.94	11.80%	315	14.36%
Yorkshire and the Humber	19,058,238.64	5.22%	207	9.44%
Total	364,971,192.00	100.00%	2,193	100.00%

Year Built	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
x < 1900	31,261,342.43	8.57%	173	7.89%
1900 <=x< 1920	128,633,036.10	35.24%	819	37.35%
1920 <=x< 1940	61,674,856.62	16.90%	305	13.91%
1940 <=x< 1960	22,731,823.19	6.23%	173	7.89%
1960 <=x< 1980	42,421,252.14	11.62%	284	12.95%
1980 <=x< 2000	24,745,249.14	6.78%	158	7.20%
2000 <=x< 2002	4,161,063.80	1.14%	21	0.96%
2002 <=x< 2004	2,664,145.35	0.73%	13	0.59%
2004 <=x< 2006	6,237,256.22	1.71%	41	1.87%
2006 <=x<=2013	40,441,167.01	11.08%	206	9.39%
Total	364,971,192.00	100.00%	2,193	100.00%

Seasoning (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 5	364,368,832.64	99.83%	2,191	99.91%
5 <=x< 6	173,753.92	0.05%	1	0.05%
6 <=x< 7	428,605.44	0.12%	1	0.05%
7 <=x	0.00	0.00%	0	0.00%
Total	364,971,192.00	100.00%	2,193	100.00%



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Employment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Self Employed	199,743,179.01	54.73%	1,111	50.66%
Employed	156,842,495.98	42.97%	1,032	47.06%
Other	8,385,517.01	2.30%	50	2.28%
Total	364,971,192.00	100.00%	2,193	100.00%

Property Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
House, Detached, Semi-detach	62,924,557.10	17.24%	352	16.05%
Flat, Apartment	64,426,278.90	17.65%	362	16.51%
Bungalow	10,919,733.89	2.99%	60	2.74%
Terraced House	103,943,427.14	28.48%	811	36.98%
HMO	39,477,329.88	10.82%	240	10.94%
Large HMO	83,279,865.09	22.82%	368	16.78%
Total	364,971,192.00	100.00%	2,193	100.00%

First-time Buyer	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	3,040,329.31	0.83%	30	1.37%
No	361,930,862.69	99.17%	2,163	98.63%
Total	364,971,192.00	100.00%	2,193	100.00%

Date	30-11-2020
Current Balance	364,971,192.00
Number of Accounts	2,193
Average Loan Balance	166,425.53
Maximum Loan Balance	1,031,163.35
Weighted Average Interest Rate	3.51%
Weighted Average Mortgage Margin	3.50%
Weighted Average Seasoning (yrs)	1.93
Weighted Average Remaining Maturity (yrs)	21.83
Buy To Let	364,971,192.00
Interest Only	330,150,099.87
Weighted Average Original LTV	71.19%
Weighted Average Current LTV	71.14%



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Remaining COVID-19 Payment Holiday duration

COVID-19 PH detail	No.	Duration remaining (months)						
		0	1	2	3	4	5	6
Mar-20	0	0	0	0	0	0	0	0
Apr-20	40	39	0	1	0	0	0	0
May-20	324	316	1	1	5	1	0	0
Jun-20	23	22	0	0	1	0	0	0
Jul-20	6	6	0	0	0	0	0	0
Aug-20	2	1	0	1	0	0	0	0
Sep-20	1	1	0	0	0	0	0	0
Oct-20	0	0	0	0	0	0	0	0
Nov-20	3	0	0	3	0	0	0	0
Total	399	385	1	6	6	1	0	0
Remaining payment holiday loans outstanding (Sep-20 ME)	2193							
% affected	18.19%	17.56%	0.05%	0.27%	0.27%	0.05%	0.00%	0.00%
No. of loans with currently active payment holidays	14							
% of pool affected	0.64%							



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Remaining COVID-19 Payment Holiday duration

COVID-19 PH detail	£	Duration remaining (months)						
		0	1	2	3	4	5	6
Mar-20	-	-	-	-	-	-	-	-
Apr-20	8,654,030.36	8,576,239.52	-	77,790.84	-	-	-	-
May-20	67,748,688.23	65,998,066.90	127,597.81	220,239.39	1,156,404.94	246,379.19	-	-
Jun-20	5,821,077.90	5,705,676.45	-	-	115,401.45	-	-	-
Jul-20	978,446.89	978,446.89	-	-	-	-	-	-
Aug-20	297,754.50	60,706.90	-	237,047.60	-	-	-	-
Sep-20	178,359.90	178,359.90	-	-	-	-	-	-
Oct-20	-	-	-	-	-	-	-	-
Nov-20	271,102.58	-	-	271,102.58	-	-	-	-
Total	83,949,460.36	81,497,496.56	127,597.81	806,180.41	1,271,806.39	246,379.19	-	-
Remaining payment holiday loans balance (Sep-20 ME)	364,971,192.00							
% affected	23.00%	22.33%	0.03%	0.22%	0.35%	0.07%	0.00%	0.00%
No. of loans with currently active payment holidays	2,451,963.80							
% of pool affected	0.67%							



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