

# Residential Mortgage Securities 23 plc (RMS23) Investor Report

**Report 47**

**Interest Payment Date** 16-Dec-2020  
**Interest Payment Period from** 16-Sep-2020 **to** 16-Dec-2020  
**Determination Date** 11-Dec-2020  
**Record Date** 30-Nov-2020  
**No. days in Period** 91

Note Classes	Balance @ 16-Sep-20	Interest Paid in period	Interest Shortfall	Cumulative Interest Shortfall	Note Redemptions in period	Balance @ 16-Dec-20
A Note	£0	£0	£0	£0	£0	£0
A Note Pool Factor	-					-
B Note principal	£90,386,129	£348,897	£0	£0	£3,892,825	£86,493,303
B Note Pool Factor	0.854311					0.817517

Principal Deficiency Ledger (PDL)	Balance b/f 16-Sep-20	Principal losses	Excess Spread Applied	Reserve Fund Applied	Balance c/f 16-Dec-20
A Principal Deficiency Ledger	£0	£0	£0	£0	£0
B Principal Deficiency Ledger	£0	£0	£0	£0	£0

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B Notes	Balance @ 16-Sep-20	Charged in period	Paid in period	Balance @ 16-Dec-20
B Note Interest	£0	£348,897	(£348,897)	£0

C Notes	Face Value	Balance @ 16-Sep-20	Charged in period	Top ups due to Tap	Paid in period	Balance @ 16-Dec-20
C Note Principal	£9,700,000	£0	n/a	£0	£0	£0
C Note Pool Factor		0	n/a	n/a	n/a	0
C Note Interest		£0	£0	£0	£0	£0

Other Balances	Balance 16-Sep-20	Top ups due to prefunding	Top ups in quarter	Paid / Released in quarter	Balance 16-Dec-20
Reserve fund Required Amount	£740,491	£0	£0	(£67,146)	£673,345
Contingency Ledger	£0	n/a	n/a	£0	£0
Liquidity Facility**	£0	£0	n/a	£0	£0
Deferred Consideration	£6,172,330	n/a	n/a	£0	£6,172,330

\*\*Cancelled from December 2018

Pool Performance		Current Principal			
Distribution of Non Repossessed Loans Currently in Arrears		Mnths in Arrears	No. of Loans	% of Total	% of Total
Sum of Current Principal Balance in arrears	£13,372,883	Current	742	87.19%	86.90%
Average Loan Balance	£122,687	>= 1 <= 2	21	2.47%	2.23%
Weighted Average LTV	78.00%	> 2 <= 3	18	2.12%	2.30%
Largest Loan Balance	£1,001,035	> 3 <= 4	13	1.53%	1.56%
Weighted Average Years to Maturity	9.16	> 4 <= 5	9	1.06%	0.80%
		> 5 <= 6	5	0.59%	0.68%
		> 6 <= 7	3	0.35%	0.29%
		> 7 <= 8	5	0.59%	0.53%
		> 8 <= 9	4	0.47%	0.50%
		> 9	31	3.64%	4.23%
		Total	851	100.00%	100.00%

Pool Performance	This Period	Last Period	Since Issue
Excess Spread after Principal Losses (£)	£313,856	£145,369	n/a
Excess Spread after Principal Losses (Annualised %)	1.4120%	0.6349%	n/a
Annualised Foreclosure Frequency by % of original pool size	0.0000%	0.0136%	1.5549%
Cumulative Foreclosure Frequency by % of original pool size	n/a	n/a	17.2333%
Gross Losses (Principal + Interest + Arrears + Fees + Mercs)	£0	£94,037	£14,709,578
Gross Losses (% of original deal)	0.0000%	0.0355%	5.5551%
Weighted Average Loss Severity	1.7489%	1.7489%	32.3723%

Pool Performance	Balance @ No. of Loans	31-Aug-20 Value	This Period No. of Loans	Value	Balance @ No. of Loans	30-Nov-20 Value
<u>Repossessions</u>						
Properties in Possession	2	£202,572	0	£0	2	£202,572
<u>Sold Repossessions</u>						
Total Sold Repossessions	295	£45,429,803	0	£0	295	£45,429,803
Losses on Sold Repossessions	276	£14,709,578	0	£0	276	£14,709,578

Pool Performance	This Period		Since Issue	
Mortgage Principal Analysis	No. of Loans	Value	No. of Loans	Value
Opening mortgage principal balance	@ 31-Aug-20	877	325	£51,387,064
Tap principal balance		£0	1,616	£213,404,897
Unscheduled Prepayments		(26)	(1,090)	(£136,669,863)
Scheduled Repayments		(£3,472,761)		(£26,077,552)
Closing mortgage principal balance *	@ 30-Nov-20	851	851	£102,044,546
<b>Annualised CPR</b>				<b>12.5%</b>
				<b>6.1%</b>

\* Mortgage balance only includes closing balance as the TAP issue occurs on the 10-Jun-2009.

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## Distribution of Loans by LTV

Current LTV**	Number	Value	Value %
<=50%	151	£8,184,631	8.02%
>50% to <=60%	66	£6,973,107	6.83%
>60% to <=70%	73	£9,250,571	9.07%
>70% to <=75%	42	£5,866,932	5.75%
>75% to <=80%	44	£5,166,640	5.06%
>80% to <=85%	73	£10,235,571	10.03%
>85% to <=90%	279	£36,905,716	36.17%
>90% to <=95%	121	£19,252,173	18.87%
>95%	2	£209,207	0.21%
	<b>851</b>	<b>£102,044,546</b>	<b>100.00%</b>

\*\*Current LTV is calculated on the basis of the current balance of the original loan plus the further advance

## Distribution of Loans by Payment Type

Payment Type	Number	Value	Value %
Capital and Interest	179	£9,957,766	9.76%
Interest Only	651	£89,385,213	87.59%
Part and Part	21	£2,701,568	2.65%
	<b>851</b>	<b>£102,044,546</b>	<b>100.00%</b>

## Distribution of Loans by Loan Purpose

Loan Purpose	Number	Value	Value %
Purchase	471	£58,115,578	56.95%
Remortgage	380	£43,928,968	43.05%
	<b>851</b>	<b>£102,044,546</b>	<b>100.00%</b>

## Distribution of Loans by Region

Region Description	Number	Value	Value %
East Anglia	30	£3,540,038	3.47%
East Midlands	66	£7,236,265	7.09%
London	39	£8,581,109	8.41%
North	71	£6,193,519	6.07%
North West	169	£16,565,682	16.23%
Scotland	8	£937,150	0.92%
South East	155	£25,862,024	25.34%
South West	44	£6,262,864	6.14%
Wales	54	£5,116,809	5.01%
West Midlands	91	£9,463,594	9.27%
Yorkshire & Humberside	124	£12,285,492	12.04%
	<b>851</b>	<b>£102,044,546</b>	<b>100.00%</b>

## Distribution of Loans by Property Type

Property Type	Number	Value	Value %
BuyToLet	320	£38,565,580	37.79%
Residential	531	£63,478,966	62.21%
	<b>851</b>	<b>£102,044,546</b>	<b>100.00%</b>

## Current Interest Rate

Current Interest Rate	Number	Value	Value %
<=4.50%	702	£88,205,134	86.44%
>4.50% to <=5.00%	54	£3,667,780	3.59%
>5.00% to <=5.50%	69	£7,062,924	6.92%
>5.50% to <=6.00%	24	£2,850,304	2.79%
>6.00% to <=6.50%	2	£258,405	0.25%
>6.50% to <=7.00%	0	£0	0.00%
>7.00% to <=7.25%	0	£0	0.00%
	<b>851</b>	<b>£102,044,546</b>	<b>100.00%</b>

## Liquidity Facility

	Required	Current
Liquidity Facility as a proportion of Class A and B notes *	Greater than 0.00%	0.00%
Liquidity Facility Drawn Amount	Must be £0	£0
Minimum Liquidity Facility Amount	£0	£0

\* The liquidity Facility has been cancelled and Agreement terminated as per the amended agreement on the 13-Dec-2018.

## Current Balance

	Previous	Current
Principal + Arrears + Fees & Expenses	£107,656,160	£103,972,959

## Residential Mortgage Securities 23 plc (RMS23) Investor Report

<b>Priority of Payments</b>	<b>Principal Collections</b>	3,681,435.71
	<b>Principal Deficiency Ledger credits from Available Revenue</b>	-
	<b>Contingency Reserve Release</b>	-
	<b>Reserve Fund Excess Amount</b>	67,145.97
	<b>Revenue to pay principal</b>	144,243.66
	<b>Shortfall in Revenue to pay Note Interest</b>	-
	<b>Total Available Principal Funds</b>	<u><u>3,892,825.34</u></u>
1	A Note Principal	-
2	B Note Principal	3,892,825.34
3	C Note Principal	-
4	Surplus to Issuer	-
		<u><u>0.00</u></u>

<b>Priority of Payments</b>	<b>GIC Interest</b>	2,599.55
	<b>Authorised Investments</b>	-
	<b>Mortgage Early Redemption Receipts</b>	-
	<b>Interest &amp; Fees</b>	800,781.51
	<b>Reserve Fund</b>	673,344.99
	<b>Total Available Revenue Funds</b>	<u><u>1,476,726.05</u></u>
1	Trustee Fees	-
2	3rd Party Expenses	38,512.67
3	Mortgage Admin Fees	82,848.07
3	Special Servicer Fees	6,760.39
3	Cash Bond Administration Fees	4,506.92
3	Standby Servicer Fees	8,000.00
3	Standby Cash Bond Fees	-
3	Paying Agent Fees	-
3	Corporate Servicer Provider	-
3	Liquidity Facility Provider	-
4	A Note Interest - £	-
5	A Note Principal Deficiency ledger	-
6	B Note Accrued Interest	348,896.66
7	Reserve Ledger required amount	673,344.99
8	B Note Principal Deficiency ledger	-
9	Issuer Turn ledger	1,125.00
10	C Note Accrued Interest	-
11	Amount due to Principal @ next IPD	312,731.36
12	Subordinated Loan Interest	-
13	C Note Redemption	-
14	Subordinated Loan Principal	-
15	Deferred Consideration	-
16	Surplus due to Issuer	-
		<u><u>0.00</u></u>

## Residential Mortgage Securities 23 plc (RMS23) Investor Report

<b>Issuer</b> Name Residential Mortgage Securities 23 Plc Issue Closing Date 06/05/2009 Issue TAP Date 10/06/2009 Address 6th Floor, 65 Gresham Street, London EC2V 7NQ Web address <a href="https://www.kensingtonmbs.com">https://www.kensingtonmbs.com</a>	<b>Listing</b> Stock Exchange Dublin Address 28 Anglesea Street, Dublin 2 Web address <a href="http://www.ise.ie">http://www.ise.ie</a>  <b>Lead Manager(s)</b> Name Kensington Mortgage Company
<b>Lead Manager Counsel</b> Name Weil, Gotshal & Manges Web address <a href="http://www.weil.com">http://www.weil.com</a>	<b>Issuer Counsel</b> Name Linklaters Web address <a href="http://www.linklaters.com">http://www.linklaters.com</a>
<b>Standby Servicer</b> Name Western Mortgage Services Ltd Web address <a href="http://www.wmsl.co.uk/">http://www.wmsl.co.uk/</a> Current Ratings (S&P/Fitch) n/a Ratings Trigger (S&P/Fitch) n/a	<b>Special Servicer</b> Name Kensington Mortgages Limited Web address <a href="http://www.kmc.co.uk">www.kmc.co.uk</a>
<b>Trustee</b> Name Apex Group Web address <a href="https://www.apexfundservices.com">https://www.apexfundservices.com</a>	<b>Primary Servicer</b> Name Computershare Investor Services PLC Web address <a href="http://www.computershare.com">http://www.computershare.com</a>
<b>Account Bank / GIC Provider</b> Name HSBC Bank Plc Web address <a href="http://www.hsbc.co.uk">www.hsbc.co.uk</a> Current Ratings (S&P/Fitch) A-1 & A+ / F1+ & AA- Ratings Trigger (S&P/Fitch) Transaction A-2 & BBB or BBB+ / F2 & BBB+ GIC A-1 / F1+	<b>Cash Bond Administrator</b> Name Kensington Mortgage Company Web address <a href="http://www.kmc.co.uk">www.kmc.co.uk</a>  Contact <a href="mailto:CBAQueries@kensingtonmortgages.co.uk">CBAQueries@kensingtonmortgages.co.uk</a>
<b>Collection Account Provider</b> Name Barclays Bank Plc Web address <a href="http://www.barclays.co.uk">www.barclays.co.uk</a> Current Ratings (S&P/Fitch) A-1 & A / F1 & A+ Ratings Trigger (S&P/Fitch) A-2 & BBB or BBB+ / F2 & BBB+	<b>Paying Agent / Common Depositary</b> Name HSBC Bank plc Web address <a href="http://www.hsbc.com">http://www.hsbc.com</a> Current Ratings (S&P/Fitch) A-1 & A+ / F1+ & AA-

## Residential Mortgage Securities 23 plc (RMS23) Investor Report

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%	0.052500%	1.052500%	Act/365
B	XS0398242056	March 2041	£105,800,000	£19,306,697	£100,000	3 MTH LIBOR	1.50%	0.052500%	1.552500%	Act/365
C	XS0398242304	March 2041	£9,700,000	£9,700,000	£100,000	3 MTH LIBOR	2.00%	0.052500%	2.052500%	Act/365

Tranche	ISIN No.	Original WAL*	Original Credit Enhancement	Current Credit Enhancement	Ratings		Fitch		Rating Watch	
					S&P Original	S&P Current	Original	Current	S&P	Fitch
A	XS0398239771	1.97	45.01%	0.00%	AAA	n/a	AAA	n/a	n/a	n/a
B	XS0398242056	7.04	5.01%	0.78%	NR	NR	NR	NR	n/a	n/a

\* WAL: Assumes 10% CPR year 1, 25% CPR thereafter.