

Residential Mortgage Securities 23 plc (RMS23) Investor Report

Period: July-2019

Pool Performance					Current Principal	
Distribution of Loans Currently in Arrears		Mths in Arrears	No. of Loans	% of Total	Balance	% of Total
Sum of Current Principal Balance in arrears	£13,997,926	Current	840	89.46%	£101,092,237	87.84%
		>= 1 <= 2	26	2.77%	£3,433,121	2.98%
Average Loan Balance	£141,393	> 2 <= 3	16	1.70%	£2,776,516	2.41%
		> 3 <= 4	11	1.17%	£1,615,575	1.40%
Weighted Average LTV	78.00%	> 4 <= 5	6	0.64%	£820,494	0.71%
		> 5 <= 6	2	0.21%	£508,962	0.44%
Largest Loan Balance	£1,001,035	> 6 <= 7	7	0.75%	£538,366	0.47%
		> 7 <= 8	3	0.32%	£236,258	0.21%
Weighted Average Years to Maturity	10.36	> 8 <= 9	5	0.53%	£689,939	0.60%
		> 9	23	2.45%	£3,378,694	2.94%
		Total	939	100.00%	£115,090,163	100.00%

Pool Performance	This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original pool size	(0.37070%)	(0.07600%)	1.6743%
Cumulative Foreclosure Frequency by % of original pool size	n/a	n/a	16.7430%
Gross Losses (Principal + Interest + Arrears + Fees - Mercs)	£82,496	£11,480	£14,375,846
Gross Losses (% of original deal)	0.031%	0.0043%	5.4291%
Weighted Average Loss Severity	33.7408%	17.4739%	30.7155%

Pool Performance	Balance @ No. of Loans	30-Jun-2019 Value	No. of Loans	This Period Value	Balance @ No. of Loans	31-Jul-2019 Value
Repossessions						
Properties in Possession	3	£372,355	(2)	(£245,399)	1	£126,956
Sold Repossessions						
Total Sold Repossessions	282	£43,960,461	2	£246,588	284	£44,207,049
Losses on Sold Repossessions	263	£14,293,349	2	£82,496	265	£14,375,846

Pool Performance	This Period		Since Issue	
Mortgage Principal Analysis	No. of Loans	Value	No. of Loans	Value
Opening mortgage principal balance	@	30-Jun-2019	950	£116,516,617
Tap principal balance				£0
Unscheduled Prepayments			(11)	(£1,346,796)
Scheduled Repayments				(£79,658)
Closing mortgage principal balance	@	31-Jul-2019	939	£115,090,163
Annualised CPR				12.8%
				6.0%