

**Investor Report**  
**Precise Mortgage Funding 2019-1B PLC**  
**LEI 2138008KS3OKBKNNDR24**  
**GBP 751,990,000 Notes due December 2055**  
**Payment Date: 12-Dec-2022**  
**Reporting Date: 09-Dec-2022**  
**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
Portfolio Information	15
Prepayment Rate (CPR)	18
Portfolio Stratifications	19
Disclaimer	27

## Transaction Details

Key Dates	
Transaction Closing Date	31-May-2019
Transaction Maturity Date	13-Dec-2055
Reporting Date	09-Dec-2022
Collection Period (start)	01-Sep-2022
Collection Period (end)	30-Nov-2022
Interest Period (start)	12-Sep-2022
Interest Period (end)	12-Dec-2022
Index Determination Date	05-Dec-2022
Current Payment Date	12-Dec-2022
Next Payment Date	13-Mar-2023

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	Michael Antoniou	<a href="mailto:michael.antoniou@hsbc.com">michael.antoniou@hsbc.com</a>	+44 (0) 203 359 7856
<b>Address:</b>			
Level 22, 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.eurodw.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	Aa3	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	12 December 2022	12 December 2022	12 December 2022	12 December 2022	12 December 2022
Interest Accrual Method	Actual/365 (Fixed)	Actual/365 (Fixed)	Actual/365 (Fixed)	Actual/365 (Fixed)	Actual/365 (Fixed)
Final Maturity Date	13 December 2055	13 December 2055	13 December 2055	13 December 2055	13 December 2055
<b>Current Period Rates</b>					
Reference Index	Compounded Daily SONIA	Compounded Daily SONIA	Compounded Daily SONIA	Compounded Daily SONIA	Compounded Daily SONIA
Index Determination Date	05 December 2022	05 December 2022	05 December 2022	05 December 2022	05 December 2022
Index Rate	2.36127%	2.36127%	2.36127%	2.36127%	2.36127%
Margin	0.93000%	1.20000%	2.00000%	2.35000%	2.70000%
Total Coupon	3.29127%	3.56127%	4.36127%	4.71127%	5.06127%
<b>Transaction Amounts</b>					
Original Nominal Amount	278,790,000.00	359,490,000.00	27,510,000.00	31,180,000.00	18,340,000.00
Opening Balance	-	325,166,916.76	27,510,000.00	31,180,000.00	18,340,000.00
Opening Pool Factor	-	0.90452	1.00000	1.00000	1.00000
CE %	27.30%	27.30%	19.94%	11.60%	6.70%
Principal Repayments	-	46,568,691.05	-	-	-
Closing Balance	-	278,598,225.71	27,510,000.00	31,180,000.00	18,340,000.00
Closing Pool Factor	-	0.77498	1.00000	1.00000	1.00000
Prior Deferred Interest	-	-	-	-	-
Current Interest Due	-	2,887,086.40	299,124.57	366,237.34	231,423.45
Total Interest Paid	-	2,887,086.40	299,124.57	366,237.34	231,423.45
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	12 December 2022	12 December 2022	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
<b>Current Period Rates</b>				
Reference Index	Compounded Daily SONIA	Compounded Daily SONIA	N/A	N/A
Index Determination Date	05 December 2022	05 December 2022	N/A	N/A
Index Rate	2.36127%	2.36127%	N/A	N/A
Margin	3.45000%	3.90000%	N/A	N/A
Total Coupon	5.81127%	6.26127%	N.A	N.A
<b>Transaction Amounts</b>				
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 %	1.79%	-	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	265,716.73	-	2,222,236.15	N/A
Total Interest Paid	265,716.73	-	2,222,236.15	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(I)(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	6,549,726.83
Credits to the account	6,549,726.83
Closing balance	-

Principal Collections Ledger	
Opening balance	-
Debits to the account	46,568,691.05
Credits to the account	46,568,691.05
Closing balance	-

## Accounts

Account	Opening Balance	Closing Balance
Deposit Account	41,333,210.57	50,231,984.65
Issuer Profit Account	3,558.00	3,858.00
General Reserve Fund Account	1,017,900.00	1,017,900.00
Class A and Class B Liquidity Reserve Fund Account	6,052,385.59	5,688,692.13

General Reserve Fund Account	
Interest Accrued on Account	4,375.94
Opening Balance	1,017,900.00
Debits to the Account	-
Credits to the Account	-
Closing Balance	1,017,900.00
<b>General Reserve Fund Required Amount *</b>	<b>1,017,900.00</b>

\* (i) if a Reserve Fund Amortising Trigger Event has not occurred prior to the Calculation Date immediately preceding such Interest Payment Date, an amount equal to 1.5% of the aggregate current Principal Amount Outstanding of the Collateralised Notes prior to the application of Available Redemption Receipts on such Interest Payment Date, minus the Class A and Class B Liquidity Reserve Fund Required Amount; and (ii) if a Reserve Fund Amortising Trigger Event has occurred prior to the Calculation Date immediately preceding such Interest Payment Date, an amount equal to 1.5% of the aggregate current Principal Amount Outstanding of the Collateralised Notes on the Interest Payment Date immediately preceding the date on which the Reserve Fund Amortising Trigger Event occurred (following the application of Available Redemption Receipts on such Interest Payment Date), minus the Class A and Class B Liquidity Reserve Fund Required Amount;

Class A and B Liquidity Reserve Fund	
Interest Accrued on Account	25,062.90
Opening Balance	6,052,385.59
Debits to the Account	363,693.46
Credits to the Account	-
Closing Balance	5,688,692.13
<b>Liquidity Fund Required Amount *</b>	<b>5,290,153.75</b>

\* (i) if a Reserve Fund Amortising Trigger Event has not occurred prior to the Calculation Date immediately preceding such Interest Payment Date, an amount equal to 1.5% of the aggregate current Principal Amount Outstanding of the 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% 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 the application of Available Redemption Receipts on such Interest Payment Date)



## Swap Transaction Details

Issuer to Swap Counterparty	
Period Start Date (included)	12-Sep-22
Period End date (excluded)	12-Dec-22
Day Count Fraction	Actual/365(Fixed)
Rate applicable	0.9220%
Swap Notional Amount	356,167,698.00
<b>Total Swap Payment by Issuer to Swap Counterparty</b>	<b>818,717.32</b>

Swap Counterparty to Issuer	
Period Start Date (included)	12-Sep-22
Period End date (excluded)	12-Dec-22
Day Count Fraction	Actual/365(Fixed)
Rate applicable	2.36130%
Swap Notional Amount	356,167,698.00
<b>Total Swap Payment by Swap Counterparty to Issuer</b>	<b>2,096,786.56</b>

<b>Net Payment Due (Issuer/Swap Counterparty)</b>	<b>- 1,278,069.24</b>
---	-----------------------

## Available Funds

Available Redemption Receipts	GBP Total
(a) all Redemption Receipts	46,568,691.05
of which scheduled	348,584.58
of which prepayment	46,220,106.47
(b) Calculated amounts of the Principal Deficiency Sub Ledgers	-
(c) Enhanced Amortisation Amount	-
(d) On the Final Redemption Date, all amounts standing to Credit of the General Reserve Fund	-
(e) Reconciliation Amounts	-
(f) Excess Proceeds	-
<b>Total Available Redemption Funds</b>	<b>46,568,691.05</b>

Available Revenue Receipts	GBP Total
(a) All Revenue Receipts	4,715,889.48
(b) Interest paid to the Issuer on the Issuer Accounts	157,229.73
(c) Amounts received by the Issuer in connection with the Swap Agreement	1,278,069.24
(d) Class A and Class B Liquidity Reserve Fund Excess Amount	398,538.38
(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	-
<b>Total Available Revenue Proceeds</b>	<b>6,549,726.83</b>

## Interest Priority of Payments

Pre-Enforcement Revenue Priority of Payments	GBP Amounts	
	Amount Paid	Available Funds
		<b>6,549,726.83</b>
(a) first, in or towards satisfaction pro rata and pari passu according to the respective amounts thereof of:	-	6,549,726.83
(i) any fees, costs, charges, Liabilities, expenses and all other amounts then due to the Note Trustee	-	6,549,726.83
(ii) any fees, costs, charges, Liabilities, expenses and all other amounts then due to the Security Trustee	-	6,549,726.83
(b) second, in or towards satisfaction pro rata and pari passu according to the respective amounts thereof of:	-	6,549,726.83
(i) any amounts then due and payable to the Agent Bank, Registrar and Paying Agent	-	6,549,726.83
(ii) any amounts then due and payable to the Cash Manager	-	6,549,726.83
(iii) any amounts then due and payable to the Servicer	277,602.19	6,272,124.64
(iv) any amounts due and payable to the Back-up Servicer	-	6,272,124.64
(v) any amounts then due and payable to the Corporate Services Provider	-	6,272,124.64
(vi) any amounts then due and payable to the Issuer Account Bank	-	6,272,124.64
(vii) any amounts then due and payable to the Collection Account Bank	-	6,272,124.64
(viii) if applicable, the fees, costs, liabilities and expenses of the securitisation repository or any other third-party website provider;	-	6,272,124.64
(c) third, in or towards satisfaction pro rata and pari passu according to the respective amounts thereof of:	-	6,272,124.64
(i) any amounts due and payable by the Issuer to third parties and any amounts required for Corporation Tax	-	6,272,124.64
(ii) any Transfer Costs which the Servicer has failed to pay pursuant to Clause 19.3 of the Servicing Agreement;	-	6,272,124.64
(d) to pay, in or towards satisfaction of any amounts due to the Swap Provider	-	6,272,124.64
(e) fifth, to pay the Issuer an amount equal to £300 to be retained by the Issuer as profit	300.00	6,271,824.64
(f) sixth, to pay interest on the Class A1 Notes and Class A2 Notes	2,887,086.40	3,384,738.24
(g) seventh, to credit the Class A Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon	-	3,384,738.24

## Interest Priority of Payments

Pre-Enforcement Revenue Priority of Payments		GBP Amounts	
		Amount Paid	Available Funds
			3,384,738.24
(h)	eighth, to pay interest on the Class B Notes	299,124.57	3,085,613.67
(i)	ninth, to credit the Class A and Class B Liquidity Reserve Fund Account up to the Class A and Class B Liquidity Reserve Fund Required Amount;	-	3,085,613.67
(j)	tenth, to credit the Class B Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon	-	3,085,613.67
(k)	eleventh, to pay interest on the Class C Notes	366,237.34	2,719,376.33
(l)	twelfth, to credit the Class C Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon	-	2,719,376.33
(m)	thirteenth, to pay interest on the Class D Notes	231,423.45	2,487,952.88
(n)	fourteenth, to credit the Class D Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon	-	2,487,952.88
(o)	fifteenth, to pay interest on the Class E Notes	265,716.73	2,222,236.15
(p)	sixteenth, to credit the Class E Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon	-	2,222,236.15
(q)	seventeenth, to credit the General Reserve Fund Account up to the General Reserve Fund Required Amount	-	2,222,236.15
(r)	eighteenth, to pay the Swap Provider in respect of any Hedge Subordinated Amounts	-	2,222,236.15
(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:	-	2,222,236.15
(i)	all remaining amounts (if any); and	-	2,222,236.15
(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)	-	2,222,236.15
(t)	twentieth, to pay interest on the Class X Notes	-	2,222,236.15
(u)	twenty-first, to pay principal on the Class X Notes	-	2,222,236.15
(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	-	2,222,236.15
(w)	twenty-third, on any Interest Payment Date prior to (but excluding) the Optional Redemption Date any excess amounts as payments to the RC1 and RC2 Residual Certificates	2,222,236.15	-

## Principal Priority of Payments

Pre-Enforcement Principal Priority of Payments	GBP Amounts	
	Amount Paid	Available Funds
		<b>46,568,691.05</b>
(a) first, any Principal Addition Amounts to be applied to meet any Senior Expenses Deficit;	-	46,568,691.05
(b) second, in or towards repayment of the Class A1 Notes	-	46,568,691.05
(c) third, in or towards repayment of the Class A2 Notes	46,568,691.05	-
(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

## 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	2,368	370,435,557.27	5,905.36	99.06%
No. of Loans Paying => 75% Monthly CMS	3	1,826,161.02	3,145.86	0.49%
No. of Loans Paying < 75% Monthly CMS	1	60,738.01	430.75	0.02%
No. of Loans That Made No Payment	11	1,643,075.43	12,561.64	0.44%
<b>Total</b>	<b>2,383</b>	<b>373,965,531.73</b>	<b>22,043.61</b>	<b>100.00%</b>
Performing Principal Balance as a % of the Original Principal Balance		50.49%		
Performing Principal Balance as a % of the Outstanding Principal Balance		99.06%		

1 to 2 Months	No.	Balance (GBP)	Arrears (GBP)	%
No. of Loans Paying => Monthly CMS	1	80,822.22	570.80	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	5	393,350.53	3,280.45	0.11%
<b>Total</b>	<b>6</b>	<b>474,172.75</b>	<b>3,851.25</b>	<b>0.13%</b>
Performing Principal Balance as a % of the Original Principal Balance		0.06%		
Performing Principal Balance as a % of the Outstanding Principal Balance		0.13%		

2 to 3 Months	No.	Balance (GBP)	Arrears (GBP)	%
No. of Loans Paying => Monthly CMS	2	326,775.10	4,145.28	0.09%
No. of Loans Paying => 75% Monthly CMS	1	195,888.50	2,643.28	0.05%
No. of Loans Paying < 75% Monthly CMS	-	-	-	0.00%
No. of Loans That Made No Payment	2	297,078.64	3,411.90	0.08%
<b>Total</b>	<b>5</b>	<b>819,742.24</b>	<b>10,200.46</b>	<b>0.22%</b>
Performing Principal Balance as a % of the Original Principal Balance		0.11%		
Performing Principal Balance as a % of the Outstanding Principal Balance		0.22%		

\* "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	244,221.30	5,610.18	0.07%
Total	1	244,221.30	5,610.18	0.07%
Performing Principal Balance as a % of the Original Principal Balance		0.03%		
Performing Principal Balance as a % of the Outstanding Principal Balance		0.07%		

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	-	-	-	0.00%
Total	-	-	-	0.00%
Performing Principal Balance as a % of the Original Principal Balance		0.00%		
Performing Principal Balance as a % of the Outstanding Principal Balance		0.00%		

\* 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)	Oct-22	Nov-22
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.		
The calculation is expressed as follows: $CPR_{Avg} = 100 \times \left[ 1 - \left( \frac{\text{Current Residential Mortgage Loan Principal Balance}}{\text{Scheduled Residential Mortgage Loan Principal Balance}} \right)^{\frac{12}{\text{months since}}} \right]$	37.12%	43.19%
12 Month Periodical Constant Prepayment Rate (CPR) with Calculation (Annualised)	Sep-22	Dec-22
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.		
The calculation is expressed as follows: $\text{Periodical CPR} = 100 \times \left[ 1 - \left( \frac{\text{Current Residential Mortgage Loan Principal Balance}}{\text{Scheduled Residential Mortgage Loan Principal Balance}} \right)^{\frac{12}{\text{months in period}}} \right]$	20.86%	23.28%
3 Month Periodical Constant Prepayment Rate (CPR) with Calculation (Annualised)	Sep-22	Dec-22
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.		
The calculation is expressed as follows: $\text{Periodical CPR} = 100 \times \left[ 1 - \left( \frac{\text{Current Residential Mortgage Loan Principal Balance}}{\text{Scheduled Residential Mortgage Loan Principal Balance}} \right)^{\frac{12}{\text{months in period}}} \right]$	30.64%	37.26%

## Portfolio Stratifications

Current Balance (£)	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0 <=x< 100,000	72,791,550.28	19.41%	1,078	45.24%
100,000 <=x< 200,000	93,636,380.96	24.97%	667	27.99%
200,000 <=x< 300,000	82,556,812.31	22.02%	341	14.31%
300,000 <=x< 400,000	61,392,069.66	16.37%	179	7.51%
400,000 <=x< 500,000	25,260,839.85	6.74%	58	2.43%
500,000 <=x< 600,000	14,760,977.12	3.94%	27	1.13%
600,000 <=x< 700,000	9,004,985.25	2.40%	14	0.59%
700,000 <=x< 800,000	5,918,180.69	1.58%	8	0.34%
800,000 <=x< 900,000	7,621,599.15	2.03%	9	0.38%
900,000 <=x< 1,000,000	-	0.00%	-	0.00%
1,000,000<=x< 1,100,000	2,047,728.71	0.55%	2	0.08%
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%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

Original Balance (£)	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0 <=x< 100,000	70,756,181.00	18.87%	1,045	43.85%
100,000 <=x< 200,000	95,616,125.10	25.50%	693	29.08%
200,000 <=x< 300,000	81,093,960.20	21.63%	339	14.23%
300,000 <=x< 400,000	62,581,391.13	16.69%	186	7.81%
400,000 <=x< 500,000	25,482,240.74	6.80%	59	2.48%
500,000 <=x< 600,000	14,868,732.01	3.97%	28	1.17%
600,000 <=x< 700,000	8,337,273.82	2.22%	13	0.55%
700,000 <=x< 800,000	7,386,030.11	1.97%	10	0.42%
800,000 <=x< 900,000	6,017,892.38	1.60%	7	0.29%
900,000 <=x< 1,000,000	803,568.78	0.21%	1	0.04%
1,000,000<=x< 1,100,000	2,047,728.71	0.55%	2	0.08%
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%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

## Portfolio Stratifications

Original LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0 <=x< 70%	93,287,740.59	24.88%	398	16.70%
70% <=x< 75%	41,449,950.28	11.05%	224	9.40%
75% <=x< 80%	175,562,037.95	46.82%	1,252	52.54%
80% <=x< 85%	64,691,395.16	17.25%	509	21.36%
85% <=x< 90%	-	0.00%	-	0.00%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

Current LTV*	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0 <=x< 70%	110,902,183.36	29.57%	640	26.86%
70% <=x< 75%	42,478,189.56	11.33%	237	9.95%
75% <=x< 80%	162,485,337.53	43.33%	1,067	44.78%
80% <=x< 85%	59,125,413.53	15.77%	439	18.42%
85% <=x< 90%	-	0.00%	-	0.00%
90% <=x< 95%	-	0.00%	-	0.00%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

\* Based on Original property value

Origination Year	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
<= 2013	2,783,398.81	0.74%	21	0.88%
2014	-	0.00%	-	0.00%
2015	373,486.64	0.10%	4	0.17%
2016	12,465,564.85	3.32%	29	1.22%
2017	64,492,696.81	17.20%	306	12.84%
2018	294,875,976.87	78.64%	2,023	84.89%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

## Portfolio Stratifications

Original Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0 <=x< 15	22,252,740.56	5.93%	147	6.17%
15 <=x< 17	26,401,338.91	7.04%	146	6.13%
17 <=x< 19	7,420,731.94	1.98%	48	2.01%
19 <=x< 21	63,999,499.73	17.07%	386	16.20%
21 <=x< 23	6,275,784.19	1.67%	37	1.55%
23 <=x< 25	9,320,550.25	2.49%	47	1.97%
25 <=x< 27	190,323,358.41	50.75%	1,221	51.24%
27 <=x< 29	4,367,236.46	1.16%	32	1.34%
29 <=x	44,629,883.53	11.90%	319	13.39%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

Remaining Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0 <=x< 5	3,082,298.28	0.82%	20	0.84%
5 <=x< 8	13,540,292.71	3.61%	99	4.15%
8 <=x< 11	31,312,639.12	8.35%	175	7.34%
11 <=x< 14	12,558,137.85	3.35%	66	2.77%
14 <=x< 17	64,145,271.46	17.11%	393	16.49%
17 <=x< 20	41,087,068.17	10.96%	192	8.06%
20 <=x< 23	162,379,181.48	43.30%	1,105	46.37%
23 <=x< 26	19,861,837.08	5.30%	137	5.75%
26 <=x	27,024,397.83	7.21%	196	8.22%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

Repayment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
Repayment	33,157,861.60	8.84%	368	15.44%
Interest Only	341,833,262.38	91.16%	2,015	84.56%
Part & Part	-	0.00%	-	0.00%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

## Portfolio Stratifications

Current Interest	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0.00% <=x< 2.50%	229,059.91	0.06%	1	0.04%
2.50% <=x< 3.00%	667,693.46	0.18%	2	0.08%
3.00% <=x< 3.25%	5,239,619.84	1.40%	12	0.50%
3.25% <=x< 3.50%	129,378,838.17	34.50%	769	32.27%
3.50% <=x< 3.75%	78,333,075.08	20.89%	517	21.70%
3.75% <=x< 4.00%	63,259,722.96	16.87%	448	18.80%
4.00% <=x< 4.25%	6,105,904.91	1.63%	42	1.76%
4.25% <=x< 4.50%	252,523.22	0.07%	2	0.08%
4.50% <=x< 4.75%	734,146.07	0.20%	12	0.50%
4.75% <=x< 5.00%	-	0.00%	-	0.00%
5.00% <=x	90,790,540.36	24.21%	578	24.26%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

Current Margin Over Relevant Index	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0.00% <=x< 2.50%	229,059.91	0.06%	1	0.04%
2.50% <=x< 3.00%	2,312,320.65	0.62%	12	0.50%
3.00% <=x< 3.25%	19,354,564.66	5.16%	66	2.77%
3.25% <=x< 3.50%	132,778,011.58	35.41%	777	32.61%
3.50% <=x< 3.75%	88,232,812.18	23.53%	552	23.16%
3.75% <=x< 4.00%	63,259,722.96	16.87%	448	18.80%
4.00% <=x< 4.25%	11,695,429.29	3.12%	57	2.39%
4.25% <=x< 4.50%	1,135,864.99	0.30%	4	0.17%
4.50% <=x< 4.75%	28,265,211.40	7.54%	210	8.81%
4.75% <=x< 5.00%	27,728,126.36	7.39%	256	10.74%
5.00% <=x	-	0.00%	-	0.00%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

## 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%	1,644,627.19	0.44%	10	0.42%
3.00% <=x< 3.25%	14,114,944.82	3.76%	54	2.27%
3.25% <=x< 3.50%	3,399,173.41	0.91%	8	0.34%
3.50% <=x< 3.75%	11,100,248.72	2.96%	39	1.64%
3.75% <=x< 4.00%	-	0.00%	-	0.00%
4.00% <=x< 4.25%	5,589,524.38	1.49%	15	0.63%
4.25% <=x< 4.50%	883,341.77	0.24%	2	0.08%
4.50% <=x< 4.75%	122,556,067.78	32.68%	775	32.52%
4.75% <=x< 5.00%	215,703,195.91	57.52%	1,480	62.11%
5.00% <=x	-	0.00%	-	0.00%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

Arrears Multiple	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
x= 0	371,999,281.03	99.20%	2,362	99.12%
0 <x< 1	1,420,823.60	0.38%	9	0.38%
1 <=x< 2	481,116.89	0.13%	6	0.25%
2 <=x<3	836,853.59	0.22%	5	0.21%
3<=x<4	253,048.87	0.07%	1	0.04%
4<=x<6	-	0.00%	-	0.00%
6<=	-	0.00%	-	0.00%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

Help to Buy	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
Yes	-	0.00%	-	0.00%
No	374,991,123.98	100.00%	2,383	100.00%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

HMO/Multi Unit Prop	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
Yes	109,494,684.68	29.20%	483	20.27%
No	265,496,439.30	70.80%	1,900	79.73%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

## Portfolio Stratifications

First Time Buyer	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
Yes	744,872.30	0.20%	7	0.29%
No	374,246,251.68	99.80%	2,376	99.71%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

Region	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
East	25,424,690.60	6.78%	129	5.41%
East Midlands	30,651,193.29	8.17%	268	11.25%
London	93,644,072.91	24.97%	256	10.74%
North East	10,052,503.22	2.68%	133	5.58%
North West	41,680,682.76	11.12%	454	19.05%
South East	69,796,574.79	18.61%	294	12.34%
South West	32,125,836.88	8.57%	179	7.51%
Wales	9,492,117.96	2.53%	102	4.28%
West Midlands	40,874,660.77	10.90%	331	13.89%
Yorkshire and the Humber	21,248,790.80	5.67%	237	9.95%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

Interest Rate Index	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
BBR	-	0.00%	-	0.00%
SONIA	374,429,325.66	100.00%	2,382	100.00%
<b>Total</b>	<b>374,429,325.66</b>	<b>100.00%</b>	<b>2,382</b>	<b>100.00%</b>

Loan Purpose	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
Re-Mortgage	217,754,869.13	58.07%	1,107	46.45%
Investment Mortgage	157,236,254.85	41.93%	1,276	53.55%
Right to buy	-	0.00%	-	0.00%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>



## Portfolio Stratifications

Year Built	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
x< 1900	34,231,503.72	9.13%	205	8.60%
1900 <=x< 1920	123,192,055.78	32.85%	852	35.75%
1920 <=x< 1940	53,541,726.67	14.28%	276	11.58%
1940 <=x< 1960	28,865,242.79	7.70%	193	8.10%
1960 <=x< 1980	45,219,867.37	12.06%	293	12.30%
1980 <=x< 2000	29,165,441.22	7.78%	182	7.64%
2000 <=x< 2002	9,062,040.06	2.42%	48	2.01%
2002 <=x< 2004	7,036,386.52	1.88%	38	1.59%
2004 <=x< 2006	6,525,920.30	1.74%	50	2.10%
2006 <=x< 2008	8,579,266.99	2.29%	69	2.90%
2008 <=x< 2010	3,663,533.11	0.98%	29	1.22%
2010 <=x< 2012	3,073,203.59	0.82%	21	0.88%
2012 <=x< 2014	2,207,804.03	0.59%	15	0.63%
2014 <=x< 2016	4,132,110.78	1.10%	29	1.22%
2016 <=x< 2018	10,523,318.30	2.81%	58	2.43%
2018 <=x	5,971,702.75	1.59%	25	1.05%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

Seasoning (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
0 <=x< 5	306,641,299.91	81.77%	2,091	87.75%
5 <=x< 6	53,231,939.73	14.20%	239	10.03%
6 <=x< 7	11,960,998.89	3.19%	28	1.17%
7 <=x	3,156,885.45	0.84%	25	1.05%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

Employment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
Self Employed	201,363,640.87	53.70%	1,186	49.77%
Employed	161,834,169.59	43.16%	1,125	47.21%
Other	11,793,313.52	3.14%	72	3.02%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

Buy-To-Let	Current Balance	Current Balance (%)	Number of Accounts	Number of Account (%)
Yes	374,991,123.98	100.00%	2,383	100.00%
No	-	0.00%	-	0.00%
<b>Total</b>	<b>374,991,123.98</b>	<b>100.00%</b>	<b>2,383</b>	<b>100.00%</b>

## Portfolio Stratifications

Summary	
Current Balance (£)*	374,991,123.98
Number of Accounts	2,383
Average Loan Balance (£)	157,360.94
Weighted Average Original Loan To Original Value	72.77%
Weighted Average Current Loan To Original Value	72.18%
Maximum Loan Balance (£)	1,026,154.83
Weighted Average Interest Rate	4.43%
Weighted Average Seasoning (yrs)	4.71
Weighted Average Remaining Maturity (yrs)	18.66
Weighted Average Mortgage Margin	3.78%
Buy To Let	100%
Interest Only	91.16%
% Loan Current Balance with arrears multiple <1	99.58%
% Loan Current Balance with arrears multiple >=3	0.07%

\*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.