Residential Mortgage Securities 23 plc (RMS23) Investor Report

Period: **May-2019**

Pool Performance

Distribution of Loans Currently in Arrears		Mths in Arrears	No. of Loans	% of Total	Current Principal Balance	% of Total
Sum of Current Principal Balance in arrears	£13,913,437	Current	846	88.40%	£103,246,824	88.12%
		>= 1 <= 2	35	3.66%	£4,331,129	3.70%
Average Loan Balance	£125,346	> 2 <= 3	18	1.88%	£1,790,373	1.53%
		> 3 <= 4	9	0.94%	£1,336,712	1.14%
Weighted Average LTV	78.00%	> 4 <= 5	9	0.94%	£1,118,225	0.95%
		> 5 <= 6	3	0.31%	£605,860	0.52%
Largest Loan Balance	£1,001,035	> 6 <= 7	3	0.31%	£422,703	0.36%
		> 7 <= 8	8	0.84%	£816,849	0.70%
Weighted Average Years to Maturity	10.51	> 8 <= 9	2	0.21%	£181,292	0.15%
		> 9	24	2.51%	£3,310,295	2.83%
		Total	957	100.00%	£117,160,261	100.00%

Pool Performance

	This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original pool size	0.0000%	0.0524%	1.7020%
Cumulative Foreclosure Frequency by % of original pool size	n/a	n/a	16.7367%
Gross Losses (Principal + Interest + Arrears + Fees - Mercs)	£0	£35,781	£14,281,869
Gross Losses (% of original deal)	0.000%	0.0135%	5.3936%
Weighted Average Loss Severity	37.7012%	38.2589%	30.7184%

Pool Performance

	Balance @ 30-Apr-2019		This Period		Balance @ 31-May-2019	
	No. of Loans	Value	No. of Loans	Value	No. of Loans	Value
Repossessions						
Properties in Possession	4	£422,667	0	£0	4	£422,667
Sold Repossessions						
Total Sold Repossessions	281	£43,896,203	0	(£1,442)	281	£43,894,761
Losses on Sold Repossessions	262	£14,281,869	0	£0	262	£14,281,869

Pool Performance

Mortgage Principal Analysis			This Period		Since Issue	
			No. of Loans	Value	No. of Loans	Value
Opening mortgage principal balance	@	30-Apr-2019	965	£118,280,920	325	£51,387,064
Tap principal balance				£0	1,607	£213,404,897
Unscheduled Prepayments			(8)	(£1,040,270)	(975)	(£122,883,275)
Scheduled Repayments				(£80,389)		(£24,748,426)
Closing mortgage principal balance	@	31-May-2019	**957**	**£117,160,261**	**957**	**£117,160,261**
Annualised CPR				**9.9%**		**6.0%**