

RIS Notification

To: Euronext Dublin
28 Anglesea Street,
Dublin 2, Ireland

Attention: Regulatory Information Services

NOTICE TO THE HOLDERS OF THE OUTSTANDING NOTES AND CERTIFICATES

of

TOWD POINT MORTGAGE FUNDING 2019 – AUBURN 13 PLC (the “Issuer”)

£1,245,168,000 Class A1 Mortgage Backed Floating Rate Notes due 2045
(Regulation S ISIN: XS2053911181 and Rule 144A ISIN: XS2053911264)

£39,816,000 Class A2 Mortgage Backed Floating Rate Notes due 2045
(Regulation S ISIN: XS2062950311 and Rule 144A ISIN: XS2062950584)

£50,676,000 Class B Mortgage Backed Floating Rate Notes due 2045
(Regulation S ISIN: XS2053911348 and Rule 144A ISIN: XS2053911421)

£25,338,000 Class C Mortgage Backed Floating Rate Notes due 2045
(Regulation S ISIN: XS2053911850 and Rule 144A ISIN: XS2053911934)

£21,718,000 Class D Mortgage Backed Floating Rate Notes due 2045
(Regulation S ISIN: XS2053912155 and Rule 144A ISIN: XS2053912239)

£14,479,000 Class E Mortgage Backed Notes due 2045
(Regulation S ISIN: XS2053912312 and Rule 144A ISIN: XS2053913393)

£50,676,000 Class Z Mortgage Backed Notes due 2045
(Regulation S ISIN: XS2053913716 and Rule 144A ISIN: XS2053913807)

£5,000,000 Class XA Mortgage Backed Floating Rate Notes due 2045
(Regulation S ISIN: XS2053913989 and Rule 144A ISIN: XS2053914011)

(together, the “Notes”)

10,000,000 Class XB Certificates

(the “Certificates”)

The Notes are admitted to the official list of the Irish Stock Exchange plc trading as Euronext Dublin and to trading on its regulated market.

This announcement contains inside information and is made by the Issuer pursuant to Regulation (EU) No. 596/2014 (the “Market Abuse Regulation”) and Regulation (EU) 2016/1055 (the “Implementing Technical Standards”) relating thereto.

Capitalised terms used, but not defined herein, shall have the meaning given thereto in the Prospectus dated 16 October 2019 in relation to the issue and offering of the Notes.

NOTICE IS HEREBY GIVEN that the Issuer has received notice of the assignment of the AU10 Portfolio Purchase Option, the Warehouse Portfolio Purchase Option (together with the AU10 Portfolio Purchase Option, the “**Mortgage Portfolio Purchase Options**”), the AU10 Market Sale Option and the Warehouse Market Sale Option (together with the AU10 Market Sale Option the “**Market Sale Options**”), by the existing holder of such options to an unrelated third party (the “**New Options Holder**”).

In addition, the Issuer understands that the New Options Holder is exploring its options in connection with the exercise of each of the Mortgage Portfolio Purchase Options and the Market Sale Options which may result in the redemption of the Notes and the cancellation of the Certificates on the Interest Payment Date falling in April 2024 or any Interest Payment Date thereafter.

There can be no certainty as to whether the New Options Holder will exercise the Mortgage Portfolio Purchase Options or the Market Sale Options. The New Options Holder’s current expectations are subject to change and should not be construed as notice to exercise any rights in respect of the Mortgage Portfolio Purchase Options or the Market Sale Options (which notice may or may not be given).

This notice is given by:

TOWD POINT MORTGAGE FUNDING 2019 – AUBURN 13 PLC

Address: 5 Churchill Place, 10th Floor, London, England, E14 5HU

Dated 28 March 2024