

Citibank N.A.
CANTERBURY FINANCE NO. 2 PLC
Monthly Investor Report



Collection Period End Date: 28-Feb-2023

Statement Summary:

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Deal Information:

Issuer:	Canterbury Finance No. 2 plc	Closing Date:	27-Mar-2020
Seller:	OneSavings Bank plc	Current Payment Date:	16-Mar-2023
Servicer:	OneSavings Bank plc		
Swap Provider:	Royal Bank of Canada	Next Payment Date:	17-Apr-2023
Note Trustee/Security Trustee:	Citicorp Trustee Company Limited	Days in the Interest Period:	28
Cash Manager/Issuer Account Bank/ Agent Bank/PPA/Registrar:	Citibank N.A., London Branch	Collection Period Start Date:	01-Feb-2023
		Collection Period End Date:	28-Feb-2023
		Interest Period Start Date:	16-Feb-2023
		Interest Period End Date:	16-Mar-2023

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Involved Parties:

Role	Deal Counterparty	Rated Entity	Fitch (ST / LT Rating)	Moody's (ST / LT Rating)	S&P (ST / LT Rating)
Issuer Account Bank	Citibank N.A., London Branch	Citibank N.A.	F1 / AA-	P-1 / A1	A-1 / A+
Swap Provider	Royal Bank of Canada	Royal Bank of Canada			

Deal Ratings Triggers:

Role	Deal Counterparty	Rated Entity	Trigger Event	Event Breached	Document Reference
Issuer Account Bank	Citibank N.A., London Branch	Citibank N.A.	A long-term unguaranteed, unsec'd and unsub'd debt rating of at least A3 by Moody's and a short-term issuer default rating of at least F1 by Fitch or a long term default rating of at least A by Fitch	No	Account Bank Rating
Swap Provider	Royal Bank of Canada	Royal Bank of Canada	Moody's: (i) LT A3(cr) or above; or (ii) a LT sen-unsec of A3 or above Fitch: ST/ LT at least as high as the Fitch Minimum Counterparty Rating of the then highest rated class of Notes	No	Swap CP Rating

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Note Details:

Note Description	ISIN	Initial Balance	Currency	Index	Maturity Date
Class A1 Notes	XS2133480199	414,640,000.00	GBP	SONIA	16-Dec-2056
Class A2 Notes	XS2133481080	445,730,000.00	GBP	SONIA	16-Dec-2056
Class B Notes	XS2133483458	51,830,000.00	GBP	SONIA	16-Dec-2056
Class C Notes	XS2133483706	51,830,000.00	GBP	SONIA	16-Dec-2056
Class D Notes	XS2133483888	25,910,000.00	GBP	SONIA	16-Dec-2056
Class E Notes	XS2133483961	25,910,000.00	GBP	SONIA	16-Dec-2056
Class F notes	XS2133484001	20,742,000.00	GBP	N/A	16-Dec-2056
Class X Notes	XS2133484340	41,460,000.00	GBP	SONIA	16-Dec-2056

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Payment Distributions (GBP) - Interest:

Note Description	Days Accrual (1)	Method (2)	Base Rate (%) (3)	Margin (%) (4)	Interest Rate (%) (5) = (3 + 4)	Accrued Interest Current Period (6)	Prior Unpaid Interest (7)	Total Interest Due (8) = (6 + 7)	Interest Paid (9)	Current Unpaid Interest (10) = (8 - 9)
Class A1 Notes	28	A/365	3.9327	0.9500	4.8827	0.00	0.00	0.00	0.00	0.00
Class A2 Notes	28	A/365	3.9327	1.1000	5.0327	1,468,547.77	0.00	1,468,547.77	1,468,547.77	0.00
Class B Notes	28	A/365	3.9327	1.3000	5.2327	208,052.15	0.00	208,052.15	208,052.15	0.00
Class C Notes	28	A/365	3.9327	1.6000	5.5327	219,980.15	0.00	219,980.15	219,980.15	0.00
Class D Notes	28	A/365	3.9327	1.9000	5.8327	115,931.70	0.00	115,931.70	115,931.70	0.00
Class E Notes	28	A/365	3.9327	3.0000	6.9327	137,795.48	0.00	137,795.48	137,795.48	0.00
Class F notes	28	Fixed	0.8000	-	0.8000	12,729.33	0.00	12,729.33	12,729.33	0.00
Class X Notes	28	A/365	3.9327	3.2500	7.1827	0.00	0.00	0.00	0.00	0.00
RC1 Residual Certific	28	A/365	-	-	-	0.00	0.00	1,292,323.75	1,292,323.75	0.00
RC2 Residual Certific	28	A/365	-	-	-	0.00	0.00	0.00	0.00	0.00
ERC Certificates	28	A/365	-	-	-	0.00	0.00	22,882.38	22,882.38	0.00

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Payment Distributions (GBP) - Principal:

Note Description	Original Balance (1)	Beginning Balance (2)	Principal Paid (3)	Ending Balance (4) = (2 - 3)	Ending Pool Factor (5) = (4 / 1)
Class A1 Notes	414,640,000.00	0.00	0.00	0.00	0.000000
Class A2 Notes	445,730,000.00	380,383,673.97	9,491,979.31	370,891,694.66	0.832099
Class B Notes	51,830,000.00	51,830,000.00	0.00	51,830,000.00	1.000000
Class C Notes	51,830,000.00	51,830,000.00	0.00	51,830,000.00	1.000000
Class D Notes	25,910,000.00	25,910,000.00	0.00	25,910,000.00	1.000000
Class E Notes	25,910,000.00	25,910,000.00	0.00	25,910,000.00	1.000000
Class F notes	20,742,000.00	20,742,000.00	0.00	20,742,000.00	1.000000
Class X Notes	41,460,000.00	0.00	0.00	0.00	0.000000

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Swap Details:

Swap Type	Swap Notional Amount	Swap Rate (%)	Day Count Fraction	Period Start Date	Period End Date	Days in Period	Total
SPV Receives	587,137,767.00	3.93270%	Actual / 365	16-Feb-2023	16-Mar-2023	28	1,771,315.82
SPV Pays	587,137,767.00	0.23250%	Actual / 365	16-Feb-2023	16-Mar-2023	28	104,719.64
Net							1,666,596.18

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Available Revenue Receipts:

	Total (GBP)
(a) all Revenue Receipts or, if in a Determination Period, any Calculated Revenue Receipts, in each case excluding any Reconciliation Amounts to be applied as Available Redemption Receipts on that Interest Payment Date, received by the Issuer:	
(i) during the immediately preceding Collection Period; or	1,869,738.67
(ii) if representing amounts received in respect of any repurchases of Loans and their Related Security by the Seller pursuant to the Mortgage Sale Agreement, from but excluding the Collection Period Start Date immediately preceding the immediately preceding Interest Payment Date (or, in the case of the first Interest Payment Date, from and including the Closing Date) to and including the immediately preceding Collection Period Start Date;	0.00
(b) interest payable to the Issuer on the Issuer Accounts and received in the immediately preceding Collection Period (other than any amount of interest or income received in respect of any Swap Collateral) and income from any Authorised Investments to be received on or prior to the Interest Payment Date (other than any amount of income received in respect of the Swap Collateral);	80,320.78
(c) amounts received or to be received by the Issuer under or in connection with the Swap Agreement (other than (i) any early termination amount received by the Issuer under the Swap Agreement, (ii) Swap Collateral, (iii) any Replacement Swap Premium paid to the Issuer, and (iv) amounts in respect of Swap Tax Credits on such Interest Payment Date other than, in each case, any Swap Collateral Account Surplus which is to be applied as Available Revenue Receipts in accordance with the Swap Collateral Account Priority of Payments);	1,771,315.82
(d) on the Final Redemption Date only, all amounts standing to the credit of the General Reserve Fund Leger (after first having applied any General Reserve Fund Release Amount in meeting any Revenue Deficit against the relevant item in the Pre-Enforcement Revenue Priority of Payments in the order they appear in the Pre-Enforcement Revenue Priority of Payments and debiting such amounts from the General Reserve Fund Ledger in accordance with the Pre-Enforcement Revenue Priority of Payments on such Final Redemption Date);	0.00
(e) on each Interest Payment Date up to and including the Final Redemption Date, the General Reserve Fund Excess Amount;	0.00
(f) on each Interest Payment Date following a Determination Period, any Reconciliation Amounts deemed to be Available Revenue Receipts in accordance with Condition 6.8(c) (Determinations and Reconciliation);	0.00
(g) amounts credited to the Deposit Account on the previous Interest Payment Date in accordance with item (w) of the Pre Enforcement Revenue Priority of Payments;	0.00
(h) amounts representing the Optional Purchase Price received by the Issuer upon the sale of the Loans and their Related Security comprising the Portfolio further to the exercise of the Call Option;	0.00
(i) other net income of the Issuer received during the immediately preceding Collection Period, excluding any Redemption Receipts; and	916.74

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Available Revenue Receipts:

	Total (GBP)
(j) amounts determined to be applied as Available Revenue Receipts on the immediately succeeding Interest Payment Date in accordance with item (k) of the Pre-Enforcement Redemption Priority of Payments;	0.00
<i>less</i>	
(k) amounts applied from time to time during the immediately preceding Collection Period in making payment of certain monies which properly belong to third parties (including the Seller) such as (but not limited to):	
• certain costs and expenses charged by the Servicer in respect of its servicing of the Loans, other than the Servicer Fee and not otherwise covered by the items below;	
• payments of certain insurance premiums in respect of the Block Insurance Policies (to the extent referable to the Loans);	
• amounts under a Direct Debit which are repaid to the bank making the payment if such bank is unable to recoup or recall such amount itself from its customer's account or is required to refund an amount previously debited; and	
• any amount received from a Borrower for the express purpose of payment being made to a third party for the provision of a service to that Borrower,	0.00
(l) any tax payments paid or payable by the Issuer during the immediately preceding Collection Period to the extent not funded from amounts standing to the credit of the Issuer Profit Ledger;	0.00
(m) (taking into account any amount paid by way of Third Party Amounts) amounts to remedy any overdraft in relation to the Collection Account or to pay any amounts due to the Collection Account Bank; and	0.00
(n) any Early Repayment Charges which will be applied to make payments in respect of the ERC Certificates.	(22,882.38)
Total	3,699,409.63

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Available Redemption Receipts:

	Total (GBP)
(a) all Redemption Receipts or, if in a Determination Period, any Calculated Redemption Receipts, in each case excluding an amount equal to any Reconciliation Amounts to be applied as Available Revenue Receipts on that Interest Payment Date, received by the Issuer:	
(i) during the immediately preceding Collection Period; or	2,050,968.03
(ii) if representing amounts received in respect of any repurchases of Loans and their Related Security that were repurchased by the Seller pursuant to the Mortgage Sale Agreement, from but excluding the Collection Period Start Date immediately preceding the immediately preceding Interest Payment Date (or, in the case of the first Interest Payment Date, from and including the Closing Date) to and including the immediately preceding Collection Period Start Date;	7,441,011.28
(b) the amounts (if any) calculated on the Calculation Date preceding that Interest Payment Date pursuant to the Pre Enforcement Revenue Priority of Payments, to be the amount by which the debit balance of each of the Class A Principal Deficiency Sub Ledger and /or the Class B Principal Deficiency Sub Ledger and/or the Class C Principal Deficiency Sub Ledger and/or the Class D Principal Deficiency Sub Ledger and/or the Class E Principal Deficiency Sub Ledger and/or the Class F Principal Deficiency Sub-Ledger is to be reduced on that Interest Payment Date;	0.00
(c) any amounts deemed to be Available Redemption Receipts in accordance with item (s) of the Pre-Enforcement Revenue Priority of Payments (the "Enhanced Amortisation Amounts");	0.00
(d) on each Interest Payment Date from (and including) the Liquidity Reserve Fund IPD up to (but excluding) the Class B Redemption Date, the Class A and Class B Liquidity Reserve Fund Excess Amount;	0.00
(e) on the Class B Redemption Date only, all amounts standing to the credit of the Class A and Class B Liquidity Reserve Fund Ledger (after first having applied any Class A and Class B Liquidity Reserve Fund Release Amounts in meeting any Class A and Class B Liquidity Deficit against the relevant items in the Pre-Enforcement Revenue Priority of Payments in the order they appear in the Pre-Enforcement Revenue Priority of Payments and debiting such amounts from the Class A and Class B Liquidity Reserve Fund Ledger);	0.00
(f) on each Interest Payment Date following a Determination Period, any Reconciliation Amounts deemed to be Available Redemption Receipts in accordance with Condition 6.8(c) (Determinations and Reconciliation); and	0.00
(g) in respect of the first Interest Payment Date only, the amount paid into the Deposit Account on the Closing Date from the excess of the proceeds over the Current Balance of the Portfolio as at the Cut-off Date.	0.00
Total	9,491,979.31

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Pre-Enforcement Revenue Priority of Payments:

	Amount Paid	Amount Remaining
(a) first, in or towards satisfaction, pro rata and pari passu, according to the respective amounts thereof of:		
(i) any fees, costs, charges, Liabilities, expenses and all other amounts then due to the Note Trustee and any Appointee under the provisions of the Trust Deed and the other Transaction Documents, together with (if payable) VAT thereon as provided therein; and	4,200.00	3,695,209.63
(ii) any fees, costs, charges, Liabilities, expenses and all other amounts then due to the Security Trustee and any Appointee under the provisions of the Deed of Charge and the other Transaction Documents, together with (if payable) VAT	0.00	3,695,209.63
(b) second, in or towards satisfaction, pro rata and pari passu, according to the respective amounts thereof (in each case without double counting) of:		
(i) any remuneration then due and payable to the Agent Bank, the Registrar and the Paying Agents and any fees, costs, charges, Liabilities and expenses then due to them under the provisions of the Agency Agreement, together with (if payable) VAT thereon as provided therein;	0.00	3,695,209.63
(ii) any amounts then due and payable to the Cash Manager and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Cash Management Agreement, together with VAT (if payable) thereon as provided therein;		
(iii) any amounts then due and payable to the Servicer and any fees (including the Servicer Fee), costs, charges, Liabilities and expenses then due under the provisions of the Servicing Agreement, together with VAT (if payable) thereon as provided therein;	12,000.00	3,683,209.63
(iv) any amounts then due and payable to the Back-Up Servicer Facilitator and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Servicing Agreement, together with (if payable) VAT thereon as provided therein;	85,912.22	3,597,297.41
(v) any amounts then due and payable to the Corporate Services Provider and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Corporate Services Agreement, together with (if payable) VAT thereon as provided therein;	0.00	3,597,297.41
(vi) any amounts then due and payable to the Issuer Account Bank and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Bank Account Agreement, together with (if applicable) VAT thereon as provided therein; and	0.00	3,597,297.41
(vii) if applicable, the fees, costs, liabilities and expenses of the securitisation repository or any other third-party website provider;	0.00	3,597,297.41

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Pre-Enforcement Revenue Priority of Payments:

	Amount Paid	Amount Remaining
(c) third, in or towards satisfaction, pro rata and pari passu, according to the respective amounts thereof:		
(i) any amounts due and payable by the Issuer to third parties and incurred without breach by the Issuer of the Transaction Documents to which it is a party (and for which payment has not been provided for elsewhere) and any amounts required to pay or discharge any liability of the Issuer for corporation tax of the Issuer (but only to the extent not capable of being satisfied out of amounts retained by the Issuer under item (e) below); and	37,117.44	
(ii) any Transfer Costs which the Servicer has failed to pay pursuant to Clause 18.3 of the Servicing Agreement;	0.00	3,560,179.97
(d) fourth, to provide for amounts due on the relevant Swap Payment Date, to pay, in or towards satisfaction of any amounts due to the Swap Provider in respect of the Swap Agreement (including any termination payment due and payable by the Issuer to the extent it is not satisfied by the payment by the Issuer to the Swap Provider of any Replacement Swap Premium or from the Swap Collateral Account Priority of Payments but excluding, if applicable, any related Hedge Subordinated Amounts);	0.00	3,560,179.97
(e) fifth, to pay the Issuer an amount equal to £100 to be retained by the Issuer as profit in respect of the business of the Issuer (the "Issuer Profit Amount");		
(f) sixth, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, interest due and payable on the Class A1 Notes and the Class A2 Notes;	104,719.64	3,455,460.33
(g) seventh, (so long as the Class A1 Notes or the Class A2 Notes remain outstanding following such Interest Payment Date), to credit the Class A Principal Deficiency Sub Ledger in an amount sufficient to eliminate any debit thereon (such amounts to be applied in repayment of principal as Available Redemption Receipts);	100.00	3,455,360.33
(h) eighth, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, interest due and payable on the Class B Notes;	0.00	1,986,812.56
(i) ninth, (so long as the Class B Notes remain outstanding following such Interest Payment Date), to credit the Class B Principal Deficiency Sub Ledger in an amount sufficient to eliminate any debit thereon (such amounts to be applied in repayment of principal as Available Redemption Receipts);	1,468,547.77	1,986,812.56
(j) tenth, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, interest due and payable on the Class C Notes;	0.00	1,986,812.56
(k) eleventh, (so long as the Class C Notes remain outstanding following such Interest Payment Date), to credit the Class C Principal Deficiency Sub Ledger in an amount sufficient to eliminate any debit thereon (such amounts to be applied in repayment of principal as Available Redemption Receipts);	208,052.15	1,778,760.41
	0.00	1,778,760.41
	219,980.15	1,558,780.26
	0.00	1,558,780.26

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Pre-Enforcement Revenue Priority of Payments:

	Amount Paid	Amount Remaining
(l) twelfth, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, interest due and payable on the Class D Notes;	115,931.70	1,442,848.56
(m) thirteenth, (so long as the Class D Notes remain outstanding following such Interest Payment Date), to credit the Class D Principal Deficiency Sub Ledger in an amount sufficient to eliminate any debit thereon (such amounts to be applied in repayment of principal as Available Redemption Receipts);	0.00	1,442,848.56
(n) fourteenth, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, interest due and payable on the Class E Notes;	137,795.48	1,305,053.08
(o) fifteenth, (so long as the Class E Notes remain outstanding following such Interest Payment Date), to credit the Class E Principal Deficiency Sub Ledger in an amount sufficient to eliminate any debit thereon (such amounts to be applied in repayment of principal as Available Redemption Receipts);	0.00	1,305,053.08
(p) sixteenth, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, interest due and payable on the Class F Notes;	12,729.33	1,292,323.75
(q) seventeenth, (so long as the Class F Notes remain outstanding following such Interest Payment Date), to credit the Class F Principal Deficiency Sub Ledger in an amount sufficient to eliminate any debit thereon (such amounts to be applied in repayment of principal as Available Redemption Receipts);	0.00	1,292,323.75
(r) eighteenth, to credit the General Reserve Fund Ledger up to the General Reserve Fund Required Amount ;	0.00	1,292,323.75
(s) nineteenth, to provide for amounts due on the relevant Interest Payment Date, to pay in accordance with the terms of the Swap Agreement to the Swap Provider in respect of any Hedge Subordinated Amounts (to the extent not satisfied by payment to the Swap Provider by the Issuer of any applicable Replacement Swap Premium or from the Swap Collateral Account Priority of Payments);	0.00	1,292,323.75
(t) twentieth, on any Interest Payment Date occurring on or after the Optional Redemption Date or the Final Redemption Date an amount equal to the lesser of: (i) all remaining amounts (if any); and (ii) the amount required by the Issuer to pay in full all amounts payable under items (a) to (i) (inclusive) of the Pre-Enforcement Redemption Priority of Payments, less any Available Redemption Receipts (other than item (c) of the definition thereof) otherwise available to the Issuer, to be applied as Available Redemption Receipts;	0.00	1,292,323.75
(u) twenty- first, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, interest due and payable on the Class X Notes;	0.00	1,292,323.75

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Pre-Enforcement Revenue Priority of Payments:

	Amount Paid	Amount Remaining
(v) twenty-second, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, principal due and payable on the Class X Notes until the Principal Amount Outstanding on the Class X Notes has been reduced to zero;	0.00	1,292,323.75
(w) twenty-third, on any Interest Payment Date falling within a Determination Period, all remaining amounts to be credited to the Deposit Account to be applied on the next Interest Payment Date as Available Revenue Receipts ; and	0.00	1,292,323.75
(x) twenty-fourth, on any Interest Payment Date prior to (but excluding) the Optional Redemption Date any excess amounts, pro rata and pari passu, as RC1 Payments to the holders of the RC1 Residual Certificates and thereafter, any excess amounts, pro rata and pari passu, as RC2 Payments to the holders of the RC2 Residual Certificates.	1,292,323.75	0.00

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Pre-Enforcement Principal Priority of Payments:

	Amount Paid	Amount Remaining
(a) first, subject to the Class A and Class B Liquidity Reserve Fund Trigger Event having occurred , to credit the Class A and Class B Liquidity Reserve Fund Ledger up to the Class A and Class B Liquidity Reserve Fund Required Amount ;	0.00	9,491,979.31
(b) second, any Principal Addition Amounts to be applied to meet any Senior Expenses Deficit ;	0.00	9,491,979.31
(c) third, in or towards repayment, pro rata and pari passu, of principal amounts outstanding on the Class A1 Notes until the Principal Amount Outstanding on the Class A1 Notes has been reduced to zero;	0.00	9,491,979.31
(d) fourth, in or towards repayment, pro rata and pari passu, of principal amounts outstanding on the Class A2 Notes until the Principal Amount Outstanding on the Class A2 Notes has been reduced to zero;	9,491,979.31	0.00
(e) fifth, in or towards repayment, pro rata and pari passu, of principal amounts outstanding on the Class B Notes until the Principal Amount Outstanding on the Class B Notes has been reduced to zero ;	0.00	0.00
(f) sixth, in or towards repayment, pro rata and pari passu, of principal amounts outstanding on the Class C Notes until the Principal Amount Outstanding on the Class C Notes has been reduced to zero ;	0.00	0.00
(g) seventh, in or towards repayment, pro rata and pari passu, of principal amounts outstanding on the Class D Notes until the Principal Amount Outstanding on the Class D Notes has been reduced to zero ;	0.00	0.00
(h) eighth, in or towards repayment, pro rata and pari passu, of principal amounts outstanding on the Class E Notes until the Principal Amount Outstanding on the Class E Notes has been reduced to zero ;	0.00	0.00
(i) ninth, in or towards repayment, pro rata and pari passu, of principal amounts outstanding on the Class F Notes until the Principal Amount Outstanding on the Class F Notes has been reduced to zero ;	0.00	0.00
(j) tenth, any excess amounts as Available Revenue Receipts .	0.00	0.00

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General Reserve Fund Ledger:

	Total (GBP)
General Reserve Fund Balance at the start of the period	15,548,880.00
General Reserve Fund amount released to Available Revenue Receipts to pay General Reserve Fund Payments	0.00
General Reserve Fund amount released to Available Principal Receipts following Floating Rate Rated Notes redemption	0.00
General Reserve Fund Required Amount	15,548,880.00
General Reserve Fund credits through Pre-Enforcement Revenue Priority of Payments	0.00
General Reserve Fund Balance at the end of the period	15,548,880.00

Redemption Ledger:

	Total (GBP)
Starting Balance	0.00
Amount debited during the period	9,491,979.31
Amount credited through the period	9,491,979.31
Ending Balance	0.00

Revenue Ledger:

	Total (GBP)
Starting Balance	0.00
Amount debited during the period	3,699,409.63
Amount credited through the period	3,699,409.63
Ending Balance	0.00

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Swap Collateral Ledger:

	Total (GBP)
Starting Balance	0.00
Amount debited during the period	0.00
Amount credited through the period	0.00
Ending Balance	0.00

Issuer Profit Ledger:

	Total (GBP)
Starting Balance	3,101.00
Amount debited during the period	0.00
Amount credited through the period	100.00
Ending Balance	3,201.00

Class A and Class B Liquidity Fund Ledger:

	Total (GBP)
Starting Balance	0.00
Amount debited during the period	0.00
Amount credited through the period	0.00
Ending Balance	0.00

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Portfolio Size:

	Current Period	Prior Period
Current Balance of the Mortgage Portfolio (GBP)	550,352,825.99	560,083,076.87
Number of Loans in the Portfolio	1,988	2,015
Average mortgage Size (GBP)	276,837.44	277,956.86

Summary Portfolio Statistics:

	Seasoning (months)	Remaining Term (months)	Original LTV (%)	Current LTV (%)	Interest Rate (%)
Weighted Average	44.36	228.04	74.49	71.24	4.12
Min	38.00	0.00	11.51	11.06	3.44
Max	73.00	382.00	87.12	93.31	10.08

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Collection Period End Date: 28-Feb-2023

Properties in Possession:

	No. Mortgage Accounts	Balance	Loss Incurred
Properties in Possession (Beginning of period)	0	0	0
Possessed (current month)			
Possessed (to date)			
Sold (current month)			
Sold (to date)			
Property Returned to Borrower (current month)			
Property Returned to Borrower (to date)			
Properties in Possession (end of period)			

Net Losses:

	Number of Accounts	Net Losses
Current Month	0	0
To Date	0	0

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Recoveries:

	Number of Accounts	Balance of Recoveries
Beginning of Period	0	0
Current Month		
Recoveries on New Accounts (included in Current Month figures)		
To Date		

Loss Severity:

	Current Period	Prior Period
Loss Severity	0	0
Lifetime Loss Severity		

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Prepayment Rates:

	Current Period			Prior Period		
	1 Month	3 Month	Lifetime	1 Month	3 Month	Lifetime
Current PPR GRGA	1.68%	20.57%	19.20%	2.12%	20.10%	19.18%
Current CPR	20.16%	20.45%	19.05%	25.42%	19.99%	19.02%

Constant Default Rates:

	Current Period			Prior Period		
	1 Month	3 Month	Lifetime	1 Month	3 Month	Lifetime
Current CDR	1.35%	1.88%	0.36%	3.02%	1.43%	0.37%

	Current Period	Prior Period
Scheduled Principal Collections	77,115.05	70,175.29
Unscheduled Principal Collections	9,414,864.26	12,121,485.79
Current Period Defaults	626,959.52	1,445,917.66

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Outstanding Balances:

Amount	Current Period				Prior Period			
	Number	%	Value (GBP)	%	Number	%	Value (GBP)	%
<= 0.000000	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
0.000000 <- 50,000.000000	11	0.55%	355,415.22	0.06%	11	0.55%	358,319.19	0.06%
50,000.000000 <- 100,000.000000	232	11.67%	18,309,442.56	3.33%	233	11.56%	18,419,291.04	3.29%
100,000.000000 <- 150,000.000000	326	16.40%	40,614,453.56	7.38%	331	16.43%	41,314,702.63	7.38%
150,000.000000 <- 200,000.000000	297	14.94%	52,032,066.80	9.45%	297	14.74%	52,101,324.40	9.30%
200,000.000000 <- 250,000.000000	240	12.07%	54,438,569.48	9.89%	244	12.11%	55,339,043.45	9.88%
250,000.000000 <- 300,000.000000	202	10.16%	55,371,995.48	10.06%	208	10.32%	56,996,601.81	10.18%
300,000.000000 <- 350,000.000000	170	8.55%	54,932,596.48	9.98%	171	8.49%	55,224,061.23	9.86%
350,000.000000 <- 400,000.000000	135	6.79%	50,265,885.46	9.13%	136	6.75%	50,603,614.74	9.04%
400,000.000000 <- 450,000.000000	101	5.08%	42,671,434.48	7.75%	103	5.11%	43,496,971.30	7.77%
450,000.000000 <- 500,000.000000	56	2.82%	26,505,357.60	4.82%	58	2.88%	27,431,795.18	4.90%
500,000.000000 <- 600,000.000000	82	4.12%	44,564,036.66	8.10%	83	4.12%	45,170,076.95	8.06%
600,000.000000 <- 700,000.000000	55	2.77%	35,225,473.07	6.40%	56	2.78%	35,871,177.80	6.40%
700,000.000000 <- 800,000.000000	26	1.31%	19,441,413.82	3.53%	28	1.39%	20,974,927.54	3.74%
800,000.000000 <- 900,000.000000	16	0.80%	13,478,052.92	2.45%	16	0.79%	13,481,589.92	2.41%
900,000.000000 <- 1,000,000.000000	19	0.96%	18,059,734.03	3.28%	19	0.94%	18,057,536.22	3.22%
> 1,000,000.000000	20	1.01%	24,086,898.37	4.38%	21	1.04%	25,242,043.47	4.51%
Total	1,988	100.00%	550,352,825.99	100.00%	2,015	100.00%	560,083,076.87	100.00%

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Collection Period End Date: 28-Feb-2023

Seasoning:

Months	Current Period				Prior Period			
	Number	%	Value (GBP)	%	Number	%	Value (GBP)	%
<= 8.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
8.00 <- 9.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
9.00 <- 10.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
10.00 <- 11.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
11.00 <- 12.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
12.00 <- 13.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
13.00 <- 14.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
14.00 <- 15.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
15.00 <- 16.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
16.00 <- 17.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
17.00 <- 18.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
18.00 <- 19.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
19.00 <- 20.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
20.00 <- 25.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
25.00 <- 30.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
30.00 <- 35.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
35.00 <- 40.00	630	31.69%	169,112,365.07	30.73%	888	44.07%	243,825,253.36	43.53%
40.00 <- 45.00	880	44.27%	239,441,735.67	43.51%	659	32.70%	174,132,852.96	31.09%
45.00 <- 50.00	151	7.60%	42,198,265.68	7.67%	163	8.09%	47,090,560.31	8.41%
50.00 <- 75.00	327	16.45%	99,600,459.57	18.10%	305	15.14%	95,034,410.24	16.97%
75.00 <- 100.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
> 100.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
Total	1,988	100.00%	550,352,825.99	100.00%	2,015	100.00%	560,083,076.87	100.00%

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Original Term:

Months	Current Period				Prior Period			
	Number	%	Value (GBP)	%	Number	%	Value (GBP)	%
< 0.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
0.00 -< 50.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
50.00 -< 100.00	25	1.26%	5,999,669.52	1.09%	25	1.24%	6,001,641.26	1.07%
100.00 -< 150.00	115	5.78%	33,228,788.13	6.04%	117	5.81%	33,596,072.90	6.00%
150.00 -< 200.00	147	7.39%	41,850,960.81	7.60%	148	7.34%	42,090,670.64	7.52%
200.00 -< 250.00	418	21.03%	118,190,283.23	21.48%	423	20.99%	119,445,858.45	21.33%
250.00 -< 300.00	86	4.33%	25,656,561.85	4.66%	87	4.32%	26,444,116.24	4.72%
300.00 -< 350.00	972	48.89%	262,635,523.16	47.72%	988	49.03%	269,298,684.32	48.08%
350.00 -< 400.00	128	6.44%	36,732,540.92	6.67%	129	6.40%	36,996,048.47	6.61%
400.00 -< 450.00	97	4.88%	26,058,498.37	4.73%	98	4.86%	26,209,984.59	4.68%
450.00 -< 500.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
>= 500.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
Total	1,988	100.00%	550,352,825.99	100.00%	2,015	100.00%	560,083,076.87	100.00%

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Remaining Term:

Months	Current Period				Prior Period			
	Number	%	Value (GBP)	%	Number	%	Value (GBP)	%
0	1	0.05%	1.29	0.00%	1	0.05%	1.29	0.00%
0.00 <- 50.00	19	0.96%	4,446,202.99	0.81%	19	0.94%	4,447,586.15	0.79%
50.00 <- 100.00	112	5.63%	29,818,962.58	5.42%	113	5.61%	29,885,193.77	5.34%
100.00 <- 150.00	155	7.80%	46,186,425.57	8.39%	155	7.69%	46,000,065.25	8.21%
150.00 <- 200.00	378	19.01%	109,316,772.27	19.86%	334	16.58%	96,734,118.23	17.27%
200.00 <- 250.00	302	15.19%	86,087,247.41	15.64%	341	16.92%	100,225,664.68	17.89%
250.00 <- 300.00	790	39.74%	209,500,545.92	38.07%	818	40.60%	217,085,596.22	38.76%
300.00 <- 350.00	134	6.74%	38,938,169.59	7.08%	136	6.75%	39,494,866.69	7.05%
350.00 <- 400.00	97	4.88%	26,058,498.37	4.73%	98	4.86%	26,209,984.59	4.68%
400.00 <- 450.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
450.00 <- 500.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
500	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
Total	1,988	100.00%	550,352,825.99	100.00%	2,015	100.00%	560,083,076.87	100.00%

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Months in Arrears:

Months	Current Period				Prior Period			
	Number	%	Value (GBP)	%	Number	%	Value (GBP)	%
0	1,919	96.53%	528,738,832.73	96.07%	1,939	96.23%	535,502,508.38	95.61%
0.00 <- 1.00	40	2.01%	12,078,616.76	2.19%	50	2.48%	16,284,777.19	2.91%
1.00 <- 2.00	8	0.40%	2,662,198.00	0.48%	6	0.30%	1,662,473.84	0.30%
2.00 <- 3.00	3	0.15%	466,633.94	0.08%	8	0.40%	2,213,524.04	0.40%
3.00 <- 4.00	6	0.30%	1,968,166.73	0.36%	3	0.15%	444,695.74	0.08%
4.00 <- 5.00	4	0.20%	688,868.79	0.13%	1	0.05%	239,027.13	0.04%
5.00 <- 6.00	0	0.00%	0.00	0.00%	1	0.05%	920,779.46	0.16%
6.00 <- 7.00	1	0.05%	924,941.53	0.17%	1	0.05%	625,786.72	0.11%
7.00 <- 8.00	2	0.10%	737,476.09	0.13%	1	0.05%	110,125.08	0.02%
8.00 <- 9.00	1	0.05%	122,399.11	0.02%	2	0.10%	1,055,824.53	0.19%
9.00 <- 10.00	1	0.05%	935,959.13	0.17%	0	0.00%	0.00	0.00%
10	3	0.15%	1,028,733.18	0.19%	3	0.15%	1,023,554.76	0.18%
Total	1,988	100.00%	550,352,825.99	100.00%	2,015	100.00%	560,083,076.87	100.00%

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Original LTV:

%	Current Period				Prior Period			
	Number	%	Value (GBP)	%	Number	%	Value (GBP)	%
0.00 -< 10.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
10.00 -< 20.00	4	0.20%	810,830.57	0.15%	4	0.20%	812,434.53	0.15%
20.00 -< 30.00	4	0.20%	655,781.20	0.12%	4	0.20%	656,165.03	0.12%
30.00 -< 40.00	7	0.35%	877,671.33	0.16%	7	0.35%	881,144.22	0.16%
40.00 -< 50.00	23	1.16%	4,075,988.61	0.74%	23	1.14%	4,079,976.83	0.73%
50.00 -< 60.00	61	3.07%	17,165,226.07	3.12%	63	3.13%	17,683,679.68	3.16%
60.00 -< 70.00	159	8.00%	55,051,150.24	10.00%	161	7.99%	55,819,882.38	9.97%
70.00 -< 80.00	1,482	74.55%	407,836,254.70	74.10%	1,496	74.24%	413,305,983.03	73.79%
80.00 -< 90.00	248	12.47%	63,879,923.27	11.61%	257	12.75%	66,843,811.17	11.93%
90.00 -< 100.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
>= 100.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
Total	1,988	100.00%	550,352,825.99	100.00%	2,015	100.00%	560,083,076.87	100.00%

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Current LTV:

%	Current Period				Prior Period			
	Number	%	Value (GBP)	%	Number	%	Value (GBP)	%
No Data	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
0.00 -< 10.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
10.00 -< 20.00	6	0.30%	919,896.95	0.17%	6	0.30%	922,158.48	0.16%
20.00 -< 30.00	4	0.20%	662,480.75	0.12%	4	0.20%	662,749.29	0.12%
30.00 -< 40.00	9	0.45%	1,249,912.63	0.23%	9	0.45%	1,254,954.63	0.22%
40.00 -< 50.00	38	1.91%	8,356,481.50	1.52%	38	1.89%	8,362,070.53	1.49%
50.00 -< 60.00	78	3.92%	20,643,140.90	3.75%	80	3.97%	21,164,187.20	3.78%
60.00 -< 70.00	453	22.79%	129,170,095.89	23.47%	458	22.73%	130,419,265.66	23.29%
70.00 -< 80.00	1,301	65.44%	362,644,094.86	65.89%	1,317	65.36%	368,775,024.08	65.84%
80.00 -< 90.00	98	4.93%	26,268,184.13	4.77%	101	5.01%	27,334,186.74	4.88%
90.00 -< 100.00	1	0.05%	438,538.38	0.08%	2	0.10%	1,188,480.26	0.21%
>= 100.00	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
Total	1,988	100.00%	550,352,825.99	100.00%	2,015	100.00%	560,083,076.87	100.00%

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Geographic Region:

Region	Current Period				Prior Period			
	Number	%	Value (GBP)	%	Number	%	Value (GBP)	%
UKC	38	1.91%	4,365,103.23	0.79%	38	1.89%	4,371,875.64	0.78%
UKD	182	9.15%	28,469,149.75	5.17%	183	9.08%	28,675,376.75	5.12%
UKE	67	3.37%	10,461,740.87	1.90%	68	3.37%	10,607,834.14	1.89%
UKF	135	6.79%	21,257,155.94	3.86%	137	6.80%	21,537,521.70	3.85%
UKG	129	6.49%	21,422,891.23	3.89%	130	6.45%	21,550,730.73	3.85%
UKH	236	11.87%	61,519,169.81	11.18%	236	11.71%	61,545,947.66	10.99%
UKI	684	34.41%	276,026,812.61	50.15%	701	34.79%	283,816,127.21	50.67%
UKJ	320	16.10%	88,007,626.24	15.99%	321	15.93%	88,238,490.63	15.75%
UKK	138	6.94%	30,079,471.08	5.47%	142	7.05%	30,990,848.29	5.53%
UKL	59	2.97%	8,743,705.23	1.59%	59	2.93%	8,748,324.12	1.56%
Total	1,988	100.00%	550,352,825.99	100.00%	2,015	100.00%	560,083,076.87	100.00%

Risk Retention:

Pursuant to the Subscription Agreement, OSB, (in its capacity as originator for the purposes of the Securitisation Regulation) will undertake to the Joint Lead Managers and the Arranger that it will (i) retain on an ongoing basis, the Retained Interest as required by Article 6(1) of the Securitisation Regulation (which does not take into account any corresponding national measures), (ii) comply with the disclosure obligations under Article 7(l)(e)(iii) of the Securitisation Regulation by confirming the risk retention of the Seller as contemplated by Articles 6(1) and 6.3(a) of the Securitisation Regulation, (iii) not sell, hedge or otherwise mitigate (and shall procure that none of its affiliates shall sell, hedge or otherwise mitigate) the credit risk under or associated with the Retained Interest except to the extent permitted under the Securitisation Regulation and (iv) not change the manner or form in which it holds the Retained Interest.

As at the Closing Date, such retention requirement will be satisfied by OSB retaining no less than 5 per cent. of the nominal value of each Class of Notes sold to investors in accordance with Article 6(3) (a) of the Securitisation Regulation. Any change to the manner in which such interest is held will be notified to the Noteholders.

Except with the express written consent of the Seller in the form of a U.S. Risk Retention Consent and where such sale falls within the exemption provided by Section 20 of the U.S. Risk Retention Rules, the Notes or the Residual Certificates offered and sold by the Issuer may not be purchased by any person except for persons that are not Risk Retention U . S. Persons.