

RIS NOTIFICATION

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

Attention: Regulatory Information Services

6 March 2024

THIS NOTICE CONTAINS IMPORTANT INFORMATION OF INTEREST TO THE BENEFICIAL OWNERS OF THE NOTES. IF APPLICABLE, ALL DEPOSITARIES, CUSTODIANS AND OTHER INTERMEDIARIES RECEIVING THIS NOTICE ARE REQUESTED TO PASS THIS NOTICE TO SUCH BENEFICIAL OWNERS IN A TIMELY MANNER.

THIS NOTICE IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION. IF YOU ARE IN ANY DOUBT ABOUT THE ACTION YOU SHOULD TAKE, YOU SHOULD IMMEDIATELY CONSULT YOUR STOCKBROKER, BANK MANAGER, SOLICITOR, ACCOUNTANT OR OTHER PROFESSIONAL ADVISER AUTHORISED UNDER THE FINANCIAL SERVICES AND MARKETS ACT 2000 (IF YOU ARE IN THE UNITED KINGDOM) OR ANOTHER APPROPRIATELY AUTHORISED INDEPENDENT FINANCIAL ADVISER (IF YOU ARE NOT).

IF YOU HAVE RECENTLY SOLD OR OTHERWISE TRANSFERRED YOUR ENTIRE HOLDING(S) OF NOTES REFERRED TO BELOW, YOU SHOULD IMMEDIATELY FORWARD THIS DOCUMENT TO THE PURCHASER OR TRANSFeree OR TO THE STOCKBROKER, BANK OR OTHER AGENT THROUGH WHOM THE SALE OR TRANSFER WAS EFFECTED FOR TRANSMISSION TO THE PURCHASER OR TRANSFeree.

This Notice is addressed only to holders of the Notes (as defined below) and persons to whom it may otherwise be lawful to distribute it ("relevant persons"). It is directed only at relevant persons and must not be acted on or relied on by persons who are not relevant persons. Any investment or investment activity to which this Notice relates is available only to relevant persons and will be engaged in only with relevant persons.

THIS NOTICE DOES NOT CONSTITUTE OR FORM PART OF, AND SHOULD NOT BE CONSTRUED AS, AN OFFER FOR SALE, EXCHANGE OR SUBSCRIPTION OF, OR A SOLICITATION OF ANY OFFER TO BUY, EXCHANGE OR SUBSCRIBE FOR, ANY SECURITIES OF THE ISSUER OR ANY OTHER ENTITY IN ANY JURISDICTION.

THIS ANNOUNCEMENT MAY CONTAIN INSIDE INFORMATION FOR THE PURPOSES OF ARTICLE 7 OF THE MARKET ABUSE REGULATION (EU) 596/2014 AND SUCH REGULATION AS IT FORMS PART OF UK DOMESTIC LAW BY VIRTUE OF THE EUROPEAN UNION (WITHDRAWAL) ACT 2018, AS AMENDED BY THE MARKET ABUSE (AMENDMENT) (EU EXIT) REGULATIONS 2019 (AS FURTHER AMENDED, VARIED OR SUBSTITUTED FROM TIME TO TIME AS A MATTER OF UK LAW).

For the avoidance of doubt, nothing in this notice constitutes or should be construed as constituting an offer to sell, or a solicitation of an offer to buy, any securities in any jurisdiction or an offer to modify the terms and conditions of any securities, including the Notes.

This announcement is released by the Issuer and contains information in relation to the Notes that qualified as inside information for the purposes of Article 7 of the Market Abuse Regulation (EU) 596/2014 ("EU MAR") and for the purposes of Article 7 of the Market Abuse Regulation (EU) 596/2014 as it forms part of United Kingdom domestic law by virtue of the European Union (Withdrawal) Act 2018 ("UK MAR"), encompassing information relating to the Notes. For the purposes of EU MAR, UK MAR and Article 2 of Commission Implementing Regulation (EU) 2016/1055, this Notice is made by Helena Whitaker, Director.

NOTICE TO THE NOTEHOLDERS

NOTICE

to the holders of the following listed notes

£290,100,000 Class A Mortgage Backed Floating Rate Notes due 2054

(ISIN: XS2201910283; Common Code: 220191028)

(the "Class A Notes")

£22,800,000 Class B Mortgage Backed Floating Rate Notes due 2054

(ISIN: XS2201910440; Common Code: 220191044)

(the "Class B Notes")

£17,400,000 Class C Mortgage Backed Floating Rate Notes due 2054

(ISIN: XS2201910523; Common Code: 220191052)

(the "Class C Notes")

£8,800,000 Class D Mortgage Backed Floating Rate Notes due 2054

(ISIN: XS2201910796; Common Code: 220191079)

(the "Class D Notes")

£7,600,000 Class X1 Mortgage Backed Floating Rate Notes due 2054

(ISIN: XS2201910952; Common Code: 220191095)

(the "Class X1 Notes")

£10,600,000 Class Z1 Mortgage Backed Notes due 2054

(ISIN: XS2201911091; Common Code: 220191109)

(the "Class Z1 Notes")

£7,000,000 Class Z2 Mortgage Backed Notes due 2054

(ISIN: XS2201911174; Common Code: 220191117)

(the "Class Z2 Notes")

(together, the "Notes")

issued by Twin Bridges 2020-1 PLC (the "Issuer")

(a company incorporated in England and Wales with registered number 12559870)

THIS NOTICE is addressed to the holders of the Notes issued by the Issuer and the holders of the Residual Certificates issued by the Issuer pursuant to the terms and conditions of the Notes and the Residual Certificates, and the trust deed constituting the Notes (the “**Trust Deed**”).

Unless the context requires otherwise, words and expressions used in this notice have the meanings and constructions ascribed to them in schedule 1 of the incorporated terms memorandum dated 27 July 2020 (the “**Master Definitions Schedule**”) in connection with the Notes.

1. The Issuer refers to its previous notice to the holders of the Notes and holders of the Residual Certificates on 26 February 2024, confirming that the Issuer had received an Exercise Notice (in copy to, amongst others, the Note Trustee and the Security Trustee) from Paratus AMC Limited (the “**Portfolio Call Option Holder**”), nominating itself as the potential purchaser of the Whole Beneficial Title (the “**Potential Purchaser**”), with an Optional Portfolio Purchase Completion Date of 12 March 2024.
2. On 6 March 2024, the Issuer delivered a Counter Notice to the Portfolio Call Option Holder specifying the amount of the Portfolio Minimum Purchase Price payable by the Potential Purchaser on the Optional Portfolio Purchase Completion Date.
3. The Portfolio Call Option Holder has delivered the countersigned Counter Notice to the Issuer, confirming its agreement to purchase the Whole Beneficial Title for the Portfolio Minimum Purchase Price (subject to the satisfaction of certain conditions set out in the Transaction Documents).
4. Pursuant to Note Condition 8.3 (*Mandatory Redemption of the Notes in full on or after the Optional Redemption Date*), the Issuer hereby gives notice that:
 - a. the Mortgage Portfolio shall be sold to the Portfolio Call Option Holder on the Optional Portfolio Purchase Completion Date; and
 - b. the Portfolio Minimum Purchase Price together with all amounts standing to the credit of the Reserve Fund and (without double counting) any Available Revenue Receipts and Available Redemption Receipts otherwise available to the Issuer shall be applied on the Interest Payment Date falling on the same date as the Optional Portfolio Purchase Completion Date in accordance with the Post-Enforcement Priority of Payments with the result that the Notes will be redeemed in full.

Miscellaneous

This notice is issued by Twin Bridges 2020-1 PLC as the Issuer. Twin Bridges 2020-1 PLC operates as a company with limited liability and is registered in England and Wales with registered number 12559870. For further information regarding the matters set out in this notice, Noteholders should contact the Issuer and Paratus (contact details listed below).

TWIN BRIDGES 2020-1 PLC

Attention: The Directors
Address: 1 Bartholomew Lane, London EC2N 2AX

Email: directors-uk@intertrustgroup.com

PARATUS AMC LIMITED

Attention: The Directors

Address: No. 5 Arlington Square, Downshire Way, Bracknell, Berkshire RG12 1WA

Email: capitalmarketsnotifications@paratusamc.com

6 March 2024

For and on behalf of

TWIN BRIDGES 2020-1 PLC