

Residential Mortgage Securities 23 plc (RMS23) Investor Report

Report 49

Interest Payment Date 16-Jun-2021
Interest Payment Period from 16-Mar-2021 **to** 16-Jun-2021
Determination Date 11-Jun-2021
Record Date 31-May-2021
No. days in Period 92

Note Classes	Balance @ 16-Mar-21	Interest Paid in period	Interest Shortfall	Cumulative Interest Shortfall	Note Redemptions in period	Balance @ 16-Jun-21
A Note	£0	£0	£0	£0	£0	£0
A Note Pool Factor	-					-
B Note principal	£83,598,057	£332,508	£0	£0	£3,450,865	£80,147,192
B Note Pool Factor	0.790152					0.757535

Principal Deficiency Ledger (PDL)	Balance b/f 16-Mar-21	Principal losses	Excess Spread Applied	Reserve Fund Applied	Balance c/f 16-Jun-21
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-Mar-21	Charged in period	Paid in period	Balance @ 16-Jun-21
B Note Interest	£0	£332,508	(£332,508)	£0

C Notes	Face Value	Balance @ 16-Mar-21	Charged in period	Top ups due to Tap	Paid in period	Balance @ 16-Jun-21
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-Mar-21	Top ups due to prefunding	Top ups in quarter	Paid / Released in quarter	Balance 16-Jun-21
Reserve fund Required Amount	£644,335	£0	£0	£4,428	£648,762
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		Mnth in Arrears	No. of Loans	% of Total	Balance	% of Total
Sum of Current Principal Balance in arrears	£12,984,584	Current	705	86.93%	£83,252,664	86.51%
Average Loan Balance	£122,496	>= 1 <= 2	17	2.10%	£1,939,828	2.02%
Weighted Average LTV	78.00%	> 2 <= 3	10	1.23%	£1,184,214	1.23%
Largest Loan Balance	£1,001,035	> 3 <= 4	17	2.10%	£2,147,897	2.23%
Weighted Average Years to Maturity	8.93	> 4 <= 5	10	1.23%	£1,272,869	1.32%
		> 5 <= 6	4	0.49%	£442,606	0.46%
		> 6 <= 7	2	0.25%	£161,971	0.17%
		> 7 <= 8	7	0.86%	£659,971	0.69%
		> 8 <= 9	4	0.49%	£543,119	0.56%
		> 9	35	4.32%	£4,632,108	4.81%
		Total	811	100.00%	£96,237,248	100.00%

Pool Performance	This Period	Last Period	Since Issue
Excess Spread after Principal Losses (£)	£381,082	£202,624	n/a
Excess Spread after Principal Losses (Annualised %)	1.8489%	0.9496%	n/a
Annualised Foreclosure Frequency by % of original pool size	0.0000%	0.0000%	1.4877%
Cumulative Foreclosure Frequency by % of original pool size	n/a	n/a	17.2329%
Gross Losses (Principal + Interest + Arrears + Fees + Mercs)	£0	£0	£14,709,578
Gross Losses (% of original deal)	0.0000%	0.0000%	5.5551%
Weighted Average Loss Severity	0.0000%	0.0000%	32.3723%

Pool Performance	Balance @ No. of Loans	28-Feb-21 Value	This Period No. of Loans	This Period Value	Balance @ No. of Loans	31-May-21 Value
<u>Repossessions</u>						
Properties in Possession	2	£202,572	0	£0	1	£117,625
<u>Sold Repossessions</u>						
Total Sold Repossessions	295	£45,429,803	1	£84,000	296	£45,513,803
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	@	28-Feb-21	831	£99,491,042	325	£51,387,064	
Tap principal balance				£0	1,616	£213,404,897	
Unscheduled Prepayments			(20)	(£3,046,938)	(1,130)	(£142,062,174)	
Scheduled Repayments				(£206,856)		(£26,492,539)	
Closing mortgage principal balance *	@	31-May-21	811	£96,237,248	811	£96,237,248	
Annualised CPR				11.6%		6.2%	

Pool Information	No. of Loans	Value	Avg Balance
<u>COVID-19 Payment Holidays</u>			
<u>Month</u>			
Month 1	26	£3,964,048	152,463
Month 2	33	£4,795,932	145,331
Month 3	28	£3,807,376	135,978

* 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%	148	£7,971,697	8.28%
>50% to <=60%	65	£6,982,096	7.26%
>60% to <=70%	61	£7,537,514	7.83%
>70% to <=75%	40	£5,669,300	5.89%
>75% to <=80%	43	£5,067,815	5.27%
>80% to <=85%	70	£9,932,235	10.32%
>85% to <=90%	267	£35,040,021	36.41%
>90% to <=95%	115	£17,827,363	18.52%
>95%	2	£209,207	0.22%
	811	£96,237,248	100.00%

**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	173	£9,161,793	9.52%
Interest Only	618	£84,640,617	87.95%
Part and Part	20	£2,434,838	2.53%
	811	£96,237,248	100.00%

Distribution of Loans by Loan Purpose

Loan Purpose	Number	Value	Value %
Purchase	447	£54,096,636	56.21%
Remortgage	364	£42,140,612	43.79%
	811	£96,237,248	100.00%

Distribution of Loans by Region

Region Description	Number	Value	Value %
East Anglia	27	£3,022,173	3.14%
East Midlands	62	£6,565,573	6.82%
London	38	£8,267,540	8.59%
North	68	£5,969,666	6.20%
North West	165	£16,030,788	16.66%
Scotland	7	£873,948	0.91%
South East	147	£24,335,102	25.29%
South West	41	£6,002,143	6.24%
Wales	49	£4,407,238	4.58%
West Midlands	86	£8,811,200	9.16%
Yorkshire & Humberside	121	£11,951,876	12.42%
	811	£96,237,248	100.00%

Distribution of Loans by Property Type

Property Type	Number	Value	Value %
BuyToLet	309	£37,073,247	38.52%
Residential	502	£59,164,001	61.48%
	811	£96,237,248	100.00%

Current Interest Rate

Current Interest Rate	Number	Value	Value %
<=4.50%	667	£82,951,723	86.20%
>4.50% to <=5.00%	53	£3,538,827	3.68%
>5.00% to <=5.50%	65	£6,644,441	6.90%
>5.50% to <=6.00%	24	£2,845,467	2.96%
>6.00% to <=6.50%	2	£256,790	0.27%
>6.50% to <=7.00%	0	£0	0.00%
>7.00% to <=7.25%	0	£0	0.00%
	811	£96,237,248	100.00%

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	£103,972,959	£98,137,784

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Priority of Payments	Principal Collections	3,253,793.72
	Principal Deficiency Ledger credits from Available Revenue	-
	Contingency Reserve Release	-
	Reserve Fund Excess Amount	(4,427.73)
	Revenue to pay principal	201,498.91
	Shortfall in Revenue to pay Note Interest	-
	Total Available Principal Funds	<u><u>3,450,864.90</u></u>
1	A Note Principal	-
2	B Note Principal	3,450,864.90
3	C Note Principal	-
4	Surplus to Issuer	-
		<u><u>0.00</u></u>

Priority of Payments	GIC Interest	3,196.37
	Authorised Investments	-
	Mortgage Early Redemption Receipts	-
	Interest & Fees	815,738.67
	Reserve Fund	648,762.36
	Total Available Revenue Funds	<u><u>1,467,697.40</u></u>
1	Trustee Fees	-
2	3rd Party Expenses	6,397.13
3	Mortgage Admin Fees	77,498.02
3	Special Servicer Fees	6,269.85
3	Cash Bond Administration Fees	4,179.90
3	Standby Servicer Fees	-
3	Standby Cash Bond Fees	9,000.00
3	Paying Agent Fees	2,000.00
3	Corporate Servicer Provider	-
3	Liquidity Facility Provider	-
4	A Note Interest - £	-
5	A Note Principal Deficiency ledger	-
6	B Note Accrued Interest	332,508.24
7	Reserve Ledger required amount	648,762.36
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	379,956.91
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>

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Issuer 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 https://www.kensingtonmbs.com	Listing Stock Exchange Dublin Address 28 Anglesea Street, Dublin 2 Web address http://www.ise.ie
Lead Manager Counsel Name Weil, Gotshal & Manges Web address http://www.weil.com	Lead Manager(s) Name Kensington Mortgage Company
Standby Servicer Name Western Mortgage Services Ltd Web address http://www.wmsl.co.uk/ Current Ratings (S&P/Fitch) n/a Ratings Trigger (S&P/Fitch) n/a	Issuer Counsel Name Linklaters Web address http://www.linklaters.com
Trustee Name Apex Group Web address https://www.apexfundservices.com	Special Servicer Name Kensington Mortgages Limited Web address www.kmc.co.uk
Account Bank / GIC Provider Name HSBC Bank Plc Web address www.hsbc.co.uk 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+	Primary Servicer Name Computershare Investor Services PLC Web address http://www.computershare.com
Collection Account Provider Name Barclays Bank Plc Web address www.barclays.co.uk Current Ratings (S&P/Fitch) A-1 & A+ / F1 & A+ Ratings Trigger (S&P/Fitch) A-2 & BBB or BBB+ / F2 & BBB+	Cash Bond Administrator Name Kensington Mortgage Company Web address www.kmc.co.uk Contact CBAQueries@kensingtonmortgages.co.uk
	Paying Agent / Common Depositary Name HSBC Bank plc Web address http://www.hsbc.com Current Ratings (S&P/Fitch) A-1 & A+ / F1+ & AA-

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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%	0.078000%	1.078000%	Act/365
B	XS0398242056	March 2041	£105,800,000	£25,652,808	£100,000	3 MTH LIBOR	1.50%	0.078000%	1.578000%	Act/365
C	XS0398242304	March 2041	£9,700,000	£9,700,000	£100,000	3 MTH LIBOR	2.00%	0.078000%	2.078000%	Act/365

Tranche	ISIN No.	Original WAL*	Original Credit Enhancement	Current Credit Enhancement	Ratings		Fitch		Rating Watch	
					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%	0.81%	NR	NR	NR	NR	n/a	n/a

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