

Issue Date	15 August 2018
Issuer	Towd Point Mortgage Funding 2018 - Auburn 12 PLC
Stock Exchange Listing	Irish Stock Exchange
Reporting Date (Collateral)	30 April 2020
Collection Period	1 Apr 2020 - 30 Apr 2020
Most Recent Note Interest Accrual Start Date	20 February 2020
Most Recent Note Interest Accrual End Date	20 May 2020
Number of Days in the Interest Period	90
Most Recent Interest Payment Date	20 May 2020
Next Note Interest Accrual Start Date	20 May 2020
Next Note Interest Accrual End Date	20 August 2020
Next Number of Days in the Interest Period	92
Next Interest Payment Date	20 August 2020
Next Record Date	05 August 2020

**Contact Details**

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The prospectus, transaction documents, loan level data, investor report and cashflow model may be obtained at [www.chlmortgages.co.uk](http://www.chlmortgages.co.uk) or [www.euroqbs.com](http://www.euroqbs.com)

**Bloomberg Ticker**

TPMF 2018-A12X

**A12 - Post-Closing Date Disclosure**

Capital Home Loans Limited ("CHL"), in its capacity as originator, has undertaken to the Issuer and the Trustee, on behalf of the Noteholders, that it will retain, on an ongoing basis, a material net economic interest of at least 5% in the securitisation in accordance with each of Article 405 of Regulation (EU) No. 575/2013 of the European Parliament and of the Council of 26th June 2013 on prudential requirements for credit institutions and investment firms (the "Capital Requirements Regulation" or the "CRR") and Article 51 of Regulation (EU) No 231/2013 of the European Parliament and of the Council of 19 December 2012 (the "Alternative Investment Fund Managers Regulation" or the "AIFMR") and Article 254(2) of the Commission Delegated Regulation (EU) 2015/35 of 10 October 2014 supplementing Directive 2009/138/EC of the European Parliament and of the Council on the taking-up and pursuit of the business of Insurance and Reinsurance (Solvency II) (the "Solvency II Delegated Act") (which, in each case, does not take into account any corresponding national measures) (the "Retention Requirement"), to the extent the regulations above continue to apply. In order to satisfy the Retention Requirement, CHL hold a 5% interest in each Class of Notes being, in this case 5% of the principal amount outstanding of each of the Class A, Class B, Class C, Class D, Class E, and Class F Notes. Any change to the manner in which such interest is held will be notified to investors.

**Covid-19 Information**

**General Information**

Following the guidance from the FCA and UK Government published in March 2020, Lenders (and Mortgage Servicers as applicable) are required to offer up to a 3 Month Payment Holiday to those customers that self-certify that they or to the extent the customer is a BTL landlord, their tenant, have been negatively impacted by the COVID-19 pandemic.

CHL's approach is to actively support those customers that have been adversely affected by Covid-19, and have a technology solution to support and manage the application of these requests.

Further details can be found at CHL's website: <https://www.chlmortgages.co.uk/category/news>

**Payment Holiday Information**

Whether a loan is currently up to date or in arrears, CHL will ensure that all approved Payment Holiday cases (where the borrower has completed a declaration and request form) will not result in a change of its arrears profile. The loans will have a frozen arrears position for the term of the payment holiday. In all payment holiday cases, the borrowers credit reference agency records will not be adversely affected by the payment holiday.

The table below shows the current volume of borrowers that have had an approved Payment Holiday request processed by CHL.

In addition, loan level information on the portfolio will also be made available at [www.euroabs.com](http://www.euroabs.com) from the 30 April 2020 portfolio cut-off date.

Payment Holiday Status		as at close of business:			30 April 2020
Type	Aggregate Current Balance	% of Total	Number of Accounts	% of Total	
Payment Holiday Approved	£44,982,005.89	14.24%	304	11.92%	
No Payment Holiday	£270,836,159.51	85.76%	2,246	88.08%	
Total	£315,818,165.40	100.00%	2,550	100.00%	

Collection Period End Date: 30 April 2020

**Transaction Parties, Ratings & Triggers**

		Current Moody's/S&P/DBRS/Kroll Short Term Rating	Current Moody's/S&P/DBRS/Kroll Long Term Rating	Applicable Trigger (loss of)	Consequences
Issuer	Towd Point Mortgage Funding 2018 - Auburn 12 plc				
Holdings	Towd Point Mortgage Funding 2018 - Auburn 12 Holdings Limited				
Originator	Capital Home Loans Limited				
Seller	Capital Home Loans Limited				
Servicer	Capital Home Loans Limited				
Back-up Servicer	Homeloan Management Limited				
Cash Manager	Capital Home Loans Limited				
Back-up Cash Manager	Elavon Financial Services D.A.C UK Branch				
Trustee	U.S Bank Trustees Limited				
Principal Paying Agent	Elavon Financial Services D.A.C UK Branch				
Agent Bank	Elavon Financial Services D.A.C UK Branch				
Registrar	Elavon Financial Services D.A.C UK Branch				
Corporate Services Provider	Wilmington Trust SP Services (London) Limited				
Back-up Servicer Facilitator	Wilmington Trust SP Services (London) Limited				
Share Trustee	Wilmington Trust SP Services (London) Limited				
Collection Account Bank	Barclays Bank PLC	P-1 A-1 NR NR	A1 (Stable) A (Negative) NR NR	-/Baa3 (Moody's) -/BBB+ (S&P) -/BBB(low) (DBRS) -/- (Kroll)	Appoint a replacement Collection Account Bank; or (b) obtain a guarantee of the Collection Account Bank's obligations, in each case within a period not exceeding 30 calendar days from the date on which such downgrade occurred.
Issuer Account Bank	HSBC Bank plc	P-1 A-1 NR NR	Aa3 (Negative) A+ (Stable) NR NR	-/A1 (Moody's) - /A+ (S&P) -/A(High)(DBRS) -/- Kroll	Transfer the account to a successor institution within a period not exceeding 60 calendar days (but not less than 45 calendar days) from the first day on which such downgrade occurred.
Liquidity Facility Provider	Salisbury Recievables Company LLC (un-committed) and Barclays Bank (committed)	P-1 A-1 NR NR	A1 (Stable) A (Negative) NR NR	-/A3 (Moody's) A-1 /A (S&P) -/A(DBRS) -/- Kroll	Within 30 calendar days of such downgrade either make a Liquidity Standby Drawing (to be deposited into the Deposit Account) or find a replacement liquidity facility provider on a committed basis substantially on the same terms as the existing Liquidity Facility Agreement.

**Available Funds of the Issuer at Most Recent Interest Payment Date - 20 May 2020**

Available Revenue Receipts	<b>£1,826,283.80</b>	Available Principal Receipts	<b>£7,686,886.16</b>
(a) Revenue Receipts on the Mortgage Loans received during the three immediately preceding Collection Periods or, if any of the immediately preceding three Collection Periods is a Determination Period, Calculated Revenue Receipts (excluding in each case an amount to be applied as Available Principal Receipts in accordance with Condition 8.14(c)(i) on the relevant Interest Payment Date);	£1,821,257.16	(a) Principal Receipts on the Mortgage Loans received during the three immediately preceding Collection Periods;	£7,660,186.92
(b) interest payable to the Issuer on the Deposit Account (including in respect of any Liquidity Standby Drawings credited to the Deposit Account) and income from any Authorised Investments received during the three immediately preceding Collection Periods;	£11,726.92	(b) amounts (if any) to be credited to the Principal Deficiency Ledger pursuant to items (6) and/or (9) and/or (11) and/or (13) and/or (15) and/or (17) of the Pre-Enforcement Revenue Priority of Payments on such Interest Payment Date; and	£26,699.24
(c) (A) prior to the LF Cancellation Date, any Liquidity Drawing (where for the avoidance of doubt, "Liquidity Drawing" does not include any Liquidity Standby Drawing) and (B) on and from the FORD, the Liquidity Reserve Fund Actual Amount, but only to the extent necessary (after applying all other Available Revenue Receipts and any Principal Addition Amounts to do so (assuming for the purpose of this paragraph (c) that this paragraph (c) had not applied)) to make payments in the Pre-Enforcement Revenue Priority of Payments to the extent there is a shortfall to meet items (1) to (5), disregarding item (1(x)) (other than fees and expenses of Liquidity Facility Providers), of the Pre-Enforcement Revenue Priority of Payments. If the LF Cancellation Date has not yet occurred (but the FORD has occurred and the Notes have not been redeemed in full) the Liquidity Reserve Fund Actual Amount will be applied first before any Liquidity Drawing is made;	£0.00	(c) any amount to be applied as Available Principal Receipts in accordance with Condition 8.14(c)(i);	£0.00
(d) Principal Addition Amounts to be applied as Available Revenue Receipts (prior to the application of Liquidity Drawings and the Liquidity Reserve Fund Actual Amount in accordance with paragraph (c) above and amounts standing to the credit of the Excess Cashflow Reserve Fund in accordance with paragraph (e) below) pay any PAA Deficit;	£0.00		
(e) amounts standing to the credit of the Excess Cashflow Reserve Fund up to (and including) the earlier of the Final Rated Notes Redemption Date and the Final Maturity Date, but only to the extent necessary (after applying all other Available Revenue Receipts and any Principal Addition Amounts to do so (assuming for the purpose of this paragraph (e) that this paragraph (e) had not applied)) to pay items (8), (10), (12) and (14) of the Pre-Enforcement Revenue Priority of Payments;	£0.00		
(f) any amounts standing to the credit of the SDC Ledger;	£0.00		
(g) any amount applied as Available Revenue Receipts in accordance with Condition 8.14(c)(ii); and	£0.00		
other net income of the Issuer received during the three immediately preceding Collection Periods (other than any Principal Receipts),	£12,961.78		
<b>Less</b> (j) Permitted Withdrawals;	<b>£19,662.06</b>	<b>Less</b> (d) the amount of Principal Receipts used during the three immediately preceding Collection Periods to purchase any Flexible Drawings;	<b>£0.00</b>



**Waterfall of Most Recent Interest Payment Date - 20 May 2020**

Principal Waterfall Summary

1. any Principal Addition Amounts to be applied to meet any PAA Deficit;	£0.00	8. to pay sequentially in the following order of priority: (i) to pay pro rata and pari passu any Net WAC Additional Amounts due and payable on the Class B Notes;	£0.00
2. on and from the FORD up to and including the LF Cancellation Date, to credit the Liquidity Reserve Fund Ledger by an amount which, when aggregated with all other amounts credited to the Liquidity Reserve Fund Ledger pursuant to item (16) of the Pre-Enforcement Revenue Priority of Payments or this item (2) (but disregarding any debit entries made to Liquidity Reserve Fund Ledger on this and any previous Interest Payment Date), is equal to the Liquidity Reserve Target;	£0.00	(ii) to pay pro rata and pari passu any Net WAC Additional Amounts due and payable on the Class C Notes;	£0.00
3. in or towards payment pro rata and pari passu of principal due and payable on the Class A Notes until the Class A Notes have been reduced to zero;	£7,686,886.16	(iii) to pay pro rata and pari passu any Net WAC Additional Amounts due and payable on the Class D Notes	£0.00
4. in or towards payment pro rata and pari passu of principal due and payable on the Class B Notes until the Class B Notes have been reduced to zero;	£0.00	(iv) to pay pro rata and pari passu any Net WAC Additional Amounts due and payable on the Class E Notes;	£0.00
5. in or towards payment pro rata and pari passu of principal due and payable on the Class C Notes until the Class C Notes have been reduced to zero;	£0.00	9. in or towards payment pro rata and pari passu of principal due and payable on the Class F Notes until the Class F Notes have been reduced to zero;	£0.00
6. in or towards payment pro rata and pari passu of principal due and payable on the Class D Notes until the Class D Notes have been reduced to zero;	£0.00	10. in or towards payment of principal due and payable in respect of the Subordinated Loan until the Subordinated Loan is repaid in full; and	£0.00
7. in or towards payment pro rata and pari passu of principal due and payable on the Class E Notes until the Class E Notes have been reduced to zero;	£0.00	11. in or towards payment pro rata and pari passu of the DC1 Payment on the Class DC1 Certificates (which shall be zero in circumstances where the Issuer has insufficient proceeds available to meet its obligations (1) to (10) above).	£0.00
		<b>Total</b>	<b>£7,686,886.16</b>

Notes - Closing Date 15 August 2018

Class	ISIN (Reg S / 144a)	Original Balance	Outstanding Principal Brought Forward	Repayment	Repayment per note	Outstanding Principal Carried Forward	Reference Rate	Margin	Step-Up Margin	Latest IPD 20-May-20			Next IPD 20-Aug-20					
										Coupon Reference Rate	Coupon Note Rate	Interest Paid* on IPD	Interest Payment per note**	Coupon Reference Rate	Coupon Note Rate	Next Interest Due*	Next Interest Payment per note**	Net WAC Deferred Amounts
A	XS1862463574 / XS1862467997	£319,754,000.00	£258,308,676.28	£7,686,886.16	£24.04	£250,621,790.12	3 Month GBP LIBOR	0.800%	1.350%	0.75100%	1.55100%	£988,039.84	£3.09	0.25613%	1.05613%	£668,285.86	£2.09	£0.00
B	XS1862463731 / XS1862468292	£25,395,000.00	£25,395,000.00	£0.00	£0.00	£25,395,000.00	3 Month GBP LIBOR	0.950%	1.425%	0.75100%	1.70100%	£106,405.05	£4.19	0.25613%	1.20613%	£77,200.80	£3.04	£0.00
C	XS1862463905 / XS1862468375	£10,773,000.00	£10,773,000.00	£0.00	£0.00	£10,773,000.00	3 Month GBP LIBOR	1.300%	1.950%	0.75100%	2.05100%	£54,511.38	£5.06	0.25613%	1.55613%	£42,230.16	£3.92	£0.00
D	XS1862464119 / XS1862468458	£9,619,000.00	£9,619,000.00	£0.00	£0.00	£9,619,000.00	3 Month GBP LIBOR	1.600%	2.400%	0.75100%	2.35100%	£55,790.20	£5.80	0.25613%	1.85613%	£45,016.92	£4.68	£0.00
E	XS1862465272 / XS1862468532	£9,234,000.00	£9,234,000.00	£0.00	£0.00	£9,234,000.00	3 Month GBP LIBOR	2.500%	3.750%	0.75100%	3.25100%	£74,056.68	£8.02	0.25613%	2.75613%	£64,176.30	£6.95	£0.00
F	XS1862465439 / XS1862468888	£10,008,000.00	£10,008,000.00	£0.00	£0.00	£10,008,000.00	3 Month GBP LIBOR	N/A	N/A	N/A	N/A	£0.00	N/A	N/A	N/A	£0.00	N/A	£0.00
SDC	XS186250940	£0.00	£0.00	£0.00	£0.00	£0.00	N/A	N/A	N/A	N/A	N/A	£0.00	N/A	N/A	N/A	£0.00	N/A	£0.00
DC1	XS186251008	£0.00	£0.00	£0.00	£0.00	£0.00	N/A	N/A	N/A	N/A	N/A	£0.00	N/A	N/A	N/A	£0.00	N/A	£0.00
DC2	XS186251237	£0.00	£0.00	£0.00	£0.00	£0.00	N/A	N/A	N/A	N/A	N/A	£0.00	N/A	N/A	N/A	£0.00	N/A	£0.00
		£384,783,000.00	£323,337,676.28	£7,686,886.16		£315,650,790.12						£1,278,803.17				£896,910.04		£0.00

\*Excludes any deferred Net WAC amounts  
\*\*Note denomination is £1,000 per note.

Net WAC Calculations - 20 May 2020

Note Class	Gross Coupon %	Net WAC %	Net WAC Applicable (Y/N)	Interest Payable (before application of Net WAC)	Interest Payable (after application of Net WAC)	Net WAC Additional Amount	*** Deferred Net WAC Additional Amount b/f from Previous Period	Total Amount Due	Interest Paid (other than Net WAC Additional Amount)	Net WAC Additional Amount Paid	Total Amount Paid	Deferred Net WAC Additional Amounts e/f to Next Period
B	1.70100%	2.08393%	N	£106,405.05	£106,405.05	£0.00	£0.00	£106,405.05	£106,405.05	£0.00	£106,405.05	£0.00
C	2.05100%	2.08393%	N	£54,511.38	£54,511.38	£0.00	£0.00	£54,511.38	£54,511.38	£0.00	£54,511.38	£0.00
D	2.35100%	2.08393%	Y	£55,790.20	£49,441.66	£6,348.54	£0.00	£55,790.20	£49,441.66	£6,348.54	£55,790.20	£0.00
E	3.25100%	2.08393%	Y	£74,056.68	£47,462.76	£26,593.92	£0.00	£74,056.68	£47,462.76	£26,593.92	£74,056.68	£0.00
				£290,763.31	£257,820.85	£32,942.46	£0.00	£290,763.31	£257,820.85	£32,942.46	£290,763.31	£0.00

\*\*\*Includes accrued additional interest

Notes - Ratings & Legal Maturities

Class	S&P/Moody's/ DBRS/Kroll - Ratings at Closing	S&P/Moody's/DBRS/Kroll Ratings at End of Period	Legal Maturities	Currency	Pool Factor Brought Forward	Pool Factor Carried Forward	Issue Price
A	AAA /Aaa /AAA /AAA	AAA /Aaa /AAA /AAA	Feb 2045	GBP	0.807836	0.783796	99.36%
B	AA /Aa3 /AA(low) /AA+	AA+ /Aa3 /AA(low) /AA+	Feb 2045	GBP	1.000000	1.000000	97.86%
C	A+ /A2 /A(low) /A+	AA /A2 /A /A+	Feb 2045	GBP	1.000000	1.000000	97.45%
D	A /Baas /BBB /BBB+	A+ /Baas /BBB /BBB+	Feb 2045	GBP	1.000000	1.000000	97.06%
E	BB /B2 /BB(low) /BB	BB /B2 /BB(low) /BB	Feb 2045	GBP	1.000000	1.000000	98.94%
F	Not rated	Not rated	Feb 2045	GBP	1.000000	1.000000	100.00%
SDC	Not rated	Not rated	Feb 2045	GBP	1.000000	1.000000	N/A
DC1	Not rated	Not rated	Feb 2045	GBP	1.000000	1.000000	N/A
DC2	Not rated	Not rated	Feb 2045	GBP	1.000000	1.000000	N/A

Liquidity Facility

Liquidity Reserve Target	Required Amount	Drawn Amount	Undrawn Amount
At Transaction Close	£5,435,818.00	£0.00	£5,435,818.00
At Latest IPD	£4,391,247.50	£0.00	£4,391,247.50
At Next IPD	£4,260,570.43	£0.00	£4,260,570.43

Required Amount = 1.70 per cent. of the aggregate Principal Amount Outstanding of the Class A Notes

Issuer's Ledgers	Revenue	Principal	Liquidity Reserve	Liquidity Standby	Excess Cashflow Reserve	Interim SDC	SDC	Issuer Profit	Principal Deficiency
At Transaction Close									
Required Amount (At Last IPD)									
Brought forward 20 February 2020	£0.00	£0.00	£0.00	£0.00	£1,115,412.37	£0.00	£44,955.73	£21,750.00	£0.00
Debits	£1,826,283.80	£7,686,886.16	£0.00	£0.00	£0.00	£16,607.43	£0.00	£0.00	£26,699.24
Credits	£1,826,283.80	£7,686,886.16	£0.00	£0.00	£277,722.38	£16,607.43	£16,607.43	£250.00	£26,699.24
Carried forward 20 May 2020	£0.00	£0.00	£0.00	£0.00	£1,393,134.75	£0.00	£61,563.16	£22,000.00	£0.00

Principal Deficiency Ledgers Split:

	Brought forward	Debit	Credit	Carried forward
Class A Principal Deficiency Sub-Ledger	£0.00	£0.00	£0.00	£0.00
Class B Principal Deficiency Sub-Ledger	£0.00	£0.00	£0.00	£0.00
Class C Principal Deficiency Sub-Ledger	£0.00	£0.00	£0.00	£0.00
Class D Principal Deficiency Sub-Ledger	£0.00	£0.00	£0.00	£0.00
Class E Principal Deficiency Sub-Ledger	£0.00	£0.00	£0.00	£0.00
Class F Principal Deficiency Sub-Ledger	£0.00	£26,699.24	£26,699.24	£0.00
	£0.00	£26,699.24	£26,699.24	£0.00

Collection Period Start Date 01 April 2020  
 Collection Period End Date 30 April 2020

**Key Mortgage Pool Summary**

Current Balance at Closing Date	£384,418,368.74
Current Balance at the Start of Collection Period	£318,077,092.78
Current Balance at End of Collection Period	£315,818,127.90
Number of Primary Mortgage Accounts at Closing Date	2,857
Number of Primary Mortgage Accounts at the Start of Collection Period	2,362
Number of Primary Mortgage Accounts at End of Collection Period	2,354
Average Loan Size at Closing Date	£134,553.16
Average Loan Size at End of Collection Period	£134,162.33
Number of Borrowers at Closing Date	2,527
Number of Borrowers at the Start of Collection Period	2,099
Number of Borrowers at End of Collection Period	2,091
Weighted Average Indexed LTV	55.31%
Interest Collection Received in Period	£574,088.47
Scheduled Repayments Received in Period *	£153,515.43
Unscheduled Repayments Received in Period	£2,142,969.43

Constant Prepayment Rates & Total Repayment Rates

	Period Rate	Period Rate Annualised
Current Monthly CPR Rate	0.67%	7.75%
Current Quarterly CPR Rate	1.69%	6.59%
Current Monthly CPR Net of Repurchased Loans	0.67%	7.75%
Current Quarterly CPR Net of Repurchased Loans	1.69%	6.59%
Total Monthly Repayment Rate (TRR)	0.72%	8.31%
Total Quarterly Repayment Rate (TRR)	2.37%	9.15%

\* Includes loan balances due to be redeemed at their scheduled maturity date.



**Portfolio Performance**

Collection Period End: 30 April 2020

<b>Power of Sale Receiver of Rent and Possession Properties</b>	Total Balance £	Number of Accounts
Balance at the Start of the Period	945,833.78	5
New additions in the Period	112,389.27	1
Other movements in the Period	3,297.04	
Sold in the Period	0.00	0
Released back to Customer in Period	0.00	0
Balance at the End of the Period	1,061,520.09	6

<b>Sold Properties</b>	Total Balance £	Number of Accounts
Balance at the Start of the Period	1,943,240.69	16
Properties Sold in Period	0.00	0
Balance at the End of the Period	1,943,240.69	16

<b>Recoveries from Sold Properties</b>	Total Balance £	Number of Accounts
Recoveries from the Sales Proceeds at the Start of the Period	1,470,399.45	16
Recoveries from the Sales Proceeds in Period	0.00	0
Post Sale Further Recoveries	5,416.43	
Recoveries from the Sales Proceeds at the End of the Period	1,475,815.88	16
	% of Total	
Recovery in Period as Percentage of Current Balance at Sale	0.00%	
Cumulative Recovery as Percentage of Current Balance at Sale	75.95%	

**Portfolio Performance**

Collection Period End: 30 April 2020

<b>Losses from Sold Properties</b>	Total Balance £	Number of Accounts
Incurred Losses as Shortfall from Sales Proceeds at the Start of the Period	499,953.76	13
Incurred Losses as Shortfall from Sales Proceeds in Period	0.00	0
Incurred Further Losses as Shortfall post Sales Proceeds in Period	0.00	
Incurred Losses as Shortfall from Sales Proceeds at the End of the Period	499,953.76	13
	% of Total	
Average Loss Severity in the Period	0.00%	
Weighted Average Loss Severity	25.73%	

<b>Flexi Drawdown *</b>	Total Balance £	Number of Accounts
Cumulative Redraw at the Start of the Period	5,000.00	1
Redraw in the Period	0.00	0
Cumulative Redraw at the End of the Period	5,000.00	1

\* Excludes redraw amounts where loan repurchased by the seller.

<b>Originator Buy Back</b>	Total Balance £	Number of Accounts
Cumulative Originator Buy Back at the Start of the Period	0.00	0
Originator Buy Back in the Period	0.00	0
Cumulative Originator Buy Back at the End of the Period	0.00	0

**Pool Table**

Collection Period End: 30 April 2020

**Current Balances**

Range (£000s)	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
< 50	£8,545,582.49	2.71%	315	13.38%
50 - < 100	£51,778,038.88	16.39%	670	28.47%
100 - < 150	£79,586,221.20	25.21%	657	27.91%
150 - < 200	£57,678,005.61	18.26%	336	14.27%
200 - < 300	£57,993,698.65	18.36%	244	10.37%
300 - < 400	£26,657,121.41	8.44%	78	3.31%
400 - < 500	£10,515,883.43	3.33%	24	1.02%
≥ 500	£23,063,576.23	7.30%	30	1.27%
Total	£315,818,127.90	100.00%	2,354	100.00%

Maximum: £1,886,436.29  
 Minimum: £170.19  
 Average: £134,162.33

**Pool Table**

Collection Period End: 30 April 2020

**Indexed LTVs \***

Range (%)	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
0 - < 10	£1,831,527.79	0.58%	116	4.93%
10 - < 20	£5,008,196.78	1.59%	106	4.50%
20 - < 30	£11,746,780.05	3.72%	146	6.20%
30 - < 40	£17,476,399.48	5.53%	144	6.12%
40 - < 50	£57,680,178.53	18.26%	315	13.38%
50 - < 60	£98,020,757.60	31.03%	545	23.15%
60 - < 70	£79,642,359.01	25.22%	609	25.88%
70 - < 80	£43,636,507.94	13.82%	364	15.46%
80 - < 90	£775,420.72	0.25%	9	0.38%
90 - < 100	£0.00	0.00%	0	0.00%
≥ 100	£0.00	0.00%	0	0.00%
Total	£315,818,127.90	100.00%	2,354	100.00%

Maximum: 83.58%  
 Minimum: 0.09%  
 Weighted Ave: 55.31%

\*Indexed by Nationwide House Price Index, "Regional Quarterly Indices (Post '73)"

**Pool Table**

Collection Period End: 30 April 2020

**Arrears**

Months	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
0	£303,911,651.20	96.24%	2,290	97.30%
> 0 and < 1	£2,914,820.19	0.92%	16	0.68%
1	£2,909,657.13	0.92%	19	0.81%
> 1 and < 2	£1,549,618.72	0.49%	7	0.30%
2	£1,046,426.87	0.33%	6	0.25%
> 2 and < 3	£214,332.14	0.07%	2	0.08%
3	£535,195.20	0.17%	2	0.08%
> 3 and < 6	£1,614,542.47	0.51%	4	0.17%
6	£0.00	0.00%	0	0.00%
> 6 and < 9	£321,647.98	0.10%	4	0.17%
9	£286,093.51	0.09%	1	0.04%
> 9 and < 12	£387,405.75	0.12%	2	0.08%
≥ 12	£126,736.74	0.04%	1	0.04%
Total	£315,818,127.90	100.00%	2,354	100.00%
New Default in Period (≥ 3)	£690,699.45	0.22%	3	0.13%
Cumulative Current Default (≥ 3)	£3,271,621.65	1.03%	14	0.58%

**Pool Table**

Collection Period End: 30 April 2020

**Geographical Breakdown**

Region	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
East Anglia	£8,615,371.30	2.73%	83	3.53%
East Midlands	£18,573,246.24	5.88%	186	7.90%
North East	£3,694,510.02	1.17%	51	2.17%
North West	£21,699,426.07	6.87%	250	10.62%
Northern Ireland	£0.00	0.00%	0	0.00%
Scotland	£0.00	0.00%	0	0.00%
Greater London	£109,298,187.68	34.62%	575	24.41%
South East	£80,924,063.61	25.62%	547	23.24%
South West	£31,058,423.52	9.83%	233	9.90%
Wales	£9,012,321.40	2.85%	80	3.40%
West Midlands	£17,398,972.63	5.51%	168	7.14%
Yorkshire & Humberside	£15,543,605.43	4.92%	181	7.69%
Total	£315,818,127.90	100.00%	2,354	100.00%

**Seasoning**

Range (Months)	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
< 84	£0.00	0.00%	0	0.00%
84 - < 108	£0.00	0.00%	0	0.00%
108 - < 132	£0.00	0.00%	0	0.00%
132 - < 156	£134,317,118.43	42.53%	846	35.94%
≥ 156	£181,501,009.47	57.47%	1,508	64.06%
Total	£315,818,127.90	100.00%	2,354	100.00%

Maximum: 305.46 Months  
 Minimum: 140.48 Months  
 Weighted Ave: 163.14 Months

**Pool Table**

Collection Period End: 30 April 2020

**Remaining Term**

Range (Years)	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
< 5	£100,555,675.69	31.84%	784	33.31%
5 - < 10	£122,794,768.76	38.89%	907	38.52%
10 - < 15	£91,598,625.91	29.00%	652	27.70%
15 - < 20	£668,793.60	0.21%	8	0.34%
20 - < 25	£200,263.94	0.06%	3	0.13%
≥ 25	£0.00	0.00%	0	0.00%
<b>Total</b>	<b>£315,818,127.90</b>	<b>100.00%</b>	<b>2,354</b>	<b>100.00%</b>

Maximum: 22.55 Years  
 Minimum: 0.01 Years  
 Weighted Ave: 7.00 Years

**Loan Purpose**

Purpose	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
*Purchase	£146,062,196.53	46.25%	1,222	51.91%
Remortgage	£169,755,931.37	53.75%	1,132	48.09%
<b>Total</b>	<b>£315,818,127.90</b>	<b>100.00%</b>	<b>2,354</b>	<b>100.00%</b>

\* Includes Equity Release

**Pool Table**

Collection Period End: 30 April 2020

**Repayment Method**

Method	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
Repayment	£16,730,022.43	5.30%	375	15.93%
Partial Interest Only	£2,151,707.21	0.68%	14	0.59%
Interest Only	£296,936,398.26	94.02%	1,965	83.48%
Total	£315,818,127.90	100.00%	2,354	100.00%

**Product type**

Type	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
Fixed	£0.00	0.00%	0	0.00%
SVR	£2,984,668.92	0.95%	66	2.80%
BBR	£312,833,458.98	99.05%	2,288	97.20%
Total	£315,818,127.90	100.00%	2,354	100.00%



**Pool Table**

Collection Period End: 30 April 2020

**Interest Rate (%)**

Rate (%)	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
0 - < 1	£7,688,510.28	2.43%	77	3.27%
1 - < 2	£304,545,679.94	96.43%	2,209	93.85%
2 - < 3	£599,268.76	0.19%	2	0.08%
3 - < 4	£0.00	0.00%	0	0.00%
4 - < 5	£2,713,594.65	0.86%	62	2.63%
5 - < 6	£271,074.27	0.09%	4	0.17%
6 - < 7	£0.00	0.00%	0	0.00%
≥ 7	£0.00	0.00%	0	0.00%
<b>Total</b>	<b>£315,818,127.90</b>	<b>100.00%</b>	<b>2,354</b>	<b>100.00%</b>

Maximum: 5.85%  
 Minimum: 0.59%  
 Weighted Ave: 1.67%

On Wednesday 11th and Thursday 19th March 2020 the Bank of England made changes to the Base Rate of Interest, decreasing the rate by 0.50% and 0.15% respectively. This means the Base Rate is now 0.10%. As a result, the interest rate that applies to our Standard Variable Rate (SVR), and our Tracker mortgages linked to the Bank of England Base Rate decreased by 0.65% in line with the Terms and Conditions of these accounts, effective 1st April 2020.

**Buy-to-Let / Owner Occupied**

Type	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
Buy-to-Let	£306,825,343.84	97.15%	2,249	95.54%
Owner Occupied	£8,992,784.06	2.85%	105	4.46%
<b>Total</b>	<b>£315,818,127.90</b>	<b>100.00%</b>	<b>2,354</b>	<b>100.00%</b>

**Self-Cert / Non Self-Cert**

Type	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
Self-Cert	£8,205,807.56	2.60%	63	2.68%
Non Self-Cert	£307,612,320.34	97.40%	2,291	97.32%
<b>Total</b>	<b>£315,818,127.90</b>	<b>100.00%</b>	<b>2,354</b>	<b>100.00%</b>



**Pool Table**

Collection Period End: 30 April 2020

**Flexible/ Non Flexible**

Type	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
Flexible	£50,680,675.63	16.05%	463	19.67%
Non Flexible	£265,137,452.27	83.95%	1,891	80.33%
Total	£315,818,127.90	100.00%	2,354	100.00%

**Employment Status**

Type	Aggregate Current Balance	% of Total	Number of Accounts	% of Total
Employed	£89,088,504.86	28.21%	740	31.44%
Self-employed	£177,941,573.58	56.34%	1,245	52.88%
Legal Entity	£48,788,049.46	15.45%	369	15.68%
Total	£315,818,127.90	100.00%	2,354	100.00%

**Glossary**

Arrears	<p>Arrears are calculated in accordance with standard market practice in the UK.</p> <p>A mortgage loan as at MIA Relevant Time is identified as being in arrears when,</p> <ul style="list-style-type: none"> <li>(a) the aggregate amounts which are due and payable by the relevant Mortgage Borrower under such Mortgage Loan but which remain unpaid, less</li> <li>(b) the aggregate amounts which the relevant Mortgage Borrower has pre-paid or overpaid with respect to the Mortgage Loan prior to MIA Relevant Time.</li> </ul> <p>"MIA" means a ratio calculated with respect to a Mortgage Loan as at the MIA Relevant Time representing:</p> <ul style="list-style-type: none"> <li>(a) the Arrears Amount as at the MIA Relevant Time, divided by</li> <li>(b) the current Mortgage Instalment.</li> </ul> <p>"MIA Relevant Time" means close of business on the last working day of a calendar month.</p>
<p>Unscheduled Repayments Received in Period</p>	<p>Unscheduled Repayments comprise payments from the Originator for the repurchase of loans from the portfolio, and capital prepayments and redemptions from the Borrowers other than those received at the expected term end date of the loan.</p>
<p>Monthly Constant Prepayment Rate (CPR)</p>	<p>Monthly CPR means the total unscheduled prepayments received during the period divided by the aggregate current balance of the loans comprised in the mortgage portfolio at the beginning of the period. Unscheduled prepayments comprise redemptions from the Borrowers other than those received at the expected term end date of the loan.</p>
<p>Monthly CPR Net of Repurchased Loans</p>	<p>Monthly CPR Net of Repurchased Loans means the total unscheduled prepayments plus the payments from the Originator for the repurchase of loans from the portfolio received during the period divided by the aggregate current balance of the loans comprised in the mortgage portfolio at the beginning of the period.</p>
<p>Total Redemption Rate (TRR)</p>	<p>Total Redemption Rate means the total scheduled repayments, unscheduled prepayments and the payments from the Originator for the repurchase of loans from the portfolio received during the period divided by the aggregate current balance of the loans comprised in the mortgage portfolio at the beginning of the period.</p>



**Glossary**

Current Balance	<p>"Current Balance" for each Mortgage Loan means, at any given date, the aggregate balance of the amounts charged to the Mortgage Borrower's account in respect of a Mortgage Loan as at such date (but avoiding double counting) including:</p> <ul style="list-style-type: none"> <li>(a) the original principal amount advanced to the relevant Mortgage Borrower and any further amount (including any Further Advance or Flexible Drawing) advanced on or before the given date to the relevant Mortgage Borrower and secured or intended to be secured by the related Mortgage; and</li> <li>(b) any interest, disbursement, legal expense, fee, charge, rent, service charge, premium or payment which has been capitalised in accordance with the relevant Mortgage Conditions or with the relevant Mortgage Borrower's consent or capitalised in accordance with the Seller's normal charging practices and any applicable regulatory obligation and added to the amounts secured or intended to be secured by the related Mortgage; and</li> <li>(c) any other amount (including, for the avoidance of doubt, Accrued Interest and Arrears of Interest) which is due or accrued (whether or not due) and which has not been paid by the relevant Mortgage Borrower and has not been capitalised in accordance with the relevant Mortgage Conditions or with the relevant Mortgage Borrower's consent or in accordance with the Seller's normal charging practices and any applicable regulatory obligations but which is secured or intended to be secured by the related Mortgage, as at the end of the Business Day immediately preceding that given date, minus any repayment or payment of any of the foregoing made on or before the end of the Business Day immediately preceding that given date and excluding any Flexible Drawings or Further Advances committed to be made but not made by the end of the Business Day immediately preceding that given date.</li> </ul>
Defaulted Mortgage Loan	<p>"Defaulted Mortgage Loan" means any Mortgage Loan with MIA equal to or greater than three.</p>
Current Indexed Loan to Value Ratio	<p>"Current Indexed Loan to Value Ratio" means, in respect of a Mortgage Loan, the Current Balance of that Mortgage Loan divided by the Indexed Valuation of the Property in respect of that Mortgage Loan.</p>

**Glossary**

Indexed Valuation	"Indexed Valuation" on any day, the then most recent valuation of a Property securing the Mortgage Loan indexed using the latest Nationwide House Price Index, "Regional Quarterly Indices (Post '73) from the date of that most recent valuation until the most recent date for which the Nationwide House Price Index or such other information service or website which publishes that index from time to time is in place of Nationwide.
Loan Seasoning	The number of months since the date of origination of the loan.
Remaining Term	The number of remaining years of the term of each loan.
Receiver of Rent	"Receiver" means a receiver or receiver and manager or administrative receiver of the whole or any part of the Charged Assets.