

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

**Report Date:** 21-Jan-2013  
**Report Frequency:** Monthly

**SERIES 2011-1**

ORIGINAL INFORMATION - 30 SEPTEMBER 2011

Tranche	Rating (Moody's/Fitch)	ISIN No.	Legal Maturity	Principal Information							Interest Information					
				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	XS0684999682	Dec-61	£670,000,000	£100,000	6,700	1.00000	£670,000,000	5.04	Scheduled Amort	Nov-2017	3M Libor	2.20%	Nov-2017	0.85%	Act/365
Z	Unrated	XS0684999849	Dec-61	£159,000,000	£100,000	1,590	1.00000	£159,000,000	6.14	P/T	Nov-2017	3M Libor	1.25%	Nov-2017	1.25%	Act/365

\*\*Based on 5% CPR

**Interest accrual start:** 19/11/2012  
**Interest accrual end:** 19/02/2013  
**Interest payment date:** 19/02/2013  
**Days in period:** 92  
**Record date:** 18/02/2013

**SERIES 2011-1**

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	Reference Rate	Coupon Rate	Interest Per Note	Due in Period	Interest Paid in Period
A	£670,000,000	£11,175,399	£0	£46,471,200	£623,528,800	0.93064	£623,528,800	0.52313%	<b>2.72313%</b>	£637.96	£4,274,332	£0
Z	£159,000,000	£0	£0	£0	£159,000,000	1.00000	£159,000,000	0.52313%	<b>1.77313%</b>	£446.36	£709,712	£0
							<u>£782,528,800</u>					

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

**Report Date:** 21-Jan-2013  
**Report Frequency:** Monthly

**SERIES 2012-1**

ORIGINAL INFORMATION - 22 NOVEMBER 2012

Tranche	Rating (Moody's/Fitch)	ISIN No.	Legal Maturity	Principal Information							Interest Information					
				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	XS0857869548	Dec-61	£715,000,000	£100,000	7,150	1.00000	£715,000,000	5.99	Scheduled Amort	Nov-2018	3M Libor	1.00%	Nov-2018	0.85%	Act/365
Z	Unrated	XS0857869977	Dec-61	£55,000,000	£100,000	550	1.00000	£55,000,000	5.99	P/T	Nov-2018	3M Libor	0.90%	Nov-2018	0.90%	Act/365

\*\*Based on 5% CPR

**Interest accrual start:** 22/11/2012  
**Interest accrual end:** 19/02/2013  
**Interest payment date:** 19/02/2013  
**Days in period:** 89  
**Record date:** 18/02/2013

**SERIES 2012-1**

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	Reference Rate	Coupon Rate	Interest Per Note	Due in Period	Interest Paid in Period
A	£715,000,000	£0	£0	£0	£715,000,000	1.00000	£715,000,000	0.52375%	1.52375%	£371.09	£2,653,294	£0
Z	£55,000,000	£0	£0	£0	£55,000,000	1.00000	£55,000,000	0.52375%	1.42375%	£346.73	£190,702	£0
							<u>£770,000,000</u>					

## LANNRAIG MASTER TRUST - INVESTOR'S REPORT

### Collateral Report

**Trust Calculation Period End Date:** 31-Dec-2012  
**Report Date:** 31-Dec-2012

**Asset Accrual Start Date:** 01-Dec-2012  
**Asset Accrual End Date:** 31-Dec-2012

Pool Data		This Period		Since Issue	
Mortgage Principal Analysis		No. of Loan Parts	Value	No. of Loan Parts	Value
Original mortgage loans in pool	@ 30-Sep-2011	8,566	£1,000,185,567	8,566	£1,000,185,567
Opening mortgage principal balance:	@ 30-Nov-2012	13,789	£1,756,795,330	8,566	£1,000,185,567
Substitutions in period		0	£0	6,083	£871,322,857
Re-drawn principal			£178,141		£1,871,605
Further Advance principal			£40,339		£720,698
Repurchases (product switches/further advances)		(66)	(£5,039,039)	(313)	(£34,634,989)
Unscheduled prepayments (redemptions)		(75)	(£11,094,313)	(688)	(£86,802,048)
Scheduled repayments			(£1,514,350)		(£13,297,582)
Closing mortgage principal balance:	@ 31-Dec-2012	<b>13,648</b>	<b>£1,739,366,108</b>	<b>13,648</b>	<b>£1,739,366,108</b>
			<b>3 mth CPR (annualised)</b>		<b>1 mth CPR (annualised)</b>
<b>Annualised CPR (excl repurchases)</b>			11.0%		7.2%
<b>Annualised CPR (inc repurchases)</b>			14.3%		10.3%
<b>Annualised TRR (Total principal receipts)*</b>			15.6%		11.2%

\*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):	£33,453,577
Mortgages Trust Collection Reserve ledger:	£0
Authorised Investments:	£0

#### Mortgages Trust Assets

	Closing	October-2012	November-2012	December-2012
Minimum seller's share (%)	3.03708%	3.24094%	3.26540%	3.19779%
Minimum seller's share amount	£30,376,228	£29,025,397	£57,366,471	£56,178,542
Seller's share (%)	17.11538%	13.14560%	16.78547%	11.83926%
Seller's share amount	£171,185,567	£119,010,012	£113,058,013	£207,991,651
Funding share (%)	82.88462%	86.85440%	83.21453%	88.16074%
Funding share amount	£829,000,000	£786,312,011	£782,528,789	£1,548,803,678

#### Pool Performance

Possession and Loss Information	Number	Principal (£)	Interest (£)	Total (£)
Properties repossessed in period:	1	£83,301	£2,082	£85,383
Properties repossessed since inception:	0	£0	£0	£0
Properties in possession (current):	1	£83,301	£2,082	£85,383
Total sold repossessions this period:	0	£0	£0	£0
Total sold repossessions since inception:	0	£0	£0	£0
Losses on sold repossessions this period:*	0	£0	£0	£0
Losses on sold repossessions since inception:	0	£0	£0	£0
MIG claims submitted/received & net recoveries:	0			£0
Average time from possession to sale (days):	0			
Weighted average loss severity this period:				0.00%
Weighted average loss severity since inception:				0.00%

\*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-Dec-2012
<b>Report Date:</b>	31-Dec-2012
<b>Funding &amp; Issuer Interest Period Start date:</b>	19-Dec-2012
<b>Funding &amp; Issuer Interest Period End date:</b>	21-Jan-2013

Reserve Funds	Balance 19-Dec-2012	Top ups in Period	Paid / Released in Period	Balance 21-Jan-2013
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-Dec-2012	Interest Charged in period	Interest (Paid) in period	Principal (Paid)/ Increase in period	Balance @ 21-Jan-2013
Funding Subordinated Loan (Funding)	£19,105,752	£24,550	£0	£0	£19,130,302
Start-up Loan (Issuer)	£5,466,423	£8,077	(£8,077)	(£1,696,596)	£3,769,827

**Mortgages Trustee Priority of Payments**

Available revenue receipts to Mortgages Trustee in period ending:	31-Dec-2012
Mortgage interest received in the period (on loans in portfolio):	£5,237,237
Fee income on mortgages received in the period (inc bank interest):	£12,555
Offset benefit received in the period (from originator):	£79,697
Non-cash redraw amounts received:	£0
<b>Available revenue receipts:</b>	<b>£5,329,489</b>
Less: Servicing and sundry fees payable:	£131,688
<b>Net distributable revenue receipts in period:</b>	<b>£5,197,801</b>
Payable to Funding:	£4,582,420
Payable to Seller:	£615,381
<b>Available principal receipts to Mortgages Trustee in period ending:</b>	
Unscheduled principal receipts:	£11,094,313
Repurchase principal receipts:	£5,039,039
Scheduled principal receipts:	£1,514,350
<b>Total principal available for distribution:</b>	<b>£17,647,703</b>
<b>Distributed to Funding:</b>	<b>£3,725,133</b>
<b>Distributed to Seller:</b>	<b>£13,922,570</b>

**Funding Basis Swap Summary**

Paying Entity	Notional	Calculation period (days)	WA Rate	Payment	Payment date	Collateral Posted
Lannraig Funding Ltd	£1,552,528,800	31	3.72347%	£4,909,716	21-Jan-2013	£0
National Australia Bank Ltd	£1,552,528,800	33	3 month Sterling Libor + WA Spread	£4,897,034	21-Jan-2013	£0
<b>Net Received/(Paid):</b>				<b>(£12,682)</b>		

Funding Revenue Priority of Payments for period:	19-Dec-2012 to 21-Jan-2013	Issuer Revenue Priority of Payments for period:	19-Dec-2012 to 21-Jan-2013
<b>Revenue Waterfall</b>		<b>Revenue Waterfall</b>	
Funding revenue receipts on investment in portfolio:	£4,582,420	Issuer available revenue receipts from Funding:	£4,555,348
Funding basis swap:	£4,897,034	Issuer available revenue receipts from Funding: (Issuer expenses)	£12,289
Funding revenue ledger:	£8,788	Issuer revenue ledger:	£1,349
Funding available reserve fund:	£24,300,000	Issuer available reserve fund:	£0
<b>Total Funding available revenue receipts:</b>	<b>£33,788,242</b>	<b>Total Issuer available revenue receipts:</b>	<b>£4,568,986</b>
<b>Third party creditors</b>		<b>Third party creditors</b>	
(A) Funding Security Trustee fees payable:	£300	(A) Issuer Note and Security Trustee fees payable:	£300
(B) Issuer's obligations for fees payable:	£11,289	(B) Paying and Agent Bank fees payable:	£0
(C) Other fees payable:	£0	(C) Other fees payable:	£4,004
(D) Cash Management fees payable:	£8,333	(D) Cash Management fees payable:	£8,333
(E) Corporate Services fees payable:	£1,255	(E) Amounts due to the A notes and A note swap providers (AAA):	£2,520,143
(F) Funding Basis Swap payable:	£4,909,716	(F) Amounts due to the B notes and B note swap providers (AA):	£0
(G) Amounts due to the A note tranches /co loans (AAA):	£2,520,143	(G) Amounts due to the C notes and C note swap providers (A):	£0
(H) Amounts due to the B note tranches /co loans (AA):	£0	(H) Amounts due to the D notes and D note swap providers (BBB):	£0
(I) Amounts due to the C note tranches /co loans (A):	£0	(I) Amounts due to the E notes and E note swap providers (BB):	£0
(N) Amounts due to the D note tranches /co loans (BBB):	£0	(J) To fund Issuer reserve fund:	£0
(P) Amounts due to the D note tranches /co loans (BB):	£0		
(R) Funding reserve fund:	£24,300,000		
<b>Total Issuer obligations:</b>	<b>£31,751,036</b>	<b>Total Issuer obligations:</b>	<b>£2,532,781</b>
<b>Excess available funds:</b>	<b>£2,037,205</b>	<b>Excess available funds:</b>	<b>£2,036,206</b>
(T) (i) Profit retained by Funding:	£1,000	(K) Profit retained by Issuer:	£1,000
(T) (ii) Profit retained by Funding (on behalf of Issuer):	£1,000	(L) Amounts due to the Z notes and Z note swap providers (unrated):	£330,533
(U) Amounts due to the Z note tranches /co loans (unrated):	£2,035,205	(M)(i) Start up loan interest due:	£8,077
(V) Start up loan contribution to Issuer:	£0	(M)(ii) Start up loan principal due:	£1,696,596
(W) Funding subordinated loan interest due:	£0	(N) Clear debit balances on Issuer bank account:	£0
(X) Issuer obligations under swap termination amounts:	£0	(O) Issuer swap termination amounts:	£0
(Y) Funding basis swap termination amounts:	£0	(P) Other start up loan principal amounts due:	£0
(Z) Funding subordinated loan principal due:	£0	(Q) Intercompany excess amounts due to Funding :	£0
(AA) Deferred contributions due to mortgages trustee:	£0		
<b>Excess funds distributed:</b>	<b>£2,037,205</b>	<b>Excess funds distributed:</b>	<b>£2,036,206</b>
<b>Total excess funds available:</b>	<b>£0</b>	<b>Total excess funds available:</b>	<b>£0</b>
Funding Guaranteed Investment Contract Account (GIC):	£33,317,630	Issuer Sterling Account:	£2,049,342
Authorised Investments:	£0	Authorised Investments:	£0
Interest shortfall in period:	£0	Interest shortfall in period:	£0
Cumulative interest shortfall:	£0	Cumulative interest shortfall:	£0
		<b>Annualised excess spread % - Including Z note interest payment:</b>	<b>1.22%</b>
		<b>Annualised excess spread % - Excluding Z note interest payment:</b>	<b>1.45%</b>
<b>Principal Ledger: Funding</b>		<b>Principal Ledger: Issuer</b>	
Funding principal ledger - AAA (A notes): Credits B/Fwd	£3,725,111	Issuer principal ledger - AAA (A notes): Credits B/Fwd	£0
Funding principal ledger - AAA (A notes): Credits in period	£3,725,133	Issuer principal ledger - AAA (A notes): Credits in period	£0
Funding principal ledger - AAA (A notes): Debits	£0	Issuer principal ledger - AAA (A notes): Debits	£0
	<b>£7,450,244</b>		<b>£0</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>		

## LANNRAIG MASTER TRUST - INVESTOR'S REPORT

### Arrears Analysis

**Report Date:** 31-Dec-2012

All Live loans (Buy to Let)						
Months	Current Principal (£)	Arrears Amount (£)	No. Loan Parts	Current Principal (%)	Arrears Amount (%)	No Loans (%)
Current	£1,723,294,382	£0	13,488	99.08%	0.00%	98.83%
>0M <=1M	£8,663,593	£53,548	76	0.50%	30.28%	0.56%
>1M <=2M	£3,507,679	£20,810	40	0.20%	11.77%	0.29%
>2M <=3M	£1,796,331	£29,403	20	0.10%	16.63%	0.15%
>3M <=4M	£995,755	£19,280	11	0.06%	10.90%	0.08%
>4M <=5M	£722,636	£16,658	7	0.04%	9.42%	0.05%
>5M <=6M	£0	£0	0	0.00%	0.00%	0.00%
>6M <=12M	£344,162	£13,408	4	0.02%	7.58%	0.03%
>12M	£41,569	£23,712	2	0.00%	13.41%	0.01%
<b>Total:</b>	<b>£1,739,366,108</b>	<b>£176,820</b>	<b>13,648</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

All Live loans (Buy to Let)						
Status	Current Principal (£)	Arrears Amount (£)	No. Loan Parts	Current Principal (%)	Arrears Amount (%)	No Loans (%)
Current	£1,723,294,382	£0	13,488	99.08%	0.00%	98.83%
Arrears	£15,567,779	£172,498	158	0.90%	97.56%	1.16%
Litigation	£420,646	£2,240	1	0.02%	1.27%	0.01%
Possession	£83,301	£2,082	1	0.00%	1.18%	0.01%
<b>Total:</b>	<b>£1,739,366,108</b>	<b>£176,820</b>	<b>13,648</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

Arrears stated include applicable fees

<b>Arrears Capitalised</b>	£2,514,440	£38,869	18
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All Live Loans (Owner occupied)			
Arrears %	Principal at Risk	Principal at Risk%	No. Loan Parts
3 Months+	£2,104,122	0.12%	24
6 Months+	£385,731	0.02%	6
12 Months+	£41,569	0.00%	2

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-Dec-2012

#### Geographical Distribution

Region	No. Loan Parts	% of Total	Current Principal Balance	% of Total
East Anglia	333	2.44%	£37,776,082	2.17%
East Midlands	669	4.90%	£53,411,992	3.07%
London	3,310	24.25%	£708,780,406	40.75%
North	711	5.21%	£54,388,377	3.13%
North West	1,179	8.64%	£102,673,277	5.90%
Outer Metro	1,045	7.66%	£159,524,735	9.17%
Scotland	2,260	16.56%	£182,713,917	10.50%
South West	732	5.36%	£91,234,675	5.25%
Wales	118	0.86%	£10,907,613	0.63%
West Midlands	579	4.24%	£59,031,097	3.39%
Yorks and Humber	1,620	11.87%	£131,946,566	7.59%
South East	1,092	8.00%	£146,977,371	8.45%
<b>Total</b>	<b>13,648</b>	<b>100.00%</b>	<b>£1,739,366,108</b>	<b>100.00%</b>

#### Maturity Profile

Years to Maturity	No. Loan Parts	% of Total	Current Principal Balance	% of Total
<= 5	1,102	8.07%	£122,499,553	7.04%
> 5 <= 10	2,052	15.04%	£239,138,669	13.75%
> 10 <= 15	3,367	24.67%	£411,590,537	23.66%
> 15 <= 20	5,425	39.75%	£675,162,879	38.82%
> 20 <= 25	1,632	11.96%	£280,336,967	16.12%
> 25	70	0.51%	£10,637,501	0.61%
<b>Total</b>	<b>13,648</b>	<b>100.00%</b>	<b>£1,739,366,108</b>	<b>100.00%</b>

#### Repayment Profile

Repayment Method	No. Loan Parts	% of Total	Current Principal Balance	% of Total
Interest Only	10,154	74.40%	£1,483,178,993	85.27%
Repayment	3,494	25.60%	£256,187,114	14.73%
<b>Total</b>	<b>13,648</b>	<b>100.00%</b>	<b>£1,739,366,108</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	0	0.00%	£0	0.00%
Fixed	2,426	17.78%	£483,702,082	27.81%
Tracker	3,713	27.21%	£534,533,590	30.73%
Variable	7,509	55.02%	£721,130,436	41.46%
<b>Total</b>	<b>13,648</b>	<b>100.00%</b>	<b>£1,739,366,108</b>	<b>100.00%</b>

#### Loan Type

Type	No. Loan Parts	% of Total	Current Principal Balance	% of Total
Offset	2,768	20.28%	£368,070,283	21.16%
Flexible	10,880	79.72%	£1,371,295,824	78.84%
<b>Total</b>	<b>13,648</b>	<b>100.00%</b>	<b>£1,739,366,108</b>	<b>100.00%</b>

#### Seasoning

Months	No. Loan Parts	% of Total	Current Principal Balance	% of Total
<= 6	144	1.06%	£29,317,198	1.69%
> 6 <= 12	1,144	8.38%	£215,615,731	12.40%
> 12 <= 18	1,159	8.49%	£200,415,630	11.52%
> 18 <= 24	669	4.90%	£101,366,890	5.83%
> 24 <= 30	91	0.67%	£14,821,527	0.85%
> 30 <= 36	46	0.34%	£4,671,948	0.27%
> 36 <= 42	27	0.20%	£2,617,156	0.15%
> 42 <= 48	39	0.29%	£2,650,239	0.15%
> 48 <= 54	102	0.75%	£9,008,114	0.52%
> 54 <= 60	436	3.19%	£49,485,707	2.85%
> 60 <= 72	3,571	26.17%	£455,457,795	26.19%
> 72 <= 84	3,749	27.47%	£431,043,815	24.78%
> 84 <= 96	2,159	15.82%	£211,034,737	12.13%
> 96 <= 108	181	1.33%	£7,595,346	0.44%
> 108 <= 120	117	0.86%	£3,878,343	0.22%
> 120	14	0.10%	£385,932	0.02%
<b>Total</b>	<b>13,648</b>	<b>100.00%</b>	<b>£1,739,366,108</b>	<b>100.00%</b>

**Mortgage Pool Statistics as at:** 31-Dec-2012

Weighted Average Seasoning (months):	<b>54.59</b>
Weighted Average Remaining Term (years):	<b>15.53</b>
Average Loan Size:	<b>£129,968</b>
Weighted Average Current LTV (un-indexed)	<b>66.60%</b>
Weighted Average Current LTV (indexed)*	<b>69.10%</b>
Pre-swap yield (on mortgage portfolio):	<b>3.72%</b>
Current Clydesdale Bank 'Buy to Let' SVR:	<b>5.35%</b>

\*Indexation uses Nationwide HPI

# LANNRAIG MASTER TRUST - INVESTOR'S REPORT

## Pool Analysis

**Report Date:** 31-Dec-2012

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

LTV Range (%)	No. of Loans	% of Total	Current Principal Balance	% of Total
> 0 < 26	684	5.11%	£29,270,275	1.68%
>= 26 < 51	1,994	14.90%	£185,974,531	10.69%
>= 51 < 56	757	5.66%	£84,433,328	4.85%
>= 56 < 61	956	7.14%	£117,882,646	6.78%
>= 61 < 66	1,233	9.21%	£174,664,579	10.04%
>= 66 < 71	2,880	21.52%	£497,108,302	28.58%
>= 71 < 76	1,714	12.81%	£227,250,350	13.07%
>= 76 < 81	2,964	22.15%	£395,170,773	22.72%
>= 81 < 86	118	0.88%	£15,080,526	0.87%
>= 86 < 91	38	0.28%	£5,605,509	0.32%
>= 91 < 95	24	0.18%	£3,515,709	0.20%
>= 95	21	0.16%	£3,409,578	0.20%
<b>Total</b>	<b>13,383</b>	<b>100.00%</b>	<b>£1,739,366,108</b>	<b>100.00%</b>

Original Weighted Average Current Loan-to-Value*	68.40%
Weighted Average Current Loan-to-Value	66.60%
Average Loan Principal Balance	£129,968

\*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 < 26	676	5.05%	£27,955,046	1.61%
>= 26 < 51	1,839	13.74%	£160,706,234	9.24%
>= 51 < 56	669	5.00%	£75,014,025	4.31%
>= 56 < 61	823	6.15%	£98,685,847	5.67%
>= 61 < 66	1,076	8.04%	£149,162,202	8.58%
>= 66 < 71	1,946	14.54%	£315,130,742	18.12%
>= 71 < 76	2,284	17.07%	£358,594,345	20.62%
>= 76 < 81	2,031	15.18%	£261,118,301	15.01%
>= 81 < 86	1,059	7.91%	£148,353,909	8.53%
>= 86 < 91	743	5.55%	£107,765,710	6.20%
>= 91 < 95	206	1.54%	£31,360,035	1.80%
>= 95	31	0.23%	£5,519,710	0.32%
<b>Total</b>	<b>13,383</b>	<b>100.00%</b>	<b>£1,739,366,108</b>	<b>100.00%</b>

\*Indexation uses Nationwide HPI

Weighted Average Current Indexed Loan-to-Value	69.10%
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### Distribution of loans by Current Principal Balance

LTV Range (Principal)	No. of Loans	% of Total	Current Principal Balance	% of Total
> 0 <= 50,000	1,937	14.47%	£64,707,248	3.72%
> 50,000 <= 100,000	4,501	33.63%	£339,711,037	19.53%
> 100,000 <= 150,000	3,283	24.53%	£398,152,469	22.89%
> 150,000 <= 200,000	1,563	11.68%	£268,376,236	15.43%
> 200,000 <= 250,000	833	6.22%	£184,165,538	10.59%
> 250,000 <= 300,000	426	3.18%	£116,309,547	6.69%
> 300,000 <= 400,000	452	3.38%	£154,883,994	8.90%
> 400,000 <= 500,000	185	1.38%	£82,036,060	4.72%
> 500,000 <= 750,000	157	1.17%	£91,217,578	5.24%
> 750,000 <= 1,000,000	45	0.34%	£38,806,372	2.23%
> 1,000,000	1	0.01%	£1,000,029	0.06%
<b>Total</b>	<b>13,383</b>	<b>100.00%</b>	<b>£1,739,366,108</b>	<b>100.00%</b>

Largest Eligible Loan Principal Balance	£999,589
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## 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:	£1,338,528,800	86.22%	13.78%	15.60%	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	13.78%	0.00%	0.00%	0.00%
Total:	<u>£1,552,528,800</u>	<u>100.00%</u>			
Programme reserve required amount:	£24,300,000	1.57%	of total notes o/s		
Programme reserve actual amount:	£24,300,000	1.82%	of AAA o/s		

Trigger Events		
<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>		
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>Retention Amount</b>	<b>Compliant</b>
<u>Retention of net economic interest - BCD Article 122a paragraph 1 / BIPRU 9.15.4R</u>		
In the case of securitisations of revolving exposures, retention of the originator's interest of no less than 5 % of the nominal value of the securitised exposures.	11.84% <sup>+</sup>	YES
Retention of the first loss tranche and, if necessary, other tranches having the same or a more severe risk profile than those transferred or sold to investors and not maturing any earlier than those transferred or sold to investors, so that the retention equals in total no less than 5% of the nominal value of the securitised exposures.	15.35% <sup>++</sup>	YES
<sup>+</sup> Sellers beneficiary share		
<sup>++</sup> Reserve Fund and Z Note holding		
<b>Notices</b>		

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

21 January 2013

Role	Counterparty	Long Term Rating (Moody's/Fitch)	Short Term Rating (Moody's/Fitch)	Applicable Trigger (Loss of)	Consequence
Seller	Clydesdale Bank plc	A2 / A	P-1 / F1	A3 (Moody's), A- (Fitch)	No further assignment of loans to the mortgages trust unless a agency certificate is provided by each originator at the assignment date.
				A3 (Moody's)	Independent auditors to be appointed by the beneficiaries to determine compliance of representations and warranties applicable to mortgage loans assigned to the trust.
				Aa3 (Moody's); P-1 (Moody's), F1+ (Fitch)	Item "W" of minimum sellers share increase from 20% to greater of: (a) 80% or (b) 100% less 5% of aggregate mortgage portfolio balance.
				A3 (Moody's); P-1 (Moody's), F1 (Fitch)	Item "W" of minimum sellers share increase to 100%.
				A3 (Moody's)	Establish a Funding Liquidity Reserve Fund (see page 226 of Base Prospectus 2011 for full details).
Servicer	Clydesdale Bank plc	A2 / A	P-1 / F1	Baa1 (Moody's), BBB+ (Fitch)	Notify details of the loans assigned to the mortgages trust (names/addresses) to the Mortgages Trustee, Funding, Funding Security Trustee and the rating agencies.
				BBB- (Fitch), Baa3 (Moody's)	Within 10 business days, notify each borrower included in the mortgages trust of the sale and assignment effected by the mortgage sale agreement (unless ratings confirmation by each rating agency that current rating of the notes will not be adversely affected)
				A3 (Moody's)	"Back-up" servicer / facilitator to be appointed.
Cash Manager	Clydesdale Bank plc	A2 / A	P-1 / F1		
Funding Swap Provider	Clydesdale Bank plc	A2 / A	P-1 / F1	Level 1: Fitch* (F1 and A), Moody's (P-1 and A3)	Collateral posting / Transfer / Guarantor
				Level 2: Fitch* (F2 and BBB+), Moody's (P-2 and A3)	Collateral posting / Transfer / Guarantor
				Level 3: Fitch* (F3 and BBB-)	Transfer / Guarantor and Collateral
Start up Loan Provider	Clydesdale Bank plc	A2 / A	P-1 / F1		*Where counterparty is on Rating Watch Negative with Fitch, actual rating deemed to be one notch lower.
Account Bank Provider (Mortgages Trustee & Funding)	Clydesdale Bank plc & National Australia Bank Limited (London Branch)	A2 / A & Aa2 / AA-	P-1 / F1 & P-1 / F1+	Moody's (P-1), Fitch* (A or F1)	Mortgage Trustee & Funding GIC accounts - Termination within 60 days (up to 90 days as may be agreed by S&P) of breach unless suitably rated provider can provide a guarantee, otherwise transfer to suitably rated provider. Other accounts in relation to Mortgages Trustee and Funding, termination within 30 days (or 60 days as may be agreed with S&P) then obtain a guarantee or transfer to a suitably rated provider.
Account Bank Provider (issuer)	National Australia Bank Limited (London Branch)	Aa2 / AA-	P-1 / F1+		Termination within 60 days (up to 90 days as may be agreed with S&P) of breach unless suitably rated provider can provide a guarantee, otherwise transfer to suitably rated provider.
Cross Currency Swap Provider/s	Not Applicable	N/A	N/A	Level 1: Fitch* (F1 and A), Moody's (P-1 and A3)	Collateral posting / Transfer / Guarantor
				Level 2: Fitch* (F2 and BBB+), Moody's (P-2 and A3)	Collateral posting / Transfer / Guarantor
				Level 3: Fitch* (F3 and BBB-)	Transfer / Guarantor and Collateral
Principal Paying Agent & Agent Bank	Citibank N.A. - London Branch	A3 / A+	P-2 / F1		*Where counterparty is on Rating Watch Negative with Fitch, actual rating deemed to be one notch lower.
Note Trustee	Citicorp Trustee Company Limited	N/A			
Corporate Services Provider	Structured Finance Management Limited	N/A			
Funding & Issuer Security Trustee, Registrar & Transfer Agent	Citibank N.A. - London Branch	A3 / A+	P-2 / F1		
Issuer	Lannraig Master Issuer plc				
Funding	Lannraig Funding Limited				
Mortgages Trustee	Lannraig Trustees Limited				
Programme Arrangers	Barclays Bank plc				
Manager	N/A				
Stock Exchange Listing	UK Listing Authority - London				
Registered Office (Issuer)	35 Great St. Helen's, London EC3A 6AP				
Arrangers & Lead Managers	Barclays Bank plc				
Legal Advisors	Clifford Chance LLP				
Issuer	Carry Olson				
Mortgages Trustee	Clifford Chance LLP / Shepherd & Wedderburn LLP				
Clydesdale Bank	Sidley Austin LLP				
Managers/Note Trustee/Issuer Security Trustee/Funding Security Trustee					

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Report location:  
 Bloomberg: LNRG  
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[www.dbo.com.co.uk/060investors](http://www.dbo.com.co.uk/060investors)

**Lannraig Master Trust Report incorporates:**

Lannraig Trustee Limited  
 Lannraig Funding Limited  
 Lannraig Master Issuer plc

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