

|  |  |
|--|--|
| Issue Date                                   | 13 February 2020                                 |
| Issuer                                       | Towd Point Mortgage Funding 2020 - Auburn 14 PLC |
| Stock Exchange Listing                       | Irish Stock Exchange                             |
| Reporting Date (Collateral)                  | 31 January 2023                                  |
| Collection Period                            | 01 January 2023 - 31 January 2023                |
| Most Recent Note Interest Accrual Start Date | 21 November 2022                                 |
| Most Recent Note Interest Accrual End Date   | 20 February 2023                                 |
| Number of Days in the Interest Period        | 91   |
| Most Recent Interest Payment Date            | 20 February 2023                                 |
| Next Note Interest Accrual Start Date        | 20 February 2023                                 |
| Next Note Interest Accrual End Date          | 22 May 2023                                      |
| Next Number of Days in the Interest Period   | 91   |
| Next Interest Payment Date                   | 22 May 2023                                      |

**Contact Details**

Capital Home Loans Limited      Admiral House, Harlington Way, Fleet, Hampshire GU51 4YA

| Name                | Role                                    | Phone Number         | e-mail   |
|---------------------|---|----------------------|--|
| Treasury Department |   |                      | <a href="mailto:chltreasury@chl.org.uk">chltreasury@chl.org.uk</a>     |
| Graham Conway       | Head of Treasury & Portfolio Management | +44 (0) 1252 240 098 | <a href="mailto:graham.conway@chl.org.uk">graham.conway@chl.org.uk</a> |
| Tom McManus         | Senior Treasury Analyst                 | +44 (0) 1252 240 092 | <a href="mailto:tom.mcmanus@chl.org.uk">tom.mcmanus@chl.org.uk</a>     |
| Joe Colville        | Treasury Analyst                        | +44 (0) 1252 240 089 | <a href="mailto:joe.colville@chl.org.uk">joe.colville@chl.org.uk</a>   |
| Dana Morfin         | Treasury Supervisor                     | +44 (0) 1252 240 085 | <a href="mailto:dana.morfin@chl.org.uk">dana.morfin@chl.org.uk</a>     |

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.euroabs.com](http://www.euroabs.com)

**Bloomberg Ticker**

TPMF 2020-A14X Mtge

**A14 - Post-Closing Date Disclosure**

On the Closing Date, CERH (directly or through its wholly owned subsidiary) will hold the economic exposure to the EU Retention Notes issued by the Issuer for the purposes of the European Union Retention Requirement. CERH as Retention Holder will undertake to retain (directly or through its wholly owned subsidiary) the economic exposure to the EU Retention Notes for the life of the transaction either for its own account or for the account of its wholly owned affiliate. The aggregate Principal Amount Outstanding of securities which CERH holds (or holds through its wholly owned affiliate) the economic exposure on the Closing Date is expected to be £42.384m being the EU Retention Notes which, together with 5 per cent. of the Class XB Certificates, constitutes the U.S. Required Risk Retention Interest as well as a maximum of £73.422m in additional securities which, unlike the EU Retention Notes and U.S. Required Risk Retention Interest, are not required to be held by CERH and may be placed separately before, on, or after the Closing Date.

**A14 Non-call announcement (16 January 2023)**

NOTICE IS HEREBY GIVEN that the Issuer understands that, given current market conditions, the Mortgage Portfolio Purchase Option Holder will not proceed with a refinancing of the Auburn 14 securitisation at this time and therefore the Notes will not be redeemed on their first optional redemption date (the "FORD"), being the Interest Payment Date falling in February 2023. The Mortgage Portfolio Purchase Option Holder will continue to explore a refinancing and the redemption of the Notes post-FORD on a subsequent Interest Payment Date in due course.

[https://direct.euronext.com/api/PublicAnnouncements/RISDocument/Auburn%2014\\_RIS%20Announcement.pdf?id=794d42ca-9e74-4fea-ab96-487ff8d145f7](https://direct.euronext.com/api/PublicAnnouncements/RISDocument/Auburn%2014_RIS%20Announcement.pdf?id=794d42ca-9e74-4fea-ab96-487ff8d145f7)

Collection Period End Date 31 January 2023

**Transaction Parties, Ratings & Triggers**

|  |   | Current Fitch<br>Short Term Rating | Current S&P/Fitch/KBRA<br>Long Term Rating | Applicable Trigger<br>(loss of)              | Consequences   |
|--|---|------------------------------------|--|--|--|
| Collection Account Bank                                      | Barclays Bank PLC   | F1                                 | A (Positive)<br>A+<br>NR                   | BBB (S&P)<br>F2 /BBB+ (Fitch)<br>BBB- (KBRA) | (a) terminate the appointment of the Collection Account Bank in accordance with the Collection Account Agreement and use commercially reasonable efforts to procure that the funds standing to the credit of the Collection Accounts are promptly transferred from the Collection Accounts and placed on deposit on terms the same or substantially the same (mutatis mutandis) as the Collection Account Agreement with an institution:<br>(i) that maintains ratings at least equal to the Collection Account Bank Ratings;<br>(ii) that is a bank for the purposes of section 991 of the Income Tax Act 2007 and payments of interest (if any) are made in the ordinary course of its business within the meaning of section 878 of the Income Tax Act 2007; and<br>(iii) that is an institution authorised to carry on banking business including accepting deposits under the FSMA; or<br>(b) obtain a guarantee of the Collection Account Bank's obligations under the Collection Account Agreement from a bank with ratings at least equal to the Collection Account Bank Ratings;<br>in each case, within 60 calendar days of the date on which the Collection Account Bank ceases to have the Collection Account Bank Ratings, provided that such period can be extended for up to an additional 60 days (or, in the case of a downgrade relating to a S&P rating, 30 days) if the Legal Title Holder or the Servicer (on behalf of the Legal Title Holder) provides the Trustee and the Rating Agencies with a written action plan before expiration of the initial 60 days period including the remedy steps taken and to be taken within such extended period. |
| Issuer Account Bank  | HSBC Bank plc   | F1+                                | A+<br>AA-<br>N/R                           | A (S&P)<br>F1/A (Fitch)<br>BBB- (KBRA)       | The Issuer shall use commercially reasonable efforts to close the account and transfer the account to a successor institution within a period not exceeding 60 calendar days from the first day on which such downgrade occurred.  |
| Liquidity Facility Provider                                  | Wells Fargo Bank, N.A., London Branch                         | F1+                                | A+<br>AA-<br>N/R                           | A (S&P)<br>F1/A (Fitch)<br>A- (KBRA)         | The Issuer must either (i) within 30 calendar days of such downgrade (or, in the case of a downgrade relating to a Fitch rating, within 14 calendar days of such downgrade) make a Liquidity Standby Drawing (to be deposited into the Deposit Account with a corresponding entry made to the Liquidity Standby Ledger) or (ii) within 30 calendar days of such downgrade find a replacement liquidity facility provider basis substantially on the same terms as the existing Liquidity Facility Agreement.   |
| Issuer   | Towd Point Mortgage Funding 2020 - Auburn 14 plc              |                                    |  |  |  |
| Originator   | Capital Home Loans Limited                                    |                                    |  |  |  |
| Seller, Retention Holder and a Co-Sponsor                    | Cerberus European Residential Holdings B.V.                   |                                    |  |  |  |
| Servicer, Cash Manager and Legal Title Holder                | Capital Home Loans Limited                                    |                                    |  |  |  |
| Holdings   | Towd Point Mortgage Funding 2020 - Auburn 14 Holdings Limited |                                    |  |  |  |
| Co-Sponsor   | FirstKey Mortgage LLC   |                                    |  |  |  |
| Back-up Servicer   | Homeloan Management Limited                                   |                                    |  |  |  |
| Back-up Cash Manager   | U.S. Bank Global Corporate Trust Limited                      |                                    |  |  |  |
| Trustee  | U.S Bank Trustees Limited                                     |                                    |  |  |  |
| Principal Paying Agent, Agent Bank and Registrar             | Elavon Financial Services D.A.C., UK Branch                   |                                    |  |  |  |
| Corporate Services Provider and Back-up Servicer Facilitator | CSC Capital Markets UK Limited                                |                                    |  |  |  |
| Back-up Servicer Facilitator                                 | CSC Capital Markets UK Limited                                |                                    |  |  |  |
| Share Trustee  | CSC Corporate Services(UK) Limited                            |                                    |  |  |  |

Available Funds of the Issuer at Most Recent Interest Payment Date - 20 February 2023

| Available Revenue Receipts   | £7,072,164.70 | Available Principal Receipts  | £31,343,505.36 |
|--|---------------|---|----------------|
| (a) Revenue Receipts on the Mortgage Loans (excluding any PTSB Revenue Receipts) 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 8.13(c)(i) (Determinations and Reconciliations) on the relevant Interest Payment Date);   | £6,325,736.25 | (a) Principal Receipts on the Mortgage Loans (excluding any PTSB Principal Receipts) received during the three immediately preceding Collection Periods;  | £31,343,505.36 |
| (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;  | £181,596.52   | (b) amounts (if any) to be credited to the Principal Deficiency Ledger pursuant to items (5) and/or (7) and/or (9) and/or (11) and/or (13) and/or (15) and/or (16) of the Pre-Enforcement Revenue Priority of Payments;   | £0.00          |
| (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 Liquidity Facility Replacement Date, the Class A 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 (4) of the Pre-Enforcement Revenue Priority of Payments. If the LF Cancellation Date has not yet occurred the Class A 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 8.13(c)(i) (Determinations and Reconciliations); and  | £0.00          |
| (d) Principal Addition Amounts to be applied as Available Revenue Receipts (prior to the application of Liquidity Drawings and the Class A 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, but following the application of amounts standing to (i) the credit of the Class B Liquidity Reserve Fund where the Class B Notes are the Most Senior Class and (ii) the credit of the Class C Liquidity Reserve Fund where the Class C Notes are the Most Senior Class) to pay a PAA Deficit;   | £0.00         | (d) on and from the earlier of (i) the Final Rated Notes Redemption Date and (ii) the Final Maturity Date, amounts standing to the credit of the Excess Cashflow Reserve Fund (after applying the Excess Cashflow Reserve Fund in accordance with paragraph (e) of Available Revenue Receipts); | £0.00          |
| (e) amounts standing to the credit of the Excess Cashflow Reserve Fund up to (and including) the earlier of (i) the Final Subordinated Rated Notes Redemption Date and (ii) the Final Maturity Date, but only to the extent necessary (after applying all other Available Revenue Receipts, all amounts standing to the credit of the Class B Liquidity Reserve Fund in respect of the Class B Notes, all amounts standing to the credit of the Class C Liquidity Reserve Fund in respect of the Class C Notes 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 (6), (8), (10) and (12) of the Pre-Enforcement Revenue Priority of Payments;   | £0.00         |   |                |
| (f) any amount applied as Available Revenue Receipts in accordance with Condition 8.13(c)(i) (Determinations and Reconciliations);   | £0.00         | <b>Less</b><br>(e) the amount of Principal Receipts used during the three immediately preceding Collection Periods to fund the purchase of any Flexible Drawings but in an aggregate amount not exceeding such Principal Receipts.  | £0.00          |
| (g) other net income of the Issuer received during the three immediately preceding Collection Periods (other than any Principal Receipts); and   | £9,102.17     |   |                |
| (h) any Excess Liquidity Amounts;  | £0.00         |   |                |
| (i) amounts standing to the credit of the Class B Liquidity Reserve Fund up to (and including) the earlier of the Class B Redemption Date and the Final Maturity Date, to pay item (6) of the Pre-Enforcement Revenue Priority of Payments;  | £358,930.53   |   |                |
| (j) amount standing to the credit of the Class C Liquidity Reserve Fund up to (and including) the earlier of the Class C Redemption Date and the Final Maturity Date, to pay item (8) of the Pre-Enforcement Revenue Priority of Payments;   | £227,326.32   |   |                |
| (k) any Excess Class B Liquidity Amounts; and  | £0.00         |   |                |
| (l) any Excess Class C Liquidity Amounts.  | £0.00         |   |                |
| <b>Less</b><br>(m) Permitted Withdrawals;  | £30,527.09    |   |                |



**Waterfall at Most Recent Interest Payment Date - 20 February 2023**

| Pre-Enforcement Principal Priority of Payments   | Amount<br>£    |   | Amount<br>£           |
|--|----------------|---|-----------------------|
| 1. any Principal Addition Amounts to be applied to meet any PAA Deficit;   | £0.00          | 8. 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                 |
| 2. on and from the Liquidity Facility Replacement Date up to and including the Class A Redemption Date (disregarding for these purposes any Class A Liquidity Reserve Fund Actual Amounts applied on that or any previous Interest Payment Date), to credit the Class A Liquidity Reserve Fund Ledger by an amount which, when aggregated with all other amounts credited to the Class A Liquidity Reserve Fund Ledger pursuant to item (14) of the Pre-Enforcement Revenue Priority of Payments or this item (2), is equal to the Liquidity Reserve Target; | £0.00          | 9. 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                 |
| 3. (provided that on the immediately preceding Interest Payment Date after payment or application of funds, there was no debit recorded on the Class B Principal Deficiency Sub-Ledger) to credit the Class B Liquidity Reserve Fund up to the Class B Liquidity Reserve Fund Required Amount, taking into account any drawings to be made from the Class B Liquidity Reserve Fund on such Interest Payment Date;  | £358,930.53    | 10. in or towards payment pro rata and pari passu of principal due and payable on the Class Z1 Notes until the Class Z1 Notes have been reduced to zero;  | £0.00                 |
| 4. (provided that on the immediately preceding Interest Payment Date after payment or application of funds, there was no debit recorded on the Class C Principal Deficiency Sub-Ledger) to credit the Class C Liquidity Reserve Fund up to the Class C Liquidity Reserve Fund Required Amount, taking into account any drawings to be made from the Class C Liquidity Reserve Fund on such Interest Payment Date;  | £227,326.32    | 11. in or towards payment pro rata and pari passu of principal due and payable on the Class Z2 Notes until the Class Z2 Notes have been reduced to zero;  | £0.00                 |
| 5. 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;  | £30,757,248.51 | 12. in or towards payment pro rata and pari passu of interest due and payable on the Class XA Notes;  | £0.00                 |
| 6. 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          | 13. in or towards payment pro rata and pari passu of principal due and payable on the Class XA Notes until the Class XA Notes have been reduced to zero; and  | £0.00                 |
| 7. 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          | 14. in or towards payment pro rata and pari passu of the XB Payment on the Class XB Certificates (which shall be zero in circumstances where the Issuer has insufficient proceeds available to meet its obligations under items (1) to (13) above). | £0.00                 |
|  |                | <b>Total</b>  | <b>£31,343,505.36</b> |

Notes - Closing Date 13 February 2020

Current IPD  
20-Feb-23

| Class | ISIN (RegS / 144a)        | Original Balance | Outstanding Principal Brought Forward | Repayment      | Repayment per note | Outstanding Principal Carried Forward | Reference Rate         | Margin | Steep-Up Margin | Coupon Reference Rate | Coupon Note Rate | Interest      | Deferred Interest B/F | Additional Interest Due | Total Interest Due on IPD | Interest Paid on IPD | Deferred Interest C/F |
|-------|---------------------------|------------------|---------------------------------------|----------------|--------------------|---------------------------------------|------------------------|--------|-----------------|-----------------------|------------------|---------------|-----------------------|-------------------------|---------------------------|----------------------|-----------------------|
| A     | XS2109385679/XS2109385752 | £720,479,000.00  | £565,965,073.66                       | £30,757,248.51 | £42.69             | £535,207,825.15                       | Compounded Daily SONIA | 0.900% | 1.350%          | 3.33109%              | 4.23109%         | £5,972,770.91 | £0.00                 | £0.00                   | £5,972,770.91             | £5,972,770.91        | £0.00                 |
| B     | XS2109385838/XS2109385919 | £31,785,000.00   | £31,785,000.00                        | £0.00          | £0.00              | £31,785,000.00                        | Compounded Daily SONIA | 1.200% | 1.800%          | 3.33109%              | 4.53109%         | £359,170.50   | £0.00                 | £0.00                   | £359,170.50               | £359,170.50          | £0.00                 |
| C     | XS2109384057/XS2109384131 | £19,071,000.00   | £19,071,000.00                        | £0.00          | £0.00              | £19,071,000.00                        | Compounded Daily SONIA | 1.450% | 2.175%          | 3.33109%              | 4.78109%         | £227,326.32   | £0.00                 | £0.00                   | £227,326.32               | £227,326.32          | £0.00                 |
| D     | XS2109384214/XS2109384305 | £21,190,000.00   | £21,190,000.00                        | £0.00          | £0.00              | £21,190,000.00                        | Compounded Daily SONIA | 1.850% | 2.775%          | 3.33109%              | 5.18109%         | £273,774.80   | £501,799.47           | £6,481.86               | £782,056.13               | £0.00                | £782,056.13           |
| E     | XS2109384487/XS2109384560 | £8,474,000.00    | £8,474,000.00                         | £0.00          | £0.00              | £8,474,000.00                         | Compounded Daily SONIA | 2.100% | 3.100%          | 3.33109%              | 5.43109%         | £114,765.04   | £216,914.43           | £2,937.14               | £334,616.61               | £0.00                | £334,616.61           |
| Z1    | XS2109384644/XS2109384727 | £37,297,000.00   | £37,297,000.00                        | £0.00          | £0.00              | £37,297,000.00                        | N/A                    | N/A    | N/A             | N/A                   | N/A              | N/A           | N/A                   | N/A                     | N/A                       | N/A                  | N/A                   |
| Z2    | XS2109384990/XS2109387022 | £9,325,000.00    | £9,325,000.00                         | £0.00          | £0.00              | £9,325,000.00                         | N/A                    | N/A    | N/A             | N/A                   | N/A              | N/A           | N/A                   | N/A                     | N/A                       | N/A                  | N/A                   |
| XA    | XS2109387378/XS2109387451 | £1,000,000.00    | £32,706.83                            | £0.00          | £0.00              | £32,706.83                            | Compounded Daily SONIA | 2.500% | 2.500%          | 3.33109%              | 5.83109%         | £480.00       | £1,389.67             | £0.20                   | £1,869.88                 | £0.00                | £1,869.88             |
| XB    | N/A                       | N/A              | N/A                                   | N/A            | N/A                | N/A                                   | N/A                    | N/A    | N/A             | N/A                   | N/A              | N/A           | N/A                   | N/A                     | N/A                       | N/A                  | N/A                   |
|       |                           | £848,623,000.00  | £693,141,780.49                       | £30,757,248.51 |                    | £662,384,531.98                       |                        |        |                 |                       |                  | £6,948,287.57 | £720,103.58           | £9,439.20               | £7,677,830.34             | £6,559,267.73        | £1,118,562.61         |

Note 1 : Denomination is £1,000 per note.

Note 2 : The Interest Payable at next IPD is unavailable as the Reference Rate is only capable of being determined at the end of the relevant Interest Period and immediately prior to the relevant Interest Payment Date.

Liquidity Facility

| Liquidity Reserve Target | Required Amount* | Drawn Amount | Undrawn Amount |
|--------------------------|------------------|--------------|----------------|
| At Transaction Close     | £12,248,143.00   | £0.00        | £12,248,143.00 |
| At Latest IPD            | £9,621,406.25    | £0.00        | £9,621,406.25  |
| At Next IPD              | £9,098,533.03    | £0.00        | £9,098,533.03  |

\*Liquidity Reserve Target is 1.70 per cent. of the aggregate Principal Amount Outstanding of the Class A Notes

Issuer's Ledgers

|                                  | Principal      | Revenue       | Class A Liquidity Reserve Fund | Liquidity Standby | Excess Cashflow Reserve | Issuer Profit | Class B Liquidity Reserve Fund | Class C Liquidity Reserve Fund |
|----------------------------------|----------------|---------------|--------------------------------|-------------------|-------------------------|---------------|--------------------------------|--------------------------------|
| At Transaction Close             | 0.00           | 0.00          | £0.00                          | £0.00             | £0.00                   | £0.00         | £554,237.50                    | £381,420.00                    |
| Required Amount (At Last IPD)    | 0.00           | 0.00          | £0.00                          | £0.00             | £0.00                   | £0.00         | £554,237.50                    | £381,420.00                    |
| Brought forward 21 November 2022 | £0.00          | £0.00         | £0.00                          | £0.00             | £0.00                   | £19,022.50    | £1,305,320.31                  | £554,237.50                    |
| Debits                           | £31,343,505.36 | £6,325,736.25 | £0.00                          | £0.00             | £0.00                   | £0.00         | £587,676.10                    | £358,930.53                    |
| Credits                          | £31,343,505.36 | £6,325,736.25 | £0.00                          | £0.00             | £0.00                   | £750.00       | £358,930.53                    | £227,326.32                    |
| Carried forward 20 February 2023 | £0.00          | £0.00         | £0.00                          | £0.00             | £0.00                   | £19,272.50    | £1,892,996.41                  | £556,237.50                    |

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 Z1 Principal Deficiency Sub-Ledger | £0.00           | £0.00       | £0.00  | £0.00           |
| Class Z2 Principal Deficiency Sub-Ledger | £1,305,320.31   | £587,676.10 | £0.00  | £1,892,996.41   |
| Class Z3 Principal Deficiency Sub-Ledger | £1,305,320.31   | £587,676.10 | £0.00  | £1,892,996.41   |

Notes - Ratings & Legal Maturities

| Class | S&P/Fitch/KBRA Ratings at Closing | S&P/Fitch/KBRA Ratings at End of Period | Legal Maturities | Currency | Pool Factor Brought Forward | Pool Factor Carried Forward |
|-------|-----------------------------------|---|------------------|----------|-----------------------------|-----------------------------|
| A     | AAA (sf)/AAA (sf)/AAA (sf)        | AAA (sf)/AAA (sf)/AAA (sf)              | 20 May 2045      | GBP      | 0.785540                    | 0.742850                    |
| B     | AA+(sf)/AA (sf)/AA (sf)           | AA+(sf)/AA+(sf)/AA (sf)                 | 20 May 2045      | GBP      | 1.000000                    | 1.000000                    |
| C     | AA (sf)/A (sf)/A (sf)             | AA (sf)/AA+(sf)/A (sf)                  | 20 May 2045      | GBP      | 1.000000                    | 1.000000                    |
| D     | A+(sf)/BB+(sf)/BB (sf)            | ***A(sf)/BB+(sf)/BB (sf)                | 20 May 2045      | GBP      | 1.000000                    | 1.000000                    |
| E     | A(sf)/B(sf)/B (sf)                | ***BB+(sf)/**BB-(sf)/B (sf)             | 20 May 2045      | GBP      | 1.000000                    | 1.000000                    |
| Z1    | Not rated                         | Not rated                               | 20 May 2045      | GBP      | N/A                         | N/A                         |
| Z2    | Not rated                         | Not rated                               | 20 May 2045      | GBP      | N/A                         | N/A                         |
| XA    | B (sf)/CC (sf)/NR                 | ***CCC (sf)/**B-(sf)/NR                 | 20 May 2045      | GBP      | 0.032707                    | 0.032707                    |
| XB    | Not rated                         | Not rated                               | 20 May 2045      | GBP      | N/A                         | N/A                         |

\*\* In a statement issued 18 August 2022 Fitch Ratings has upgraded the Class Notes to AAsf, and has affirmed the ratings of the Class A notes, the Class B notes, the Class D Notes, Class E notes and the Class XA Notes.

[Fitch Upgrades Toward Mortgage Funding - Auburn 13 and 14 \(fitchratings.com\)](#)

In a statement issued 10 February 2023 Kral Bond Rating Agency (KBRA) completed a surveillance review of IPMF 2020-AU14 which resulted in the affirmation of the securitisation's outstanding ratings (see link below).

[Toward Point Mortgage Funding 2020 - Auburn 14 Pic Surveillance Report \(ibra.com\)](#)

\*\*\*In a statement issued 06 February 2023 S&P Ratings have affirmed the ratings of the Class A Notes, the Class B Notes and the Class C Notes, and have downgraded the Class D Notes to A(sf), the Class E Notes to BB+(sf) and the Class XA Notes to CCC.

[https://disclosure.spglobal.com/ratings/en/regulatory/article/-/viewType/NTM\\_fid/2945213](#)

Collection Period Start Date 01 January 2023  
 Collection Period End Date 31 January 2023

**Key Mortgage Pool Summary**

|   |                 |
|---|-----------------|
| Current Balance at Closing Date                                       | £847,866,058.65 |
| Current Balance at the Start of Collection Period                     | £669,081,948.82 |
| Current Balance at End of Collection Period                           | £661,180,522.58 |
| Number of Primary Mortgage Accounts at Closing Date                   | 6,649           |
| Number of Primary Mortgage Accounts at the Start of Collection Period | 5,227           |
| Number of Primary Mortgage Accounts at End of Collection Period       | 5,165           |
| Average Loan Size at Closing Date                                     | £127,517.83     |
| Average Loan Size at End of Collection Period                         | £128,011.72     |
| Number of Borrowers at Closing Date                                   | 4,799           |
| Number of Borrowers at the Start of Collection Period                 | 3,756           |
| Number of Borrowers at End of Collection Period                       | 3,715           |
| Weighted Average Indexed LTV  | 53.08%          |
| Interest Collection Received in Period                                | £2,335,143.12   |
| Scheduled Repayments Received in Period *                             | £1,293,840.42   |
| Unscheduled Repayments Received in Period                             | £6,734,508.77   |

Constant Prepayment Rates & Total Repayment Rates

|  | Period Rate | Period Rate Annualised |
|--|-------------|------------------------|
| Current Monthly CPR Rate                       | 1.01%       | 11.47%                 |
| Current Quarterly CPR Rate                     | 3.90%       | 14.71%                 |
| Current Monthly CPR Net of Repurchased Loans   | 1.01%       | 11.47%                 |
| Current Quarterly CPR Net of Repurchased Loans | 3.90%       | 14.71%                 |
| Total Monthly Repayment Rate (TRR)             | 1.20%       | 13.49%                 |
| Total Quarterly Repayment Rate (TRR)           | 4.53%       | 16.93%                 |

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

**Portfolio Performance**

Collection Period End: 31 January 2023

| <b>Power of Sale<br/>Receiver of Rent and<br/>Possession Properties</b> | Total Balance<br>£ | Number of<br>Accounts |
|---|--------------------|-----------------------|
| Balance at the Start of the Period                                      | 1,199,804.67       | 8                     |
| New additions in the Period   | 274,911.91         | 2                     |
| Other movements in the Period   | 16,428.93          |                       |
| Sold in the Period  | 0.00               | 0                     |
| Released back to Customer in Period                                     | 0.00               | 0                     |
| Balance at the End of the Period  | 1,491,145.51       | 10                    |

| <b>Sold Properties</b>             | Total Balance<br>£ | Number of<br>Accounts |
|------------------------------------|--------------------|-----------------------|
| Balance at the Start of the Period | 6,418,367.86       | 61                    |
| Properties Sold in Period          | 0.00               | 0                     |
| Balance at the End of the Period   | 6,418,367.86       | 61                    |

| <b>Recoveries from Sold Properties</b>                        | Total Balance<br>£ | Number of<br>Accounts |
|---|--------------------|-----------------------|
| Recoveries from the Sales Proceeds at the Start of the Period | 4,528,415.85       | 61                    |
| Recoveries from the Sales Proceeds in Period                  | 0.00               | 0                     |
| Further Recoveries in the Period                              | 2,268.76           |                       |
| Recoveries from the Sales Proceeds at the End of the Period   | 4,530,684.61       | 61                    |
|   | % of Total         |                       |
| Recovery in Period as Percentage of Current Balance at Sale   | 0.00%              |                       |
| Cumulative Recovery as Percentage of Current Balance at Sale  | 70.59%             |                       |



**Portfolio Performance**

Collection Period End: 31 January 2023

| <b>Losses from Sold Properties</b>  | Total Balance<br>£ | Number of<br>Accounts |
|---|--------------------|-----------------------|
| Incurred Losses as Shortfall from Sales Proceeds at the Start of the Period | 2,076,971.86       | 57                    |
| 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   | 2,076,971.86       | 57                    |
|   | % of Total         |                       |
| Average Loss Severity in the Period   | 0.00%              |                       |
| Weighted Average Loss Severity  | 32.36%             |                       |

| <b>Flexi Drawdown *</b>                      | Total Balance<br>£ | Number of<br>Accounts |
|--|--------------------|-----------------------|
| Cumulative Redraw at the Start of the Period | 22,500.00          | 3                     |
| Redraw in the Period                         | 0.00               | 0                     |
| Cumulative Redraw at the End of the Period   | 22,500.00          | 3                     |

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

| <b>Originator Buy Back</b>                                | Total Balance<br>£ | Number of<br>Accounts |
|---|--------------------|-----------------------|
| Cumulative Originator Buy Back at the Start of the Period | 86,405.37          | 1                     |
| Originator Buy Back in the Period                         | 0.00               | 0                     |
| Cumulative Originator Buy Back at the End of the Period   | 86,405.37          | 1                     |

**Pool Table**

Collection Period End: 31 January 2023

**Current Balances**

| Range (£000s) | Aggregate Current Balance | % of Total | Number of Accounts | % of Total |
|---------------|---------------------------|------------|--------------------|------------|
| < 50          | £9,704,624.34             | 1.47%      | 303                | 5.87%      |
| 50 - < 100    | £163,241,475.79           | 24.69%     | 2,123              | 41.11%     |
| 100 - < 150   | £171,589,456.08           | 25.94%     | 1,422              | 27.53%     |
| 150 - < 200   | £111,377,124.83           | 16.85%     | 652                | 12.62%     |
| 200 - < 300   | £101,598,961.66           | 15.37%     | 425                | 8.23%      |
| 300 - < 400   | £46,338,164.01            | 7.01%      | 136                | 2.63%      |
| 400 - < 500   | £21,594,770.54            | 3.27%      | 48                 | 0.93%      |
| ≥ 500         | £35,735,945.33            | 5.40%      | 56                 | 1.08%      |
| Total         | £661,180,522.58           | 100.00%    | 5,165              | 100.00%    |

Maximum: £1,413,718.79  
 Minimum: £764.68  
 Average: £128,011.72

**Pool Table**

Collection Period End: 31 January 2023

**Indexed LTVs \***

| Range (%)  | Aggregate Current Balance | % of Total | Number of Accounts | % of Total |
|------------|---------------------------|------------|--------------------|------------|
| 0 - < 10   | £802,510.84               | 0.12%      | 68                 | 1.32%      |
| 10 - < 20  | £5,114,105.12             | 0.77%      | 91                 | 1.76%      |
| 20 - < 30  | £14,173,183.31            | 2.14%      | 142                | 2.75%      |
| 30 - < 40  | £71,479,225.59            | 10.81%     | 448                | 8.67%      |
| 40 - < 50  | £171,565,425.45           | 25.95%     | 1,054              | 20.41%     |
| 50 - < 60  | £194,114,291.67           | 29.37%     | 1,464              | 28.34%     |
| 60 - < 70  | £165,240,132.52           | 24.99%     | 1,520              | 29.43%     |
| 70 - < 80  | £33,973,488.33            | 5.14%      | 345                | 6.68%      |
| 80 - < 90  | £3,073,707.80             | 0.46%      | 25                 | 0.48%      |
| 90 - < 100 | £748,436.32               | 0.11%      | 4                  | 0.08%      |
| ≥ 100      | £896,015.63               | 0.14%      | 4                  | 0.08%      |
| Total      | £661,180,522.58           | 100.00%    | 5,165              | 100.00%    |

Maximum: 121.08%  
 Minimum: 0.40%  
 Weighted Ave: 53.08%

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

**Pool Table**

Collection Period End: 31 January 2023

**Arrears**

| Months                           | Aggregate Current Balance | % of Total | Number of Accounts | % of Total |
|----------------------------------|---------------------------|------------|--------------------|------------|
| 0                                | £617,698,482.90           | 93.42%     | 4,866              | 94.21%     |
| > 0 and < 1                      | £18,174,140.34            | 2.75%      | 118                | 2.28%      |
| 1                                | £2,259,619.20             | 0.34%      | 23                 | 0.45%      |
| > 1 and < 2                      | £7,376,380.14             | 1.12%      | 51                 | 0.99%      |
| 2                                | £0.00                     | 0.00%      | 0                  | 0.00%      |
| > 2 and < 3                      | £2,686,892.07             | 0.41%      | 13                 | 0.25%      |
| 3                                | £0.00                     | 0.00%      | 0                  | 0.00%      |
| > 3 and < 6                      | £8,216,510.73             | 1.24%      | 62                 | 1.20%      |
| 6                                | £0.00                     | 0.00%      | 0                  | 0.00%      |
| > 6 and < 9                      | £2,487,130.70             | 0.38%      | 18                 | 0.35%      |
| 9                                | £0.00                     | 0.00%      | 0                  | 0.00%      |
| > 9 and < 12                     | £1,404,402.81             | 0.21%      | 6                  | 0.12%      |
| ≥ 12                             | £876,963.69               | 0.13%      | 8                  | 0.15%      |
| Total                            | £661,180,522.58           | 100.00%    | 5,165              | 100.00%    |
| New Default in Period (≥ 3)      | £1,361,281.88             | 0.21%      | 7                  | 0.14%      |
| Cumulative Current Default (≥ 3) | £12,985,007.93            | 1.96%      | 94                 | 1.82%      |

**Pool Table**

Collection Period End: 31 January 2023

**Geographical Breakdown**

| Region                 | Aggregate Current Balance | % of Total | Number of Accounts | % of Total |
|------------------------|---------------------------|------------|--------------------|------------|
| East Anglia            | £15,635,684.15            | 2.36%      | 127                | 2.46%      |
| East Midlands          | £36,457,601.38            | 5.51%      | 302                | 5.85%      |
| North East             | £32,471,466.61            | 4.91%      | 381                | 7.38%      |
| North West             | £100,592,253.00           | 15.21%     | 977                | 18.90%     |
| Northern Ireland       | £31,953,718.76            | 4.83%      | 427                | 8.27%      |
| Scotland               | £105,889.96               | 0.02%      | 4                  | 0.08%      |
| Greater London         | £156,298,577.20           | 23.65%     | 695                | 13.46%     |
| South East             | £114,528,360.24           | 17.32%     | 719                | 13.92%     |
| South West             | £39,488,405.73            | 5.97%      | 298                | 5.77%      |
| Wales                  | £21,483,384.96            | 3.25%      | 203                | 3.93%      |
| West Midlands          | £40,651,825.38            | 6.15%      | 364                | 7.05%      |
| Yorkshire & Humberside | £71,513,355.21            | 10.82%     | 668                | 12.93%     |
| Total                  | £661,180,522.58           | 100.00%    | 5,165              | 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    | £137,556.12               | 0.02%      | 3                  | 0.06%      |
| 132 - < 156    | £0.00                     | 0.00%      | 0                  | 0.00%      |
| ≥ 156          | £661,042,966.46           | 99.98%     | 5,162              | 99.94%     |
| Total          | £661,180,522.58           | 100.00%    | 5,165              | 100.00%    |

Maximum: 301.84 Months  
 Minimum: 108.76 Months  
 Weighted Ave: 193.30 Months

**Pool Table**

Collection Period End: 31 January 2023

**Remaining Term**

| Range (Years) | Aggregate Current Balance | % of Total     | Number of Accounts | % of Total     |
|---------------|---------------------------|----------------|--------------------|----------------|
| < 5           | £166,495,962.09           | 25.18%         | 1,383              | 26.78%         |
| 5 - < 10      | £404,718,018.68           | 61.21%         | 3,161              | 61.19%         |
| 10 - < 15     | £83,954,423.53            | 12.70%         | 566                | 10.96%         |
| 15 - < 20     | £5,691,374.66             | 0.86%          | 52                 | 1.01%          |
| 20 - < 25     | £320,743.62               | 0.05%          | 3                  | 0.06%          |
| ≥ 25          | £0.00                     | 0.00%          | 0                  | 0.00%          |
| <b>Total</b>  | <b>£661,180,522.58</b>    | <b>100.00%</b> | <b>5,165</b>       | <b>100.00%</b> |

Maximum: 20.19 Years  
 Minimum: 0.01 Years  
 Weighted Ave: 7.38 Years

**Loan Purpose**

| Purpose      | Aggregate Current Balance | % of Total     | Number of Accounts | % of Total     |
|--------------|---------------------------|----------------|--------------------|----------------|
| *Purchase    | £338,100,346.36           | 51.14%         | 2,907              | 56.28%         |
| Remortgage   | £323,080,176.22           | 48.86%         | 2,258              | 43.72%         |
| <b>Total</b> | <b>£661,180,522.58</b>    | <b>100.00%</b> | <b>5,165</b>       | <b>100.00%</b> |

\* Includes Equity Release

**Pool Table**

Collection Period End: 31 January 2023

**Repayment Method**

| Method                | Aggregate Current Balance | % of Total | Number of Accounts | % of Total |
|-----------------------|---------------------------|------------|--------------------|------------|
| Repayment             | £5,046,546.85             | 0.76%      | 138                | 2.67%      |
| Partial Interest Only | £992,165.23               | 0.15%      | 13                 | 0.25%      |
| Interest Only         | £655,141,810.50           | 99.09%     | 5,014              | 97.08%     |
| Total                 | £661,180,522.58           | 100.00%    | 5,165              | 100.00%    |

**Product type**

| Type  | Aggregate Current Balance | % of Total | Number of Accounts | % of Total |
|-------|---------------------------|------------|--------------------|------------|
| Fixed | £0.00                     | 0.00%      | 0                  | 0.00%      |
| SVR   | £1,366,975.57             | 0.21%      | 21                 | 0.41%      |
| BBR   | £659,813,547.01           | 99.79%     | 5,144              | 99.59%     |
| Total | £661,180,522.58           | 100.00%    | 5,165              | 100.00%    |

**Pool Table**

Collection Period End: 31 January 2023

**Interest Rate (%)**

| Rate (%) | Aggregate Current Balance | % of Total | Number of Accounts | % of Total |
|----------|---------------------------|------------|--------------------|------------|
| 0 - < 1  | £511,554.54               | 0.08%      | 2                  | 0.04%      |
| 1 - < 2  | £0.00                     | 0.00%      | 0                  | 0.00%      |
| 2 - < 3  | £0.00                     | 0.00%      | 0                  | 0.00%      |
| 3 - < 4  | £101,805,389.00           | 15.40%     | 747                | 14.46%     |
| 4 - < 5  | £344,937,673.95           | 52.17%     | 2,740              | 53.05%     |
| 5 - < 6  | £212,922,514.04           | 32.20%     | 1,656              | 32.06%     |
| 6 - < 7  | £0.00                     | 0.00%      | 0                  | 0.00%      |
| ≥ 7      | £1,003,391.05             | 0.15%      | 20                 | 0.39%      |
| Total    | £661,180,522.58           | 100.00%    | 5,165              | 100.00%    |

Maximum: 7.75%  
 Minimum: 3.99%  
 Weighted Ave: 4.76%

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

| Type           | Aggregate Current Balance | % of Total | Number of Accounts | % of Total |
|----------------|---------------------------|------------|--------------------|------------|
| Buy-to-Let     | £618,238,079.26           | 93.51%     | 4,905              | 94.97%     |
| Owner Occupied | £42,942,443.32            | 6.49%      | 260                | 5.03%      |
| Total          | £661,180,522.58           | 100.00%    | 5,165              | 100.00%    |

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

| Type          | Aggregate Current Balance | % of Total | Number of Accounts | % of Total |
|---------------|---------------------------|------------|--------------------|------------|
| Self-Cert     | £41,098,936.59            | 6.22%      | 210                | 4.07%      |
| Non Self-Cert | £620,081,585.99           | 93.78%     | 4,955              | 95.93%     |
| Total         | £661,180,522.58           | 100.00%    | 5,165              | 100.00%    |



**Pool Table**

Collection Period End: 31 January 2023

**Flexible/ Non Flexible**

| Type         | Aggregate Current Balance | % of Total | Number of Accounts | % of Total |
|--------------|---------------------------|------------|--------------------|------------|
| Flexible     | £237,941,420.28           | 35.99%     | 1,863              | 36.07%     |
| Non Flexible | £423,239,102.30           | 64.01%     | 3,302              | 63.93%     |
| Total        | £661,180,522.58           | 100.00%    | 5,165              | 100.00%    |

**Employment Status**

| Type          | Aggregate Current Balance | % of Total | Number of Accounts | % of Total |
|---------------|---------------------------|------------|--------------------|------------|
| Employed      | £188,494,720.17           | 28.51%     | 1,656              | 32.06%     |
| Self-employed | £364,864,356.46           | 55.18%     | 2,708              | 52.43%     |
| Legal Entity  | £107,821,445.95           | 16.31%     | 801                | 15.51%     |
| Total         | £661,180,522.58           | 100.00%    | 5,165              | 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> <p>(a) the aggregate amounts which are due and payable by the relevant Mortgage Borrower under such Mortgage Loan but which remain unpaid, less</p> <p>(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.</p> <p>"MIA" means a ratio calculated with respect to a Mortgage Loan as at the MIA Relevant Time representing:</p> <p>(a) the Arrears Amount as at the MIA Relevant Time, divided by</p> <p>(b) the current Mortgage Instalment.</p> <p>"MIA Relevant Time" means close of business on the last working day of a calendar month.</p> |
| <p>Unscheduled<br/>Repayments<br/>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<br/>Prepayment Rate<br/>(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<br/>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<br/>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> <p>(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</p> <p>(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</p> <p>(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.</p> |
| 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.   |