

**LANNRAIG MASTER TRUST - INVESTOR'S REPORT**  
**Note Information**

**Report Date:** 19-Sep-2016  
**Report Frequency:** Monthly

<b>SERIES 2011-1</b>																
ORIGINAL INFORMATION - 30 SEPTEMBER 2011																
Principal Information											Interest Information					
Tranche	Rating (Moody's/Fitch/S&P)	ISIN No.	Legal Maturity	Original Balance	Denomination	Notes Issued	FX Rate	GBP Eqv	WAL**	Bond Type	Scheduled Maturity Date	Reference Rate	Margin	Step Down / Call Option Date	Step Down Margin	Interest Calculation
A	Aaa/AAA/AAA	XS0684999682	Dec-61	£670,000,000	£100,000	6,700	1.00000	£670,000,000	5.04	Scheduled Amort	Nov-2017	3M GBP LIBOR	2.20%	Nov-2017	0.85%	ACT/365

\*\*Based on 5% CPR

**Interest accrual start:** 19/08/2016  
**Interest accrual end:** 21/11/2016  
**Interest payment date:** 21/11/2016  
**Days in period:** 94  
**Record date:** 18/11/2016

<b>SERIES 2011-1</b>																	
PERIOD CASH FLOWS																	
Principal Information											Interest Information						
Tranche	Principal Issued	Scheduled Principal for period	Paid in Period	Paid to Date	Principal C/I	Pool Factor	GBP Eqv	Principal O/s	Principal Shortfall in Period	Cumulative Principal Shortfall	Reference Rate	Coupon Rate	Interest Per Note	Due in Period	Interest Paid in Period	Interest Shortfall in Period	Cumulative Interest Shortfall
A	£670,000,000	£8,861,219	£0	£197,235,404	£472,764,596	0.70562	£472,764,596	£0	£0	£0	0.38750%	2.58750%	£468.92	£3,141,764	£0	£0	£0

<b>SERIES 2012-1</b>																
ORIGINAL INFORMATION - 22 NOVEMBER 2012																
Principal Information											Interest Information					
Tranche	Rating (Moody's/Fitch/S&P)	ISIN No.	Legal Maturity	Original Balance	Denomination	Notes Issued	FX Rate	GBP Eqv	WAL**	Bond Type	Scheduled Maturity Date	Reference Rate	Margin	Step Down / Call Option Date	Step Down Margin	Interest Calculation
A	Aaa/AAA/AAA	XS0857869548	Dec-61	£715,000,000	£100,000	7,150	1.00000	£715,000,000	5.99	Scheduled Amort	Nov-2018	3M GBP LIBOR	1.00%	Nov-2018	0.85%	ACT/365

\*\*Based on 5% CPR

**Interest accrual start:** 19/08/2016  
**Interest accrual end:** 21/11/2016  
**Interest payment date:** 21/11/2016  
**Days in period:** 94  
**Record date:** 18/11/2016

<b>SERIES 2012-1</b>																	
PERIOD CASH FLOWS																	
Principal Information											Interest Information						
Tranche	Principal Issued	Scheduled Principal for period	Paid in Period	Paid to Date	Principal C/I	Pool Factor	GBP Eqv	Principal O/s	Principal Shortfall in Period	Cumulative Principal Shortfall	Reference Rate	Coupon Rate	Interest Per Note	Due in Period	Interest Paid in Period	Interest Shortfall in Period	Cumulative Interest Shortfall
A	£715,000,000	£0	£0	£0	£715,000,000	1.00000	£715,000,000	£0	£0	£0	0.38750%	1.38750%	£356.35	£2,547,903	£0	£0	£0

## LANNRAIG MASTER TRUST - INVESTOR'S REPORT Note Information

**Report Date:** 19-Sep-2016  
**Report Frequency:** Monthly

### SERIES 1 Class Z1 VFN

Tranche	Rating (Moody's/Fitch/S&P)	ISIN No.	Legal Maturity	Original Balance	Denomination	Notes Issued	FX Rate	GBP Eqv	WAL	Bond Type	Scheduled Maturity Date	Reference Rate	Margin	Step Down / Call Option Date	Step Down Margin	Interest Calculation
Z VFN	Unrated	N/A	Dec-61	£214,000,000	£100,000	2,140	1.00000	£214,000,000	N/A	Pass Through	N/A	3M GBP LIBOR	0.90%	N/A	N/A	ACT/365

**Interest accrual start:** 19/08/2016  
**Interest accrual end:** 21/11/2016  
**Interest payment date:** 21/11/2016  
**Days in period:** 94  
**Record date:** 18/11/2016

### SERIES 1 Class Z1 VFN PERIOD CASH FLOWS

Tranche	Principal Information									Interest Information						
	Principal Issued	Scheduled Principal for period	Paid in Period	Paid to Date	Principal C/f	Pool Factor	GBP Eqv Principal O/s	Principal Shortfall in Period	Cumulative Principal Shortfall	Reference Rate	Coupon Rate	Interest Per Note	Due in Period	Interest Paid in Period	Interest Shortfall in Period	Cumulative Interest Shortfall
Z VFN	£214,000,000	£0	£0	£0	£214,000,000	N/A	£214,000,000	£0	£0	0.38750%	1.28750%	£330.67	£707,634	£0	£0	£0

# LANNRAIG MASTER TRUST - INVESTOR'S REPORT

## Collateral Report

**Trust Calculation Period End Date:** 31-Aug-2016  
**Report Date:** 31-Aug-2016

**Asset Accrual Start Date:** 01-Aug-2016  
**Asset Accrual End Date:** 31-Aug-2016

Pool Data		This Period		Since Issue	
Mortgage Principal Analysis		No. of Loan Parts	Value	No. of Loan Parts	
Original mortgage loans in pool	@ 30-Sep-2011	8,566	£1,000,185,567	8,566	£1,000,185,567
Opening mortgage principal balance:	@ 01-Aug-2016	11,083	£1,583,649,143	8,566	£1,000,185,567
Substitutions in period		0	£0	10,634	£1,898,966,439
Re-drawn principal			£69,545		£9,126,408
Further Advance principal			£168,863		£11,923,763
Repurchases (product switches/further advances)		(38)	(£5,131,318)	(1,947)	(£294,365,530)
Unscheduled prepayments (redemptions)		(138)	(£18,175,251)	(6,346)	(£965,628,642)
Scheduled repayments			(£1,571,592)		(£101,198,613)
Closing mortgage principal balance:	@ 31-Aug-2016	<b>10,907</b>	<b>£1,559,009,390</b>	<b>10,907</b>	<b>£1,559,009,390</b>
		<b>3 mth CPR (annualised)</b>		<b>1 mth CPR (annualised)</b>	
<b>Annualised CPR (excl repurchases)</b>		<b>13.6%</b>		<b>12.7%</b>	
<b>Annualised CPR (inc repurchases)</b>		<b>19.8%</b>		<b>16.0%</b>	
<b>Annualised TRR (Total principal receipts)*</b>		<b>21.1%</b>		<b>17.0%</b>	

\*All receipts used in principal waterfall to repay Seller/Funding share in trust pool

### Mortgages Trust Bank Account and Ledger Balances

Mortgages Trustee Transaction Account - CB:	£0
Mortgages Trustee Transaction Account - YB:	£0
Mortgages Trustee Guaranteed Investment Income Account (GIC):	£29,521,904
Authorised Investments:	£0

### Mortgages Trust Assets

	Closing	June-2016	July-2016	August-2016
Minimum seller's share (%)	3.03708%	4.55661%	4.62385%	4.61649%
Minimum seller's share amount	£30,376,228	£75,376,758	£74,793,943	£73,108,930
Seller's share (%)	17.11538%	15.63394%	13.90737%	12.25272%
Seller's share amount	£171,185,567	£258,621,473	£224,961,563	£194,040,117
Funding share (%)	82.88462%	84.36606%	86.09263%	87.74728%
Funding share amount	£829,000,000	£1,395,608,608	£1,392,608,817	£1,389,609,026

### Pool Performance

Possession and Loss Information		Number	Principal (£)	Revenue (£)	Total (£)
Properties repossessed in period:		0	£0	£0	£0
Properties repossessed since inception:		11	£773,060	£58,822	£831,882
Properties in possession (current):		3	£114,654	£10,828	£125,482
Total sold repossessions this period:		0	£0	£0	£0
Total sold repossessions since inception:		8	£673,142	£45,820	£718,962
Losses on sold repossessions this period:*		0	£0	£0	£0
Losses on sold repossessions since inception:		6	£190,666	£35,939	£226,605
MIG claims submitted/received & net recoveries:		0	£0	£0	£0
Average time from possession to sale (days):		113			
Weighted average loss severity this period:					0.00%
Weighted average loss severity since inception:					33.66%

\*Loss severity is calculated as the net loss (current loan balance less net sale proceeds) divided by the principal loan balance at sale.  
 Note: Voluntary sales are included in the sold repossession analysis

## LANNRAIG MASTER TRUST - INVESTOR'S REPORT

### Waterfall and Distribution Analysis

<b>Trust Calculation Period End Date:</b>	31-Aug-2016
<b>Report Date:</b>	31-Aug-2016
<b>Funding &amp; Issuer Interest Period Start date:</b>	19-Aug-2016
<b>Funding &amp; Issuer Interest Period End date:</b>	19-Sep-2016

Reserve Funds	Balance 19-Aug-2016	Top ups in Period	Paid / Released in Period	Balance 19-Sep-2016
Reserve fund - Funding	£24,300,000	£0	£0	£24,300,000
Reserve fund - Issuer	£0	£0	£0	£0
<b>Total Reserve Fund available</b>	<b>£24,300,000</b>	<b>£0</b>	<b>£0</b>	<b>£24,300,000</b>

Funding and Issuer Loans	Balance @ 19-Aug-2016	Interest Charged in period	Interest (Paid) in period	Principal (Paid)/ Increase in period	Balance @ 19-Sep-2016

#### Mortgages Trustee Priority of Payments

Available revenue receipts to Mortgages Trustee in period ending:	<b>31-Aug-2016</b>
Mortgage interest received in the period (on loans in portfolio):	£4,425,365
Fee income on mortgages received in the period (inc bank interest):	£35,398
Offset benefit received in the period (from originator):	£86,212
Non-cash redraw amounts received:	£0
<b>Available revenue receipts:</b>	<b>£4,546,975</b>
Less: Servicing and sundry fees payable:	£118,210
<b>Net distributable revenue receipts in period:</b>	<b>£4,428,764</b>
Payable to Funding:	£3,886,120
Payable to Seller:	£542,644
Available principal receipts to Mortgages Trustee in period ending:	<b>31-Aug-2016</b>
Unscheduled principal receipts:	£18,175,251
Repurchase principal receipts:	£5,131,318
Scheduled principal receipts:	£1,571,592
<b>Total principal available for distribution:</b>	<b>£24,878,161</b>
<b>Distributed to Funding:</b>	<b>£2,953,740</b>
<b>Distributed to Seller:</b>	<b>£21,924,422</b>

#### Funding Basis Swap Summary

Paying Entity	Notional	Calculation period (days)	WA Rate	Payment	Payment date	Collateral Posted
Lannraig Funding Ltd (0 - 5 Yr Fixed)	£648,540,986	31	3.83000%	£1,967,933	19-Sep-2016	£0
Lannraig Funding Ltd (Variable)	£384,360,369	31	5.05805%	£1,646,654	19-Sep-2016	£0
Clydesdale Bank PLC	£384,360,369	31	4.17000%	£1,483,699	19-Sep-2016	£0
National Australia Bank Ltd	£648,540,986	31	3m GBP LIBOR + WA Soread	£2,316,718	19-Sep-2016	£0
<b>Net Received/(Paid):</b>				<b>£185,830</b>		

<b>Funding Revenue Priority of Payments for period:</b>	19-Aug-2016	to	19-Sep-2016	<b>Issuer Revenue Priority of Payments for period:</b>	19-Aug-2016	to	19-Sep-2016
---	-------------	----	-------------	--	-------------	----	-------------

<b>Revenue Waterfall</b> Funding revenue receipts on investment in portfolio: £3,886,120 Funding basis swap: £3,800,417 Funding revenue ledger: £6,038 Funding available reserve fund: £24,300,000 Funding Liquidity Reserve fund: £0 <b>Total Funding available revenue receipts:</b> <b>£31,992,575</b>  Third party creditors (A) Funding Security Trustee fees payable: £392 (B) Issuer's obligations for fees payable: £12,205 (C) Other fees payable: £1,333 (D) Cash Management fees payable: £8,333 (E) Corporate Services fees payable: £0 (F) Funding Basis Swap payable: £3,614,587 (G) Amounts due to the A note tranches l/co loans (AAA): £1,876,382 (I) Amounts due to the B note tranches l/co loans (AA): £0 (J) Funding Liquidity Reserve Fund: £0 (L) Amounts due to the C note tranches l/co loans (A): £0 (N) Amounts due to the D note tranches l/co loans (BBB): £0 (P) Amounts due to the D note tranches l/co loans (BB): £0 (R) Funding reserve fund: £24,300,000 <b>Total Issuer obligations:</b> <b>£29,813,231</b> <b>Excess available funds:</b> <b>£2,179,344</b>  (T) (i) Profit retained by Funding: £400 (T) (ii) Profit retained by Funding (on behalf of Issuer): £400 (U) Amounts due to the Z note tranches l/co loans (unrated): £233,368 (V) Start up loan contribution to Issuer: £0 (W) Funding subordinated loan interest due: £0 (X) Issuer obligations under swap termination amounts: £0 (Y) Funding basis swap termination amounts: £0 (Z) Funding subordinated loan principal due: £0 (AA) Deferred contributions due to mortgages trustee: £1,945,176  <b>Excess funds distributed:</b> <b>£2,179,344</b> <b>Total excess funds available:</b> <b>£0</b>  Funding Guaranteed Investment Contract Account (GIC): £23,689,078 Authorised Investments: £0  Interest shortfall in period: £0 Cumulative interest shortfall: £0	<b>Revenue Waterfall</b> Issuer available revenue receipts from Funding: £2,109,750 Issuer available revenue receipts from Funding: (Issuer expenses) £12,605 Issuer revenue ledger: £749 Issuer available reserve fund: £0 <b>Total Issuer available revenue receipts:</b> <b>£2,123,104</b>  Third party creditors (A) Issuer Note and Security Trustee fees payable: £584 (B) Paying and Agent Bank fees payable: £0 (C) Other fees payable: £4,039 (D) Cash Management fees payable: £8,333 (E) Amounts due to the A notes and A note swap providers (AAA): £1,876,379 (F) Amounts due to the B notes and B note swap providers (AA): £0 (G) Amounts due to the C notes and C note swap providers (A): £0 (H) Amounts due to the D notes and D note swap providers (BBB): £0 (I) Amounts due to the E notes and E note swap providers (BB): £0 (J) To fund Issuer reserve fund: £0  <b>Total Issuer obligations:</b> <b>£1,889,335</b> <b>Excess available funds:</b> <b>£233,769</b>  (K) Profit retained by Issuer: £400 (L) Amounts due to the Z notes and Z note swap providers (unrated): £233,368 (M)(i) Start up loan interest due: £0 (M)(ii) Start up loan principal due: £0 (N) Clear debit balances on Issuer bank account: £0 (O) Issuer swap termination amounts: £0 (P) Other start up loan principal amounts due: £0 (Q) Intercompany excess amounts due to Funding: £0  <b>Excess funds distributed:</b> <b>£233,769</b> <b>Total excess funds available:</b> <b>£0</b>  Issuer Sterling Account: £42,911 Authorised Investments: £0  Interest shortfall in period: £0 Cumulative interest shortfall: £0  <b>Annualised excess spread % - Including Z note interest payment:</b> <b>1.83%</b> <b>Annualised excess spread % - Excluding Z note interest payment:</b> <b>1.63%</b>
---	--

#### Principal Ledger: Funding

Funding principal ledger - AAA (A notes): Credits B/Fwd £0 Funding principal ledger - AAA (A notes): Credits in period £2,953,740 Funding principal ledger - AAA (A notes): Debits £0 Funding principal ledger - AA (B notes): £0 Funding principal ledger - A (C notes): £0 Funding principal ledger - BBB (D notes): £0 Funding principal ledger - Unrated (Z notes): £0 <b>£2,953,740</b>  (H) Principal deficiency in period - AAA (A Notes) £0 (S) Principal deficiency in period - unrated (Z Notes) £0 <b>Cumulative principal deficiency</b> <b>£0</b>	<b>Principal Ledger: Issuer</b> Issuer principal ledger - AAA (A notes): Credits B/Fwd £0 Issuer principal ledger - AAA (A notes): Credits in period £0 Issuer principal ledger - AAA (A notes): Debits £0 Issuer principal ledger - AA (B notes): £0 Issuer principal ledger - A (C notes): £0 Issuer principal ledger - BBB (D notes): £0 Issuer principal ledger - Unrated (Z notes): £0 <b>£0</b>
---	---

# LANNRAIG MASTER TRUST - INVESTOR'S REPORT

## Arrears Analysis

**Report Date:** 31-Aug-2016

<i>All Live loans (Buy to Let)</i>						
Months	Current Principal (£)	Arrears Amount (£)	No. Loan Parts	Current Principal (%)	Arrears Amount (%)	No Loans (%)
Current	£1,537,874,828	£0	10,724	98.64%	0.00%	98.32%
>0M <=1M	£4,986,986	£17,751	36	0.32%	4.01%	0.33%
>1M <=2M	£4,044,850	£13,817	48	0.26%	3.12%	0.44%
>2M <=3M	£2,191,418	£23,357	18	0.14%	5.28%	0.17%
>3M <=4M	£1,929,707	£25,119	13	0.12%	5.68%	0.12%
>4M <=5M	£1,356,269	£20,621	8	0.09%	4.66%	0.07%
>5M <=6M	£1,185,883	£12,675	6	0.08%	2.87%	0.06%
>6M <=12M	£2,569,731	£90,582	25	0.16%	20.48%	0.23%
>12M	£2,869,719	£238,471	29	0.18%	53.90%	0.27%
<b>Total:</b>	<b>£1,559,009,390</b>	<b>£442,393</b>	<b>10,907</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

<i>All Live loans (Buy to Let)</i>						
Status	Current Principal (£)	Arrears Amount (£)	No. Loan Parts	Current Principal (%)	Arrears Amount (%)	No Loans (%)
Current	£1,537,874,828	£0	10,724	98.64%	0.00%	98.32%
Arrears	£20,264,117	£407,766	174	1.30%	92.17%	1.60%
Litigation	£755,791	£23,799	6	0.05%	5.38%	0.06%
Possession	£114,654	£10,828	3	0.01%	2.45%	0.03%
<b>Total:</b>	<b>£1,559,009,390</b>	<b>£442,393</b>	<b>10,907</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

Arrears stated include applicable fees

<b>Arrears Capitalised</b>	£1,918,055	£30,515	11
----------------------------	------------	---------	----

<i>All Live Loans (Buy to Let)</i>			
Arrears %	Principal at Risk	Principal at Risk%	No. Loan Parts
3 Months+	£9,911,308	0.64%	81
6 Months+	£5,439,449	0.35%	54
12 Months+	£2,869,719	0.18%	29

Definition: A mortgage is identified as being in arrears when on any due date which is five or more days past the relevant due date, any amount (including fees) owed by the borrower is overdue.

# LANNRAIG MASTER TRUST - INVESTOR'S REPORT

## Pool Analysis

**Report Date:** 31-Aug-2016

### Geographical Distribution

Region	No. Loan Parts	% of Total	Current Principal Balance	% of Total
East Anglia	259	2.37%	£32,038,731	2.06%
East Midlands	495	4.54%	£41,743,109	2.68%
London	2,883	26.43%	£735,906,214	47.20%
North	553	5.07%	£41,445,013	2.66%
North West	963	8.83%	£83,952,990	5.39%
Outer Metro	841	7.71%	£133,704,110	8.58%
Scotland	1,656	15.18%	£134,844,397	8.65%
South West	618	5.67%	£80,389,003	5.16%
Wales	118	1.08%	£11,963,498	0.77%
West Midlands	504	4.62%	£51,084,741	3.28%
Yorks and Humber	1,165	10.68%	£92,159,214	5.91%
South East	852	7.81%	£119,778,371	7.68%
<b>Total</b>	<b>10,907</b>	<b>100.00%</b>	<b>£1,559,009,390</b>	<b>100.00%</b>

### Maturity Profile

Years to Maturity	No. Loan Parts	% of Total	Current Principal Balance	% of Total
<= 5	1,093	10.02%	£123,227,874	7.90%
> 5 <= 10	1,997	18.31%	£221,086,945	14.18%
> 10 <= 15	3,429	31.44%	£426,248,102	27.34%
> 15 <= 20	2,521	23.11%	£373,323,054	23.95%
> 20 <= 25	1,830	16.78%	£410,955,035	26.36%
> 25	37	0.34%	£4,168,380	0.27%
<b>Total</b>	<b>10,907</b>	<b>100.00%</b>	<b>£1,559,009,390</b>	<b>100.00%</b>

### Repayment Profile

Repayment Method	No. Loan Parts	% of Total	Current Principal Balance	% of Total
Interest Only	8,243	75.58%	£1,364,713,320	87.54%
Repayment	2,664	24.42%	£194,296,070	12.46%
<b>Total</b>	<b>10,907</b>	<b>100.00%</b>	<b>£1,559,009,390</b>	<b>100.00%</b>

### Product Type

Type	No. Loan Parts	% of Total	Current Principal Balance	% of Total
Capped	0	0.00%	£0	0.00%
Discounted	1	0.01%	£36,549	0.00%
Fixed	3,348	30.70%	£728,329,454	46.72%
Tracker	2,977	27.29%	£412,006,531	26.43%
Variable	4,581	42.00%	£418,636,857	26.85%
<b>Total</b>	<b>10,907</b>	<b>100.00%</b>	<b>£1,559,009,390</b>	<b>100.00%</b>

### Loan Type

Type	No. Loan Parts	% of Total	Current Principal Balance	% of Total
Offset	2,669	24.47%	£353,595,959	22.68%
Flexible	8,238	75.53%	£1,205,413,431	77.32%
<b>Total</b>	<b>10,907</b>	<b>100.00%</b>	<b>£1,559,009,390</b>	<b>100.00%</b>

### Seasoning

Months	No. Loan Parts	% of Total	Current Principal Balance	% of Total
<= 6	0	0.00%	0	0.00%
> 6 <= 12	42	0.39%	12,653,220	0.81%
> 12 <= 18	698	6.40%	175,041,315	11.23%
> 18 <= 24	841	7.71%	194,798,410	12.50%
> 24 <= 30	631	5.79%	127,634,590	8.19%
> 30 <= 36	349	3.20%	72,535,534	4.65%
> 36 <= 42	577	5.29%	116,068,532	7.45%
> 42 <= 48	29	0.27%	3,473,672	0.22%
> 48 <= 54	415	3.80%	53,890,376	3.46%
> 54 <= 60	414	3.80%	48,920,613	3.14%
> 60 <= 72	327	3.00%	35,689,530	2.29%
> 72 <= 84	42	0.39%	3,404,800	0.22%
> 84 <= 96	61	0.56%	4,713,674	0.30%
> 96 <= 108	1,207	11.07%	£150,916,788	9.68%
> 108 <= 120	2,443	22.40%	280,020,044	17.96%
> 120	2,831	25.96%	279,248,292	17.91%
<b>Total</b>	<b>10,907</b>	<b>100.00%</b>	<b>£1,559,009,390</b>	<b>100.00%</b>

### Mortgage Pool Statistics as at:

31-Aug-2016

Weighted Average Seasoning (months):	<b>70.11</b>
Weighted Average Remaining Term (years):	<b>14.95</b>
Average Loan Size:	<b>£142,937</b>
Weighted Average Current LTV (un-indexed)	<b>66.38%</b>
Weighted Average Current LTV (indexed)*	<b>56.30%</b>
Pre-swap yield (on mortgage portfolio):	<b>3.35%</b>
Current Clydesdale Bank 'Buy to Let' SVR: **	<b>5.10%</b>

\*Indexation uses Nationwide HPI; \*\* Clydesdale's SVR has changed as of 1 September 2016

# LANNRAIG MASTER TRUST - INVESTOR'S REPORT

## Pool Analysis

**Report Date:** 31-Aug-2016

### Distribution of loans by Loan-to-Value (Current LTV)

LTV Range (%)	No. of Loans	% of Total	Current Principal Balance	% of Total
> 0 <= 25	613	5.69%	21,574,428	1.38%
> 25 <= 50	1,624	15.08%	147,804,394	9.48%
> 50 <= 55	562	5.22%	73,292,290	4.70%
> 55 <= 60	861	7.99%	136,170,715	8.73%
> 60 <= 65	939	8.72%	162,505,039	10.42%
> 65 <= 70	1,414	13.13%	234,898,475	15.07%
> 70 <= 75	2,153	19.99%	366,381,275	23.50%
> 75 <= 80	1,854	17.21%	321,148,947	20.60%
> 80 <= 85	692	6.42%	87,421,398	5.61%
> 85 <= 90	28	0.26%	3,991,838	0.26%
> 90 <= 95	19	0.18%	2,025,254	0.13%
> 95 <= 100	6	0.06%	895,270	0.06%
> 100	7	0.06%	900,068	0.06%
<b>Total</b>	<b>10,772</b>	<b>100.00%</b>	<b>1,559,009,390</b>	<b>100.00%</b>

Original Weighted Average Current Loan-to-Value*	68.40%
Weighted Average Current Loan-to-Value	66.38%
Average Loan Principal Balance	£142,937

\*Per latest final terms

### Distribution of loans by Loan-to-Value (Current Indexed LTV)\*

LTV Range (%)	No. of Loans	% of Total	Current Principal Balance	% of Total
> 0 <= 25	883	8.20%	36,658,319	2.35%
> 25 <= 50	2,784	25.84%	321,157,953	20.60%
> 50 <= 55	1,289	11.97%	197,396,272	12.66%
> 55 <= 60	1,842	17.10%	308,845,051	19.81%
> 60 <= 65	2,002	18.59%	329,346,099	21.13%
> 65 <= 70	1,486	13.80%	285,221,186	18.30%
> 70 <= 75	473	4.39%	78,760,251	5.05%
> 75 <= 80	10	0.09%	1,108,673	0.07%
> 80 <= 85	1	0.01%	31,642	0.00%
> 85 <= 90	0	0.00%	0	0.00%
> 90 <= 95	2	0.02%	483,946	0.03%
> 95 <= 100	0	0.00%	0	0.00%
> 100	0	0.00%	0	0.00%
<b>Total</b>	<b>10,772</b>	<b>100.00%</b>	<b>1,559,009,390</b>	<b>100.00%</b>

\*Indexation uses Nationwide HPI

Weighted Average Current Indexed Loan-to-Value	56.30%
--	--------

### Distribution of loans by Current Principal Balance

LTV Range (Principal)	No. of Loans	% of Total	Current Principal Balance	% of Total
> 0 <= 50,000	1,712	15.89%	54,324,973	3.48%
> 50,000 <= 100,000	3,244	30.12%	246,716,734	15.83%
> 100,000 <= 150,000	2,363	21.94%	287,635,092	18.45%
> 150,000 <= 200,000	1,248	11.59%	216,430,667	13.88%
> 200,000 <= 250,000	661	6.14%	147,957,578	9.49%
> 250,000 <= 300,000	441	4.09%	120,862,484	7.75%
> 300,000 <= 400,000	575	5.34%	197,590,230	12.67%
> 400,000 <= 500,000	263	2.44%	116,325,036	7.46%
> 500,000 <= 750,000	205	1.90%	119,738,938	7.68%
> 750,000 <= 1,000,000	60	0.56%	51,427,660	3.30%
> 1,000,000	0	0.00%	0	0.00%
<b>Total</b>	<b>10,772</b>	<b>100.00%</b>	<b>£1,559,009,390</b>	<b>100.00%</b>

Largest Eligible Loan Principal Balance	£999,884
---	----------

## LANNRAIG MASTER TRUST - INVESTOR'S REPORT

### Credit Enhancement and Triggers

Credit Enhancement	Total £	% of Total	Current Note Subordination %	Credit Enhancement %	% Required CE
Class A Notes:	£1,187,764,596	84.73%	15.27%	17.00%	15.35%
Class B Notes:	£0	0.00%	0.00%	0.00%	0.00%
Class C Notes:	£0	0.00%	0.00%	0.00%	0.00%
Class D Notes:	£0	0.00%	0.00%	0.00%	0.00%
Class Z Notes:	£214,000,000	15.27%	0.00%	0.00%	0.00%
Total:	<u>£1,401,764,596</u>	<u>100.00%</u>			
Programme reserve required amount:	£24,300,000	1.73%	of total notes o/s		
Programme reserve actual amount:	£24,300,000	2.05%	of AAA o/s		

Trigger Events	Trigger Event
<b>Asset Trigger</b>	<b>Trigger Event</b>
An amount is debited to the AAA principal deficiency sub-ledger to the Funding principal deficiency ledger.	NO
<b>Non-Asset Trigger</b>	<b>Trigger Event</b>
An insolvency event in relation to the seller.	NO
Seller's role as servicer is terminated and a new servicer is not appointed within 60 days.	NO
On any distribution date, the seller fails to pay to the mortgages trustee any offset rebate amount where, following notification of such failure, the Funding security trustee is of the opinion that such failure is materially prejudicial to the interests of the note holders of the notes issued by all issuers.	NO
The current sellers share is equal to or less than the minimum sellers share on any two consecutive trust distribution dates "seller's share event".	NO
<b>Arrears Trigger Event</b>	<b>Trigger Event</b>
The current principal balance of the mortgage loans in the mortgages portfolio in arrears for more than 90 days divided by the current principal amount of the mortgage pool exceeds 2%.	NO
<b>Issuer Events of Default</b>	<b>Default</b>
The terms and conditions set out in the base prospectus include market standard events of default, including, for example, a non-payment under the outstanding notes or a material breach of its contractual obligations under the programme documentation by the Issuer.*	
Outstanding Issuer event of default:	NO
<i>*Please see 'Terms and Conditions of the notes' in the base prospectus for further details.</i>	
<b>Disclosure Requirements</b>	<b>Compliant</b>
Clydesdale Bank PLC confirms that it retains a material net economic interest of not less than 5 per cent. of the nominal value of the securitisation in accordance with Article 405 of Regulation 575/2013 (the "CRR"). Such material net economic interest is retained in the form of a minimum transferor interest of 5 per cent. as permitted under option (a) of Article 405 of the CRR.	YES
<b>Notices</b>	

**LANNRAIG MASTER TRUST - INVESTOR'S REPORT**  
**MAIN PARTIES TO THE STRUCTURE, RATINGS AND TRIGGERS (IF APPLICABLE)**

19 September 2016

Role	Counterparty	Long Term Rating (S&P/Moody's/Fitch)	Short Term Rating (S&P/Moody's/Fitch)	Applicable Trigger (Loss of)	Consequence
<b>Seller</b>	Clydesdale Bank plc	BBB+ / Baa2 / BBB+	A-2 / P-2 / F2	A- (S&P), A3(cr) (Moody's), A- (Fitch)  A-1+ (S&P), AA- (S&P), Aa3(cr) (Moody's), P-1(cr) (Moody's), F1+ (Fitch)  A-1 (S&P), A+ (S&P), A3(cr) (Moody's), P-1 (cr) (Moody's), F1 (Fitch)  A-1 (S&P), P-1(cr) (Moody's), F1 (Fitch)  A-1 (S&P)  A3(cr) (Moody's)  Baa1(cr) (Moody's), BBB+ (Fitch)  BBB (S&P), BBB- (Fitch), Baa3 (cr) (Moody's)	No further assignment of loans to the mortgages trust unless a solvency certificate is provided by each originator at the assignment date.  Item "w" of minimum sellers share increase from 20% to greater of: (a) 60% or (b) 100% less 5% of aggregate mortgage portfolio balance.  Item "w" of minimum sellers share increase to 100%.  Item "x" of minimum sellers share determined by Seller following quarterly review rather than annual review.  Item "B" of Offset Rebate Amount increases from 0% to 115% of the aggregate amount of the Offset Benefit that will be applied in reduction of the Current Principal Balance of the Offset BTL Loans  Establish a Funding Liquidity Reserve Fund (see page 232-4 of base prospectus dated 19 November 2012 for details) unless rating confirmation provided by Moody's.  Notify details of the loans assigned to the mortgages trust (names/addresses) to the Mortgages Trustee, Funding, Funding Security Trustee and the rating agencies, unless rating confirmation provided by Moody's/Fitch, as applicable. Within 10 business days, notify each borrower included in the mortgages trust of the sale and assignments effected by the mortgage sale agreement (unless confirmation by each applicable rating agency that current rating of the notes will not be adversely affected)
<b>Servicer</b>	Clydesdale Bank plc	BBB+ / Baa2 / BBB+	A-2 / P-2 / F2	Baa3(cr) (Moody's)	*Back-up* servicer to be appointed- within 60 days
<b>Cash Manager</b>	Clydesdale Bank plc	BBB+ / Baa2 / BBB+	A-2 / P-2 / F2		
<b>Funding Fixed Basis Rate Swap Provider</b>	National Australia Bank Limited (London Branch)	AA- / Aa2 / AA-	A-2 / P-1 / F1+	Level 1: A and A1 (S&P), A3 or A3(cr) (Moody's), A and F1 (Fitch) Level 2: BBB+ and F2 (Fitch) Level 3: A- (S&P), Baa1 or Baa1(cr) (Moody's), BBB- and F3 (Fitch)	Collateral posting / Transfer / Guarantor Collateral posting / Transfer / Guarantor Transfer / Guarantor and Collateral
<b>Funding SVR Basis Rate Swap Provider</b>	Clydesdale Bank plc	BBB+ / Baa2 / BBB+	A-2 / P-2 / F2	N/A	
<b>Start up Loan Provider</b>	Clydesdale Bank plc	BBB+ / Baa2 / BBB+	A-2 / P-2 / F2	19/08/2016	
<b>Funding CB Account</b>	Clydesdale Bank plc	BBB+ / Baa2 / BBB+	A-2 / P-2 / F2		
<b>Account Bank Provider (Mortgages Trustee &amp; Funding)</b>	National Australia Bank Limited (London Branch) (Funding GIC Account, Mortgages Trustee GIC Account, All Moneys Mortgages Trustee Bank Account)	Baa2 / A & Aa2 / AA-	P-2 / F1 & P-1 / F1+	S&P A-(LT) if at least A-1 (ST) OR A+ (LT) below A-1 (ST)	Funding GIC Account, Mortgages Trustee GIC Account & All Moneys Mortgage Trustee Account. Termination within 60 days (up to 90 days if written plans provided to S&P and S&P has provided a rating confirmation) of breach unless, suitably rated provider can provide guarantee, otherwise transfer to suitably rated provider. Issuer Cash Manager will use reasonable endeavours to establish replacement bank accounts.
<b>Account Bank Provider (Issuer)</b>	National Australia Bank Limited (London Branch)	AA- / Aa2 / AA-	A-2 / P-1 / F1+	Moody's (P-1), Fitch (A or F1)  S&P (A (LT) if at least A-1 (ST) OR A+ (LT) below A-1 (ST)	Termination within 30 days of breach unless; suitably rated provider can provide a guarantee, otherwise transfer to suitably rated provider.  Termination within 60 days (up to 90 days if written plans provided to S&P and S&P has provided a rating confirmation) of breach unless; suitably rated provider can provide guarantee, otherwise transfer to suitably rated provider. Issuer Cash Manager will use reasonable endeavours to establish replacement bank accounts.
<b>Cross Currency Swap Provider/s</b>	Not Applicable	N/A	N/A	Level 1: Fitch (F1 and A), Moody's (P-1 and A2) Level 2: Fitch (F2 and BBB+), Moody's (P-2 and A3) Level 3: Fitch (F3 and BBB-)	Collateral posting / Transfer / Guarantor Collateral posting / Transfer / Guarantor Transfer / Guarantor and Collateral
<b>Principal Paying Agent &amp; Agent Bank</b>	Citibank N.A - London Branch	A / A1 / A+	A-1 / P-1 / F1		
<b>Note Trustee</b>	Citicorp Trustee Company Limited	N/A			
<b>Corporate Services Provider</b>	Structured Finance Management Limited	N/A			
<b>Funding &amp; Issuer Security Trustee, Registrar &amp; Transfer Agent</b>	Citibank N.A - London Branch	A / A1 / A+	A-1 / P-1 / F1		
<b>Issuer Funding Mortgages Trustee</b>	Lannraig Master Issuer plc Lannraig Funding Limited Lannraig Trustees Limited				
<b>Programme Arrangers</b>	Barclays Bank plc				
<b>Manaoer</b>	N/A				
<b>Stock Exchange Listing</b>	UK Listing Authority - London				
<b>Registered Office (Issuer)</b>	35 Great St. Helen's, London EC3A 6AP				
<b>Arrangers &amp; Lead Managers</b>	Barclays Bank plc				
<b>Legal Advisors</b>	Clifford Chance LLP				
<b>Issuer</b>	Carey Olsen				
<b>Mortgages Trustee</b>	Clifford Chance LLP / Shepherd & Wedderburn LLP				
<b>Clydesdale Bank</b>	Sidley Austin LLP				
<b>Managers/Note Trustee/Issuer Security Trustee/Funding Security Trustee</b>					

**CONTACTS**

Structured Funding Team (UK Treasury): email: structured.funding@cvba.com  
Haroret Chadha - Senior Manager, Treasury, Structured Funding Tel: +44 203 216 2662 (haroret.chadha@cvba.com)  
Stephen Hynes - Head of Structured Funding Tel: +44 203 216 2663 (stephen.hynes@cvba.com)

Report locations:  
Bloomberg: LNRG  
<https://live.rooms.net/clydesdalebankplc>  
[www.cbonline.co.uk/cbbinvestors](http://www.cbonline.co.uk/cbbinvestors)

**Lannraig Master Trust Report incorporates:**  
Lannraig Trustees Limited  
Lannraig Funding Limited  
Lannraig Master Issuer plc

**Disclaimer**  
No representation can be made that the information herein is accurate or complete and no liability with respect to this is accepted. Reference should be made to the final terms and base prospectus for a full description of the notes and their structure.  
This investor report is for information purposes only and is not intended as an offer or invitation with respect to the purchase or sale of any related security. Reliance should not be placed on the information herein when making any decision whether to buy, hold or sell securities.