Residential Mortgage Securities 23 plc (RMS23) Investor Report Report 42 **Interest Payment Date** 16-Sep-2019 **Interest Payment Period from** 17-Jun-2019 16-Sep-2019 to **Determination Date** 11-Sep-2019 **Record Date** 31-Aug-2019 No. days in Period 92 Note Classes Interest Paid Interest Cumulative Interest Note Redemptions Balance @ Balance @ 16-Sep-19 Shortfall 17-Jun-19 in period Shortfall in period £0 £0 £0 £0 £0 £0 A Note A Note Pool Factor --£103,850,183 £591,909 £0 £0 £4,598,370 £99,251,813 B Note principal B Note Pool Factor 0.981571 0.938108 Principal Deficiency Ledger (PDL) Balance b/f Principal Excess Spread Reserve Fund Balance c/f 17-Jun-19 losses Applied 16-Sep-19 Applied A Principal Deficiency Ledger £0 £0 £0 £0 £0 B Principal Deficiency Ledger £0 £93,977 (£93,977) £0 £0

Residential Mortgage Securities 23 plc (RMS23) Investor Report

B Notes		Balance @ 17-Jun-19		Charged in period	Paid in period	Balance @ 16-Sep-19	
3 Note Interest			£0	£591,909	(£591,909)	£0	
C Notes	Face Value	Balance @ 17-Jun-19		Charged in period	Top ups due to Tap	Paid in period	Balance @ 16-Sep-19
C Note Principal C Note Pool Factor C Note Interest	£9,700,000		£0 0 £0	n/a n/a £0	£0 n/a £0	£0 n/a £0	
Other Balances		Balance 17-Jun-19		Top ups due to prefunding	Top ups in quarter	Paid / Released in quarter	Balance 16-Sep-19
Reserve fund Required Amount Contingency Ledger Liquidity Facility** Deferred Consideration		£1,087,766 £0 £0 £6,172,330		£0 n/a £0 n/a	£0 n/a n/a n/a	(£49,903) £0 £0 £0 £0	£1,037,863 £0 £0 £6,172,330

**Cancelled from December 2018

Pool Performance				Current Principal		
Distribution of Non Repossessed Loans Cu	rently in Arrears	Mnths in Arrears	No. of Loans	% of Total	Balance	% of Total
Sum of Current Principal Balance in arrears	£14,845,058	Current	820	88.46%	£98,193,265	86.87%
		>= 1 <= 2	38	4.10%	£5,606,573	4.96%
Average Loan Balance	£138,739	> 2 <= 3	15	1.62%	£2,076,900	1.84%
-		> 3 <= 4	8	0.86%	£924,337	0.82%
Weighted Average LTV	78.00%	> 4 <= 5	9	0.97%	£1,325,848	1.17%
		> 5 <= 6	1	0.11%	£197,292	0.17%
Largest Loan Balance	£1,001,035	> 6 <= 7	4	0.43%	£327,314	0.29%
		> 7 <= 8	6	0.65%	£502,474	0.44%
Weighted Average Years to Maturity	10.29	> 8 <= 9	5	0.54%	£533,727	0.47%
		> 9	21	2.27%	£3,350,592	2.96%
		Total	927	100.00%	£113,038,323	100.00%

Performance	This Period	Last Period	Since Issue
Excess Spread after Principal Losses (£)	£341,386	£427,655	n/a
Excess Spread after Principal Losses (Annualised %)	1.3379%	1.6114%	n/a
Annualised Forclosure Frequency by % of original pool size	0.0219%	0.4227%	1.6604%
Cumulative Foreclosure Frequency by % of original pool size	n/a	n/a	16.7422%
Gross Losses (Principal + Interest + Arrears + Fees + Mercs)	£93,977	£35,781	£14,375,846
Gross Losses (% of original deal)	0.0355%	0.0135%	5.4291%
Weighted Average Loss Severity	30.2955%	21,5558%	30.7155%

Pool Performance	Balance @	31-May-19	This Perio	bd	Balance @	31-Aug-19
ossessions	No. of Loans	Value	No. of Loans	Value	No. of Loans	Value
Repossessions						
Properties in Possession	4	£422,667	(1)	£14,489	0	£126,956
Sold Repossessions						
Total Sold Repossessions	281	£43,894,761	3	£310,200	284	£44,204,961
Losses on Sold Repossessions	262	£14,281,869	3	£93,977	265	£14,375,846

Performance			This Perio	bd	Since Iss	ue
age Principal Analysis			No. of Loans	Value	No. of Loans	Value
Opening mortgage principal balance	@	31-Mav-19	957	£117.160.261	325	£51,387,064
Tap principal balance				£0	1,616	£213,404,897
Unscheduled Prepayments			(30)	(£3,880,928)	(1,014)	(£126,764,203)
Scheduled Repayments				(£241,009)		(£24,989,435
Closing mortgage principal balance *	@	31-Aug-19	927	£113,038,323	927	£113,038,323
Annualised CPR				12.6%		6.1%

iquidity Facility as a proportion of Class A and B notes * Greater than 0.00% iquidity Facility Drawn Amount Must be £0 finimum Liquidity Facility Amount £0 The liquidity Facility has been cancelled and Agreement terminated as per the amended agreement on the 13-Dec-2018.	Distri	bution of Loans by	LTV			
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Distribution of Loans by Property Type Property Type Number Value Value % BuyToLet 358 £43,956,912 38.89% Residential 570 £68,084,141 61.11% 928 £113,038,323 100.00% Current Interest Rate www.science.org 86 £9,094,646 8.05% >4.50% to <=5.00%						
Property Type BuyToLet Residential Number 358 Value £43,956,912 Value % 38.89% Current Interest Rate 570 £69,081,411 61.11% 928 £113,038,323 100.00% Current Interest Rate 642 £84,491,617 74.75% >4.50% to <=5.00%		928	£113,038,323	100.00%		
BuyToLet Residential 358 £43,956,912 38.89% 570 £69,081,411 61.11% 928 £113,038,323 100.00% Current Interest Rate Number Value Value % <=4.50%	Distributio	n of Loans by Prop	erty Type			
Residential 570 £69.081,411 61.11% 928 £113,038,323 100.00% Current Interest Rate Number Value Value % <=4.50%		Number	Value	Value %		
928 £113,038,323 100.00% Current Interest Rate Number Value Value % <<.4.50%						
<=4.50% 642 £84,491,617 74.75% >4.50% to <=5.00%	Residential					
<=4.50% 642 £84,491,617 74.75% >4.50% to <=5.00%						
<=4.50% 642 £84,491,617 74.75% >4.50% to <=5.00%	Current Interest Rate	Number	Value	Value %		
>4.50% to <=5.00%						
>5.50% to <=6.00%	>4.50% to <=5.00%	86	£9,094,646	8.05%		
>6.00% to <=6.50%						
$\begin{array}{c} \begin{array}{c} 4 & f.490,530 & 0.43\% \\ \hline 1 & f.121,581 & 0.11\% \\ \hline 928 & f.113,038,323 & 100.00\% \end{array}$						
>7.00% to <=7.25%						
928 £113,038,323 100.00% Liquidity Facility iquidity Facility iquidity Facility Facility as a proportion of Class A and B notes * Greater than 0.00% iquidity Facility as a proportion of Class A and B notes * Greater than 0.00% iquidity Facility Drawn Amount Must be £0 inimum Liquidity Facility Amount £0 The liquidity Facility has been cancelled and Agreement terminated as per the amended agreement on the 13-Dec-2018.		1	£121,581	0.11%		
iquidity Facility as a proportion of Class A and B notes * Greater than 0.00% iquidity Facility Drawn Amount £0 finimum Liquidity Facility Amount £0 The liquidity Facility has been cancelled and Agreement terminated as per the amended agreement on the 13-Dec-2018.		928	£113,038,323	100.00%		
iquidity Facility as a proportion of Class A and B notes * Greater than 0.00% iquidity Facility Drawn Amount £0 finimum Liquidity Facility Amount £0 The liquidity Facility has been cancelled and Agreement terminated as per the amended agreement on the 13-Dec-2018.		Liquidity Facility				
iquidity Facility Drawn Amount Must be £0 Iinimum Liquidity Facility Amount £0 The liquidity Facility has been cancelled and Agreement terminated as per the amended agreement on the 13-Dec-2018.			Graatarthar		Current	
finimum Liquidity Facility Amount £0 The liquidity Facility has been cancelled and Agreement terminated as per the amended agreement on the 13-Dec-2018.						
	Minimum Liquidity Facility Amount	minated as per the ame		£0		
		Current Balance		Previous	Current	

Residential Mortgage Securities 23 plc (RMS23) Investor Report

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Priority of Payments	Principal Collections Principal Deficiency Ledger credits from Available Revenue Contingency Reserve Release Reserve Fund Excess Amount Revenue to pay principal Shortfall in Revenue to pay Note Interest	4,027,960.58 93,976.73 - 49,903.22 426,529.75 -
	Total Available Principal Funds	4,598,370.28
1 2 3 4	A Note Principal B Note Principal C Note Principal Surplus to Issuer	- 4,598,370.28 - -
		0.00
Priority of Payments	GIC Interest Authorised Investments Mortgage Early Redemption Receipts Interest & Fees Reserve Fund	3,454.11 - 1,166,784.72 1,037,863.02
	Total Available Revenue Funds	2,208,101.85
1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Trustee Fees 3rd Party Expenses Mortgage Admin Fees Special Servicer Fees Cash Bond Administration Fees Standby Servicer Fees Standby Cash Bond Fees Paying Agent Fees Corporate Servicer Provider Liquidity Facility Provider A Note Interest - £ A Note Interest - £ A Note Principal Deficiency ledger B Note Accrued Interest Reserve Ledger required amount B Note Principal Deficiency ledger Issuer Turn ledger C Note Accrued Interest Amount due to Principal @ next IPD Subordinated Loan Interest C Note Redemption Subordinated Loan Principal Deferred Consideration Surplus due to Issuer	27,475.37 90,812.76 7,767.42 5,178.28 4,000.00 - - 7,733.79 - - 591,908.68 1,037,863.02 93,976.73 1,125.00 - 340,260.81 - - - - - - - -

	Issuer		Listing
Name	Residential Mortgage Securities 23 Plc	Stock Exchange	Dublin
Issue Closing Date	06/05/2009	Address	28 Anglesea Street, Dublin 2
Issue TAP Date	10/06/2009	Web address	http://www.ise.ie
Address	6th Floor, 65 Gresham Street, London		
	EC2V 7NQ		
Web address	https://www.kensingtonmbs.com		Lead Manager(s)
		Name	Kensington Mortgage Company
l and Ma	anager Counsel		Issuer Counsel
Name	Weil, Gotshal & Manges	Name	Linklaters
Web address	http://www.weil.com	Web address	http://www.linklaters.com
Stanc	dby Servicer		Special Servicer
Name	Western Mortgage Services Ltd	Name	Kensington Mortgages Limited
Web address	http://www.wmsl.co.uk/	Web address	www.kmc.co.uk
Current Ratings (S&P/Fitch)	n/a		
Ratings Trigger (S&P/Fitch)	n/a		
Name Web address	Trustee Apex Group https://www.apexfundservices.com	Name Web address	Primary Servicer Computershare Investor Services PLC http://www.computershare.com
Account Ba	ank / GIC Provider	Casl	n Bond Administrator
Name	HSBC Bank Plc	Name	Kensington Mortgage Company
Web address	www.hsbc.co.uk	Web address	www.kmc.co.uk
Current Ratings (S&P/Fitch)	A-1+ & AA- / F1+ & AA-		
Ratings Trigger (S&P/Fitch) Transaction	A-2 & BBB or BBB+ / F2 & BBB+		
GIC	A-1+ / F1+	Contact	CBAQueries@kensingtonmortgages.co.uk
Autoritum	Account Provider	Derivation	
Name	Barclays Bank Pic	Name Paying Ag	gent / Common Depositary HSBC Bank plc
Web address	www.barclays.co.uk	Web address	http://www.hsbc.com
Current Ratings (S&P/Fitch)	A-1 & A / F1 & A+	Current Ratings (S&P/Fitch)	A-1+ & AA- / F1+ & AA-
Ratings Trigger (S&P/Fitch)	A-2 & BBB or BBB+ / F2 & BBB+	Canonic realings (Our /r non)	
	772 & DDD 01 DDD 7712 & DDD+		

Tranche	ISIN No.	Legal Maturity	Original Balance	Cumulative Principal Distributions	Original Face Value	Index Rate	Margin	Reference Rate	Coupon	Interest Calculation
A	XS0398239771	December 2034	£158,700,000	£158,700,000	£100,000	3 MTH LIBOR	1.00%	0.786130%	1.786130%	Act/365
В	XS0398242056	March 2041	£105,800,000	£6,548,187	£100,000	3 MTH LIBOR	1.50%	0.786130%	2.286130%	Act/365
С	XS0398242304	March 2041	£9,700,000	£9,700,000	£100,000	3 MTH LIBOR	2.00%	0.786130%	2.786130%	Act/365
			Original Credit	Current Credit	S8	Rating		ch	Rating Watch	
Tranche	ISIN No.	Original WAL*	Enhancement	Enhancement	Original	F	Original	Current	S&P	Fitch
A	XS0398239771	1.97	45.01%	101.05%	AAA	AAA	AAA	AAA	n/a	n/a
в	XS0398242056	7.04	5.01%	1.05%	NR	NR	NR	NR	n/a	n/a