

Investor Report  
**Precise Mortgage Funding 2019-1B PLC**

LEI 2138008KS3OKBKNDR24

GBP 751,990,000 Notes due December 2055

Payment Date: 12-Jun-2023

Reporting Date: 09-Jun-2023

Cash Manager: HSBC Bank plc



## Contents

	Page
Contents	2
Transaction Details	3
Transaction Parties	4
Rating Triggers	5
Bond Report	6
Ledgers	8
Accounts	9
Swap Transaction Details	10
Available Funds	11
Interest Priority of Payments	12
Principal Priority of Payments	14
Triggers	15
Portfolio Information	16
Prepayment Rate (CPR)	19
Portfolio Stratifications	20
Summary	42
Disclaimer	43

## Transaction Details

Key Dates	
Transaction Closing Date	Friday, 31 May 2019
Transaction Maturity Date	Monday, 13 December 2055
Reporting Date	Friday, 9 June 2023
Collection Period (start)	Wednesday, 1 March 2023
Collection Period (end)	Wednesday, 31 May 2023
Interest Period (start)	Monday, 13 March 2023
Interest Period (end)	Monday, 12 June 2023
Index Determination Date	Monday, 5 June 2023
Current Payment Date	Monday, 12 June 2023
Next Payment Date	Tuesday, 12 September 2023

HSBC Contact Details	
Role	Client Service Manager
Name	Michael Antoniou
Email	<a href="mailto:michael.antoniou@hsbc.com">michael.antoniou@hsbc.com</a>
Telephone	+44 (0) 20 3359 7856
Group Email	<a href="mailto:ctla.securitisation@hsbc.com">ctla.securitisation@hsbc.com</a>
Investor Reporting	<a href="https://investorreporting.gbm.hsbc.com">https://investorreporting.gbm.hsbc.com</a>

Period Day Counts	
Collection Period Days	91 days
Interest Period Days	91 days

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.

## Transaction Parties

Role	Counterparty
Issuer	Precise Mortgage Funding 2019-1B PLC
Originator	Charter Court Financial Services Limited
Seller and Servicer	Charter Mortgages Limited
Cash Manager	HSBC Bank plc
Account Bank	HSBC Bank plc
Security Trustee	HSBC Corporate Trustee Company (UK) Limited
Corporate Services Provider	Intertrust Management Limited
Collection Account Bank	Barclays Bank plc
Hedging Provider	Natixis S.A., London Branch
Back-up Servicer	Intertrust Management Limited

In satisfaction of Central Bank and Securitisation Regulation requirements, the Investor Report can be accessed on the following hosting sites:- Bank of England eligibility -

<https://boeportal.co.uk/GlobalPortal/Account/login.aspx>

and European Central Bank eligibility and Regulation (EU) 2017/2402 ("Securitisation Regulation") -

<https://edwin.euroww.euw.eu>

## Rating Triggers

Counterparty	Counterparty Role	Agency	Long Term			Short Term		
			Trigger	Rating	Status	Trigger	Rating	Status
HSBC Bank plc	Account Bank	Fitch	A	AA-	Pass	F1	F1+	Pass
HSBC Bank plc	Account Bank	Moody's	A3	A1	Pass	n/a	n/a	n/a
Natixis S.A., London Branch	Hedging Provider	Fitch	A	A+	Pass	F1	F1	Pass
Natixis S.A., London Branch	Hedging Provider	Moody's	A3	A1	Pass	n/a	n/a	n/a
Barclays Bank plc	Collection Account Bank	Fitch	BBB+	A+	Pass	F2	F1	Pass
Barclays Bank plc	Collection Account Bank	Moody's	Baa3	A1	Pass	n/a	n/a	n/a
Precise Mortgage Funding 2019-1B PLC	Issuer	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Charter Court Financial Services Limited	Originator	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Charter Mortgages Limited	Seller and Servicer	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Intertrust Management Limited	Back-Up Servicer	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HSBC Corporate Trustee Company (UK) Limited	Security Trustee	n/a	n/a	n/a	n/a	n/a	n/a	n/a

**Bond Report**

Class	Class A1	Class A2	Class B	Class C	Class D
Currency	GBP	GBP	GBP	GBP	GBP
ISIN	XS1923736620	XS1923737354	XS1923737438	XS1923737511	XS1923737602
Payment Frequency	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
Current Payment Date	12-Jun-2023	12-Jun-2023	12-Jun-2023	12-Jun-2023	12-Jun-2023
Interest Accrual Method	Actual/365 Fixed				
Final Maturity Date	13-Dec-2055	13-Dec-2055	13-Dec-2055	13-Dec-2055	13-Dec-2055
<b>Current Period Rates:</b>					
Reference Index	Compounded Daily SONIA				
Index Determination Date	05 Jun 2023				
Index Rate	4.22090%	4.22090%	4.22090%	4.22090%	4.22090%
Margin	0.93000%	1.20000%	2.00000%	2.35000%	2.70000%
Total Coupon	5.15090%	5.42090%	6.22090%	6.57090%	6.92090%
<b>Transaction Amounts:</b>					
Original Nominal Amount	£ 278,790,000.00	£ 359,490,000.00	£ 27,510,000.00	£ 31,180,000.00	£ 18,340,000.00
Opening Balance	-	£ 241,649,371.62	£ 27,510,000.00	£ 31,180,000.00	£ 18,340,000.00
Opening Pool Factor	-	0.67220	1.00000	1.00000	1.00000
Principal Repayments	-	£ 40,805,030.81	-	-	-
CE%	34.21%	34.21%	24.93%	14.40%	8.21%
Closing Balance	-	£ 200,844,340.81	£ 27,510,000.00	£ 31,180,000.00	£ 18,340,000.00
Closing Pool Factor	-	0.55869	1.00000	1.00000	1.00000
Prior Deferred Interest	-	-	-	-	-
Current Interest Due	-	£ 3,265,920.38	£ 426,670.22	£ 510,798.36	£ 316,453.88
Total Interest Paid	-	£ 3,265,920.38	£ 426,670.22	£ 510,798.36	£ 316,453.88
Current Unpaid Interest	-	-	-	-	-

## Bond Report

Class	Class E	Class X	RC1 Residual Certificates	RC2 Residual Certificates
Currency	GBP	GBP	GBP	GBP
ISIN	XS1923737867	XS1923737941	XS1926209021	XS1926209450
Payment Frequency	Quarterly	Quarterly	Quarterly	Quarterly
Current Payment Date	12-Jun-2023	12-Jun-2023	12-Jun-2023	12-Jun-2023
Interest Accrual Method	Actual/365 Fixed	Actual/365 Fixed	Actual/Actual GBP	Actual/Actual GBP
Final Maturity Date	13-Dec-2055	13-Dec-2055	13-Dec-2055	13-Dec-2055
<b>Current Period Rates:</b>				
Reference Index	Compounded Daily SONIA	Compounded Daily SONIA	-	-
Index Determination Date	05 Jun 2023	05 Jun 2023	-	-
Index Rate	4.22090%	4.22090%	-	-
Margin	3.45000%	3.90000%	-	-
Total Coupon	7.67090%	8.12090%	-	-
<b>Transaction Amounts:</b>				
Original Nominal Amount	£ 18,340,000.00	£ 18,340,000.00	-	-
Opening Balance	£ 18,340,000.00	-	-	-
Opening Pool Factor	1.00000	-	-	-
Principal Repayments	-	-	-	-
CE%	2.02%	-	-	-
Closing Balance	£ 18,340,000.00	-	-	-
Closing Pool Factor	1.00000	-	-	-
Prior Deferred Interest	-	-	-	-
Current Interest Due	£ 350,747.17	-	£ 2,369,616.63	-
Total Interest Paid	£ 350,747.17	-	£ 2,369,616.63	-
Current Unpaid Interest	-	-	-	-

## Ledgers

Principal Deficiency Ledger	Opening Balance	Debits	Credits	Closing Balance
Class A Principal Deficiency Sub Ledger	-	-	-	-
Class B Principal Deficiency Sub Ledger	-	-	-	-
Class C Principal Deficiency Sub Ledger	-	-	-	-
Class D Principal Deficiency Sub Ledger	-	-	-	-
Class E Principal Deficiency Sub Ledger	-	-	-	-

Revenue Ledger	
Opening Balance	-
Debits to the Revenue Ledger	£7,564,232.35
Credits to the Revenue Ledger	£7,564,232.35
Closing Balance	-

Principal Collections Ledger	
Opening Balance	-
Debits to the Principal Collections Ledger	£40,805,030.81
Credits to the Principal Collections Ledger	£40,805,030.81
Closing Balance	-

## Accounts

Deposit Account	
Opening Balance	£ 40,870,948.76
Closing Balance	£ 44,280,949.32

Issuer Profit Account	
Opening Balance	£ 4,158.00
Closing Balance	£ 4,458.00

General Reserve Fund Account *	
Interest Accrued on Account	£ 9,627.14
Opening Balance	£ 1,017,900.00
Debits to the Account	-
Credits to the Account	-
Closing Balance	£ 1,017,900.00
<b>General Reserve Fund Account * Required Amount</b>	<b>£ 1,017,900.00</b>

Class A and B Liquidity Reserve Fund *	
Interest Accrued on Account	£ 48,437.08
Opening Balance	£ 5,324,998.67
Debits to the Account	£ 363,693.46
Credits to the Account	-
Closing Balance	£ 4,961,305.21
<b>Class A and B Liquidity Reserve Fund * Required Amount</b>	<b>£ 4,037,390.57</b>

\* (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% 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 (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% 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;

\* (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% 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 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% 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)

## Swap Transaction Details

Issuer to Swap Counterparty	
Period Start Date (including)	13-Mar-2023
Period End Date (excluding)	12-Jun-2023
Day Count Fraction	Actual/365(Fixed)
Rate applicable: Fixed Rate	0.9220%
Swap Notional Amount	£ 225,570,583.00
Total Swap Payment by Issuer to Swap Counterparty	£ 518,515.70

Swap Counterparty to Issuer	
Period Start Date (including)	13-Mar-2023
Period End Date (excluding)	12-Jun-2023
Day Count Fraction	Actual/365(Fixed)
Rate applicable: Floating Rate (Compounded Daily SONIA)	4.2209%
Swap Notional Amount	£ 225,570,583.00
Total Swap Payment by Swap Counterparty to Issuer	£ 2,373,755.88

Net Payment Due Issuer	-
------------------------	---

Net Payment Due Swap Counterparty	£ 1,855,240.18
-----------------------------------	----------------

## Available Funds

Available Redemption Receipts	
(a) all Redemption Receipts	£ 40,805,030.81
of which scheduled	£ 308,558.40
of which prepayment	£ 40,496,472.41
(b) Calculated amounts of the Principal Deficiency Sub Ledgers	-
(c) Enhanced Amortisation Amount	-
(d) On the Final Redemption Date, all amounts standing to Credit of the General Reserve Fund	-
(e) Reconciliation Amounts	-
(f) Excess Proceeds	-
<b>Total Available Redemption Funds</b>	<b>£ 40,805,030.81</b>

Available Revenue Receipts	
(a) All Revenue Receipts	£ 4,494,747.65
(b) Interest paid to the Issuer on the Issuer Accounts and Income from Authorised Investments	£ 290,329.88
(c) Amounts received by the Issuer in connection with the Swap Agreement	£ 1,855,240.18
(d) Up to but excluding the Class B Redemption Date, the Class A and Class B Liquidity Reserve Fund Excess Amount;	£ 923,914.64
(e) on Class B Redemption Date only, all amounts standing to credit of Class A and Class B Liquidity Reserve Fund Account	-
(f) up to and including the Final Redemption Date, the General Reserve Fund Excess Amount;	-
(g) following a Determination Period, any Reconciliation Amounts	-
(h) amounts credited to the Deposit Account in accordance with item (v) of the Pre-Enforcement Priority of Payments	-
(i) amounts representing the Optional Purchase Price	-
(j) other net income Receipts	-
(k) amounts determined to be applied as Available Revenue Receipts in accordance with item (h) of the Pre-Enforcement Redemption Priority of Payments	-
<b>Total Available Revenue Proceeds</b>	<b>£ 7,564,232.35</b>

## Interest Priority of Payments

Pre-Enforcement Revenue Priority of Payments	Amounts Paid	Available Funds
		-
(a) first, in or towards satisfaction pro rata and pari passu according to the respective amounts thereof of:	-	£ 7,564,232.35
(i) any fees, costs, charges, Liabilities, expenses and all other amounts then due to the Note Trustee	£ 6,000.00	£ 7,558,232.35
(ii) any fees, costs, charges, Liabilities, expenses and all other amounts then due to the Security Trustee	-	£ 7,558,232.35
(b) second, in or towards satisfaction pro rata and pari passu according to the respective amounts thereof of:	-	£ 7,558,232.35
(i) any amounts then due and payable to the Agent Bank, Registrar and Paying Agent	-	£ 7,558,232.35
(ii) any amounts then due and payable to the Cash Manager	£ 6,000.00	£ 7,552,232.35
(iii) any amounts then due and payable to the Servicer	£ 228,125.71	£ 7,324,106.64
(iv) any amounts due and payable to the Back-up Servicer	-	£ 7,324,106.64
(v) any amounts then due and payable to the Corporate Services Provider	-	£ 7,324,106.64
(vi) any amounts then due and payable to the Issuer Account Bank and any custodian	£ 2,000.00	£ 7,322,106.64
(vii) any amounts then due and payable to the Collection Account Bank	-	£ 7,322,106.64
(viii) if applicable, the fees, costs, liabilities and expenses of the securitisation repository or any other third-party website provider;	£ 81,600.00	£ 7,240,506.64
(c) third, in or towards satisfaction pro rata and pari passu according to the respective amounts thereof of:	-	£ 7,240,506.64
(i) any amounts due and payable by the Issuer to third parties and any amounts required for Corporation Tax	-	£ 7,240,506.64
(ii) any Transfer Costs which the Servicer has failed to pay pursuant to Clause 19.3 of the Servicing Agreement;	-	£ 7,240,506.64
(d) fourth, to pay in or towards satisfaction of any amounts due to the Swap Provider	-	£ 7,240,506.64
(e) fifth, to pay the Issuer an amount equal to £300 to be retained by the Issuer as profit	£ 300.00	£ 7,240,206.64
(f) sixth, to pay interest on the Class A1 Notes and Class A2 Notes	£ 3,265,920.38	£ 3,974,286.26
(g) seventh, to credit the Class A Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon	-	£ 3,974,286.26
(h) eighth, to pay interest on the Class B Notes	£ 426,670.22	£ 3,547,616.04
(i) ninth, to credit the Class A and Class B Liquidity Reserve Fund Account up to the Class A and Class B Liquidity Reserve Fund Required Amount;	-	£ 3,547,616.04
(j) tenth, to credit the Class B Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon	-	£ 3,547,616.04
(k) eleventh, to pay interest on the Class C Notes	£ 510,798.36	£ 3,036,817.68
(l) twelfth, to credit the Class C Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon	-	£ 3,036,817.68
(m) thirteenth, to pay interest on the Class D Notes	£ 316,453.88	£ 2,720,363.80
(n) fourteenth, to credit the Class D Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon	-	£ 2,720,363.80

## Interest Priority of Payments

Pre-Enforcement Revenue Priority of Payments	Amounts Paid	Available Funds
		-
(o) fifteenth, to pay interest on the Class E Notes	£ 350,747.17	£ 2,369,616.63
(p) sixteenth, to credit the Class E Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon	-	£ 2,369,616.63
(q) seventeenth, to credit the General Reserve Fund Account up to the General Reserve Fund Required Amount	-	£ 2,369,616.63
(r) eighteenth, to pay the Swap Provider in respect of any Hedge Subordinated Amounts	-	£ 2,369,616.63
(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:	-	£ 2,369,616.63
(i) all remaining amounts (if any); and	-	£ 2,369,616.63
(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)	-	£ 2,369,616.63
(t) twentieth, to pay interest on the Class X Notes	-	£ 2,369,616.63
(u) twenty-first, to pay principal on the Class X Notes	-	£ 2,369,616.63
(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 as Available Revenue Receipts on the next Interest Payment Date	-	£ 2,369,616.63
(w) twenty-third, on any Interest Payment Date prior to (but excluding) the Optional Redemption Date any excess amounts as payments to the RC1 and RC2 Residual Certificates	£ 2,369,616.63	-

## Principal Priority of Payments

Pre-Enforcement Principal Priority of Payments	Amounts Paid	Available Funds
		£ 40,805,030.81
(a) first, any Principal Addition Amounts to be applied to meet any Senior Expenses Deficit;	-	£ 40,805,030.81
(b) second, in or towards repayment of the Class A1 Notes	-	£ 40,805,030.81
(c) third, in or towards repayment of the Class A2 Notes	£ 40,805,030.81	-
(d) fourth, in or towards repayment of the Class B Notes	-	-
(e) fourth, in or towards repayment of the Class B Notes	-	-
(f) sixth, in or towards repayment of the Class D Notes	-	-
(g) seventh, in or towards repayment of the Class E Notes	-	-
(h) eighth, any excess amounts as Available Revenue Receipts	-	-
<b>Total Distribution Amount</b>	<b>£ 40,805,030.81</b>	

## Triggers

Events of Default	
(a) Default Payment of Principal and Interest on the Notes	No
(b) Issuer Failure to perform any other Obligation	No
(c) Breach of representation	No
(d) Dissolution of the Issuer	No
(e) Bankruptcy or Insolvency	No
(f) Insolvency proceedings against the Issuer	No
(g) Moratorium proceedings	No

## Portfolio Information

Repossessions	Previous IPD	Current IPD
Number of repossessions this Quarter	-	-
Number of LPAs this Quarter	-	-
Repossessions cured	-	-
Total number of properties unsold	-	-
Principal balance unsold	-	-
Principal balance cured	-	-
% Original principal balance	-	-
% Outstanding principal balance	-	-
Value of properties repossessed this Quarter	-	-
Cumulative value of properties repossessed since close	£90,000.00	£90,000.00

Sale of Repossessions	Current Balance		Principal Balance	
	Previous IPD	Current IPD	Current Balance	Principal Balance
Total number of repossessions sold since close	1	1	1	1
Total value of property sold	£7,570.99	£73,572.54	£7,570.99	£73,572.54
Number of properties sold this Quarter	-	-	-	-
Value of property sold this Quarter	-	-	-	-
Cumulative loss on sale		£7,649.77		£7,649.77
Cumulative loss on sale % of original principal balance		-		-
Cumulative redemption shortfalls incurred		-		-
Period principal losses		-		-
Cumulative principal losses		£7,649.77		£7,649.77
Total principal losses as a % of original balance		-		-

## Portfolio Information

Total	No.	Balance	Arrears	%
No. of Loans Paying => Monthly CMS	1,884	£ 290,930,572.54	£ 19,494.92	98.22%
No. of Loans Paying => 75% Monthly CMS	3	£ 207,062.08	£ 1,423.34	0.07%
No. of Loans Paying < 75% Monthly CMS	12	£ 2,567,861.39	£ 9,993.05	0.87%
No. of Loans That Made No Payment	15	£ 2,506,150.82	£ 34,977.45	0.85%
<b>Total</b>	<b>1,914</b>	<b>£ 296,211,646.83</b>	<b>£ 65,888.76</b>	<b>100.00%</b>
Performing Principal Balance as a % of the Original Principal Balance			39.65%	
Performing Principal Balance as a % of the Outstanding Principal Balance			98.22%	

1 to 2 months	No.	Balance	Arrears	%
No. of Loans Paying => Monthly CMS	2	£ 181,472.59	£ 1,404.49	0.06%
No. of Loans Paying => 75% Monthly CMS	-	-	-	-
No. of Loans Paying < 75% Monthly CMS	2	£ 895,616.90	£ 7,815.72	0.30%
No. of Loans That Made No Payment	4	£ 534,892.06	£ 3,378.57	0.18%
<b>Total</b>	<b>8</b>	<b>£ 1,611,981.55</b>	<b>£ 12,598.78</b>	<b>0.54%</b>
Performing Principal Balance as a % of the Original Principal Balance			0.22%	
Performing Principal Balance as a % of the Outstanding Principal Balance			0.54%	

2 to 3 months	No.	Balance	Arrears	%
No. of Loans Paying => Monthly CMS	1	£ 168,807.05	£ 1,092.83	0.06%
No. of Loans Paying => 75% Monthly CMS	-	-	-	-
No. of Loans Paying < 75% Monthly CMS	-	-	-	-
No. of Loans That Made No Payment	4	£ 941,888.77	£ 16,034.88	0.32%
<b>Total</b>	<b>5</b>	<b>£ 1,110,695.82</b>	<b>£ 17,127.71</b>	<b>0.37%</b>
Performing Principal Balance as a % of the Original Principal Balance			0.15%	
Performing Principal Balance as a % of the Outstanding Principal Balance			0.37%	

## Portfolio Information

3 to 4 months	No.	Balance	Arrears	%
No. of Loans Paying => Monthly CMS	-	-	-	-
No. of Loans Paying => 75% Monthly CMS	-	-	-	-
No. of Loans Paying < 75% Monthly CMS	-	-	-	-
No. of Loans That Made No Payment	-	-	-	-
Total	-	-	-	-
Performing Principal Balance as a % of the Original Principal Balance			-	
Performing Principal Balance as a % of the Outstanding Principal Balance			-	

4 months +	No.	Balance	Arrears	%
No. of Loans Paying => Monthly CMS	2	£ 440,109.80	£ 13,043.73	0.15%
No. of Loans Paying => 75% Monthly CMS	-	-	-	-
No. of Loans Paying < 75% Monthly CMS	-	-	-	-
No. of Loans That Made No Payment	3	£ 245,552.31	£ 13,661.87	0.08%
Total	5	£ 685,662.11	£ 26,705.60	0.23%
Performing Principal Balance as a % of the Original Principal Balance			0.09%	
Performing Principal Balance as a % of the Outstanding Principal Balance			0.23%	

"Arrears" means as at any date in respect of any Loan, all amounts currently due and payable on that Loan which remain unpaid on that date, provided that such overdue amounts equal, in aggregate, one or more full Monthly Instalments.

"Monthly Instalment" means the amount which the relevant Mortgage Conditions require a Borrower to pay on each monthly payment date in respect of that Borrower's Loan.

Performing Principal Balance refers to the Loans that have paid an amount equal to at least their monthly CMS

## Prepayment Rate (CPR)

1 Month Periodical Constant Prepayment Rate (CPR) with Calculation (Annualised)	Apr-2023	May-2023
<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:</p> $CPR_{Avg} = 100 \times \left[ 1 - \left( \frac{\text{Current Residential Mortgage Loan Principal Balance}}{\text{Scheduled Residential Mortgage Loan Principal Balance}} \right)^{\frac{12}{\text{months since}}} \right]$	35.66%	46.58%

12 Months Periodical Constant Prepayment Rate (CPR) with Calculation (Annualised)	Apr-2023	May-2023
<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:</p> $\text{Periodical CPR} = 100 \times \left[ 1 - \left( \frac{\text{Current Residential Mortgage Loan Principal Balance}}{\text{Scheduled Residential Mortgage Loan Principal Balance}} \right)^{\frac{12}{\text{months in period}}} \right]$	31.39%	33.61%

3 Months Periodical Constant Prepayment Rate (CPR) with Calculation (Annualised)	Apr-2023	May-2023
<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:</p> $\text{Periodical CPR} = 100 \times \left[ 1 - \left( \frac{\text{Current Residential Mortgage Loan Principal Balance}}{\text{Scheduled Residential Mortgage Loan Principal Balance}} \right)^{\frac{12}{\text{months in period}}} \right]$	35.90%	40.10%

**Portfolio Stratifications**

Current Balance	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
>0 < 100,000	£ 58,259,201.84	19.61%	873	45.61%
100,000 < 200,000	£ 75,801,027.37	25.51%	539	28.16%
200,000 < 300,000	£ 65,940,708.84	22.20%	271	14.16%
300,000 < 400,000	£ 49,252,166.60	16.58%	144	7.52%
400,000 < 500,000	£ 18,098,529.07	6.09%	42	2.19%
500,000 < 600,000	£ 12,502,311.80	4.21%	23	1.20%
600,000 < 700,000	£ 4,559,516.29	1.53%	7	0.37%
700,000 < 800,000	£ 2,987,634.00	1.01%	4	0.21%
800,000 < 900,000	£ 7,641,945.51	2.57%	9	0.47%
900,000 < 1,000,000	-	-	-	-
1,000,000 < 1,100,000	£ 2,047,071.88	0.69%	2	0.10%
1,100,000 < 1,200,000	-	-	-	-
1,200,000 < 1,300,000	-	-	-	-
>= 1,300,000	-	-	-	-
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

**Portfolio Stratifications**

Original Balance	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
>0 < 100,000	£ 56,267,123.28	18.94%	840	43.89%
100,000 < 200,000	£ 77,693,099.98	26.15%	566	29.57%
200,000 < 300,000	£ 63,648,246.59	21.42%	266	13.90%
300,000 < 400,000	£ 50,939,892.89	17.15%	151	7.89%
400,000 < 500,000	£ 18,517,542.45	6.23%	44	2.30%
500,000 < 600,000	£ 12,788,040.33	4.30%	25	1.31%
600,000 < 700,000	£ 3,891,916.09	1.31%	6	0.31%
700,000 < 800,000	£ 4,455,692.35	1.50%	6	0.31%
800,000 < 900,000	£ 6,020,348.74	2.03%	7	0.37%
900,000 < 1,000,000	£ 821,138.62	0.28%	1	0.05%
1,000,000 < 1,100,000	£ 2,047,071.88	0.69%	2	0.10%
1,100,000 < 1,200,000	-	-	-	-
1,200,000 < 1,300,000	-	-	-	-
>= 1,300,000	-	-	-	-
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Original LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0% < 70%	£ 76,523,085.95	25.76%	331	17.29%
70% < 75%	£ 31,975,674.58	10.76%	173	9.04%
75% < 80%	£ 138,382,033.61	46.58%	1,014	52.98%
80% < 85%	£ 50,209,319.06	16.90%	396	20.69%
85% < 90%	-	-	-	-
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Current LTV (Based on original property value)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0% < 70%	£ 92,219,540.00	31.04%	556	29.05%
70% < 75%	£ 33,768,309.16	11.37%	182	9.51%
75% < 80%	£ 125,065,314.84	42.10%	837	43.73%
80% < 85%	£ 45,422,239.54	15.29%	335	17.50%
85% < 90%	£ 614,709.66	0.21%	4	0.21%
90% < 95%	-	-	-	-
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Origination Year	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
<=2013	£ 2,147,302.25	0.72%	17	0.89%
2014	-	-	-	-
2015	£ 373,758.11	0.13%	4	0.21%
2016	£ 10,776,321.25	3.63%	25	1.31%
2017	£ 38,349,624.91	12.91%	187	9.77%
2018	£ 245,443,106.68	82.62%	1,681	87.83%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Origination Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 < 15	£ 17,495,816.20	5.89%	123	6.43%
15 < 17	£ 19,981,881.77	6.73%	113	5.90%
17 < 19	£ 5,707,658.37	1.92%	40	2.09%
19 < 21	£ 49,677,798.47	16.72%	313	16.35%
21 < 23	£ 4,298,051.41	1.45%	27	1.41%
23 < 25	£ 7,258,530.76	2.44%	39	2.04%
25 < 27	£ 152,003,342.16	51.16%	975	50.94%
27 < 29	£ 4,132,132.36	1.39%	29	1.52%
>= 29	£ 36,534,901.70	12.30%	255	13.32%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Remaining Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 < 5	£ 7,172,220.18	2.41%	44	2.30%
5 < 8	£ 8,444,274.09	2.84%	63	3.29%
8 < 11	£ 21,827,590.60	7.35%	131	6.84%
11 < 14	£ 11,975,450.29	4.03%	63	3.29%
14 < 17	£ 47,903,158.24	16.12%	317	16.56%
17 < 20	£ 79,579,859.29	26.79%	489	25.55%
20 < 23	£ 82,359,662.76	27.72%	546	28.53%
23 < 26	£ 15,627,571.94	5.26%	109	5.69%
>= 26	£ 22,200,325.81	7.47%	152	7.94%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Repayment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Interest Only	£ 271,096,371.24	91.25%	1,615	84.38%
Repayment	£ 25,993,741.96	8.75%	299	15.62%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Current Interest	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0.00% < 2.50%	£ 349,548.96	0.12%	2	0.10%
2.50% < 3.00%	£ 166,915.51	0.06%	1	0.05%
3.00% < 3.25%	-	-	-	-
3.25% < 3.50%	£ 58,412,820.11	19.66%	321	16.77%
3.50% < 3.75%	£ 56,495,272.76	19.02%	361	18.86%
3.75% < 4.00%	£ 35,957,218.27	12.10%	269	14.05%
4.00% < 4.25%	£ 5,989,478.62	2.02%	41	2.14%
4.25% < 4.50%	-	-	-	-
4.50% < 4.75%	-	-	-	-
4.75% < 5.00%	-	-	-	-
>= 5.00	£ 139,718,858.97	47.03%	919	48.01%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Current Margin over Relevant Index	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0.00% < 2.50%	£ 349,548.96	0.12%	2	0.10%
2.50% < 3.00%	£ 1,472,518.74	0.50%	8	0.42%
3.00% < 3.25%	£ 8,982,867.69	3.02%	34	1.78%
3.25% < 3.50%	£ 59,122,873.92	19.90%	324	16.93%
3.50% < 3.75%	£ 61,518,656.76	20.71%	379	19.80%
3.75% < 4.00%	£ 35,957,218.27	12.10%	269	14.05%
4.00% < 4.25%	£ 7,844,720.95	2.64%	45	2.35%
4.25% < 4.50%	£ 305,326.42	0.10%	1	0.05%
4.50% < 4.75%	£ 40,042,189.66	13.48%	297	15.52%
4.75% < 5.00%	£ 30,649,615.43	10.32%	266	13.90%
>= 5.00	£ 50,844,576.40	17.11%	289	15.10%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

**Portfolio Stratifications**

Reversion Margin	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0.00% < 2.50%	£ 10,462,753.95	3.52%	33	1.72%
2.50% < 3.00%	-	-	-	-
3.00% < 3.25%	£ 2,057,792.59	0.69%	13	0.68%
3.25% < 3.50%	£ 38,063,072.66	12.81%	193	10.08%
3.50% < 3.75%	£ 4,288,735.11	1.44%	16	0.84%
3.75% < 4.00%	£ 6,424,996.47	2.16%	57	2.98%
4.00% < 4.25%	£ 1,855,242.33	0.62%	4	0.21%
4.25% < 4.50%	£ 2,134,458.31	0.72%	9	0.47%
4.50% < 4.75%	£ 43,929,122.71	14.79%	321	16.77%
4.75% < 5.00%	£ 185,004,611.48	62.27%	1,261	65.88%
>= 5.00	£ 2,869,327.59	0.97%	7	0.37%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Arrears Multiple	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
=0	£ 291,081,989.37	97.98%	1,880	98.22%
0 0.00 < 1.00	£ 2,508,911.86	0.84%	16	0.84%
1.00 < 2.00	£ 1,646,128.53	0.55%	8	0.42%
2.00 < 3.00	£ 1,127,170.99	0.38%	5	0.26%
3.00 < 4.00	-	-	-	-
4.00 < 6.00	£ 463,424.78	0.16%	2	0.10%
>= 6.00	£ 262,487.67	0.09%	3	0.16%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Help to Buy	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
No	£ 297,090,113.20	100.00%	1,914	100.00%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

HMO/Multi Unit Prop	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
No	£ 238,083,479.97	80.14%	1,544	80.67%
Yes	£ 59,006,633.23	19.86%	370	19.33%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

First Time Buyer	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
No	£ 295,028,442.35	99.31%	1,894	98.96%
Yes	£ 2,061,670.85	0.69%	20	1.04%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Region	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
East	£ 18,908,120.79	6.36%	94	4.91%
East Midlands	£ 25,776,180.16	8.68%	228	11.91%
London	£ 77,371,006.91	26.04%	215	11.23%
North East	£ 7,945,695.94	2.67%	105	5.49%
North West	£ 30,877,600.81	10.39%	351	18.34%
South East	£ 52,044,797.61	17.52%	224	11.70%
South West	£ 26,728,906.71	9.00%	154	8.05%
Wales	£ 8,569,631.96	2.88%	93	4.86%
West Midlands	£ 32,032,622.46	10.78%	262	13.69%
Yorkshire and the Humber	£ 16,835,549.85	5.67%	188	9.82%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Interest Rate Index	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
BBR	£ 54,900,500.47	18.48%	298	15.57%
SONIA	£ 242,189,612.73	81.52%	1,616	84.43%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Loan Purpose	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Investment Mortgage	£ 123,709,484.47	41.64%	1,010	52.77%
Re-mortgage	£ 173,380,628.73	58.36%	904	47.23%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Year Built	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
< 1900	£ 27,669,104.18	9.31%	168	8.78%
1900 < 1920	£ 93,335,622.98	31.42%	666	34.80%
1920 < 1940	£ 44,725,761.42	15.05%	224	11.70%
1940 < 1960	£ 24,561,310.32	8.27%	163	8.52%
1960 < 1980	£ 35,267,384.74	11.87%	236	12.33%
1980 < 2000	£ 23,534,615.26	7.92%	149	7.78%
2000 < 2002	£ 7,177,268.94	2.42%	37	1.93%
2002 < 2004	£ 5,432,630.71	1.83%	30	1.57%
2004 < 2006	£ 5,726,585.31	1.93%	42	2.19%
2006 < 2008	£ 7,454,158.78	2.51%	60	3.13%
2008 < 2010	£ 3,164,887.53	1.07%	25	1.31%
2010 < 2012	£ 2,172,276.05	0.73%	17	0.89%
2012 < 2014	£ 1,484,992.47	0.50%	11	0.57%
2014 < 2016	£ 3,563,380.48	1.20%	25	1.31%
2016 < 2018	£ 7,696,903.47	2.59%	44	2.30%
> 2018	£ 4,123,230.56	1.39%	17	0.89%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Seasoning (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 < 5	£ 143,583,950.92	48.33%	957	50.00%
5 < 6	£ 132,835,953.23	44.71%	887	46.34%
6 < 7	£ 15,455,411.70	5.20%	44	2.30%
>= 7	£ 5,214,797.35	1.76%	26	1.36%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Employment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Employed	£ 129,210,100.21	43.49%	903	47.18%
Other	£ 721,324.92	0.24%	2	0.10%
Pensioner	£ 8,205,353.02	2.76%	56	2.93%
Self-employed	£ 157,392,144.24	52.98%	944	49.32%
Unemployed	£ 1,561,190.81	0.53%	9	0.47%
<b>Grand Total</b>	<b>£ 297,090,113.20</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Stratifications

Buy-to-Let	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	297,090,113.2	100.00%	1,914	100.00%
No	-	-	-	-
<b>Grand Total</b>	<b>297,090,113.2</b>	<b>100.00%</b>	<b>1,914</b>	<b>100.00%</b>

## Portfolio Summary

Summary	
Current Balance *	£297,090,113.20
Number Accounts	1,914
Average Loan Balance	£155,219.49
Weighted Average Original Loan to Original Value	72.77%
Weighted Average Current Loan to Original Value	71.78%
Maximum Loan Balance	£1,025,550.60
Weighted Average Interest Rate	5.59%
Weighted Average Seasoning (yrs)	5.16
Weighted Average Remaining Maturity (yrs)	18.30
Weighted Average Mortgage Margin	4.29%
Buy to Let	100%
Interest Only	91.25%
%Loan Current Balance with arrears multiple <1	98.82%
%Loan Current Balance with arrears multiple >=3	0.24%

\*Current Balances include all outstanding amounts owed by the borrowers

## Disclaimer

Disclaimer - This report has been prepared for current Noteholders and is for the purposes of information and convenient reference only. It is not intended as an offer of finance. This report is being directed at Noteholders who are persons with professional experience in matters relating to investments and is not intended for distribution to, or use by, private customers. This document is not intended for distribution in the United States or to U.S. persons.

This report is confidential. Distribution of this report, or of the information contained in it, to any person other than an original recipient (or to such recipient's advisors) is prohibited. Reproduction of this report, in whole or in part, or disclosure of any of its contents without the prior consent of HSBC Bank plc is prohibited.

Some information included in this report is estimated, approximated or projected. The information contained in this report has been obtained from sources believed to be reliable but none of the Issuer, any affiliate of the Issuer, any Transaction Party or HSBC Bank plc makes any representation or warranty (express or implied) of any nature or accepts any responsibility or liability of any kind for completeness or accuracy of the content of this report or for any loss or damage (whether direct, indirect, consequential or other) arising out of reliance upon this report. Information in this document has not been independently verified by HSBC Bank plc.

This document is not intended to provide and should not be relied upon for tax, legal or accounting advice or as a recommendation to purchase or sell investments. Noteholders should consult their tax, legal, accounting or other advisors if required.

The foregoing does not exclude or restrict any obligation that HSBC Bank plc may have under the Prudential Regulation Authority/ Financial Conduct Authority Rules, or any liability that it may incur under the Prudential Regulation Authority/ Financial Conduct Authority Rules or the Financial Services and Markets Act 2000 (or any amendment thereof) for breach of any such obligation.

HSBC Bank plc is authorised in the United Kingdom by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority and is a member of the HSBC Group of companies. HSBC Bank plc's registered office is at 8 Canada Square, London, E14 5HQ.