

FINAL TERMS

IMPORTANT – PROHIBITION OF SALES TO EEA INVESTORS - The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area ("**EEA**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, "**MiFID II**"); or (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014 (the "**PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

PROHIBITION OF SALES TO UK RETAIL INVESTORS

The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom ("**UK**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of the domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 and secondary legislation made under it, in each case, as amended, including by the European Union (Withdrawal Agreement) Act 2020 (the "**Withdrawal Act**"); or (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 ("**FSMA**") and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of the domestic law of the United Kingdom by virtue of the Withdrawal Act. Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of the domestic law of the United Kingdom by virtue of the Withdrawal Act (the "**UK PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

MIFID II PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPS ONLY TARGET MARKET – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, "**MiFID II**"); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a "**distributor**") should take into consideration the manufacturers' target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

UK MIFIR PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPS ONLY TARGET MARKET – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook ("**COBS**"), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of the domestic law of the United Kingdom by virtue of the Withdrawal Act ("**UK MiFIR**"); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a "**distributor**") should take into consideration the manufacturers' target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the "**UK MiFIR Product Governance Rules**") is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

Final Terms
dated 18 January 2023
(to the base prospectus dated 16 November 2022)

Economic Master Issuer plc
(incorporated with limited liability under the laws of England and Wales, registered number 12341676 and LEI 635400KXONN4J3OEOG29)

**Issue of Series 2023-1 Class A Notes
under its Residential Mortgage-Backed Note Programme**

The Series 2023-1 Class A Notes will comprise the following Notes:

Class	Initial Principal Amount	Currency	Interest Rate	Final Maturity Date	Ratings				
					Issue Price	Fitch	Moody's	S&P	DBRS
A	350,000,000.00	GBP Sterling	Compounded Daily SONIA +0.56%	The Note Payment Date falling in June 2074, being 25 June 2074	100.00%	AAA(sf)	Aaa(sf)	N/A	N/A

Terms used herein will be deemed to be defined as such for the purposes of the Conditions set forth in the Base Prospectus dated 16 November 2022 (the "**Base Prospectus**") which constitutes a 'base prospectus' for the purposes of Regulation 2017/1129 as it forms part of the domestic law of the United Kingdom by virtue of the Withdrawal Act (the "**UK Prospectus Regulation**"). This document is not a prospectus for the purposes of Section 12(a)(2) or any other provision or rule under the US Securities Act of 1933, as amended (the "**Securities Act**"). This document constitutes the Final Terms of the Series 2023-1 Class A Notes described herein for the purposes of Article 8 of the UK Prospectus Regulation and must be read in conjunction with the Base Prospectus. Full information on the Issuer and the offer of the Series 2023-1 Class A Notes is only available on the basis of the combination of these Final Terms and the Base Prospectus. The Base Prospectus is available for viewing at the offices of the Paying Agent at Citigroup Centre, Canada Square, London E14 5LB and the offices of the Dealer(s) and copies are available at the registered address of the Issuer at 10th Floor, 5 Churchill Place, London E14 5HU. These Final Terms may be used to offer and sell the Series 2023-1 Class A Notes only if accompanied by the Base Prospectus.

The Series 2023-1 Class A Notes have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**") or with any securities regulatory authority of any state or other jurisdiction of the United States and may not be offered, sold or delivered within the United States or to "**US persons**" (as defined in Regulation S of the Securities Act ("**Regulation S**")) except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act.

The Series 2023-1 Class A Notes may only be offered, sold or delivered to non-US persons (as defined in Regulation S) outside the United States in reliance on Regulation S (the "**Regulation S Notes**").

An application has been made for the Series 2023-1 Class A Notes to be admitted to the Official List and application has been made to the London Stock Exchange for the Series 2023-1 Class A Notes to be admitted to trading on its regulated market.

The Base Prospectus, its supplements and the Final Terms will be made available in electronic form on the website of the regulated market of the London Stock Exchange at <http://www.londonstockexchange.com/exchange/news/market-news/market-news-home.html>.

The entry into of the Programme Documents and the issue of the Notes was authorised pursuant to a resolution of the Board of Directors of the Issuer passed on 6 October 2022 and 12 January 2023, respectively.

Arranger

HSBC

Dealers

Citi

HSBC

Barclays

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set out in the Supplemental Trust Deed dated on or about 25 January 2023 and set forth in the Base Prospectus (the "Conditions"). The following are the specific terms and conditions relating to the Series 2023-1 Class A Notes and form part of the Conditions as applied to the Series 2023-1 Class A Notes (and solely with respect to the Series 2023-1 Class A Notes) by the Supplemental Trust Deed and constitute the final terms of the Series 2023-1 Class A Notes for the purposes of Article 8 of the UK Prospectus Regulation.

1. **Issue of the Notes**

(a) **Issuer**

Economic Master Issuer plc.

(b) **Series**

Series 2023-1.

(c) **Closing date**

25 January 2023

(d) **Initial principal amount**

<u>Notes</u>	<u>Initial principal amount</u>
Series 2023-1 Class A Notes	£350,000,000.00

(e) **Issue price**

100.00 per cent.

(f) **Ratings**

<u>Notes</u>	<u>Ratings</u>			
	<u>Fitch</u>	<u>Moody's</u>	<u>S&P</u>	<u>DBRS</u>
Series 2023-1 Class A Notes	AAA(sf)	Aaa(sf)	N/A	N/A

(g) ***Selling restrictions***

The Series 2023-1 Class A Notes may be offered and sold only in compliance with applicable laws and regulations. See "*Subscription and Sale and Transfer and Selling Restrictions – Transfer Restrictions*" in the Base Prospectus.

(h) ***Simple, Transparent and Standardised Securitisation***

The Seller (as originator for the purposes of the UK Securitisation Regulation), has procured a UK STS Notification to be submitted to the FCA, in accordance with Article 27 of the UK Securitisation Regulation, that the UK STS Requirements have been satisfied with respect to the Series 2023-1 Class A Notes. See "*UK Securitisation Regulation*" below.

(i) ***Liability cashflow model***

Coventry Building Society (in its capacity as Seller) will make available a liability cashflow model through the EuroABS (<https://www.euroabs.com/>), being an entity which provides such liability cashflow models to investors generally.

2. **Form and holding of the Notes**

(a) ***Regulation S Notes***

Regulation S Global Note Certificates are held under the NSS and registered in the name of the Common Safekeeper (or its nominee) for Euroclear and Clearstream, Luxembourg.

(b) ***Specified Currency***

GBP Sterling.

(c) ***Specified Denominations***

£100,000 and integral multiples of £1,000 in excess thereof.

(d) ***Additional Business Centre(s)***

N/A.

(e) ***Any clearing system(s) other than DTC, Euroclear, or Clearstream, Luxembourg***

Not applicable.

(f) ***Additional Paying Agent(s)***

None.

(g) ***Method of Syndication***

Syndicated.

(h) ***Delivery***

Delivery against payment.

(i) **Clearing System Codes**

<u>Notes</u>	<u>CUSIP number</u>	<u>Common code</u>	<u>ISIN</u>
Series 2023-1 Class A Notes (Regulation S)	N/A	254526223	XS2545262235

(j) **Listing**

London.

(k) **Estimate of total expenses related to admission to trading**

£1,200.

3. **Interest on the Series 2023-1 Class A Notes**

(a) **Interest Commencement Date**

25 January 2023

(b) **Fixed Rate Note provisions**

Not applicable.

(c) **Floating Rate Note provisions**

The floating rate note provisions are applicable:

(i) **Note payment dates**

The Payment Date falling in each month up to and including the Final Maturity Date. The first Note Payment Date will be the Note Payment Date falling in February 2023.

(ii) **Business Day Convention**

Following Business Day Convention.

(iii) **Screen rate determination**

The Screen Rate determination provisions are applicable:

(A) **Reference Rate**

Compounded Daily SONIA.

(B) **Interest Determination Date(s)**

p Business Days prior to the end of each Interest Period.

(C) **Relevant Screen Page**

The Reuters Monitor Money Rates Service at the page designated as SONIA.

(D) **Observation method**

Lag.

(E) **Observation Period (*p*)**

5 London Banking Days.

(F) **Index Determination**

Not applicable.

(iv) **ISDA determination**

Not applicable.

(v) **Margin(s)**

<u>Notes</u>	Margin for each floating interest period up to (but excluding) the Step-Up Date	Margin for each floating interest period from (and including) the Step-Up Date
Series 2023-1 Class A Notes	0.56% per annum	1.12% per annum

(vi) **Step-up date**

<u>Notes</u>	Step-up date – the Note Payment Date falling in
Series 2023-1 Class A Notes	January 2027

(vii) **Maximum rate of interest and minimum rate of interest**

<u>Notes</u>	<u>Minimum Rate of Interest</u>		<u>Maximum Rate of Interest</u>	
	<u>For each Floating Interest Period up to the Step-Up Date</u>	<u>For each Floating Interest Period following the Step-Up Date</u>	<u>For each Floating Interest Period up to the Step-Up Date</u>	<u>For each Floating Interest Period following the Step-Up Date</u>
Series 2023-1 Class A Notes	0.00%	0.00%	N/A	N/A

(viii) **Day Count Fraction**

Actual/365.

(ix) **Party responsible for calculating the rate of interest and interest amount (if not the Agent Bank)**

Not applicable.

4. **Repayment of the Notes**

(a) **Type of note**

Controlled Amortisation Notes.

(b) **Details relating to Bullet Redemption Notes**

Not applicable.

(c) **Details relating to Controlled Amortisation Notes**

Applicable.

Controlled amortisation dates the Note Payment Date falling in	% of the aggregate Principal Amount Outstanding as at the Closing Date	Target Principal Amount Outstanding
25-Feb-23	98.75%	345,625,000.00
25-Mar-23	97.50%	341,250,000.00
25-Apr-23	96.25%	336,875,000.00
25-May-23	95.00%	332,500,000.00
25-Jun-23	93.75%	328,125,000.00
25-Jul-23	92.50%	323,750,000.00
25-Aug-23	91.25%	319,375,000.00
25-Sep-23	90.00%	315,000,000.00
25-Oct-23	88.75%	310,625,000.00
25-Nov-23	87.50%	306,250,000.00
25-Dec-23	86.25%	301,875,000.00
25-Jan-24	85.00%	297,500,000.00
25-Feb-24	83.75%	293,125,000.00
25-Mar-24	82.50%	288,750,000.00
25-Apr-24	81.25%	284,375,000.00
25-May-24	80.25%	280,875,000.00
25-Jun-24	79.25%	277,375,000.00
25-Jul-24	78.25%	273,875,000.00
25-Aug-24	77.25%	270,375,000.00
25-Sep-24	76.25%	266,875,000.00
25-Oct-24	75.25%	263,375,000.00
25-Nov-24	74.25%	259,875,000.00
25-Dec-24	73.25%	256,375,000.00
25-Jan-25	72.25%	252,875,000.00
25-Feb-25	71.25%	249,375,000.00
25-Mar-25	70.25%	245,875,000.00
25-Apr-25	69.25%	242,375,000.00
25-May-25	68.25%	238,875,000.00
25-Jun-25	67.25%	235,375,000.00
25-Jul-25	66.25%	231,875,000.00
25-Aug-25	65.25%	228,375,000.00
25-Sep-25	64.25%	224,875,000.00
25-Oct-25	63.25%	221,375,000.00
25-Nov-25	62.25%	217,875,000.00
25-Dec-25	61.50%	215,250,000.00
25-Jan-26	60.75%	212,625,000.00
25-Feb-26	60.00%	210,000,000.00
25-Mar-26	59.25%	207,375,000.00
25-Apr-26	58.50%	204,750,000.00
25-May-26	57.75%	202,125,000.00
25-Jun-26	57.00%	199,500,000.00
25-Jul-26	56.25%	196,875,000.00
25-Aug-26	55.50%	194,250,000.00
25-Sep-26	54.75%	191,625,000.00
25-Oct-26	54.00%	189,000,000.00
25-Nov-26	53.25%	186,375,000.00
25-Dec-26	52.50%	183,750,000.00
25-Jan-27	0.00%	-
25-Feb-27	0.00%	-
25-Mar-27	0.00%	-
25-Apr-27	0.00%	-
25-May-27	0.00%	-

(d) **Details relating to Pass-Through Redemption Notes**

Not applicable.

(e) **Redenomination**

Not applicable.

(f) **Final maturity date**

<u>Notes</u>	<u>Final maturity date – the Note Payment Date falling in</u>
Series 2023-1 Class A Notes	June 2074, being 25 June 2074

(g) **Optional redemption in whole or in part pursuant to Condition 5(e)**

Applicable.

5. **Money Market Notes**

(a) **Money Market Note Mandatory Transfer Arrangements**

Not applicable.

(b) **Name of Remarketing Agent**

Not applicable.

(c) **Name of Conditional Note Purchaser**

Not applicable.

(d) **Money Market Note Mandatory Transfer Dates**

Not applicable.

(e) **Maximum reset margin**

Not applicable.

6. **Required Amounts**

(a) **Required Subordination Percentage**

<u>Notes</u>	<u>Required Subordination Percentage</u>
Series 2023-1 Class A Notes	11.00%

(b) **Subordination Percentage at Closing**

<u>Notes</u>	<u>Subordination Percentage</u>
Series 2023-1 Class A Notes	12.00%

(c) **Reserve Fund Series Percentage**

1.50%.

- (d) ***Aggregate Principal Amount Outstanding on Class Z(S) VFN as at Closing Date***
 £211,364,000.00 (Calculated based on the balance of the Mortgage Portfolio as at 30 November 2022).
 - (e) ***Aggregate Principal Amount Outstanding on Class Z(R) VFN as at Closing Date***
 £20,975,000.00 (Calculated based on the balance of the Mortgage Portfolio as at 30 November 2022).
 - (f) ***Excess Principal Fund Threshold Percentage***
 10 per cent.
 - (g) ***Minimum Required Retention Amount at Closing***
 Estimated to be £104,590,043.38 (calculated on the basis of the balance of the Mortgage Portfolio as at 30 November 2022).
 - (h) ***Minimum Seller's Note Liquidity Amount***
 £0.00.
 - (i) ***Deposit Set off Protection Excess Amount at Closing***
 £31,590,260.38
 - (j) ***Minimum Seller's Note Amount at Closing***
 Estimated to be £104,590,043.38 (calculated on the basis of the balance of the Mortgage Portfolio as at 30 November 2022).
7. **Details of the Interest Rate Swaps relating to the Notes**
Specified interest rate payable to the Issuer under the relevant interest rate swap agreement
 Compounded Daily SONIA + 1.00 %
8. **Details of the Currency Swaps relating to the Notes**
Specified currency exchange rate
 Not applicable.
9. **Cash Accumulation Start Date**
 Not applicable.
10. **Stabilising Manager(s) (if applicable)**
 Not applicable.
11. **Swap Calculation Period**
 Each period that commences on (and includes) a Swap Payment Date and ends on (but excludes) the immediately following Swap Payment Date.

12. **Eurosystem eligibility**

Yes.

Note that the designation "yes" simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper (and registered in the name of a nominee of one of the ICSDs acting as common safekeeper), and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.

13. **Bank of England collateral eligibility**

Yes.

Note that the designation "yes" simply means that the Notes are intended upon issue to constitute eligible collateral for the purposes of Bank of England financing schemes. It does not necessarily mean that the Notes will be recognised as eligible collateral for these purposes either upon issue

or at any or all times during their life. Such recognition will depend upon the Bank of England being satisfied that the relevant eligibility criteria have been met.

Remarketing Agents and Conditional Note Purchasers

Not applicable.

Class Z(R) VFN

The further drawing under the Class Z(R) VFN to be made to the Issuer on the Closing Date specified herein will be £5,075,000.

The aggregate Principal Amount Outstanding of the Class Z(R) VFN on the Closing Date (calculated based on the balance of the Mortgage Portfolio as at 30 November 2022) specified herein will be £20,975,000.00.

Class Z(S) VFN

The further drawing under the Class Z(S) VFN to be made to the Issuer on the Closing Date specified herein will be £47,727,000.00.

The aggregate Principal Amount Outstanding of the Class Z(S) VFN on the Closing Date specified herein (calculated based on the balance of the Mortgage Portfolio as at 30 November 2022) will be £211,364,000.00.

Seller's Note

There will be no further drawing under the Seller's Note made to the Issuer on the Closing Date specified herein.

The aggregate Principal Amount Outstanding of the Seller's Note on the Closing Date specified herein will be £482,103,534.24, representing approximately 23 per cent. of the Notes of all Series calculated on the basis of the balance of the Mortgage Portfolio as at 30 November 2022.

Other Series of Notes issued

As of the Closing Date specified herein (calculated based on the balance of the Mortgage Portfolio as at 30 November 2022), the aggregate Principal Amount Outstanding of Notes issued by the Issuer (converted, where applicable, into Sterling at the applicable specified currency exchange rate), including the Notes described herein, will be:

Class A Notes	£1,398,333,333.33
Class Z(R) VFN.....	£20,975,000.00
Class Z(S) VFN	£211,364,000.00

Maturity and repayment considerations

The average life of Series 2023-1 Class A Notes refers to the average amount of time that will elapse from a certain date to the date of distribution to the investor of amounts distributed in net reduction of principal of a security to zero (assuming no losses). The average life of Series 2023-1 Class A Notes cannot be stated because the actual rate of repayment of the Mortgage Loans and redemption of the mortgages and a number of other relevant factors are unknown. Calculations of the possible average life of Series 2023-1 Class A Notes can be made, however, based on certain assumptions. The assumptions used to calculate the possible average lives of Series 2023-1 Class A Notes in the following table include that:

- (a) the Security is not enforced;
- (b) Mortgage Loans are assumed to amortise in accordance with their scheduled payments and the assumed constant payment rate indicated in the table below;
- (c) no Trigger Event occurs;
- (d) no event occurs that would cause payments on Series 2023-1 Class A Notes to be deferred;
- (e) the Issuer exercises its option to redeem the Series 2023-1 Class A Notes on the Step-Up Date relating to such Notes;
- (f) immediately prior to the amortisation of the Series 2023-1 Class A Notes, the Mortgage Portfolio is at the size required to maintain the Required Subordination Amount and the Minimum Seller's Note Amount. On the date at which Series 2023-1 Class A Notes begin to amortise, the Mortgage Portfolio will amortise in line with the existing Mortgage Portfolio;
- (g) the Series 2023-1 Class A Notes are issued on the Closing Date of 25 January 2023;
- (h) each payment made by the Issuer to the Noteholders is paid on the 25th day of the relevant month in which such payment is payable, regardless of whether such date is a business day (except in relation to the Step-up Date);
- (i) the Bank of England Base Rate is equal to 2.25 per cent., and the CBS Standard Variable Rate is 4.89 per cent (both rates as at 31st October 2022, aligned the Cut-Off Date);
- (j) a day count fraction of Act/365 is utilised in respect of bond and swap payments, and a day count fraction of 30/360 is utilised in respect of loan payments;
- (k) there is a balance of £0 in Cash Accumulation Ledger at the Closing Date;
- (l) no interest or fees are paid from any Available Principal Receipts;
- (m) the Mortgage Loans are not subject to any defaults or losses, and no Mortgage Loan falls into arrears;
- (n) no further Series of Notes are issued after the Closing Date specified herein; and
- (o) first Payment Date will be 25 February 2023.

Based upon the foregoing assumptions, the approximate average lives of the Series 2023-1 Class A Notes, at various constant payment rates for the Mortgage Loans, would be as follows:

Constant payment rate (% per annum)	Possible average life of the Series 2023-1 Class A Notes (in years)
0%	3.52
5%	3.14
10%	2.96
15%	2.96
20%	2.96
25%	2.96
30%	2.96
35%	2.96

The average life of each Class of the Series 2023-1 Class A Notes is subject to factors largely outside the control of the Issuer and consequently no assurance can be given that these assumptions and estimates are realistic and they must therefore be viewed with considerable caution. For more information relating to the risks involved in the use of these estimated average lives, see "*Risk factors – Effects of prepayments on, or redemptions or repurchases of, the Mortgage Loans on the yield to maturity of the Notes*" in the Base Prospectus.

The Cut-Off Date Mortgage Portfolio

The statistical and other information contained in these Final Terms has been compiled by reference to the Mortgage Loans in the Cut-Off Date Mortgage Portfolio as of 31 October 2022 (the "**Cut-Off Date**"). The Cut-Off Date Mortgage Portfolio comprised an aggregate Current Balance of £2,120,748,911. The Mortgage Loans in the Cut-Off Date Mortgage Portfolio were originated between January 2014 and October 2022.

A Mortgage Loan included in the Cut-Off Date Mortgage Portfolio (and which has not already been assigned to the Issuer pursuant to the terms of the Mortgage Sale Agreement) will not be so assigned to the Issuer if, in the period up to (and including) the applicable Assignment Date, it is repaid in full or if it does not comply with the terms of the Mortgage Sale Agreement on or about the Closing Date.

As at the applicable Assignment Date, and at any point thereafter, the Issuer's economic exposure to any single Borrower will not exceed 2 per cent. of the aggregate Current Balance of the Mortgage Loans comprising the Mortgage Portfolio from time to time as required by Article 243(2)(a) of the UK CRR.

As of the Cut-Off Date, 96.9 per cent. of the aggregate Current Balance of the Mortgage Loans in the Cut-Off Date Mortgage Portfolio were Fixed Rate Mortgage Loans. The remaining 3.1 per cent. of the aggregate Current Balance of the Mortgage Loans in the Cut-Off Date Mortgage Portfolio as of the Cut-Off Date were Discount Variable Rate Mortgage Loans, Tracker Rate Mortgage Loans, Flexx Rate Mortgage Loans or Variable Rate Mortgage Loans, as described below.

As of the Cut-Off Date, the CBS Standard Variable Rate was 4.89 per cent. per annum.

The tables set out in "*Mortgage portfolio*" show statistical and other information relating to all Mortgage Loans in the Cut-Off Date Mortgage Portfolio as of the Cut-Off Date.

Columns stating percentage amounts may not add up to 100 per cent. due to rounding.

Mortgage portfolio¹

Original balance

The following table shows the Original Balances of the Mortgage Loans (including Capitalised fees and/or charges, if applicable):

Range of Original balances (£)	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
<5,000	122,366	0.0%	31	0.2%
>=5,000 and <10,000	540,950	0.0%	96	0.6%
>=10,000 and <25,000	8,106,477	0.4%	628	4.1%
>=25,000 and <50,000	31,319,187	1.5%	1,164	7.6%
>=50,000 and <75,000	71,167,801	3.4%	1,532	10.0%
>=75,000 and <100,000	111,299,249	5.2%	1,655	10.8%
>=100,000 and <150,000	315,840,456	14.9%	3,178	20.8%
>=150,000 and <200,000	355,928,297	16.8%	2,462	16.1%
>=200,000 and <250,000	302,459,559	14.3%	1,613	10.5%
>=250,000 and <300,000	237,637,042	11.2%	1,043	6.8%
>=300,000 and <350,000	182,160,682	8.6%	670	4.4%
>=350,000 and <400,000	125,933,164	5.9%	395	2.6%
>=400,000 and <450,000	95,102,907	4.5%	260	1.7%
>=450,000 and <500,000	76,525,257	3.6%	184	1.2%
>=500,000 and <600,000	91,910,787	4.3%	195	1.3%
>=600,000 and <700,000	57,056,769	2.7%	103	0.7%
>=700,000 and <800,000	27,629,702	1.3%	44	0.3%
>=800,000 and <900,000	12,400,353	0.6%	16	0.1%
>=900,000 and <1,000,000	12,013,021	0.6%	15	0.1%
>=1,000,000	5,594,886	0.3%	8	0.1%
Totals	2,120,748,911	100.0%	15,292	100.0%

The largest Original Balance of any Mortgage Loan in the Portfolio was £1,200,999.00, and the smallest £1,500.00. The average Original Balance, as of the Cut-Off Date, was approximately £166,321.00.

Current balances

The following table shows the Current Balances of the Mortgage Loans (including Capitalised fees and/or charges, if applicable), as of the Cut-Off Date:

Range of outstanding balances (£)	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
<5,000	452,552	0.0%	174	1.1%
>=5,000 and <10,000	2,363,158	0.1%	304	2.0%
>=10,000 and <25,000	17,515,061	0.8%	984	6.4%
>=25,000 and <50,000	67,541,961	3.2%	1,796	11.7%
>=50,000 and <75,000	114,667,013	5.4%	1,826	11.9%
>=75,000 and <100,000	155,513,597	7.3%	1,780	11.6%
>=100,000 and <150,000	371,952,157	17.5%	2,997	19.6%
>=150,000 and <200,000	366,145,626	17.3%	2,112	13.8%
>=200,000 and <250,000	289,048,340	13.6%	1,296	8.5%
>=250,000 and <300,000	202,553,339	9.6%	741	4.8%
>=300,000 and <350,000	154,201,833	7.3%	478	3.1%
>=350,000 and <400,000	94,879,354	4.5%	254	1.7%
>=400,000 and <450,000	79,329,318	3.7%	188	1.2%
>=450,000 and <500,000	64,526,090	3.0%	137	0.9%
>=500,000 and <600,000	67,077,956	3.2%	123	0.8%
>=600,000 and <700,000	37,015,714	1.7%	57	0.4%

¹ Note: Any negative current balances have been assumed as zero.

>=700,000 and <800,000	19,507,579	0.9%	26	0.2%
>=800,000 and <900,000	10,860,935	0.5%	13	0.1%
>=900,000 and <1,000,000	5,597,328	0.3%	6	0.0%
>=1,000,000	-	-	-	-
Totals	2,120,748,911	100.0%	15,292	100.0%

The largest Mortgage Loan has a Current Balance, as of the Cut-Off Date, of £980,937.00. The average Current Balance, as of the Cut-Off Date, was approximately £138,684.00, while the smallest was £0.

Original loan-to-value ratios

The following table shows the range of original loan-to-value ratios, which express the current balance of a Mortgage Loan, as at the date of its origination, divided by the value of the mortgaged property securing that Mortgage Loan at the same date.

Range of LTV ratios	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
<25%	100,859,407	4.8%	1,888	12.3%
>=25% and <50%	601,206,189	28.3%	5,050	33.0%
>=50% and <55%	151,004,084	7.1%	961	6.3%
>=55% and <60%	145,554,502	6.9%	927	6.1%
>=60% and <65%	295,414,206	13.9%	1,767	11.6%
>=65% and <70%	217,405,808	10.3%	1,185	7.7%
>=70% and <75%	205,694,372	9.7%	1,207	7.9%
>=75% and <80%	151,599,397	7.1%	777	5.1%
>=80% and <85%	64,117,249	3.0%	404	2.6%
>=85% and <90%	86,115,241	4.1%	480	3.1%
>=90% and <95%	101,778,457	4.8%	646	4.2%
>=95% and <100%	-	-	-	-
>=100%	-	-	-	-
Totals	2,120,748,911	100.0%	15,292	100.0%

The weighted average original loan-to-value ratio of the Mortgage Loans, as of the Cut-Off Date was 58.3 per cent, while the minimum original loan-to-value ratio was 2.2 per cent and the maximum was 90 per cent.

Current non-indexed LTV Ratios

The following table shows the range of current non-indexed LTV Ratios, which express the Current Balance of a Mortgage Loan, as of the Cut-Off Date, divided by the non-indexed value of the Mortgaged Property securing that Mortgage Loan, as of the same date.

Range of LTV ratios	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
<25%	195,699,610	9.2%	3,454	22.6%
>=25% and <50%	762,123,309	35.9%	5,591	36.6%
>=50% and <55%	180,420,113	8.5%	1,085	7.1%
>=55% and <60%	255,230,285	12.0%	1,375	9.0%
>=60% and <65%	243,536,192	11.5%	1,259	8.2%
>=65% and <70%	165,037,882	7.8%	838	5.5%
>=70% and <75%	149,842,923	7.1%	745	4.9%
>=75% and <80%	89,037,943	4.2%	511	3.3%
>=80% and <85%	77,361,468	3.6%	415	2.7%
>=85% and <90%	2,459,186	0.1%	19	0.1%
>=90% and <95%	-	-	-	-
>=95% and <100%	-	-	-	-
>=100%	-	-	-	-
Totals	2,120,748,911	100.0%	15,292	100.0%

The weighted average current non-indexed loan-to-value ratio of the Mortgage Loans, as of the Cut-Off Date, was 50.9 per cent., while the minimum current non-indexed loan-to-value ratio was 0 per cent. and the maximum was 89.3 per cent.

Current indexed LTV Ratios

The following table shows the range of current indexed LTV Ratios, which express the Current Balance of a Mortgage Loan, as of the Cut-Off Date, divided by the indexed value of the Mortgaged Property securing that Mortgage Loan, as of the same date (calculated using the Nationwide House Price Index).

Range of LTV ratios	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
<25%	304,982,337	14.4%	4,519	29.6%
>=25% and <50%	1,038,987,054	49.0%	6,857	44.8%
>=50% and <55%	268,373,532	12.7%	1,390	9.1%
>=55% and <60%	235,669,280	11.1%	1,194	7.8%
>=60% and <65%	181,817,271	8.6%	885	5.8%
>=65% and <70%	67,373,533	3.2%	310	2.0%
>=70% and <75%	18,498,439	0.9%	98	0.6%
>=75% and <80%	1,757,122	0.1%	13	0.1%
>=80% and <85%	1,865,047	0.1%	15	0.1%
>=85% and <90%	1,425,297	0.1%	11	0.1%
>=90% and <95%	-	-	-	-
>=95% and <100%	-	-	-	-
>=100%	-	-	-	-
Totals	2,120,748,911	100.0%	15,292	100.0%

The weighted average current indexed loan-to-value ratio of the Mortgage Loans, as of the Cut-Off Date, was 42.7 per cent., while the minimum current indexed loan-to-value ratio was 0 per cent. and the maximum was 89.3 per cent.

Original term

The following table shows the original term of the Mortgage Loans, as at the Cut-Off Date.

Original Term of loans	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
<30	31,122	0.0%	8	0.1%
>=30 and <60	6,047,998	0.3%	258	1.7%
>=60 and <120	81,623,828	3.8%	1,580	10.3%
>=120 and <180	251,040,965	11.8%	2,754	18.0%
>=180 and <240	462,920,572	21.8%	3,431	22.4%
>=240 and <300	713,487,409	33.6%	4,035	26.4%
>=300 and <360	378,305,833	17.8%	2,048	13.4%
>=360	227,291,184	10.7%	1,178	7.7%
Totals	2,120,748,911	100.0%	15,292	100.0%

The weighted average original term of Mortgage Loans, was 270.2 months. The maximum original term of such Mortgage Loans, as of the Cut-Off Date, was 485.0 months and the minimum original term of such Mortgage Loans, as of the Cut-Off Date, was 22.9 months.

Remaining term

Months to maturity	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
<30	3,872,848	0.2%	280	1.8%
>=30 and <60	26,878,053	1.3%	755	4.9%
>=60 and <120	165,115,660	7.8%	2,343	15.3%
>=120 and <180	342,512,605	16.2%	2,941	19.2%
>=180 and <240	536,538,901	25.3%	3,513	23.0%
>=240 and <300	619,930,295	29.2%	3,269	21.4%
>=300 and <360	286,652,069	13.5%	1,474	9.6%
>=360	139,248,483	6.6%	717	4.7%
Totals	2,120,748,911	100.0%	15,292	100.0%

The weighted average remaining term of the Mortgage Loans, as of the Cut-Off Date, was 234.1 months. The maximum remaining term, as of the Cut-Off Date, was 418.8 months. The minimum remaining term, as of the Cut-Off Date, was 1.2 months.

The below table also indicates the remaining term of the Mortgage Loans, split by repayment type.

Months to maturity	Repayment	Interest Only	Combination (Interest Only and Repayment)
<30	3,872,848	-	-
>=30 and <60	26,041,545	836,508	-
>=60 and <120	158,330,717	6,784,943	-
>=120 and <180	332,752,227	9,760,378	-
>=180 and <240	525,922,541	10,616,360	-
>=240 and <300	606,746,771	13,183,524	-
>=300 and <360	285,048,248	1,603,821	-
>=360	138,292,621	955,861	-
Totals	2,077,007,518	43,741,394	-

Seasoning of Mortgage Loans

The following table shows length of time since the Mortgage Loans were originated as of the Cut-Off Date.

Age of loans in months	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
<12	100,322,856	4.7%	825	5.4%
>=12 and <24	801,740,434	37.8%	5,193	34.0%
>=24 and <36	324,302,196	15.3%	2,204	14.4%
>=36 and <48	329,462,141	15.5%	2,185	14.3%
>=48 and <60	231,183,988	10.9%	1,669	10.9%
>=60 and <72	143,049,746	6.7%	1,276	8.3%
>=72 and <84	132,022,221	6.2%	1,329	8.7%
>=84 and <96	53,906,277	2.5%	555	3.6%
>=96 and <108	4,759,053	0.2%	56	0.4%
>=108 and <120	-	-	-	-
>=120 and <150	-	-	-	-
>=150 and <180	-	-	-	-
>=180	-	-	-	-
Totals	2,120,748,911	100.0%	15,292	100.0%

The weighted average seasoning of Mortgage Loans, as of the Cut-Off Date, was 36.1 months. The maximum seasoning of such Mortgage Loans, as of the Cut-Off Date, was 105.7 months and the minimum seasoning of such Mortgage Loans, as of the Cut-Off Date, was 0 months.

Origination year

The following table shows the origination year of the Mortgage Loans, as at the Cut-Off Date.

Origination Year	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
2014	5,815,195	0.3%	65	0.4%
2015	75,787,043	3.6%	770	5.0%
2016	131,968,132	6.2%	1,342	8.8%
2017	141,663,048	6.7%	1,241	8.1%
2018	265,838,358	12.5%	1,836	12.0%
2019	289,332,166	13.6%	1,934	12.6%
2020	464,727,110	21.9%	3,085	20.2%
2021	672,418,449	31.7%	4,380	28.6%
2022	73,199,409	3.5%	639	4.2%
Totals	2,120,748,911	100.0%	15,292	100.0%

Interest Rate Type

Type of rate	Current Balance (£)	% of total balance	Number of Loans	% of total accounts	Weighted Average Rate
Fixed Rate Mortgage Loans	2,055,480,965	96.9%	14,662	95.9%	1.86%
Discount Variable Rate Mortgage Loans	19,679,091	0.9%	150	1.0%	4.39%
Tracker Rate Mortgage Loans	8,072,012	0.4%	46	0.3%	2.74%
Flexx Rate Mortgage Loans	29,763,634	1.4%	357	2.3%	4.00%
Variable Rate Mortgage Loans	7,753,210	0.4%	77	0.5%	4.90%
Totals	2,120,748,911	100.0%	15,292	100.0%	1.93%

Current interest rate

The following table shows the current interest rate of the Mortgage Loans, as at the Cut-Off Date.

Interest Rate	Current Balance (£)	% of total balance	Number of loans	% of total accounts
<=1.5%	542,153,883	25.6%	3,343	21.9%
>1.5% and <=2.0%	859,345,081	40.5%	6,308	41.3%
>2.0% and <=2.5%	489,014,792	23.1%	3,710	24.3%
>2.5% and <=3.0%	115,618,090	5.5%	914	6.0%
>3.0% and <=3.5%	51,068,203	2.4%	388	2.5%
>3.5% and <=4.0%	14,371,768	0.7%	147	1.0%
>4.0% and <=4.5%	23,134,537	1.1%	174	1.1%
>4.5% and <=5.0%	25,957,627	1.2%	307	2.0%
>5.0% and <=5.5%	84,931	0.0%	1	0.0%
>5.5% and <=6.0%	-	-	-	-
>6.0%	-	-	-	-
Totals	2,120,748,911	100.0%	15,292	100.0%

The weighted average current interest rate of Mortgage Loans, as of the Cut-Off Date, was 1.93 per cent. The maximum current interest rate of such Mortgage Loans, as of the Cut-Off Date, was 5.39 per cent. and the minimum current interest rate of such Mortgage Loans, as of the Cut-Off Date, was 0.99 per cent.

Reversion Date Timing

Time to interest rate reversion date	Current Balance (£)	% of total balance	Number of loans	% of total accounts
>0 and <=1 year	592,612,388	27.9%	3,974	26.0%
>1 and <=2 years	316,132,431	14.9%	2,235	14.6%
>2 and <=3 years	301,086,435	14.2%	2,182	14.3%
>3 and <=4 years	429,949,348	20.3%	3,221	21.1%
>4 and <=5 years	202,646,685	9.6%	1,581	10.3%
>5 and <=6 years	92,237,517	4.3%	651	4.3%
>6 and <=7 years	79,725,985	3.8%	500	3.3%
>7 and <=8 years	21,482,748	1.0%	156	1.0%
>8 and <=9 years	12,062,887	0.6%	96	0.6%
>9 and <=10 years	1,723,951	0.1%	15	0.1%
>10 years	5,820,590	0.3%	51	0.3%
Totals	2,055,480,965	96.9%	14,662	95.9%

The weighted average time to interest rate reversion of the Mortgage Loans, as of the Cut-Off Date, was 2.5 years. The maximum time to interest rate reversion of such Mortgage Loans, as of the Cut-Off Date, was 13.2 years and the minimum time to interest rate reversion of such Mortgage Loans, as of the Cut-Off Date, was 0.2 years.

Originator

Originator	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
Coventry Building Society	2,120,748,911	100.0%	15,292	100.0%
Godiva Mortgages Limited	-	-	-	-
Totals	2,120,748,911	100.0%	15,292	100.0%

Payment Frequency

Payment frequency	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
Monthly	2,120,748,911	100.0%	15,292	100.0%
Totals	2,120,748,911	100.0%	15,292	100.0%

Repayment method

Repayment Terms	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
Repayment	2,077,007,518	97.9%	15,109	98.8%
Interest Only	43,741,394	2.1%	183	1.2%
Combination (Interest Only and Repayment)	-	-	-	-
Totals	2,120,748,911	100.0%	15,292	100.0%

Mortgage Loan Occupancy Status

Occupancy type	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
Owner-occupied	2,119,014,306	99.9%	15,279	99.9%
Buy-to-let	1,734,605	0.1%	13	0.1%
Second home	-	-	-	-
Totals	2,120,748,911	100.0%	15,292	100.0%

* All loans marked as "Buy-to-Let" were Owner-Occupied Loans upon the assignment, and such loans comply with the relevant Eligibility Criteria. Such loans have been subject to a Product Switch and have been repurchased in accordance with the Mortgage Sale Agreement. All loans marked as "consent-to-let" shall be repurchased pursuant to a notice in accordance with the Mortgage Sale Agreement.

Property Type

Property type	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
Residential detached or semi-detached house	1,562,001,925	73.7%	10,818	70.7%
Residential terraced house	416,314,863	19.6%	3,396	22.2%
Residential flat / apartment	129,393,834	6.1%	1,004	6.6%
Other	13,038,289	0.6%	74	0.5%
Totals	2,120,748,911	100.0%	15,292	100.0%

Geographical distribution of Mortgaged Properties

The following table shows the spread of Mortgaged Properties securing the Mortgage Loans throughout England, Wales and Scotland as of the Cut-Off Date. No Mortgage Properties are situated outside England, Wales and Scotland. The geographical location of a property has no impact upon the Lending Criteria and credit scoring tests.

Regions	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
East Anglia	284,771,552	13.4%	1,797	11.8%
East Midlands	144,571,045	6.8%	1,295	8.5%
London	367,781,068	17.3%	1,619	10.6%
North	38,605,972	1.8%	433	2.8%
North West	177,114,038	8.4%	1,562	10.2%
Northern Ireland	-	-	-	-
South East	418,949,250	19.8%	2,439	15.9%
Scotland	105,766,267	5.0%	1,205	7.9%
South West	199,318,863	9.4%	1,536	10.0%
Wales	51,236,706	2.4%	522	3.4%
West Midlands	201,355,378	9.5%	1,669	10.9%
Yorkshire and Humberside	131,278,773	6.2%	1,215	7.9%
Totals	2,120,748,911	100.0%	15,292	100.0%

Primary Borrower Employment status

Employment status	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
Employed	1,494,377,827	70.5%	11,808	77.2%
Self-employed	592,848,225	28.0%	3,222	21.1%
Unemployed	1,568,718	0.1%	22	0.1%
Retired	5,899,915	0.3%	102	0.7%
Guarantor	-	-	-	-
Other	26,054,227	1.2%	138	0.9%
Totals	2,120,748,911	100.0%	15,292	100.0%

Income Verification for Primary Income

Income verification type	Current Balance (£)	% of total balance	Number of mortgage accounts	% of total accounts
Income verification requested	2,120,748,911	100.0%	15,292	100.0%
Fast-track	-	-	-	-
Self-certified	-	-	-	-
Totals	2,120,748,911	100.0%	15,292	100.0%

Loan Purpose

Loan Purpose	Current Balance (£)	% of total balance	Number of loans	% of total accounts
House Purchase	1,109,879,874	52.3%	7,883	51.5%
Remortgage	1,010,869,037	47.7%	7,409	48.5%
Other	-	-	-	-
Totals	2,120,748,911	100.0%	15,292	100.0%

Right to Buy

Right to Buy	Current Balance (£)	% of total balance	Number of loans	% of total accounts
Yes	-	-	-	-
No	2,120,748,911	100.0%	15,292	100.0%
Totals	2,120,748,911	100.0%	15,292	100.0%

Arrears Analysis (excluding properties in possession)

Months in Arrears	Number of Mortgage Accounts	% of total	Current Balance (£)	% of total balance	Arrears Balance (£)
Current	15,217	99.5%	2,111,570,791	99.6%	-
>0 and <1	51	0.3%	4,976,512	0.2%	3,574
>=1 and <2	16	0.1%	2,597,958	0.12%	17,119
>=2 and <3	3	0.0%	1,217,385	0.06%	19,530
>=3 and <6	1	0.0%	69,540	0.00%	1,350
>=6 and <12	3	0.0%	254,848	0.01%	13,711
>=12	1	0.0%	61,878	0.0%	6,461
Totals	15,292	100.0%	2,120,748,911	100.0%	61,745

Capitalised arrears are not included in the above balances.

Loan in COVID-19 Mortgage Payment Holidays

Is currently in COVID-19 Payment Deferral	Current Balance (£)	% of total balance	Number of loans	% of total accounts
Yes	-	-	-	-
No	2,120,748,911	100.0%	15,292	100.0%
Totals	2,120,748,911	100.0%	15,292	100.0%

Delinquency and loss experience of the Mortgage Portfolio (including Mortgage Loans which previously formed part of the Mortgage Portfolio)

Since the establishment of the Mortgage Portfolio, total losses on Mortgage Loans in the Mortgage Portfolio (including Mortgage Loans which previously formed part of the Mortgage Portfolio) were £0.00 as at the Cut-Off Date.

The following table summarises loans in arrears and repossession experience for Mortgage Loans in the Mortgage Portfolio (including Mortgage Loans which previously formed part of the Mortgage Portfolio) as at the Cut-Off Date. The Seller will represent and warrant on the Closing Date that no Mortgage Loan to be transferred to the Issuer on the Closing Date will have experienced any arrears in excess of an amount equal to one month's principal and interest in the prior 12 months.

The Mortgage Loans used for statistical purposes in the table below are administered in accordance with the Seller's Policy. The method by which the Seller classifies Mortgage Loans as being in arrears is described in the Base Prospectus under "The Servicer and the Servicing Agreement – Arrears and recoveries", and is important in helping to understand the Seller's arrears and repossession experience for Mortgage Loans in the Mortgage Portfolio as set forth in the following table.

Arrears & Delinquencies – Mortgage Loans in the Mortgage Portfolio (including Mortgage Loans which previously formed part of the Mortgage Portfolio)

	31 Oct 2022
Outstanding balance of loans current (and <1 month):	£2,116,547,302.30
1 -<2 months.....	£2,597,958.10
2 -<3 months.....	£1,217,384.96
3 -<6 months.....	£69,540.41
6 -<12 months.....	£254,847.74
12+ months.....	£61,877.95
Total outstanding loan balance in arrears (>1 month):	£4,201,609.16
Total loan balances in arrears % (>1 month):.....	0.20%
Total loan balances in arrears % (>3 months):.....	0.02%
Outstanding balance of loans in possession (inc. interest):.....	£0.00
Outstanding balance of loans sold:.....	£0.00
Outstanding balance of loans sold in period:.....	£0.00
Net loss on sold properties:.....	£0.00
Ratio of net losses to total loans assigned to trust %.....	0.00%
Average loss on all sold properties in the period:.....	£0.00

	31 Oct 2022
Outstanding number of Mortgage Loans:	15292
1 -<2 months.....	16
2 -<3 months.....	3
3 -<6 months.....	1
6 -<12 months.....	3
12+ months.....	1
Total outstanding number of loans in arrears (>1m):	24
Total number of loans in arrears % (>1m):.....	0.16%
Total number of loans in arrears % (>3m):.....	0.03%
Number of loans in possession:.....	0
Number of loans sold in the period:.....	0

Static and Dynamic Pool Data

This section sets out, to the extent material, certain static pool information with respect to the Mortgage Loans in the Mortgage Portfolio.

The Issuer has not included static pool information on prepayments in this section, as this information is not separately identified by the Servicer. However, prepayment rates in respect of the Mortgage Loans in the Mortgage Portfolio are set out in the monthly reports to investors that are prepared pursuant to the Servicing Agreement.

The sale of Additional Mortgage Loans by the Seller to the Issuer is subject to conditions, including conditions required by the Rating Agencies, designed to maintain certain credit-related and other characteristics of the Mortgage Portfolio. These include limits on Mortgage Loans in arrears in the Mortgage Portfolio at the time of sale, limits on the LTV ratio post sale and limitations on the change of the Moody's Portfolio Variation Test in respect of any sale. See a description of these conditions in "*Assignment of the Mortgage Loans and Related Security – Portfolio Criteria*" in the Base Prospectus.

The following tables show, for each of the last seven years of origination, the distribution of loans originated in that year by delinquency category as at each year end date starting in 2014.

Dynamic historical performance data in relation to the mortgage loans originated by the Seller was made available prior to pricing on the website of European DataWarehouse at <https://editor.eurodw.eu/home>. Such information will cover the period from 2014 to June 2022. The mortgage loans which are referred to in such data are originated under, and serviced in accordance with the same or highly comparable policies and procedures as the Mortgage Loans comprising the Mortgage Portfolio and, as such, it is expected that the performance of such mortgage loans, over a period of four years, would not be significantly different to the performance of the Mortgage Loans in the Mortgage Portfolio.

MORTGAGE PORTFOLIO ARREARS BY YEAR OF ORIGINATION

Mortgage loans originated in 2014

31-Dec-14					
	Balance (£)	Count	% of Balance	% of Count	
0 to <1 Months	4,410,318,462.46	26,583	99.96%	99.96%	
>=1 Months & 2 Months	1,724,989.30	9	0.04%	0.03%	
>=2 Months & 3 Months	154,745.25	1	0.00%	0.00%	
>=3 Months & 6 Months	-	0	0.00%	0.00%	
>=6 Months & 9 Months	-	0	0.00%	0.00%	
>=9 Months & 12 Months	-	0	0.00%	0.00%	
>= 12 Months	-	0	0.00%	0.00%	
Of which in Possession	-	0	0.00%	0.00%	
Total	4,412,198,197.01	26,593	100.00%	100.00%	

31-Dec-15					
	Balance (£)	Count	% of Balance	% of Count	
0 to <1 Months	3,964,874,652.00	24,965	99.91%	99.91%	
>=1 Months & 2 Months	3,016,420.67	16	0.08%	0.06%	
>=2 Months & 3 Months	345,738.73	4	0.01%	0.02%	
>=3 Months & 6 Months	61,431.78	1	0.00%	0.00%	
>=6 Months & 9 Months	162,437.43	1	0.00%	0.00%	
>=9 Months & 12 Months	-	0	0.00%	0.00%	
>= 12 Months	-	0	0.00%	0.00%	
Of which in Possession	-	0	0.00%	0.00%	
Total	3,968,460,680.61	24,987	100.00%	100.00%	

31-Dec-16					
	Balance (£)	Count	% of Balance	% of Count	
0 to <1 Months	2,763,530,128.79	18,497	99.88%	99.88%	
>=1 Months & 2 Months	2,274,523.49	14	0.08%	0.08%	
>=2 Months & 3 Months	711,095.59	5	0.03%	0.03%	
>=3 Months & 6 Months	278,629.84	2	0.01%	0.01%	
>=6 Months & 9 Months	-	0	0.00%	0.00%	
>=9 Months & 12 Months	-	0	0.00%	0.00%	
>= 12 Months	74,323.93	1	0.00%	0.01%	
Of which in Possession	-	0	0.00%	0.00%	
Total	2,766,868,701.64	18,519	100.00%	100.00%	

31-Dec-17					
	Balance (£)	Count	% of Balance	% of Count	
0 to <1 Months	2,209,463,170.85	15,539	99.81%	99.78%	
>=1 Months & 2 Months	3,360,561.01	26	0.15%	0.17%	
>=2 Months & 3 Months	246,499.36	3	0.01%	0.02%	
>=3 Months & 6 Months	526,669.59	5	0.02%	0.03%	
>=6 Months & 9 Months	-	0	0.00%	0.00%	
>=9 Months & 12 Months	-	0	0.00%	0.00%	
>= 12 Months	-	0	0.00%	0.00%	
Of which in Possession	-	0	0.00%	0.00%	
Total	2,213,596,900.81	15,573	100.00%	100.00%	

31-Dec-18

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	1,828,541,026.74	13,450	99.77%	99.77%
>=1 Months & 2 Months	2,701,427.86	22	0.15%	0.16%
>=2 Months & 3 Months	635,517.29	3	0.03%	0.02%
>=3 Months & 6 Months	515,415.79	2	0.03%	0.01%
>=6 Months & 9 Months	318,800.99	3	0.02%	0.02%
>=9 Months & 12 Months	-	0	0.00%	0.00%
>= 12 Months	135,314.01	1	0.01%	0.01%
Of which in Possession	-	0	0.00%	0.00%
Total	1,832,847,502.68	13,481	100.00%	100.00%

31-Dec-19

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	1,346,995,488.12	10,397	99.74%	99.78%
>=1 Months & 2 Months	1,999,628.35	13	0.15%	0.12%
>=2 Months & 3 Months	724,744.73	4	0.05%	0.04%
>=3 Months & 6 Months	635,541.89	4	0.05%	0.04%
>=6 Months & 9 Months	12,199.03	1	0.00%	0.01%
>=9 Months & 12 Months	177,271.87	1	0.01%	0.01%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	1,350,544,873.99	10,420	100.00%	100.00%

31-Dec-20

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	1,112,316,062.27	9,005	99.72%	99.80%
>=1 Months & 2 Months	1,841,786.70	10	0.17%	0.11%
>=2 Months & 3 Months	486,119.12	3	0.04%	0.03%
>=3 Months & 6 Months	421,676.23	3	0.04%	0.03%
>=6 Months & 9 Months	242,474.50	1	0.02%	0.01%
>=9 Months & 12 Months	-	0	0.00%	0.00%
>= 12 Months	180,136.37	1	0.02%	0.01%
Of which in Possession	-	0	0.00%	0.00%
Total	1,115,488,255.19	9,023	100.00%	100.00%

31-Dec-21

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	904,451,519.67	7,692	99.66%	99.59%
>=1 Months & 2 Months	1,746,497.53	15	0.19%	0.19%
>=2 Months & 3 Months	371,228.90	6	0.04%	0.08%
>=3 Months & 6 Months	796,913.82	7	0.09%	0.09%
>=6 Months & 9 Months	-	0	0.00%	0.00%
>=9 Months & 12 Months	1,121.25	1	0.00%	0.01%
>= 12 Months	177,558.25	3	0.02%	0.04%
Of which in Possession	-	0	0.00%	0.00%
Total	907,544,839.42	7,724	100.00%	100.00%

Mortgage loans originated in 2015

31-Dec-15

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	4,656,009,126.26	27,545	99.92%	99.96%
>=1 Months & 2 Months	2,595,775.09	11	0.06%	0.04%
>=2 Months & 3 Months	905,070.23	1	0.02%	0.00%
>=3 Months & 6 Months	-	0	0.00%	0.00%
>=6 Months & 9 Months	-	0	0.00%	0.00%
>=9 Months & 12 Months	-	0	0.00%	0.00%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	4,659,509,971.58	27,557	100.00%	100.00%

31-Dec-16

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	4,237,737,235.62	26,095	99.93%	99.94%
>=1 Months & 2 Months	2,659,493.66	15	0.06%	0.06%
>=2 Months & 3 Months	120,816.44	1	0.00%	0.00%
>=3 Months & 6 Months	-	0	0.00%	0.00%
>=6 Months & 9 Months	-	0	0.00%	0.00%
>=9 Months & 12 Months	-	0	0.00%	0.00%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	4,240,517,545.72	26,111	100.00%	100.00%

31-Dec-17

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	3,164,283,524.45	20,450	99.83%	99.84%
>=1 Months & 2 Months	3,521,233.01	19	0.11%	0.09%
>=2 Months & 3 Months	1,194,890.87	7	0.04%	0.03%
>=3 Months & 6 Months	595,188.00	5	0.02%	0.02%
>=6 Months & 9 Months	-	0	0.00%	0.00%
>=9 Months & 12 Months	174,184.95	1	0.01%	0.00%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	3,169,769,021.28	20,482	100.00%	100.00%

31-Dec-18

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	2,589,494,746.78	17,369	99.72%	99.76%
>=1 Months & 2 Months	4,681,076.09	26	0.18%	0.15%
>=2 Months & 3 Months	980,407.11	6	0.04%	0.03%
>=3 Months & 6 Months	894,391.88	5	0.03%	0.03%
>=6 Months & 9 Months	608,312.05	4	0.02%	0.02%
>=9 Months & 12 Months	61,136.46	1	0.00%	0.01%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	2,596,720,070.37	17,411	100.00%	100.00%

31-Dec-19

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	2,185,876,271.47	15,231	99.73%	99.76%
>=1 Months & 2 Months	3,626,809.33	22	0.17%	0.14%
>=2 Months & 3 Months	908,665.75	5	0.04%	0.03%
>=3 Months & 6 Months	550,011.79	3	0.03%	0.02%
>=6 Months & 9 Months	147,269.71	2	0.01%	0.01%
>=9 Months & 12 Months	105,620.82	1	0.00%	0.01%
>= 12 Months	414,772.57	2	0.02%	0.01%
Of which in Possession	176,786.42	1	0.01%	0.01%
Total	2,191,806,207.86	15,267	100.00%	100.00%

31-Dec-20

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	1,637,979,248.58	11,922	99.74%	99.79%
>=1 Months & 2 Months	2,025,952.34	14	0.12%	0.12%
>=2 Months & 3 Months	1,668,781.38	5	0.10%	0.04%
>=3 Months & 6 Months	243,202.07	3	0.01%	0.03%
>=6 Months & 9 Months	264,764.03	2	0.02%	0.02%
>=9 Months & 12 Months	50,167.22	1	0.00%	0.01%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	1,642,232,115.62	11,947	100.00%	100.00%

31-Dec-21

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	1,287,458,103.34	9,886	99.58%	99.61%
>=1 Months & 2 Months	2,851,914.10	22	0.22%	0.22%
>=2 Months & 3 Months	1,061,792.11	7	0.08%	0.07%
>=3 Months & 6 Months	856,007.52	4	0.07%	0.04%

>=6 Months & 9 Months	102,348.06	1	0.01%	0.01%
>=9 Months & 12 Months	325,173.41	2	0.03%	0.02%
>= 12 Months	231,444.53	3	0.02%	0.03%
Of which in Possession	-	0	0.00%	0.00%
Total	1,292,886,783.07	9,925	100.00%	100.00%

Mortgage loans originated in 2016

31-Dec-16				
	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	5,055,763,181.89	27,795	99.92%	99.95%
>=1 Months & 2 Months	3,839,685.97	14	0.08%	0.05%
>=2 Months & 3 Months	-	0	0.00%	0.00%
>=3 Months & 6 Months	96,448.28	1	0.00%	0.00%
>=6 Months & 9 Months	-	0	0.00%	0.00%
>=9 Months & 12 Months	-	0	0.00%	0.00%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	5,059,699,316.14	27,810	100.00%	100.00%

31-Dec-17				
	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	4,588,668,480.76	26,299	99.89%	99.91%
>=1 Months & 2 Months	3,908,611.24	16	0.09%	0.06%
>=2 Months & 3 Months	254,525.61	2	0.01%	0.01%
>=3 Months & 6 Months	547,193.34	4	0.01%	0.02%
>=6 Months & 9 Months	78,291.76	1	0.00%	0.00%
>=9 Months & 12 Months	162,193.12	1	0.00%	0.00%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	4,593,619,295.83	26,323	100.00%	100.00%

31-Dec-18				
	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	3,806,583,374.17	22,875	99.86%	99.86%
>=1 Months & 2 Months	3,580,042.28	21	0.09%	0.09%
>=2 Months & 3 Months	506,372.83	2	0.01%	0.01%
>=3 Months & 6 Months	958,943.67	6	0.03%	0.03%
>=6 Months & 9 Months	75,511.83	1	0.00%	0.00%
>=9 Months & 12 Months	-	0	0.00%	0.00%
>= 12 Months	91,710.10	1	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	3,811,795,954.88	22,906	100.00%	100.00%

31-Dec-19				
	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	3,264,740,668.83	20,374	99.78%	99.82%
>=1 Months & 2 Months	5,112,701.20	24	0.16%	0.12%
>=2 Months & 3 Months	1,444,963.15	6	0.04%	0.03%
>=3 Months & 6 Months	310,114.82	3	0.01%	0.01%
>=6 Months & 9 Months	458,958.80	3	0.01%	0.01%
>=9 Months & 12 Months	-	0	0.00%	0.00%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	3,272,067,406.80	20,410	100.00%	100.00%

31-Dec-20				
	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	2,782,405,408.12	18,110	99.82%	99.86%
>=1 Months & 2 Months	2,499,078.77	14	0.09%	0.08%
>=2 Months & 3 Months	697,102.40	2	0.03%	0.01%
>=3 Months & 6 Months	629,836.90	3	0.02%	0.02%
>=6 Months & 9 Months	131,329.01	2	0.00%	0.01%
>=9 Months & 12 Months	984,312.36	3	0.04%	0.02%
>= 12 Months	155,344.44	1	0.01%	0.01%

Of which in Possession	-	0	0.00%	0.00%
Total	2,787,502,412.00	18,135	100.00%	100.00%

31-Dec-21

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	1,956,908,073.81	13,466	99.66%	99.71%
>=1 Months & 2 Months	4,484,537.26	27	0.23%	0.20%
>=2 Months & 3 Months	947,338.81	3	0.05%	0.02%
>=3 Months & 6 Months	1,114,836.57	8	0.06%	0.06%
>=6 Months & 9 Months	-	0	0.00%	0.00%
>=9 Months & 12 Months	51,619.01	1	0.00%	0.01%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	1,963,506,405.46	13,505	100.00%	100.00%

Mortgage loans originated in 2017

31-Dec-17

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	5,177,562,467.27	27,853	99.95%	99.95%
>=1 Months & 2 Months	2,229,019.17	12	0.04%	0.04%
>=2 Months & 3 Months	227,067.49	1	0.00%	0.00%
>=3 Months & 6 Months	95,481.48	2	0.00%	0.01%
>=6 Months & 9 Months	-	0	0.00%	0.00%
>=9 Months & 12 Months	-	0	0.00%	0.00%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	5,180,114,035.41	27,868	100.00%	100.00%

31-Dec-18

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	4,654,754,647.34	26,225	99.86%	99.90%
>=1 Months & 2 Months	5,008,909.08	18	0.11%	0.07%
>=2 Months & 3 Months	408,728.41	2	0.01%	0.01%
>=3 Months & 6 Months	190,101.61	2	0.00%	0.01%
>=6 Months & 9 Months	468,811.51	1	0.01%	0.00%
>=9 Months & 12 Months	319,199.17	2	0.01%	0.01%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	4,661,150,397.12	26,250	100.00%	100.00%

31-Dec-19

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	3,997,109,032.82	23,521	99.79%	99.83%
>=1 Months & 2 Months	6,874,522.72	31	0.17%	0.13%
>=2 Months & 3 Months	25,417.20	1	0.00%	0.00%
>=3 Months & 6 Months	677,434.87	5	0.02%	0.02%
>=6 Months & 9 Months	277,711.43	1	0.01%	0.00%
>=9 Months & 12 Months	-	0	0.00%	0.00%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	481,070.00	1	0.01%	0.00%
Total	4,005,445,189.04	23,560	100.00%	100.00%

31-Dec-20

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	3,392,911,904.12	20,973	99.73%	99.80%
>=1 Months & 2 Months	5,984,819.44	29	0.18%	0.14%
>=2 Months & 3 Months	1,544,258.19	6	0.05%	0.03%
>=3 Months & 6 Months	271,315.46	2	0.01%	0.01%
>=6 Months & 9 Months	250,242.90	1	0.01%	0.00%
>=9 Months & 12 Months	-	0	0.00%	0.00%
>= 12 Months	403,635.19	3	0.01%	0.01%
Of which in Possession	597,185.36	2	0.02%	0.01%
Total	3,401,963,360.66	21,016	100.00%	100.00%

31-Dec-21

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	2,783,765,387.94	18,044	99.69%	99.75%
>=1 Months & 2 Months	3,920,062.07	20	0.14%	0.11%
>=2 Months & 3 Months	1,778,581.32	8	0.06%	0.04%
>=3 Months & 6 Months	1,572,702.66	8	0.06%	0.04%
>=6 Months & 9 Months	610,525.91	4	0.02%	0.02%
>=9 Months & 12 Months	631,822.04	3	0.02%	0.02%
>= 12 Months	129,387.02	2	0.00%	0.01%
Of which in Possession	-	0	0.00%	0.00%
Total	2,792,408,468.96	18,089	100.00%	100.00%

Mortgage loans originated in 2018

31-Dec-18

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	5,049,870,559.26	25,740	99.94%	99.93%
>=1 Months & 2 Months	2,345,153.53	13	0.05%	0.05%
>=2 Months & 3 Months	158,924.88	1	0.00%	0.00%
>=3 Months & 6 Months	632,965.16	4	0.01%	0.02%
>=6 Months & 9 Months	-	0	0.00%	0.00%
>=9 Months & 12 Months	-	0	0.00%	0.00%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	5,053,007,602.83	25,758	100.00%	100.00%

31-Dec-19

	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	4,600,284,719.42	24,288	99.80%	99.80%
>=1 Months & 2 Months	4,262,616.11	22	0.09%	0.09%
>=2 Months & 3 Months	2,047,408.45	13	0.04%	0.05%
>=3 Months & 6 Months	1,793,819.99	8	0.04%	0.03%
>=6 Months & 9 Months	564,549.66	3	0.01%	0.01%
>=9 Months & 12 Months	-	0	0.00%	0.00%
>= 12 Months	269,572.22	2	0.01%	0.01%
Of which in Possession	201,596.99	1	0.00%	0.00%
Total	4,609,424,282.84	24,337	100.00%	100.00%

31-Dec-20

	Balance (£)	Count	% of Balance	% of Count
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0 to <1 Months	3,968,232,765.02	21,678	99.67%	99.71%
≥1 Months & 2 Months	7,305,265.17	34	0.18%	0.16%
≥2 Months & 3 Months	1,216,015.09	9	0.03%	0.04%
≥3 Months & 6 Months	2,143,077.71	7	0.05%	0.03%
≥6 Months & 9 Months	1,322,903.33	7	0.03%	0.03%
≥9 Months & 12 Months	677,799.39	4	0.02%	0.02%
≥ 12 Months	380,736.02	3	0.01%	0.01%
Of which in Possession	-	0	0.00%	0.00%
Total	3,981,278,561.73	21,742	100.00%	100.00%

31-Dec-21				
	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	3,335,716,873.56	18,974	99.67%	99.67%
≥1 Months & 2 Months	4,796,194.42	30	0.14%	0.16%
≥2 Months & 3 Months	1,511,077.23	8	0.05%	0.04%
≥3 Months & 6 Months	2,437,080.96	12	0.07%	0.06%
≥6 Months & 9 Months	644,608.06	2	0.02%	0.01%
≥9 Months & 12 Months	893,479.57	6	0.03%	0.03%
≥ 12 Months	820,623.43	4	0.02%	0.02%
Of which in Possession	-	0	0.00%	0.00%
Total	3,346,819,937.23	19,036	100.00%	100.00%

Mortgage loans originated in 2019

31-Dec-19				
	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	5,430,023,771.73	26,006	99.94%	99.96%
≥1 Months & 2 Months	3,375,853.65	11	0.06%	0.04%
≥2 Months & 3 Months	-	0	0.00%	0.00%
≥3 Months & 6 Months	-	0	0.00%	0.00%
≥6 Months & 9 Months	-	0	0.00%	0.00%
≥9 Months & 12 Months	-	0	0.00%	0.00%
≥ 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	5,433,399,625.38	26,017	100.00%	100.00%

31-Dec-20				
	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	4,934,609,053.36	24,371	99.88%	99.89%
≥1 Months & 2 Months	3,881,142.47	16	0.08%	0.07%
≥2 Months & 3 Months	700,019.21	4	0.01%	0.02%
≥3 Months & 6 Months	154,456.37	2	0.00%	0.01%
≥6 Months & 9 Months	62,673.07	1	0.00%	0.00%
≥9 Months & 12 Months	1,153,372.36	3	0.02%	0.01%
≥ 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	4,940,560,716.84	24,397	100.00%	100.00%

31-Dec-21				
	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	4,038,361,102.21	20,694	99.77%	99.82%
≥1 Months & 2 Months	4,848,071.12	19	0.12%	0.09%
≥2 Months & 3 Months	843,828.18	5	0.02%	0.02%
≥3 Months & 6 Months	1,742,548.89	7	0.04%	0.03%
≥6 Months & 9 Months	642,195.75	2	0.02%	0.01%
≥9 Months & 12 Months	222,714.70	3	0.01%	0.01%
≥ 12 Months	1,026,291.69	2	0.03%	0.01%
Of which in Possession	-	0	0.00%	0.00%
Total	4,047,686,752.54	20,732	100.00%	100.00%

Mortgage loans originated in 2020

31-Dec-20				
	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	3,992,912,644.98	19,357	99.92%	99.93%

>=1 Months & 2 Months	3,063,454.55	13	0.08%	0.07%
>=2 Months & 3 Months	149,794.50	1	0.00%	0.01%
>=3 Months & 6 Months	-	0	0.00%	0.00%
>=6 Months & 9 Months	-	0	0.00%	0.00%
>=9 Months & 12 Months	-	0	0.00%	0.00%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	3,996,125,894.03	19,371	100.00%	100.00%

31-Dec-21				
	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	3,570,668,768.00	17,832	99.88%	99.87%
>=1 Months & 2 Months	4,086,176.21	20	0.11%	0.11%
>=2 Months & 3 Months	-	0	0.00%	0.00%
>=3 Months & 6 Months	144,621.18	1	0.00%	0.01%
>=6 Months & 9 Months	129,887.27	2	0.00%	0.01%
>=9 Months & 12 Months	-	0	0.00%	0.00%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	3,575,029,452.66	17,855	100.00%	100.00%

Mortgage loans originated in 2021

31-Dec-21				
	Balance (£)	Count	% of Balance	% of Count
0 to <1 Months	6,294,151,985.21	30,078	99.78%	99.87%
>=1 Months & 2 Months	13,040,343.34	32	0.21%	0.11%
>=2 Months & 3 Months	436,819.48	4	0.01%	0.01%
>=3 Months & 6 Months	312,496.55	2	0.00%	0.01%
>=6 Months & 9 Months	-	0	0.00%	0.00%
>=9 Months & 12 Months	-	0	0.00%	0.00%
>= 12 Months	-	0	0.00%	0.00%
Of which in Possession	-	0	0.00%	0.00%
Total	6,307,941,644.58	30,116	100.00%	100.00%

UK SECURITISATION REGULATION

UK STS Requirements

The Seller (as originator for the purposes of the UK Securitisation Regulation), has procured a UK STS Notification to be submitted to the FCA, in accordance with Article 27 of the UK Securitisation Regulation, that the UK STS Requirements have been satisfied with respect to the Series 2023-1 Class A Notes. It is expected that the UK STS Notification will be available on the FCA's STS Register, available at the following website: <https://data.fca.org.uk/#/sts/stssecuritisations> (or its successor website) (the "**FCA STS Register**"). For the avoidance of doubt, this website and the contents thereof do not form part of these Final Terms.

The Seller has used the services of Prime Collateralised Securities (PCS) UK Limited as an authorised verification agent authorised under Article 28 of the UK Securitisation Regulation (the "**Authorised Verification Agent**") to assess whether the Series 2023-1 Class A Notes comply with the UK STS Requirements and prepare an STS Assessment. It is expected that the STS Assessment prepared by the Authorised Verification Agent will be available on the website of the Authorised Verification Agent (<https://www.pcsmarket.org/sts-verification-transactions/>) (the "**PCS Website**") together with a detailed explanation of its scope at <https://www.pcsmarket.org/disclaimer>. For the avoidance of doubt, the PCS Website and the contents thereof do not form part of these Final Terms. For further information please refer to the Risk Factor entitled "*UK Simple, Transparent and Standardised Securitisation (UK STS)*".

Mitigation of interest rate risk

The Mortgage Loans and the Series 2023-1 Class A Notes are affected by interest rate risk (see "*The Notes may be subject to exchange rate and interest rate risks*" and "*Certain factors affecting the economic performance and value of the Mortgage Portfolio*" in the Risk Factors section of the Base Prospectus). The Issuer aims to hedge the relevant interest rate exposure in respect of the Mortgage Loans and the Series 2023-1 Class A Notes, as applicable, by entering into certain Swap Agreements (see "*The Swap Agreements*" in the Base Prospectus).

Interest rate risks are also managed through:

- a requirement in the Servicing Agreement that any discretionary rates set by the Servicer in respect of the Mortgage Loans are set in accordance with the Seller's Policy (subject to the terms of the Mortgage Loans and applicable law) (see "*The Servicer and the Servicing Agreement – Setting of interest rates and margin*" in the Base Prospectus);
- with respect to Variable Rate Mortgage Loans, interest on which is calculated by reference to the CBS Standard Variable Rate, and Discount Variable Rate Mortgage Loans which become subject to a rate linked to the CBS Standard Variable Rate, the correlation between the CBS Standard Variable Rate and the relevant benchmark rate in respect of the Series 2023-1 Class A Notes (see further the table set out below); and
- the entry by the Issuer into the Swap Agreements with respect to the Fixed Rate Mortgage Loans.

Except for the purpose of hedging interest rate risk, the Issuer will not enter into derivative contracts.

The following table shows the historical interest rates indicated for the period from January 2014 to December 2022:

	BBR	SVR	Flex Rate Mortgage Loans⁽¹⁾
January 2014.....	0.50%	4.74%	1.89%
February 2014.....	0.50%	4.74%	1.89%
March 2014.....	0.50%	4.74%	1.91%
April 2014.....	0.50%	4.74%	1.97%
May 2014.....	0.50%	4.74%	1.99%
June 2014.....	0.50%	4.74%	2.07%
July 2014.....	0.50%	4.74%	2.10%
August 2014.....	0.50%	4.74%	2.10%
September 2014.....	0.50%	4.74%	2.11%
October 2014.....	0.50%	4.74%	2.15%
November 2014.....	0.50%	4.74%	2.18%
December 2014.....	0.50%	4.74%	2.22%
January 2015.....	0.50%	4.74%	2.25%
February 2015.....	0.50%	4.74%	2.27%
March 2015.....	0.50%	4.74%	2.27%
April 2015.....	0.50%	4.74%	2.28%
May 2015.....	0.50%	4.74%	2.30%
June 2015.....	0.50%	4.74%	2.31%
July 2015.....	0.50%	4.74%	2.33%
August 2015.....	0.50%	4.74%	2.36%
September 2015.....	0.50%	4.74%	2.37%
October 2015.....	0.50%	4.74%	2.41%
November 2015.....	0.50%	4.74%	2.43%
December 2015.....	0.50%	4.74%	2.43%
January 2016.....	0.50%	4.74%	2.44%
February 2016.....	0.50%	4.74%	2.45%
March 2016.....	0.50%	4.74%	2.45%
April 2016.....	0.50%	4.74%	2.45%
May 2016.....	0.50%	4.74%	2.45%
June 2016.....	0.50%	4.74%	2.45%
July 2016.....	0.50%	4.74%	2.27%
August 2016.....	0.25%	4.74%	2.30%
September 2016.....	0.25%	4.49%	2.30%
October 2016.....	0.25%	4.49%	2.43%
November 2016.....	0.25%	4.49%	2.44%
December 2016.....	0.25%	4.49%	2.46%
January 2017.....	0.25%	4.49%	2.52%
February 2017.....	0.25%	4.49%	2.52%
March 2017.....	0.25%	4.49%	2.53%
April 2017.....	0.25%	4.49%	2.53%
May 2017.....	0.25%	4.49%	2.56%
June 2017.....	0.25%	4.49%	2.56%
July 2017.....	0.25%	4.49%	2.56%
August 2017.....	0.25%	4.49%	2.56%
September 2017.....	0.25%	4.49%	2.56%
October 2017.....	0.25%	4.49%	2.56%
November 2017.....	0.50%	4.49%	2.80%
December 2017.....	0.50%	4.74%	2.80%
January 2018.....	0.50%	4.74%	2.80%
February 2018.....	0.50%	4.74%	2.80%
March 2018.....	0.50%	4.74%	2.80%
April 2018.....	0.50%	4.74%	2.80%
May 2018.....	0.50%	4.74%	2.80%
June 2018.....	0.50%	4.74%	2.80%
July 2018.....	0.50%	4.74%	2.80%
August 2018.....	0.75%	4.74%	3.08%
September 2018.....	0.75%	4.99%	3.08%
October 2018.....	0.75%	4.99%	3.08%
November 2018.....	0.75%	4.99%	3.08%
December 2018.....	0.75%	4.99%	3.09%
January 2019.....	0.75%	4.99%	3.09%
February 2019.....	0.75%	4.99%	3.09%
March 2019.....	0.75%	4.99%	3.10%
April 2019.....	0.75%	4.99%	3.10%

	BBR	SVR	Flexx Rate Mortgage Loans ⁽¹⁾
May 2019.....	0.75%	4.99%	3.10%
June 2019.....	0.75%	4.99%	3.10%
July 2019.....	0.75%	4.99%	3.10%
August 2019.....	0.75%	4.99%	3.10%
September 2019.....	0.75%	4.99%	3.10%
October 2019.....	0.75%	4.99%	3.11%
November 2019.....	0.75%	4.99%	3.11%
December 2019.....	0.75%	4.99%	3.11%
January 2020.....	0.75%	4.99%	3.11%
February 2020.....	0.75%	4.99%	3.11%
March 2020.....	0.25% and 0.10%	4.99%	3.01%
April 2020.....	0.10%	4.49%	2.97%
May 2020.....	0.10%	4.49%	2.98%
June 2020.....	0.10%	4.49%	2.98%
July 2020.....	0.10%	4.49%	2.98%
August 2020.....	0.10%	4.49%	2.98%
September 2020.....	0.10%	4.49%	2.98%
October 2020.....	0.10%	4.49%	2.98%
November 2020.....	0.10%	4.49%	2.97%
December 2020.....	0.10%	4.49%	2.97%
January 2021.....	0.10%	4.49%	2.98%
February 2021.....	0.10%	4.49%	2.98%
March 2021.....	0.10%	4.49%	2.97%
April 2021.....	0.10%	4.49%	2.97%
May 2021.....	0.10%	4.49%	2.97%
June 2021.....	0.10%	4.49%	2.97%
July 2021.....	0.10%	4.49%	2.97%
August 2021.....	0.10%	4.49%	2.98%
September 2021.....	0.10%	4.49%	2.98%
October 2021.....	0.10%	4.49%	2.97%
November 2021.....	0.10%	4.49%	2.97%
December 2021.....	0.25%	4.49%	2.97%
January 2022.....	0.25%	4.49%	3.01%
February 2022.....	0.50%	4.64%	3.18%
March 2022.....	0.75%	4.64%	3.19%
April 2022.....	0.75%	4.64%	3.36%
May 2022.....	1.00%	4.64%	3.53%
June 2022.....	1.25%	4.89%	3.53%
July 2022.....	1.25%	4.89%	3.70%
August 2022.....	1.75%	4.89%	3.99%
September 2022.....	2.25%	4.89%	3.99%
October 2022.....	2.25%	4.89%	4.47%
November 2022.....	3.00%	5.39%	5.15%
December 2022.....	3.50%	5.84%	5.15%

Source: Bank of England, Internal product data

¹ Representing balance weighted average of all Flexx Rate Mortgage Loans.

Verification of data

The Seller has caused the Mortgage Loans included in the Mortgage Portfolio (including the data disclosed in respect of those Mortgage Loans) to be verified by one or more appropriate and independent third parties and completed on or about 13 January 2023 with respect to the Mortgage Portfolio in existence as of Cut-Off Date (the "AUP Report"). The Mortgage Portfolio has been subject to an agreed upon procedures review to review a sample of Mortgage Loans selected from the total Mortgage Portfolio as at the Cut-Off Date for certain information and confirm that the actual errors, within a total population, are contained within the range of a predetermined precision limit. The Seller also provided the relevant third party with a data file containing information on the Mortgage Portfolio to review conformity of each of the Mortgage Loans included with the Eligibility Criteria. No significant adverse findings arose from such review. This independent third party has also performed agreed upon procedures in order to verify that the stratification tables disclosed in respect of the Mortgage Loans are accurate. The third party undertaking the review only has obligations to the parties to the

engagement letters governing the performance of the agreed upon procedures subject to the limitations and exclusions contained therein. The Seller has reviewed the reports of such independent third parties and is of the opinion that there were no significant adverse findings in such reports.

General

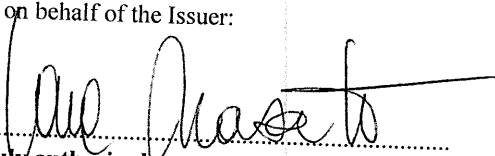
Listing and admission to trading application

This document comprises the final terms required for the Series 2023-1 Class A Notes herein to be admitted to the Official List maintained by the FCA and admitted to trading on the London Stock Exchange's regulated market pursuant to the Residential Mortgage-Backed Note Programme of Economic Master Issuer plc.

Responsibility

The Issuer accepts responsibility for the information contained in these Final Terms.

Signed on behalf of the Issuer:

By: 
.....
Duly authorised

per pro CSC Directors (No.1) Limited