

Terms and Conditions

IMPORTANT: You must read the following before continuing. The following applies to this document and all information contained herein or provided in connection herewith (together, the **Report**) and you are therefore advised to read this carefully before accessing or making any other use of the Report. By accessing this Report, you confirm that you have read, understood and accepted the Terms and Conditions set out below (the **Terms and Conditions**) and agree to be bound by the Terms and Conditions. If you do not agree to the Terms and Conditions, do not access or read this Report or any of its information (the **Information**).

1. Access to and use of the Information

1.1 This Report is for information purposes only. Nothing in this Report is, or is to be construed as, an offer of, a recommendation, a solicitation or an invitation to subscribe for, underwrite or purchase securities referred to on in this Report (the **Securities**) in any jurisdictions in which such offer is or may be prohibited, restricted or subject to any requirement for filing, authorisation, license or consent. In particular, nothing in this Report constitutes an offer of securities for sale in the United States. The Securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act of 1933, as amended (the **Securities Act**). It is not intended that the Securities will be registered under the Securities Act or any U.S. state securities laws.

The Permitted Person will use the Report solely for its own internal use in accordance with these Terms and Conditions.

The Report may contain other proprietary notices and copyright information, the terms of which must be observed and followed.

1.2 The Information in this Report is intended to be distributed only to, and is directed only at, persons (the **Permitted Persons**) who are:

(i) not U.S. persons (within the meaning of Regulation S under the Securities Act) or acting for the account or benefit of any U.S. person, not located in the United States, its territories and possessions (including Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, Wake Island and the Northern Mariana Islands) or the District of Columbia; and

(ii) persons in member states of the European Economic Area who are "qualified investors" within the meaning of Article 2(1)(e) of the Prospectus Directive (Directive 2003/71/EC) (the **Qualified Investors**). In addition, in the United Kingdom, the Materials are being distributed only to, and are directed only at, Qualified Investors who are persons who have professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the **FPO**) or who are high net worth entities falling within Article 49(2)(a)-(d) of the FPO and other persons to whom it may otherwise lawfully be communicated.

1.3 The Report is intended for use by Permitted Persons only and must not be acted on or relied on by, published, copied or distributed to any other person. By accessing and/or reading this Report, you shall be deemed to have confirmed and represented to Charter Court Financial Services Limited (**CCFS**) that you are a Permitted Person and that you have not made and will not make any offer of Securities referred to in this Report other than in accordance with applicable laws and regulations.

1.4 Manufacturer target market (MIFID II product governance) is eligible counterparties and professional clients only (all distribution channels). No PRIIPs key information document (KID) has been prepared as not available to retail in EEA.

2. Acknowledgements and disclaimers

2.1 The Permitted Person acknowledges and agrees to the following:

- (a) *No duty to update or correct the Information.* The Information included in the Report is historical in nature and only current as of the date of such Information. Neither CCFS nor any other party has any duty to maintain or update the Information. **Historic performance information with regard to any Security is no indication of its future performance.** The Report may contain legends, limitations, qualifications or other restrictions relating to the nature or use of such information. Any such legends, limitations, qualifications or restrictions continue to apply.
- (b) *Changes to the Information.* CCFS may make changes to the Information at any time, without prior, or any, notice. Some Information contained in the Report has been converted from the format from which the original version of such information was printed. Reasonable care has been exercised to provide accurate information but there can be no assurance that this information is free from error.
- (c) *Third party materials.* Information in the Report which is sourced from third parties (**Third Party Information**), including (without limitation) offering circulars, prospectuses, listing particulars, pricing supplements reports, agreements, summaries, models, commentary and other materials, has been obtained from sources believed to be reliable, but CCFS does not warrant its completeness or accuracy. CCFS has no obligations in respect of Third Party Information (including as to verifying or correcting Third Party Information or publishing materials relating to Third Party Information). Use of such Third Party Information in the Report does not imply any endorsement, adoption of or responsibility by CCFS for the opinions, ideas, products, information or services offered therein, or any representation regarding the content of any Third Party Information.
- (d) *Offering documents and research reports.* Any final offering memoranda or other offering materials (each, an Offering Document) or research reports included in the Report is Third Party Information unless produced by CCFS. Third Party Information are provided solely for the Permitted Person's convenience to generally describe the terms of the transaction described therein. The Permitted Person should not assume that the information contained or incorporated by reference in any Offering Document or research report is accurate as of any date other than the respective date set forth therein or the date of the information incorporated therein. Offering Documents, research reports and other information contained in the Report may not be distributed (whether in whole or in part) to, or used by, any person or entity in any jurisdiction or country where such distribution or use would be contrary to local law or regulation.
- (e) *Disclaimer of Advice.* The Report does not provide, nor purport to provide, any financial, investment, tax, accounting or legal advice or recommendation. Nor should any Information in the Report be considered a recommendation of Securities by CCFS in any way.

3. Unauthorised Use

3.1 Unauthorised use of this Report including but not limited to unauthorised access of the Report or misuse of any information included in this Report, is strictly prohibited.

4. Limitation of Liability

- 4.1 CCFS (nor any person who controls it, nor any affiliate, director, officer, employee or agent of it, nor any affiliate of any such person) and providers of Third Party Information (**Third Party Data Providers**) do not accept any responsibility or liability arising out of or in connection with this Report, including any errors in or omissions from the information contained in this Report.
- 4.2 Except as may be otherwise expressly provided by written agreement between CCFS and the Permitted Person, neither CCFS nor any Third Party Data Provider will have any tort, contract or any other liability to the Permitted Person or any third party arising in connection with the use of this Report, or reliance on any information (including the Information and the Third Party Information).
- 4.3 Neither CCFS nor any Third Party Data Provider will under any circumstances be liable to the Permitted Person or any third party, regardless of the form of action, for any lost profits or lost opportunity, or any indirect, special, consequential, incidental or punitive damages whatsoever, even if CCFS has been advised of the possibility of such damages.
- 4.4 Permitted Persons, CCFS and Third Party Data Providers agree that the limitations and exclusions set out in these Terms and Conditions are reasonable having regard to all the relevant circumstances and the levels of risk associated with each party's obligations under these Terms and Conditions.

5. Confidentiality and use of Information

The Permitted Person agrees to keep all Information confidential and, except as authorised by CCFS, shall not disclose or distribute any Information to any person or entity without CCFS' prior written consent, and agrees to use the Information solely for the purpose of its own investment analysis.

6. Third Party Rights

No person may enforce any terms and conditions of these Terms and Conditions under the Contracts (Rights of Third Parties) Act 1999. Notwithstanding any other term of these Terms and Conditions, the consent of any third party is not required for any variation or termination of these Terms and Conditions.

7. Governing Law

- 7.1 These Terms and Conditions and any non-contractual obligations arising out of or in connection with them will be governed by, and construed in accordance with, the laws of England and Wales.
- 7.2 The English courts will have jurisdiction to settle any disputes which may arise in connection with the terms of access or any non-contractual obligations arising out of or in connection with these Terms and Conditions.



Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

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-Apr-20

U.S. Bank Global Corporate Trust Limited Website

<https://pivot.usbank.com>

General Information		Content	
Interest Payment Date:	16-Apr-20	Deal Summary	2
Prior Interest Payment Date:	16-Mar-20	Deal Performance Summary - Last 4 IPD	3
Next Interest Payment Date:	18-May-20	Collateral Performance Graphs	4
Distribution Count:	3	Delinquencies Graphs	5
Closing Date:	24-Jan-20	Deal Counterparties	6
Final Maturity Date:	16-Oct-56	Note Distribution Detail	7
Interest Determination Date:	7-Apr-20	Note Interest Reconciliation - Accrual	8
Next Interest Determination Date:	11-May-20	Note Interest Reconciliation - Deferred	9
Index:	SONIA	Note Principal Reconciliation	10
Currency:	GBP (£)	Residual Certificates	11
		Ratings Information	12
		Cash Reconciliation	13
		Other Required Information	14
		Mortgage Principal Analysis	15
		Principal Deficiency Ledger	16
		Reserve Fund Ledgers	17
		Reserve Funds and Principal Allocation	18
		Swap Transaction Details	19
		Triggers	20-21
		Portfolio Performance	22-23
		Collateral Report	24-25
		Prepayment Rate (CPR)	26
		Priority of Payments	27-35
		Portfolio Analysis	36-42
		COVID-19 Payment Holiday Details	43

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

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	223,767,452.54	0.989159	14.59%	AAA	AAA	
Class A2 Notes	100,710,000.00	14.50%	AAA	AAA	100,710,000.00	1.000000	14.59%	AAA	AAA	
Class B Notes	15,970,000.00	10.25%	AA+	AA+	15,970,000.00	1.000000	10.31%	AA+	AA+	
Class C Notes	15,970,000.00	6.00%	A	AA-	15,970,000.00	1.000000	6.03%	A	AA-	
Class D Notes	9,390,000.00	3.50%	BBB	A	9,390,000.00	1.000000	3.52%	BBB	A	
Class E Notes	7,520,000.00	1.50%	BB+	BB+	7,520,000.00	1.000000	1.50%	BB+	BB+	
Class X Notes	13,150,000.00	0.00%	BB+	B	11,730,517.47	0.892055	0.00%	BB+	B	
Total	388,930,000.00				385,057,970.01					

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

Deal Performance Summary - Last 4 IPD

	Cut off	IPD 1	IPD 2	IPD 3	IPD 4
Delinquencies					
1-2 Months in Arrears		0.09%	0.00%	0.00%	
2-3 Months in Arrears		0.00%	0.00%	0.00%	
3-4 Months in Arrears		0.00%	0.00%	0.00%	
4+ Months in Arrears		0.00%	0.00%	0.00%	
Excess Spread					
Amount during Period		0.00	0.00	0.00	
Percentage of Pool (Annualised)		0.00%	0.00%	0.00%	
Constant Prepayment Rate (CPR)					
Period		n.a.	n.a.	n.a.	
Since Cut off		1.78%	1.46%	1.95%	
Principal Payment Rate (PPR)					
Total Principal Payments in Period		978,195.53	451,560.55	1,022,791.38	
Mortgage Principal Closing Balance	375,460,578.05	374,801,804.47	374,350,243.92	373,327,452.54	
Percentage of Cut off Balance (%)		0.26%	0.12%	0.27%	
Payment Rate					
Percentage of Interest Due (%)		100.00%	100.00%	100.00%	
Cumulative Losses					
Percentage of Initial Principal Balance (%)		0.00%	0.00%	0.00%	

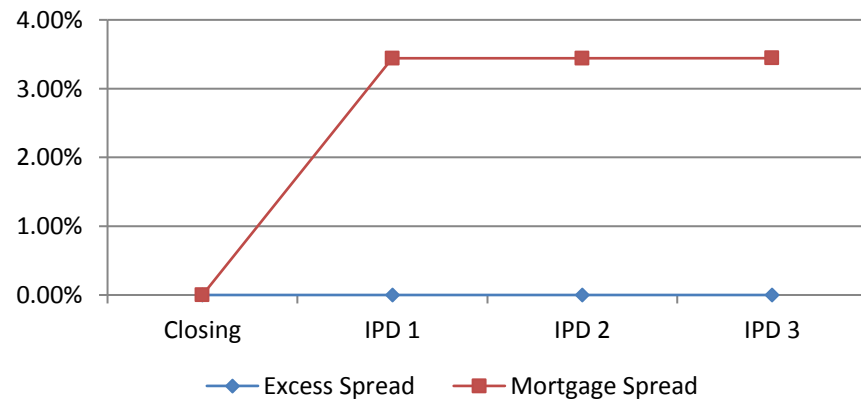
Precise Mortgage Funding 2020-1B PLC

Monthly Investor Report

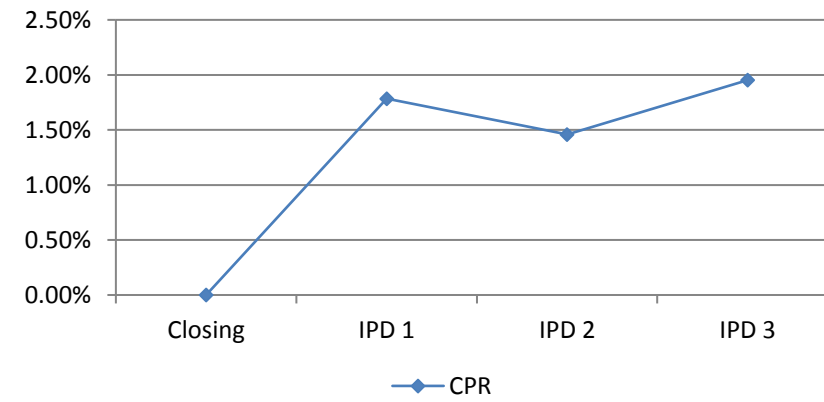
April 2020

Collateral Performance Graphs

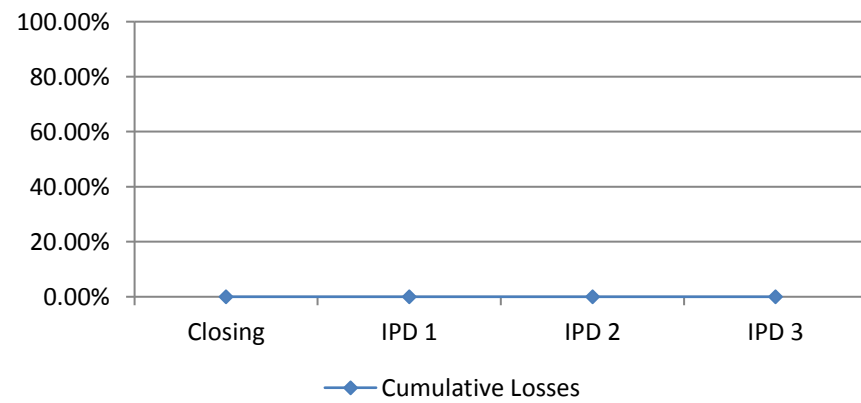
Mortgage Margin & Excess Spread



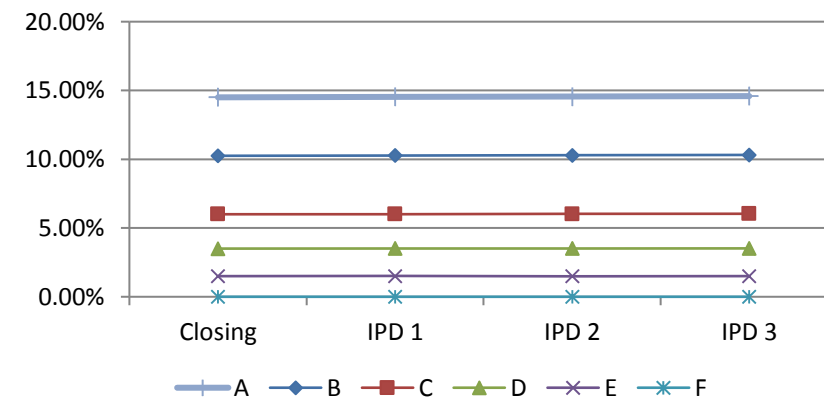
CPR (since issue)



Cumulative Losses



Credit Enhancement

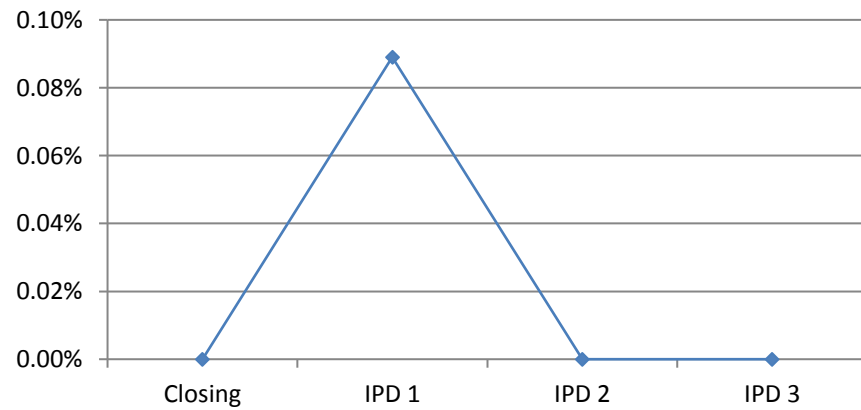


Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

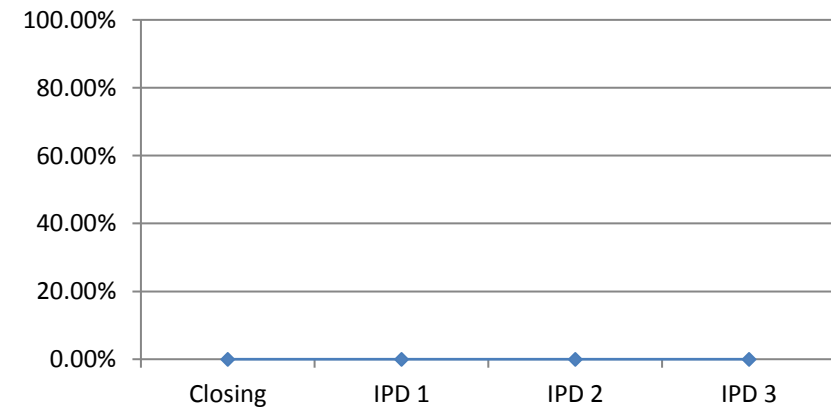
April 2020

Delinquencies Graphs

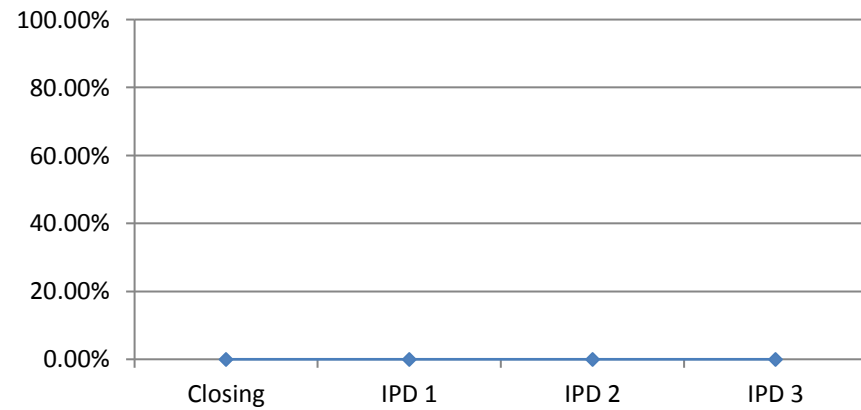
Delinquencies (1-2 Months in Arrears)



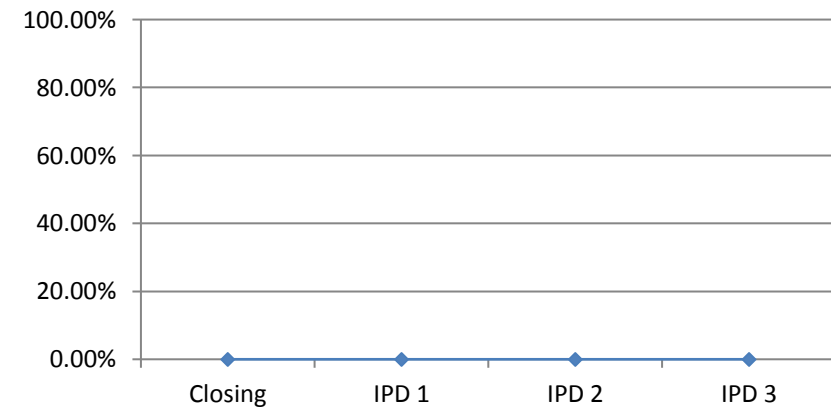
Delinquencies (2-3 Months in Arrears)



Delinquencies (3-4 Months in Arrears)



Delinquencies (4+ Months in Arrears)



Precise Mortgage Funding 2020-1B PLC

Monthly Investor Report

April 2020

Deal Counterparties

Role	Counterparty	S&P			Fitch			comments
		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.

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

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	224,790,243.92	1,022,791.38	223,767,452.54	206,538.63	Public
Class A2 Notes	XS2097425354 / 209742535	100,710,000.00	1,007	100,710,000.00	0.00	100,710,000.00	115,627.27	Sellers Group
Class B Notes	XS2097426246 / 209742624	15,970,000.00	160	15,970,000.00	0.00	15,970,000.00	21,726.38	Public
Class C Notes	XS2097426329 / 209742632	15,970,000.00	160	15,970,000.00	0.00	15,970,000.00	25,117.27	Public
Class D Notes	XS2097426832 / 209742683	9,390,000.00	94	9,390,000.00	0.00	9,390,000.00	16,762.15	Public
Class E Notes	XS2097426915 / 209742691	7,520,000.00	75	7,520,000.00	0.00	7,520,000.00	20,768.88	Public
Class X Notes	XS2097427301 / 209742730	13,150,000.00	132	12,114,939.42	384,421.95	11,730,517.47	35,002.68	Public
Total		388,930,000.00	3,889	386,465,183.34	1,407,213.33	385,057,970.01	441,543.26	

Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

April 2020

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)	31	224,790,243.92	1.08182%	206,538.63	0.00	206,538.63
Class A2 Notes	XS2097425354 / 209742535	Actual/365 (Fixed)	31	100,710,000.00	1.35182%	115,627.27	0.00	115,627.27
Class B Notes	XS2097426246 / 209742624	Actual/365 (Fixed)	31	15,970,000.00	1.60182%	21,726.38	0.00	21,726.38
Class C Notes	XS2097426329 / 209742632	Actual/365 (Fixed)	31	15,970,000.00	1.85182%	25,117.27	0.00	25,117.27
Class D Notes	XS2097426832 / 209742683	Actual/365 (Fixed)	31	9,390,000.00	2.10182%	16,762.15	0.00	16,762.15
Class E Notes	XS2097426915 / 209742691	Actual/365 (Fixed)	31	7,520,000.00	3.25182%	20,768.88	0.00	20,768.88
Class X Notes	XS2097427301 / 209742730	Actual/365 (Fixed)	31	12,114,939.42	3.40182%	35,002.68	0.00	35,002.68
Total				386,465,183.34		441,543.26	0.00	441,543.26

Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

April 2020

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

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

Note Principal Reconciliation

Notes	Beginning Principal Balance	Total Principal Distribution	Ending Principal Balance	--- Credit Support ---	
				Original (1)	Current (2)
Class A1 Notes	224,790,243.92	1,022,791.38	223,767,452.54	14.50%	14.59%
Class A2 Notes	100,710,000.00	0.00	100,710,000.00	14.50%	14.59%
Class B Notes	15,970,000.00	0.00	15,970,000.00	10.25%	10.31%
Class C Notes	15,970,000.00	0.00	15,970,000.00	6.00%	6.03%
Class D Notes	9,390,000.00	0.00	9,390,000.00	3.50%	3.52%
Class E Notes	7,520,000.00	0.00	7,520,000.00	1.50%	1.50%
Class X Notes	12,114,939.42	384,421.95	11,730,517.47	0.00%	0.00%
Total	386,465,183.34	1,407,213.33	385,057,970.01		

(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

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

Residual Certificates

Notes	ISIN / Common Code	Total Amount Distribution
RC1 Residual Certificates	XS2097428028 / 209742802	0.00
RC2 Residual Certificates	XS2097428291 / 209742829	0.00
ERC Certificates	XS2097437797 / 209743779	36,510.48
Total		36,510.48

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

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.

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

Cash Reconciliation

Available Collections		Distributions	
Available Revenue Receipts		Amounts Distributed by the Issuer	
(a) Revenue Receipts or Calculated Revenue (Excluding ERC Income)	1,074,908.03	(see Other Required Information page for further detail)	
ERC Income	36,510.48	Amounts Distributed by the Issuer	303,413.32
(b) Interest accrued on the Issuer Accounts	916.53		
(c) Amounts received under the Swap Agreement	47,599.56		
(d) Class A and Class B Liquidity Reserve Fund Excess Amount	6,773.41		
(e) Class A and B Liquidity Reserve Fund Ledger ¹	0.00	Distributions to Noteholders	
(f) General Reserve Fund Excess Amount	0.00	Interest Distribution	441,543.26
(g) Reconciliation Amounts deemed to be Available Revenue Receipts	0.00	Principal Distribution	1,407,213.33
(h) Credited to the Deposit Account on the previous IPD	0.00	Distributions to Noteholders	1,848,756.59
(i) Optional Purchase Price	0.00		
(j) Other net income excluding Redemption Receipts	0.00	Other Distributions	
(k) Amounts in accordance with item (h) of the Redemption PoP	0.00	Issuer Profit Amount	100.00
less:		Credit to Class A and Class B Liquidity Reserve Fund Ledger	0.00
(l) Third Party Amounts	719.00	Credit to the PDL	0.00
(m) Tax payments not funded from Issuer Profit Ledger	0.00	Credit to General Reserve Fund Ledger	0.00
(n) Overdraft remedy amounts of DD/Non-DD Collection Accounts	0.00	Surplus to credit to the Transaction Account	0.00
(o) Early Repayment Charges	36,510.48	Residual Certificates	0.00
Available Revenue Receipts	1,129,478.53	Surplus applied as Available Revenue Funds	0.00
		Other Distributions	100.00
Available Redemption Receipts			
(a) Redemption Receipts	1,022,791.38		
(b) Principal Deficiency Ledger	0.00		
(c) Enhanced Amortisation Amount	0.00		
(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	1,022,791.38		
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	2,152,269.91	Total Distributions	2,152,269.91

¹ On the Class B Redemption Date only

² On the Final Redemption Date only

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

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	10,000.00
Servicer	82,270.28
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	7,353.46
Transfer Costs	0.00
Swap Provider	203,789.58
Hedge Subordinated Amounts	0.00
Amounts Distributed by the Issuer	<u>303,413.32</u>

Revenue Receipts

Total interest receipts	1,074,109.03
Total fees	799.00
Total expenses	0.00
Total ERC	36,510.48
Total Revenue Recoveries	0.00
	<u>1,111,418.51</u>

Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

April 2020

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	374,350,243.92	
Total opening mortgage principal balance	<u>374,350,243.92</u>	<u>375,460,578.05</u>
Unscheduled payments (Redemptions)	926,743.57	1,844,737.55
Scheduled payments	96,047.81	288,387.96
Principal Losses	0.00	0.00
Principal Recoveries	0.00	0.00
Closing mortgage principal balance	<u>373,327,452.54</u>	<u>373,327,452.54</u>

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

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

Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

April 2020

Reserve Fund Ledgers

		Credits	Debits
<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	5,128,827.07		
Class A and Class B Liquidity Reserve Fund Required Amount per current IPD	5,122,053.66		
Top ups in quarter		0.00	
Drawings in quarter			6,773.41
Closing Balance	5,122,053.66		
 <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	493,200.00		

Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

April 2020

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: 5,122,053.66
 (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

(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

1,129,478.53

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

647,405.60

Senior Expenses Deficit

0.00

Principal Addition Amount

0.00

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

Swap Transaction Details

Fixed Rate Issuer to Swap Counterparty

Period Start Date (included)	16-Mar-20
Period End date (excluded)	16-Apr-20
Day Count Fraction	0.085
Fixed Rate	0.65000%
Swap Notional Amount	369,147,384.23
Total Swap Payment by Issuer to Swap Counterparty	203,789.58

Floating Rate Swap Counterparty to Issuer

Period Start Date (included)	16-Mar-20
Period End date (excluded)	16-Apr-20
Day Count Fraction	0.085
Floating Rate	0.15182%
Swap Notional Amount	369,147,384.23
Total Swap Payment by Swap Counterparty to Issuer	47,599.56

Net Payment Due (Issuer/Swap Counterparty) **156,190.02**

Precise Mortgage Funding 2020-1B PLC

Monthly Investor Report

April 2020

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

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

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	
	373,327,452.54	37,578,000.00	
8.4 Taxation or Other Reasons			No

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

Portfolio Performance

As at: 31/03/2020

	This Period				Last Period			
	No.	Balance	Arrears	%	No.	Balance	Arrears	%
Total								
No. of Loans Paying => Monthly CMS	2,260	373,194,805.78	0.00	99.96%	2,266	374,212,704.18	0.00	99.96%
No. of Loans Paying => 75% Monthly CMS	0	0.00	0.00	0.00%	1	137,539.74	0.00	0.04%
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	1	132,646.76	0.00	0.04%	0	0.00	0.00	0.00%
Total	2,261	373,327,452.54	0.00	100.00%	2,267	374,350,243.92	0.00	100.00%
% Original Principal Balance				99.40%				99.67%
% Outstanding Principal Balance				99.96%				99.96%
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%

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

Portfolio Performance

As at: 31/03/2020

	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

Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

April 2020

Collateral Report

As at: 31/03/2020

	<u>This Period</u>	<u>Last Period</u>	
Total Arrears Balance (1 month and over)	0.00	0.00	
Total Arrears due	0.00	0.00	
			<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			373,327,452.54
Total Current Number of Loans			2,261
			374,350,243.92
			2,267
Total number of performing loans			2,261
Total value of performing loans			373,327,452.54
Total number of 3+ months			2,267
Total value of 3+ months			0
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%

Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

April 2020

Collateral Report

As at: 31/03/2020

	<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>
SALES OF REPOSSESSIONS		
	<u>Current Balance</u>	<u>Current Balance</u>
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

Precise Mortgage Funding 2020-1B PLC

Monthly Investor Report

April 2020

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>	1.95%	1.46%
<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>	n.a.	n.a.
<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.

Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

April 2020

Pre-Enforcement Revenue Priority of Payments		
<u>Available Revenue Receipts</u>	This IPD	Last IPD
	1,129,478.53	1,296,549.44
(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	1,200.00
(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	2,400.00
(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	2,000.00
(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;	10,000.00	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;	82,270.28	77,258.89
(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	2,000.00
(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

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

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	7,353.46	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);	203,789.58	184,114.65
(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	206,538.63	283,407.26
Class A2 Notes Interest	115,627.27	147,576.29
(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;	21,726.38	26,464.52
(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;	25,117.27	29,527.26
(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;	16,762.15	19,162.18

Precise Mortgage Funding 2020-1B PLC Monthly Investor Report

April 2020

Pre-Enforcement Revenue Priority of Payments

(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);	0.00	0.00
(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;	20,768.88	21,980.15
(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);	0.00	0.00
(q) seventeenth, to credit the General Reserve Fund Ledger up to the General Reserve Fund Required Amount;	0.00	0.00
(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);	0.00	0.00
(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;	0.00	0.00
(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;	35,002.68	38,205.68
(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;	384,421.95	461,152.56
(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	0.00	0.00
(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. RC1 Payments RC2 Payments	0.00 0.00	0.00 0.00
Total paid	<u><u>1,129,478.53</u></u>	<u><u>1,296,549.44</u></u>
Excess Spread (%)	0.00%	
ERC Certificates	36,510.48	

Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

April 2020

Pre-Enforcement Redemption Priority of Payments		
	This IPD	Last IPD
<u>Available Redemption Receipts</u>	1,022,791.38	451,560.55
(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;	1,022,791.38	451,560.55
(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>1,022,791.38</u>	<u>451,560.55</u>

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

Swap Collateral Account Priority of Payments		
<u>Amounts and securities standing to the credit of each Swap Collateral Account</u>	This IPD	Last IPD
	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

Precise Mortgage Funding 2020-1B PLC Monthly Investor Report

April 2020

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

0.00

0.00

(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

Total paid

0.00

0

Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

April 2020

Post-Enforcement Priority of Payments		
<u>Available Funds</u>	This IPD	Last IPD
	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

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

Post-Enforcement Priority of Payments

<p>(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);</p>	0.00	0.00
<p>(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;</p> <p style="margin-left: 20px;">Class A1 Notes Interest</p> <p style="margin-left: 20px;">Class A2 Notes Interest</p> <p style="margin-left: 20px;">Class A1 Notes Principal</p> <p style="margin-left: 20px;">Class A2 Notes Principal</p>	0.00	0.00
<p>(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;</p> <p style="margin-left: 20px;">Class B Notes Interest</p> <p style="margin-left: 20px;">Class B Notes Principal</p>	0.00	0.00
<p>(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;</p> <p style="margin-left: 20px;">Class C Notes Interest</p> <p style="margin-left: 20px;">Class C Notes Principal</p>	0.00	0.00
<p>(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;</p> <p style="margin-left: 20px;">Class D Notes Interest</p> <p style="margin-left: 20px;">Class D Notes Principal</p>	0.00	0.00
<p>(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;</p> <p style="margin-left: 20px;">Class D Notes Interest</p> <p style="margin-left: 20px;">Class D Notes Principal</p>	0.00	0.00
<p>(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);</p>	0.00	0.00
<p>(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;</p> <p style="margin-left: 20px;">Class X Notes Interest</p> <p style="margin-left: 20px;">Class X Notes Principal</p>	0.00	0.00

Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

April 2020

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

April 2020

Portfolio Analysis

As at: 31/03/2020

Current Balance	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 75,000	31,324,188.56	8.39%	568	25.12%
75,000 <=x< 100,000	26,441,719.92	7.08%	299	13.22%
100,000 <=x< 125,000	28,144,906.68	7.54%	252	11.15%
125,000 <=x< 150,000	26,415,246.22	7.08%	193	8.54%
150,000 <=x< 175,000	26,332,695.70	7.05%	163	7.21%
175,000 <=x< 200,000	24,371,123.78	6.53%	131	5.79%
200,000 <=x< 225,000	24,847,006.37	6.66%	117	5.17%
225,000 <=x< 250,000	26,234,161.32	7.03%	111	4.91%
250,000 <=x< 275,000	18,253,540.93	4.89%	70	3.10%
275,000 <=x< 300,000	16,332,873.87	4.38%	57	2.52%
300,000 <=x< 325,000	19,778,871.33	5.30%	64	2.83%
325,000 <=x< 350,000	16,210,689.89	4.34%	48	2.12%
350,000 <=x< 375,000	11,608,154.98	3.11%	32	1.42%
375,000 <=x	77,010,798.86	20.63%	156	6.90%
Total	373,305,978.41	100.00%	2,261	100.00%

Original Balance	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 75,000	30,665,329.86	8.21%	559	24.72%
75,000 <=x< 100,000	26,119,157.17	7.00%	298	13.18%
100,000 <=x< 125,000	28,642,395.65	7.67%	258	11.41%
125,000 <=x< 150,000	26,608,665.05	7.13%	195	8.62%
150,000 <=x< 175,000	26,283,399.26	7.04%	163	7.21%
175,000 <=x< 200,000	24,524,313.88	6.57%	132	5.84%
200,000 <=x< 225,000	23,931,475.44	6.41%	113	5.00%
225,000 <=x< 250,000	27,092,398.25	7.26%	115	5.09%
250,000 <=x< 275,000	18,497,454.92	4.96%	71	3.14%
275,000 <=x< 300,000	16,047,908.80	4.30%	56	2.48%
300,000 <=x< 325,000	20,063,836.40	5.37%	65	2.87%
325,000 <=x< 350,000	15,176,873.63	4.07%	45	1.99%
350,000 <=x< 375,000	12,646,432.52	3.39%	35	1.55%
375,000 <=x	77,006,337.58	20.63%	156	6.90%
Total	373,305,978.41	100.00%	2,261	100.00%

Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

April 2020

Portfolio Analysis

Original LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 70%	92,488,012.80	24.78%	533	23.57%
70% <=x< 75%	50,710,253.53	13.58%	265	11.72%
75% <=x< 80%	183,893,021.97	49.26%	1,136	50.24%
80% <=x< 85%	46,214,690.11	12.38%	327	14.46%
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	373,305,978.41	100.00%	2,261	100.00%

Current LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 70%	99,613,898.54	26.68%	600	26.54%
70% <=x< 75%	63,308,756.19	16.96%	360	15.92%
75% <=x< 80%	168,428,912.68	45.12%	1,010	44.67%
80% <=x< 85%	41,954,411.00	11.24%	291	12.87%
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	373,305,978.41	100.00%	2,261	100.00%

Origination Year	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
<=2014	424,934.21	0.11%	1	0.04%
2015	173,757.26	0.05%	1	0.04%
2016	288,288.72	0.08%	2	0.09%
2017	404,155.69	0.11%	3	0.13%
2018	280,463,476.18	75.13%	1,601	70.81%
2019	91,551,366.35	24.52%	653	28.88%
Total	373,305,978.41	100.00%	2,261	100.00%

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

Portfolio Analysis

Original Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 15	18,743,728.44	5.02%	119	5.26%
15 <=x< 17	21,516,804.74	5.76%	121	5.35%
17 <=x< 19	7,351,156.56	1.97%	55	2.43%
19 <=x< 21	58,243,130.56	15.60%	356	15.75%
21 <=x< 23	2,701,696.65	0.72%	26	1.15%
23 <=x< 25	8,098,629.53	2.17%	43	1.90%
25 <=x< 27	206,083,387.70	55.20%	1,233	54.53%
27 <=x< 29	3,280,212.78	0.88%	17	0.75%
29 <=x	47,287,231.45	12.67%	291	12.87%
Total	373,305,978.41	100.00%	2,261	100.00%

Remaining Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 5	309,630.21	0.08%	3	0.13%
5 <=x< 8	1,007,421.74	0.27%	10	0.44%
8 <=x< 11	11,776,799.33	3.15%	78	3.45%
11 <=x< 14	22,117,074.56	5.92%	110	4.87%
14 <=x< 17	11,953,014.61	3.20%	90	3.98%
17 <=x< 20	59,564,325.00	15.96%	367	16.23%
20 <=x< 23	9,668,587.28	2.59%	59	2.61%
23 <=x< 26	207,031,357.50	55.46%	1,241	54.89%
26 <=x	49,877,768.18	13.36%	303	13.40%
Total	373,305,978.41	100.00%	2,261	100.00%

Repayment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Repayment	36,015,154.39	9.65%	336	14.86%
Interest Only	337,290,824.02	90.35%	1,925	85.14%
Part & Part	0.00	0.00%	0	0.00%
Total	373,305,978.41	100.00%	2,261	100.00%

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

Portfolio Analysis

Current Interest	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0.00% <=x< 2.50%	1,644,772.49	0.44%	16	0.71%
2.50% <=x< 3.00%	64,866,031.86	17.38%	447	19.77%
3.00% <=x< 3.25%	18,843,280.62	5.05%	209	9.24%
3.25% <=x< 3.50%	112,564,963.65	30.15%	531	23.49%
3.50% <=x< 3.75%	84,068,018.37	22.52%	426	18.84%
3.75% <=x< 4.00%	86,313,199.45	23.12%	595	26.32%
4.00% <=x< 4.25%	4,693,368.03	1.26%	34	1.50%
4.25% <=x< 4.50%	162,860.96	0.04%	1	0.04%
4.50% <=x< 4.75%	0.00	0.00%	0	0.00%
4.75% <=x< 5.00%	0.00	0.00%	0	0.00%
5.00% <=x	149,482.98	0.04%	2	0.09%
Total	373,305,978.41	100.00%	2,261	100.00%

Current Margin Over Releval	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0.00% <=x< 2.50%	2,478,819.17	0.66%	24	1.06%
2.50% <=x< 3.00%	67,006,182.38	17.95%	461	20.39%
3.00% <=x< 3.25%	18,843,280.62	5.05%	209	9.24%
3.25% <=x< 3.50%	111,215,342.82	29.79%	520	23.00%
3.50% <=x< 3.75%	84,068,018.37	22.52%	426	18.84%
3.75% <=x< 4.00%	84,688,623.08	22.69%	584	25.83%
4.00% <=x< 4.25%	4,693,368.03	1.26%	34	1.50%
4.25% <=x< 4.50%	162,860.96	0.04%	1	0.04%
4.50% <=x< 4.75%	149,482.98	0.04%	2	0.09%
4.75% <=x< 5.00%	0.00	0.00%	0	0.00%
5.00% <=x	0.00	0.00%	0	0.00%
Total	373,305,978.41	100.00%	2,261	100.00%

Interest Rate Index	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
BBR	3,205,909.22	0.86%	24	1.06%
3 Month Libor	370,100,069.19	99.14%	2,237	98.94%
Total	373,305,978.41	100.00%	2,261	100.00%

Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

April 2020

Portfolio Analysis

Loan Purpose	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Purchase	0.00	0.00%	0	0.00%
Re-Mortgage	207,488,798.46	55.58%	1,041	46.04%
Equity Release	0.00	0.00%	0	0.00%
Investment Mortgage	165,817,179.95	44.42%	1,220	53.96%
Right to buy	0.00	0.00%	0	0.00%
Total	373,305,978.41	100.00%	2,261	100.00%

Buy-To-Let	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	373,305,978.41	100.00%	2,261	100.00%
No	0.00	0.00%	0	0.00%
Total	373,305,978.41	100.00%	2,261	100.00%

Arrears Multiple	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
x <=0	373,305,978.41	100.00%	2,261	100.00%
0 <x< 1	0.00	0.00%	0	0.00%
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	373,305,978.41	100.00%	2,261	100.00%

Self-Certified Product	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	0.00	0.00%	0	0.00%
No	373,305,978.41	100.00%	2,261	100.00%
No Data	0.00	0.00%	0	0.00%
Total	373,305,978.41	100.00%	2,261	100.00%

Valuation Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Full, Internal and External Insp	373,305,978.41	100.00%	2,261	100.00%
Other	0.00	0.00%	0	0.00%
Total	373,305,978.41	100.00%	2,261	100.00%

Precise Mortgage Funding 2020-1B PLC
Monthly Investor Report

April 2020

Portfolio Analysis

Region	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
East	30,548,401.59	8.18%	167	7.39%
East Midlands	25,034,199.26	6.71%	202	8.93%
London	113,820,793.18	30.49%	314	13.89%
North East	11,229,401.37	3.01%	162	7.16%
North West	29,160,846.07	7.81%	328	14.51%
Scotland	0.00	0.00%	0	0.00%
South East	47,632,815.56	12.76%	228	10.08%
South West	37,636,041.08	10.08%	189	8.36%
Wales	14,419,849.95	3.86%	129	5.71%
West Midlands	44,120,463.85	11.82%	326	14.42%
Yorkshire and the Humber	19,703,166.50	5.28%	216	9.55%
Total	373,305,978.41	100.00%	2,261	100.00%

Year Built	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
x < 1900	31,785,497.21	8.51%	180	7.96%
1900 <=x< 1920	132,047,623.28	35.37%	846	37.42%
1920 <=x< 1940	63,027,937.92	16.88%	313	13.84%
1940 <=x< 1960	23,123,705.96	6.19%	177	7.83%
1960 <=x< 1980	43,075,389.08	11.54%	289	12.78%
1980 <=x< 2000	25,176,067.31	6.74%	163	7.21%
2000 <=x< 2002	4,301,919.71	1.15%	22	0.97%
2002 <=x< 2004	2,765,665.48	0.74%	14	0.62%
2004 <=x< 2006	6,381,046.87	1.71%	43	1.90%
2006 <=x<=2013	41,621,125.59	11.15%	214	9.46%
Total	373,305,978.41	100.00%	2,261	100.00%

Seasoning (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 5	372,881,044.20	99.89%	2,260	99.96%
5 <=x< 6	424,934.21	0.11%	1	0.04%
6 <=x< 7	0.00	0.00%	0	0.00%
7 <=x	0.00	0.00%	0	0.00%
Total	373,305,978.41	100.00%	2,261	100.00%

Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

April 2020

Portfolio Analysis

Employment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Self Employed	202,758,600.36	54.31%	1,134	50.15%
Employed	162,156,361.78	43.44%	1,077	47.63%
Other	8,391,016.27	2.25%	50	2.21%
Total	373,305,978.41	100.00%	2,261	100.00%

Property Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
House, Detached, Semi-detach	65,523,318.49	17.55%	367	16.23%
Flat, Apartment	66,133,059.97	17.72%	374	16.54%
Bungalow	10,910,507.35	2.92%	60	2.65%
Terraced House	106,467,665.21	28.52%	844	37.33%
Properties with more than Fou	124,271,427.39	33.29%	616	27.24%
Total	373,305,978.41	100.00%	2,261	100.00%

First-time Buyer	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	3,137,567.13	0.84%	32	1.42%
No	370,168,411.28	99.16%	2,229	98.58%
Total	373,305,978.41	100.00%	2,261	100.00%

Date	31-03-2020
Current Balance	373,305,978.41
Number of Accounts	2,261
Average Loan Balance	165,106.58
Maximum Loan Balance	1,015,946.48
Weighted Average Interest Rate	3.45%
Weighted Average Mortgage Margin	3.44%
Weighted Average Seasoning (yrs)	1.26
Weighted Average Remaining Maturity (yrs)	22.47
Buy To Let	373,305,978.41
Interest Only	337,290,824.02
Weighted Average Original LTV	71.19%
Weighted Average Current LTV	71.04%

Precise Mortgage Funding 2020-1B PLC
 Monthly Investor Report

April 2020

COVID-19 Payment Holiday Details

	#	Duration (months)		
COVID-19 detail	No.	1	2	3
Mar-20	0	0	0	0
Total	0	0	0	0

	£	Duration (months)		
COVID-19 detail	GBP	1	2	3
Mar-20	£0.00	£0.00	£0.00	£0.00
Total	£0.00	£0.00	£0.00	£0.00

DISCLAIMER

U.S. Bank Global Corporate Trust is a trading name of U.S. Bank Global Corporate Trust Limited, U.S. Bank Trustees Limited and Elavon Financial Services DAC (each a U.S. Bancorp group company). U.S. Bank Global Corporate Trust Limited is a limited company registered in England and Wales having the registration number 05521133 and a registered address of 125 Old Broad Street, Fifth Floor, London, EC2N 1AR. U.S. Bank Trustees Limited is a limited company registered in England and Wales having the registration number 02379632 and a registered address of 125 Old Broad Street, Fifth Floor, London, EC2N 1AR. Elavon Financial Services DAC is registered in Ireland with the Companies Registration Office, Reg. No. 418442. The liability of the member is limited. Registered Office: Building 8, Cherrywood Business Park, Loughlinstown, Dublin 18, Ireland D18 W319. Directors: A list of names and personal details of every director of the company is available for inspection to the public at the company's registered office for a nominal fee. Regulated by the Central Bank of Ireland. In the UK, Elavon Financial Services DAC trades as U.S. Bank Global Corporate Trust through its UK Branch from its establishment at 125 Old Broad Street, Fifth Floor, London, EC2N 1AR (registered with the Registrar of Companies for England and Wales under Registration No. BR020005) and is authorised by the Central Bank of Ireland and the Prudential Regulation Authority and subject to limited regulation by the Financial Conduct Authority and Prudential Regulation Authority. Details about the extent of our authorisation and regulation by the Prudential Regulation Authority, and regulation by the Financial Conduct Authority, are available from us on request.