

Investor Report
Precise Mortgage Funding 2019-1B PLC
LEI 2138008KS3OKBKNDR24
GBP 751,990,000 Notes due December 2055
Payment Date: 13-Sep-2021
Reporting Date: 09-Sep-2021
Cash Manager: HSBC Bank plc



Contents

	Page
Transaction Details	3
Counterparty Rating Triggers	4
Bond Report	5
Ledgers	7
Accounts	8
Swap Transaction Details	9
Available Funds	10
Interest Priority of Payments	11
Principal Priority of Payments	13
Triggers	14
COVID-19 PH Detail	15
Portfolio Information	17
Prepayment Rate (CPR)	20
Portfolio Stratifications	21
Disclaimer	29

Transaction Details

Key Dates	
Transaction Closing Date	31-May-2019
Transaction Maturity Date	13-Dec-2055
Reporting Date	09-Sep-2021
Collection Period (start)	01-Jun-2021
Collection Period (end)	31-Aug-2021
Interest Period (start)	14-Jun-2021
Interest Period (end)	13-Sep-2021
Index Determination Date	06-Sep-2021
Current Payment Date	13-Sep-2021
Next Payment Date	13-Dec-2021

Transaction Parties	
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) Ltd
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

HSBC Contact Details			
Role:	Name:	Email:	Telephone:
Client Service Manager	Arijeet Das	arijeet.das@hsbc.com	+44 (0) 207 991 3754
Address:			
Level 28, 8 Canada Square, London E14 5HQ, United Kingdom			

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.eurowdw.eu>

Rating Triggers

Counterparty	Role	Fitch (Current Ratings)				Moody's (Current Ratings)			
		Long term	Short term	Trigger (LT)	Trigger (ST)	Long term	Short term	Trigger(LT)	Trigger (ST)
HSBC Bank plc	Account Bank	AA-	F1+	A	F1	Aa3	N/A	A3	N/A
Natixis S.A., London Branch	Hedging Provider	A+	F1	A	F1	A1	N/A	A3	N/A
Barclays Bank PLC	Collection Account Bank	A+	F1	BBB+	F2	A1	N/A	Baa3	N/A

Other Counterparty (No Triggers)	Role	Fitch (Current Ratings)		Moody's (Current Ratings)	
		Long term	Short term	Long term	Short term
Precise Mortgage Funding 2019-1B	Issuer	N/A	N/A	N/A	N/A
Charter Court Financial Services Limited	Originator	N/A	N/A	N/A	N/A
Charter Mortgages Limited	Seller and Servicer	N/A	N/A	N/A	N/A
Intertrust Management Limited	Back-up Servicer	N/A	N/A	N/A	N/A
HSBC Corporate Trustee Company (UK) Ltd	Security Trustee	N/A	N/A	N/A	N/A

Bond Report

Notes	Class A1	Class A2	Class B	Class C	Class D
Currency	GBP	GBP	GBP	GBP	GBP
ISIN	XS1923736620	XS1923737354	XS1923737438	XS1923737511	XS1923737602
Pay Frequency	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
Current Payment Date	13 September 2021				
Interest Accrual Method	Actual/365 (Fixed)				
Final Maturity Date	13 December 2055				
Current Period Rates					
Reference Index	Compounded Daily SONIA				
Index Determination Date	06 September 2021				
Index Rate	0.05032%	0.05032%	0.05032%	0.05032%	0.05032%
Margin	0.93000%	1.20000%	2.00000%	2.35000%	2.70000%
Total Coupon	0.98032%	1.25032%	2.05032%	2.40032%	2.75032%
Transaction Amounts					
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	72,305,636.08	359,490,000.00	27,510,000.00	31,180,000.00	18,340,000.00
Opening Pool Factor	0.25936	1.00000	1.00000	1.00000	1.00000
CE %	20.35%	20.35%	14.95%	8.83%	5.22%
Principal Repayments	18,051,750.82	-	-	-	-
Closing Balance	54,253,885.26	359,490,000.00	27,510,000.00	31,180,000.00	18,340,000.00
Closing Pool Factor	0.19460	1.00000	1.00000	1.00000	1.00000
Prior Deferred Interest	-	-	-	-	-
Current Interest Due	176,721.15	1,120,615.22	140,624.42	186,592.32	125,756.68
Total Interest Paid	176,721.15	1,120,615.22	140,624.42	186,592.32	125,756.68
Current Unpaid Interest	-	-	-	-	-

Bond Report

Notes	Class E	Class X	RC1 Residual Certificates	RC2 Residual Certificates
Currency	GBP	GBP	GBP	GBP
ISIN	XS1923737867	XS1923737941	XS1926209021	XS1926209450
Pay Frequency	Quarterly	Quarterly	N/A	N/A
Current Payment Date	13 September 2021	13 September 2021	N/A	N/A
Interest Accrual Method	Actual/365 (Fixed)	Actual/365 (Fixed)	N/A	N/A
Final Maturity Date	13 December 2055	13 December 2055	N/A	N/A
Current Period Rates				
Reference Index	Compounded Daily SONIA	Compounded Daily SONIA	N/A	N/A
Index Determination Date	06 September 2021	06 September 2021	N/A	N/A
Index Rate	0.05032%	0.05032%	N/A	N/A
Margin	3.45000%	3.90000%	N/A	N/A
Total Coupon	3.50032%	3.95032%	N.A	N.A
Transaction Amounts				
Original Nominal Amount	18,340,000.00	18,340,000.00	N/A	N/A
Opening Balance	18,340,000.00	-	N/A	N/A
Opening Pool Factor	1.00000	-	N/A	N/A
CE %	1.62%	-	N/A	N/A
Principal Repayments	-	-	N/A	N/A
Closing Balance	18,340,000.00	-	N/A	N/A
Closing Pool Factor	1.00000	-	N/A	N/A
Prior Deferred Interest	-	-	N/A	N/A
Current Interest Due	160,049.97	-	N/A	N/A
Total Interest Paid	160,049.97	-	N/A	N/A
Current Unpaid Interest	-	-	N/A	N/A

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(1)(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.

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 account	5,623,577.51
Credits to the account	5,623,577.51
Closing balance	-

Principal Collections Ledger	
Opening balance	-
Debits to the account	18,051,750.82
Credits to the account	18,051,750.82
Closing balance	-

Accounts

Account	Opening Balance	Closing Balance
Deposit Account	27,967,538.51	25,351,964.60
Issuer Profit Account	2,286.00	2,586.00
General Reserve Fund Account	1,017,900.00	1,017,900.00
Class A and Class B Liquidity Reserve Fund Account	7,678,421.96	7,233,547.28

General Reserve Fund Account		
Interest Accrued on Account	-	
Opening Balance	1,017,900.00	
Debits to the Account	-	
Credits to the Account	-	
Closing Balance	1,017,900.00	
General Reserve Fund Required Amount *	1,017,900.00	

* (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;

Class A and B Liquidity Reserve Fund		
Interest Accrued on Account	-	
Opening Balance	7,678,421.96	
Debits to the Account	444,874.68	
Credits to the Account	-	
Closing Balance	7,233,547.28	
Liquidity Fund Required Amount *	6,889,584.54	

* (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 (included)	14-Jun-21
Period End date (excluded)	13-Sep-21
Day Count Fraction	Actual/365(Fixed)
Rate applicable	0.9220%
Swap Notional Amount	412,821,930.00
Total Swap Payment by Issuer to Swap Counterparty	948,947.55

Swap Counterparty to Issuer	
Period Start Date (included)	14-Jun-21
Period End date (excluded)	13-Sep-21
Day Count Fraction	Actual/365(Fixed)
Rate applicable	0.0503%
Swap Notional Amount	412,821,930.00
Total Swap Payment by Swap Counterparty to Issuer	51,770.13

Net Payment Due (Issuer/Swap Counterparty)	897,177.42
---	-------------------

Available Funds

Available Redemption Receipts	GBP Total
(a) all Redemption Receipts	18,051,750.82
of which scheduled	406,453.72
of which prepayment	17,645,297.10
(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	-
Total Available Redemption Funds	18,051,750.82

Available Revenue Receipts	GBP Total
(a) All Revenue Receipts	5,279,614.77
(b) Interest paid to the Issuer on the Issuer Accounts	-
(c) Amounts received by the Issuer in connection with the Swap Agreement	-
(d) Class A and Class B Liquidity Reserve Fund Excess Amount	343,962.74
(e) on Class B Redemption Date only, all amounts standing to credit of Class A and Class B Liquidity Reserve Fund Account	-
(f) General Fund Excess Amount	-
(g) 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 (g) of the Pre-Enforcement Priority of Payments	-
Total Available Revenue Proceeds	5,623,577.51

Interest Priority of Payments

Pre-Enforcement Revenue Priority of Payments	GBP Amounts	
	Amount Paid	Available Funds
		5,623,577.51
(a) first, in or towards satisfaction pro rata and pari passu according to the respective amounts thereof of:	-	5,623,577.51
(i) any fees, costs, charges, Liabilities, expenses and all other amounts then due to the Note Trustee	-	5,623,577.51
(ii) any fees, costs, charges, Liabilities, expenses and all other amounts then due to the Security Trustee	-	5,623,577.51
(b) second, in or towards satisfaction pro rata and pari passu according to the respective amounts thereof of:	-	5,623,577.51
(i) any amounts then due and payable to the Agent Bank, Registrar and Paying Agent	-	5,623,577.51
(ii) any amounts then due and payable to the Cash Manager	-	5,623,577.51
(iii) any amounts then due and payable to the Servicer	362,500.79	5,261,076.72
(iv) any amounts due and payable to the Back-up Servicer	-	5,261,076.72
(v) any amounts then due and payable to the Corporate Services Provider	29,236.12	5,231,840.60
(vi) any amounts then due and payable to the Issuer Account Bank	-	5,231,840.60
(vii) any amounts then due and payable to the Collection Account Bank	-	5,231,840.60
(viii) if applicable, the fees, costs, liabilities and expenses of the securitisation repository or any other third-party website provider;	38,183.31	5,193,657.29
(c) third, in or towards satisfaction pro rata and pari passu according to the respective amounts thereof of:	-	5,193,657.29
(i) any amounts due and payable by the Issuer to third parties and any amounts required for Corporation Tax	-	5,193,657.29
(ii) any Transfer Costs which the Servicer has failed to pay pursuant to Clause 19.3 of the Servicing Agreement;	-	5,193,657.29
(d) to pay, in or towards satisfaction of any amounts due to the Swap Provider	897,177.42	4,296,479.87
(e) fifth, to pay the Issuer an amount equal to £300 to be retained by the Issuer as profit	300.00	4,296,179.87
(f) sixth, to pay interest on the Class A1 Notes and Class A2 Notes	1,297,336.37	2,998,843.50
(g) seventh, to credit the Class A Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon	-	2,998,843.50

Interest Priority of Payments

Pre-Enforcement Revenue Priority of Payments		GBP Amounts	
		Amount Paid	Available Funds
			2,998,843.50
(h)	eighth, to pay interest on the Class B Notes	140,624.42	2,858,219.08
(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;	-	2,858,219.08
(j)	tenth, to credit the Class B Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon	-	2,858,219.08
(k)	eleventh, to pay interest on the Class C Notes	186,592.32	2,671,626.76
(l)	twelfth, to credit the Class C Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon	-	2,671,626.76
(m)	thirteenth, to pay interest on the Class D Notes	125,756.68	2,545,870.08
(n)	fourteenth, to credit the Class D Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon	-	2,545,870.08
(o)	fifteenth, to pay interest on the Class E Notes	160,049.97	2,385,820.11
(p)	sixteenth, to credit the Class E Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon	-	2,385,820.11
(q)	seventeenth, to credit the General Reserve Fund Account up to the General Reserve Fund Required Amount	-	2,385,820.11
(r)	eighteenth, to pay the Swap Provider in respect of any Hedge Subordinated Amounts	-	2,385,820.11
(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:	-	2,385,820.11
(i)	all remaining amounts (if any); and	-	2,385,820.11
(ii)	the amount required by the Issuer to pay in full all amounts payable under items (a) to 10(f) (inclusive) of the Pre-Enforcement Redemption Priority of Payments, less any Available Redemption Receipts (other than item (c) of the definition thereof)	-	2,385,820.11
(t)	twentieth, to pay interest on the Class X Notes	-	2,385,820.11
(u)	twenty-first, to pay principal on the Class X Notes	-	2,385,820.11
(v)	twenty-second, all remaining amounts to be credited to the Deposit Account to be applied as Available Revenue Receipts on the next Interest Payment Date	2,385,820.11	-
(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	-	-

Principal Priority of Payments

Pre-Enforcement Principal Priority of Payments	GBP Amounts	
	Amount Paid	Available Funds
		18,051,750.82
(a) first, any Principal Addition Amounts to be applied to meet any Senior Expenses Deficit;	-	18,051,750.82
(b) second, in or towards repayment of the Class A1 Notes	18,051,750.82	-
(c) third, in or towards repayment of the Class A2 Notes	-	-
(d) fourth, in or towards repayment of the Class B Notes	-	-
(e) fifth, in or towards repayment of the Class C 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	-	-

Triggers

Event of Default	Yes/No
(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

COVID-19 PH Detail

COVID-19 PH Detail	PMF 2019-1B No.	Duration remaining (months)						
		0	1	2	3	4	5	6
March 2020	0	0	0	0	0	0	0	0
April 2020	69	69	0	0	0	0	0	0
May 2020	532	532	0	0	0	0	0	0
June 2020	49	49	0	0	0	0	0	0
July 2020	9	9	0	0	0	0	0	0
August 2020	3	3	0	0	0	0	0	0
September 2020	2	2	0	0	0	0	0	0
October 2020	7	7	0	0	0	0	0	0
November 2020	6	6	0	0	0	0	0	0
December 2020	2	2	0	0	0	0	0	0
January 2021	4	4	0	0	0	0	0	0
February 2021	0	0	0	0	0	0	0	0
March 2021	0	0	0	0	0	0	0	0
April 2021	0	0	0	0	0	0	0	0
May 2021	0	0	0	0	0	0	0	0
June 2021	0	0	0	0	0	0	0	0
Total	683	683	0	0	0	0	0	0

Remaining payment holiday loans outstanding (June-21 ME)	3,166							
% affected	21.57%	21.57%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

No. of loans with currently active payment holidays	0
% of pool affected	0.00%

COVID-19 PH Detail

COVID-19 PH Detail	PMF 2019-1B	Duration remaining (months)						
	£	0	1	2	3	4	5	6
March 2020	0	0	0	0	0	0	0	0
April 2020	15,326,838.92	15,326,838.92	0.00	0.00	0.00	0.00	0.00	0.00
May 2020	109,927,695.08	109,927,695.08	0.00	0.00	0.00	0.00	0.00	0.00
June 2020	7,727,861.49	7,727,861.49	0.00	0.00	0.00	0.00	0.00	0.00
July 2020	1,766,429.28	1,766,429.28	0.00	0.00	0.00	0.00	0.00	0.00
August 2020	1,053,809.76	1,053,809.76	0.00	0.00	0.00	0.00	0.00	0.00
September 2020	200,994.27	200,994.27	0.00	0.00	0.00	0.00	0.00	0.00
October 2020	1,046,914.65	1,046,914.65	0.00	0.00	0.00	0.00	0.00	0.00
November 2020	590,460.04	590,460.04	0.00	0.00	0.00	0.00	0.00	0.00
December 2020	332,606.44	332,606.44	0.00	0.00	0.00	0.00	0.00	0.00
January 2021	1,097,056.52	1,097,056.52	0.00	0.00	0.00	0.00	0.00	0.00
February 2021	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
March 2021	0	0	0	0	0	0	0	0
April 2021	0	0	0	0	0	0	0	0
May 2021	0	0	0	0	0	0	0	0
June 2021	0	0	0	0	0	0	0	0
Total	139,070,666.45	139,070,666.45	0.00	0.00	0.00	0.00	0.00	0.00

Remaining payment holiday loans balance (June-21 ME)	514,787,373.16							
% affected	27.02%	27.02%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

No. of loans with currently active payment holidays	0.00
% of pool affected	0.00%

Portfolio Information

Repossessions	Previous IPD	Current IPD
Number of repossessions this Quarter	-	-
Number of LPA's this Quarter	-	-
Repossessions cured	-	-
Total number of properties unsold	-	-
Principal balance unsold	-	-
Principal balance cured	-	-
% Original principal balance	0.00%	0.00%
% Outstanding principal balance	0.00%	0.00%
Value of properties repossessed this Quarter	-	-
Cumulative value of properties repossessed since close	90,000.00	90,000.00

Sales of Repossessions	Current Balance	Principal Balance	Current Balance	Principal Balance
	Previous IPD		Current IPD	
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	-	0.00%	-	0.00%
Cumulative redemption shortfalls incurred	-	-	-	-
Period principal losses	-	-	-	-
Cumulative principal losses	-	7,649.77	-	7,649.77
Total principal losses as a % of original balance	-	0.00%	-	0.00%

Portfolio Information

Total	No.	Balance (GBP)	Arrears (GBP)	%
No. of Loans Paying => Monthly CMS	3,130	507,945,537.21	4,304.70	99.77%
No. of Loans Paying => 75% Monthly CMS	2	150,674.62	10.45	0.03%
No. of Loans Paying < 75% Monthly CMS	-	-	-	0.00%
No. of Loans That Made No Payment	6	1,014,979.45	5,971.34	0.20%
Total	3,138	509,111,191.28	10,286.49	100.00%
Performing Principal Balance as a % of the Original Principal Balance		69.23%		
Performing Principal Balance as a % of the Outstanding Principal Balance		99.77%		

1 to 2 Months	No.	Balance (GBP)	Arrears (GBP)	%
No. of Loans Paying => Monthly CMS	-	-	-	0.00%
No. of Loans Paying => 75% Monthly CMS	-	-	-	0.00%
No. of Loans Paying < 75% Monthly CMS	-	-	-	0.00%
No. of Loans That Made No Payment	4	766,884.90	2,402.95	0.15%
Total	4	766,884.90	2,402.95	0.15%
Performing Principal Balance as a % of the Original Principal Balance		0.10%		
Performing Principal Balance as a % of the Outstanding Principal Balance		0.15%		

2 to 3 Months	No.	Balance (GBP)	Arrears (GBP)	%
No. of Loans Paying => Monthly CMS	-	-	-	0.00%
No. of Loans Paying => 75% Monthly CMS	-	-	-	0.00%
No. of Loans Paying < 75% Monthly CMS	-	-	-	0.00%
No. of Loans That Made No Payment	1	101,081.41	1,018.51	0.02%
Total	1	101,081.41	1,018.51	0.02%
Performing Principal Balance as a % of the Original Principal Balance		0.01%		
Performing Principal Balance as a % of the Outstanding Principal Balance		0.02%		

* "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.

Portfolio Information

3 to 4 Months	No.	Balance (GBP)	Arrears (GBP)	%
No. of Loans Paying => Monthly CMS	-	-	-	0.00%
No. of Loans Paying => 75% Monthly CMS	-	-	-	0.00%
No. of Loans Paying < 75% Monthly CMS	-	-	-	0.00%
No. of Loans That Made No Payment	1	147,013.14	2,549.88	0.03%
Total	1	147,013.14	2,549.88	0.03%
Performing Principal Balance as a % of the Original Principal Balance		0.02%		
Performing Principal Balance as a % of the Outstanding Principal Balance		0.03%		

4+ Months	No.	Balance (GBP)	Arrears (GBP)	%
No. of Loans Paying => Monthly CMS	1	122,531.23	2,129.36	0.02%
No. of Loans Paying => 75% Monthly CMS	-	-	-	0.00%
No. of Loans Paying < 75% Monthly CMS	-	-	-	0.00%
No. of Loans That Made No Payment	-	-	-	0.00%
Total	1	122,531.23	2,129.36	0.02%
Performing Principal Balance as a % of the Original Principal Balance		0.02%		
Performing Principal Balance as a % of the Outstanding Principal Balance		0.02%		

* 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)	Jul-21	Aug-21
<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> $CPR_{Avg} = 100 \times \left[1 - \left(\left(\frac{\text{Current Residential Mortgage Loan Principal Balance}}{\text{Scheduled Residential Mortgage Loan Principal Balance}} \right)^{\frac{12}{\text{months since}}} \right) \right]$	9.20%	9.06%
12 Month Periodical Constant Prepayment Rate (CPR) with Calculation (Annualised)	Jul-21	Aug-21
<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> $\text{Periodical CPR} = 100 \times \left[1 - \left(\left(\frac{\text{Current Residential Mortgage Loan Principal Balance}}{\text{Scheduled Residential Mortgage Loan Principal Balance}} \right)^{\frac{12}{\text{months in period}}} \right) \right]$	17.21%	16.55%
3 Month Periodical Constant Prepayment Rate (CPR) with Calculation (Annualised)	Jul-21	Aug-21
<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> $\text{Periodical CPR} = 100 \times \left[1 - \left(\left(\frac{\text{Current Residential Mortgage Loan Principal Balance}}{\text{Scheduled Residential Mortgage Loan Principal Balance}} \right)^{\frac{12}{\text{months in period}}} \right) \right]$	14.95%	12.74%

Portfolio Stratifications

Current Balance (£)	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0 <=x< 100,000	94,777,774.22	18.56%	1,378	43.91%
100,000 <=x< 200,000	126,052,469.29	24.69%	893	28.46%
200,000 <=x< 300,000	108,190,300.34	21.19%	445	14.18%
300,000 <=x< 400,000	83,529,333.51	16.36%	243	7.74%
400,000 <=x< 500,000	38,241,088.93	7.49%	87	2.77%
500,000 <=x< 600,000	24,552,244.53	4.81%	45	1.43%
600,000 <=x< 700,000	9,643,084.44	1.89%	15	0.48%
700,000 <=x< 800,000	14,216,678.74	2.78%	19	0.61%
800,000 <=x< 900,000	9,319,445.47	1.83%	11	0.35%
900,000 <=x< 1,000,000	-	0.00%	-	0.00%
1,000,000<=x< 1,100,000	2,049,980.15	0.40%	2	0.06%
1,100,000<=x< 1,200,000	-	0.00%	-	0.00%
1,200,000<=x< 1,300,000	-	0.00%	-	0.00%
1,300,000 <=x	-	0.00%	-	0.00%
Total	510,572,399.62	100.00%	3,138	100.00%

Original Balance (£)	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0 <=x< 100,000	92,771,544.33	18.17%	1,354	43.15%
100,000 <=x< 200,000	128,251,404.08	25.12%	917	29.22%
200,000 <=x< 300,000	107,472,114.43	21.05%	443	14.12%
300,000 <=x< 400,000	83,746,381.44	16.40%	244	7.78%
400,000 <=x< 500,000	39,151,996.24	7.67%	89	2.84%
500,000 <=x< 600,000	23,949,770.30	4.69%	44	1.40%
600,000 <=x< 700,000	9,643,084.44	1.89%	15	0.48%
700,000 <=x< 800,000	15,033,084.19	2.94%	20	0.64%
800,000 <=x< 900,000	7,704,901.30	1.51%	9	0.29%
900,000 <=x< 1,000,000	798,138.72	0.16%	1	0.03%
1,000,000<=x< 1,100,000	2,049,980.15	0.40%	2	0.06%
1,100,000<=x< 1,200,000	-	0.00%	-	0.00%
1,200,000<=x< 1,300,000	-	0.00%	-	0.00%
1,300,000 <=x	-	0.00%	-	0.00%
Total	510,572,399.62	100.00%	3,138	100.00%

Portfolio Stratifications

Original LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0 <=x< 70%	133,106,885.45	26.07%	534	17.02%
70% <=x< 75%	60,650,232.95	11.88%	307	9.78%
75% <=x< 80%	227,596,619.27	44.58%	1,599	50.96%
80% <=x< 85%	89,218,661.95	17.47%	698	22.24%
85% <=x< 90%	-	0.00%	-	0.00%
Total	510,572,399.62	100.00%	3,138	100.00%

Current LTV*	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0 <=x< 70%	143,115,833.75	28.03%	693	22.08%
70% <=x< 75%	70,495,616.04	13.81%	405	12.91%
75% <=x< 80%	213,897,968.57	41.89%	1,417	45.16%
80% <=x< 85%	82,910,084.12	16.24%	622	19.82%
85% <=x< 90%	152,897.14	0.03%	1	0.03%
90% <=x< 95%	-	0.00%	-	0.00%
Total	510,572,399.62	100.00%	3,138	100.00%

* Based on Original property value

Origination Year	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
<= 2013	3,278,616.72	0.64%	25	0.80%
2014	-	0.00%	-	0.00%
2015	1,016,140.66	0.20%	7	0.22%
2016	21,975,965.27	4.30%	53	1.69%
2017	114,855,995.07	22.50%	504	16.06%
2018	369,445,681.90	72.36%	2,549	81.23%
Total	510,572,399.62	100.00%	3,138	100.00%

Portfolio Stratifications

Original Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0 <=x< 15	28,081,318.58	5.50%	172	5.48%
15 <=x< 17	36,490,881.16	7.15%	195	6.21%
17 <=x< 19	9,503,287.70	1.86%	64	2.04%
19 <=x< 21	89,398,607.06	17.51%	542	17.27%
21 <=x< 23	8,164,067.19	1.60%	50	1.59%
23 <=x< 25	11,195,680.43	2.19%	57	1.82%
25 <=x< 27	260,013,787.31	50.93%	1,606	51.18%
27 <=x< 29	4,637,755.03	0.91%	34	1.08%
29 <=x	63,087,015.16	12.36%	418	13.32%
Total	510,572,399.62	100.00%	3,138	100.00%

Remaining Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0 <=x< 5	1,507,311.13	0.30%	12	0.38%
5 <=x< 8	17,258,004.78	3.38%	106	3.38%
8 <=x< 11	13,099,745.20	2.57%	66	2.10%
11 <=x< 14	38,354,237.91	7.51%	213	6.79%
14 <=x< 17	83,753,017.08	16.40%	510	16.25%
17 <=x< 20	31,500,722.54	6.17%	172	5.48%
20 <=x< 23	257,777,070.78	50.49%	1,609	51.27%
23 <=x< 26	9,956,781.54	1.95%	53	1.69%
26 <=x	57,365,508.66	11.24%	397	12.65%
Total	510,572,399.62	100.00%	3,138	100.00%

Repayment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
Repayment	45,462,545.89	8.90%	453	14.44%
Interest Only	465,109,853.73	91.10%	2,685	85.56%
Part & Part	-	0.00%	-	0.00%
Total	510,572,399.62	100.00%	3,138	100.00%

Portfolio Stratifications

Current Interest	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0.00% <=x< 2.50%	-	0.00%	-	0.00%
2.50% <=x< 3.00%	11,225,854.21	2.20%	34	1.08%
3.00% <=x< 3.25%	25,945,271.68	5.08%	93	2.96%
3.25% <=x< 3.50%	170,729,373.17	33.44%	937	29.86%
3.50% <=x< 3.75%	106,809,358.84	20.92%	634	20.20%
3.75% <=x< 4.00%	92,600,879.30	18.14%	584	18.61%
4.00% <=x< 4.25%	7,498,463.59	1.47%	50	1.59%
4.25% <=x< 4.50%	1,667,367.34	0.33%	10	0.32%
4.50% <=x< 4.75%	7,154,393.90	1.40%	42	1.34%
4.75% <=x< 5.00%	64,277,759.91	12.59%	554	17.65%
5.00% <=x	22,663,677.68	4.44%	200	6.37%
Total	510,572,399.62	100.00%	3,138	100.00%

Current Margin Over Relevant Index	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0.00% <=x< 2.50%	-	0.00%	-	0.00%
2.50% <=x< 3.00%	12,552,483.04	2.46%	40	1.27%
3.00% <=x< 3.25%	24,706,086.60	4.84%	89	2.84%
3.25% <=x< 3.50%	173,138,266.35	33.91%	939	29.92%
3.50% <=x< 3.75%	104,313,021.91	20.43%	630	20.08%
3.75% <=x< 4.00%	92,600,879.30	18.14%	584	18.61%
4.00% <=x< 4.25%	7,498,463.59	1.47%	50	1.59%
4.25% <=x< 4.50%	2,832,586.38	0.55%	14	0.45%
4.50% <=x< 4.75%	34,508,397.50	6.76%	287	9.15%
4.75% <=x< 5.00%	58,422,214.95	11.44%	505	16.09%
5.00% <=x	-	0.00%	-	0.00%
Total	510,572,399.62	100.00%	3,138	100.00%

Portfolio Stratifications

Reversion Margin	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0.00% <=x< 2.50%	-	0.00%	-	0.00%
2.50% <=x< 3.00%	3,820,124.23	0.75%	21	0.67%
3.00% <=x< 3.25%	19,107,278.68	3.74%	76	2.42%
3.25% <=x< 3.50%	8,385,883.26	1.64%	20	0.64%
3.50% <=x< 3.75%	26,987,244.92	5.29%	90	2.87%
3.75% <=x< 4.00%	-	0.00%	-	0.00%
4.00% <=x< 4.25%	11,764,528.62	2.30%	32	1.02%
4.25% <=x< 4.50%	1,165,219.04	0.23%	4	0.13%
4.50% <=x< 4.75%	168,788,357.36	33.06%	1,035	32.98%
4.75% <=x< 5.00%	270,553,763.51	52.99%	1,860	59.27%
5.00% <=x	-	0.00%	-	0.00%
Total	510,572,399.62	100.00%	3,138	100.00%

Arrears Multiple	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
x= 0	508,643,206.40	99.62%	3,125	99.59%
0 <x< 1	765,681.53	0.15%	6	0.19%
1 <=x< 2	776,056.92	0.15%	4	0.13%
2 <=x<3	104,232.56	0.02%	1	0.03%
3<=x<4	152,897.14	0.03%	1	0.03%
4<=x<6	130,325.07	0.03%	1	0.03%
6<=	-	0.00%	-	0.00%
Total	510,572,399.62	100.00%	3,138	100.00%

Help to Buy	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
Yes	-	0.00%	-	0.00%
No	510,572,399.62	100.00%	3,138	100.00%
Total	510,572,399.62	100.00%	3,138	100.00%

HMO/Multi Unit Prop	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
Yes	149,540,426.63	29.29%	648	20.65%
No	361,031,972.99	70.71%	2,490	79.35%
Total	510,572,399.62	100.00%	3,138	100.00%

Portfolio Stratifications

First Time Buyer	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
Yes	751,607.17	0.15%	7	0.22%
No	509,820,792.45	99.85%	3,131	99.78%
Total	510,572,399.62	100.00%	3,138	100.00%

Region	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
East	38,394,095.93	7.52%	190	6.05%
East Midlands	40,167,268.37	7.87%	340	10.83%
London	136,981,366.97	26.83%	365	11.63%
North East	12,605,227.58	2.47%	171	5.45%
North West	56,702,824.61	11.11%	608	19.38%
South East	93,664,335.81	18.34%	387	12.33%
South West	41,747,950.36	8.18%	227	7.23%
Wales	13,093,482.52	2.56%	137	4.37%
West Midlands	49,678,848.15	9.73%	407	12.97%
Yorkshire and the Humber	27,536,999.32	5.39%	306	9.75%
Total	510,572,399.62	100.00%	3,138	100.00%

Interest Rate Index	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
BBR	-	0.00%	-	0.00%
3 Month Libor	510,572,399.62	100.00%	3,138	100.00%
Total	510,572,399.62	100.00%	3,138	100.00%

Loan Purpose	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
Re-Mortgage	296,405,928.16	58.05%	1,467	46.75%
Investment Mortgage	214,166,471.46	41.95%	1,671	53.25%
Right to buy	-	0.00%	-	0.00%
Total	510,572,399.62	100.00%	3,138	100.00%

Portfolio Stratifications

Year Built	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
x< 1900	48,942,324.01	9.59%	270	8.60%
1900 <=x< 1920	164,989,070.36	32.31%	1,119	35.66%
1920 <=x< 1940	76,153,524.77	14.92%	379	12.08%
1940 <=x< 1960	39,394,648.00	7.72%	257	8.19%
1960 <=x< 1980	59,362,398.22	11.63%	380	12.11%
1980 <=x< 2000	37,973,251.52	7.44%	228	7.27%
2000 <=x< 2002	11,434,338.30	2.24%	58	1.85%
2002 <=x< 2004	10,005,176.21	1.96%	49	1.56%
2004 <=x< 2006	10,074,084.67	1.97%	74	2.36%
2006 <=x< 2008	11,363,203.72	2.23%	88	2.80%
2008 <=x< 2010	5,000,150.54	0.98%	39	1.24%
2010 <=x< 2012	3,965,976.68	0.78%	27	0.86%
2012 <=x< 2014	3,538,176.11	0.69%	23	0.73%
2014 <=x< 2016	5,981,776.00	1.17%	38	1.21%
2016 <=x< 2018	15,633,839.07	3.06%	79	2.52%
2018 <=x	6,760,461.44	1.32%	30	0.96%
Total	510,572,399.62	100.00%	3,138	100.00%

Seasoning (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0 <=x< 5	493,081,337.46	96.57%	3,077	98.06%
5 <=x< 6	14,130,699.41	2.77%	35	1.12%
6 <=x< 7	81,746.03	0.02%	1	0.03%
7 <=x	3,278,616.72	0.64%	25	0.80%
Total	510,572,399.62	100.00%	3,138	100.00%

Employment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
Self Employed	269,063,945.40	52.70%	1,552	49.46%
Employed	225,432,095.76	44.15%	1,489	47.45%
Other	16,076,358.46	3.15%	97	3.09%
Total	510,572,399.62	100.00%	3,138	100.00%

Buy-To-Let	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
Yes	510,572,399.62	100.00%	3,138	100.00%
No	-	0.00%	-	0.00%
Total	510,572,399.62	100.00%	3,138	100.00%

Portfolio Stratifications

Property Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
Detached, Semi-detached	99,298,763.49	19.45%	513	16.35%
Flat, Apartment	103,494,659.36	20.27%	648	20.65%
Bungalow	13,655,725.84	2.67%	67	2.14%
Terraced House	144,582,824.30	28.32%	1,262	40.22%
HMO	57,369,003.19	11.24%	296	9.43%
Large HMO	92,171,423.44	18.05%	352	11.22%
Total	510,572,399.62	100.00%	3,138	100.00%

Summary	
Current Balance (£)*	510,572,399.62
Number of Accounts	3,138
Average Loan Balance (£)	162,706.31
Weighted Average Original Loan To Original Value	72.77%
Weighted Average Current Loan To Original Value	72.43%
Maximum Loan Balance (£)	1,028,236.57
Weighted Average Interest Rate	3.84%
Weighted Average Seasoning (yrs)	3.53
Weighted Average Remaining Maturity (yrs)	19.90
Weighted Average Mortgage Margin	3.82%
Buy To Let	100%
Interest Only	91.10%
% Loan Current Balance with arrears multiple <1	99.77%
% Loan Current Balance with arrears multiple >=3	0.06%

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

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.