

LANNRAIG MASTER TRUST - INVESTOR'S REPORT
Note Information

Report Date: 19-Feb-2019

Report Frequency: Monthly

SERIES 2018-1

ORIGINAL INFORMATION - 18 OCTOBER 2018

Tranche	Rating (Moody's/Fitch/S&P)	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 Up / Call Option Date	Step Up Margin	Interest Calculation	Placement
1A	Aaa/AAA/AAA	XS1886621538	Dec-69	£450,000,000	£100,000	4,500	1.00000	£450,000,000	3.59	Scheduled Amort	Aug-2023	3M GBP LIBOR	0.75%	Aug-2023	1.50%	ACT/365	Retained
2A	Aaa/AAA/AAA	XS1886621702	Dec-69	£250,000,000	£100,000	2,500	1.00000	£250,000,000	4.84	Scheduled Amort	Aug-2023	3M GBP LIBOR	0.85%	Aug-2023	1.70%	ACT/365	Retained

**Based on 5% CPR

Interest accrual start: 18/10/2018

Interest accrual end: 19/02/2019

Interest payment date: 19/02/2019

Days in period: 124

Record date: 18/02/2019

SERIES 2018-1

PERIOD CASH FLOWS

Tranche	Principal Information							Interest Information								
	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
1A	£450,000,000	£0	£0	£0	£450,000,000	1.00000	£450,000,000	£0	£0	0.83961%	1.58961%	£540.03	£2,430,135	£2,430,135	£0	£0
2A	£250,000,000	£0	£0	£0	£250,000,000	1.00000	£250,000,000	£0	£0	0.83961%	1.68961%	£574.00	£1,435,000	£1,435,000	£0	£0

LANNRAIG MASTER TRUST - INVESTOR'S REPORT Note Information

Report Date: 19-Feb-2019
Report Frequency: Monthly

Z VFN

ORIGINAL INFORMATION

Tranche	Legal Maturity	Principal Information								Interest Information						
		Original Balance	Current Balance	Denomination	Notes Issued	FX Rate	GBP Eqv	WAL	Bond Type	Scheduled Maturity Date	Reference Rate	Margin	Step Up / Call Option Date	Step Down Margin	Interest Calculation	Placement
Series 1 Z VFN*1	Dec-69	£214,000,000	£106,100,000	£100,000	2,140	1.00000	£106,100,000	N/A	Pass Through	N/A	3M GBP LIBOR	0.90%	N/A	N/A	ACT/365	Retained
Series 2 Z VFN*2	Dec-69	£10,000,000	£50,000,000	£100,000	100	1.00000	£50,000,000	N/A	Pass Through	N/A	3M GBP LIBOR	0.90%	N/A	N/A	ACT/365	Retained

*1 The Series 1 Z Variable Funding note was issued on 17 December 2015 providing the required credit enhancement for the senior triple-A rated notes. The Notes decreased by £77,900,000 as part the Lannraig 18-1 issuance on 18 October 2018.

*2 The minimum balance of the Series 2 Z VFN on any date is the aggregate of all amounts standing to credit of the non-bullet Funding account divided by 1 minus the required mortgage collateral percentage (17.5%)

Interest accrual start: 19/11/2018
Interest accrual end: 19/02/2019
Interest payment date: 19/02/2019
Days in period: 92
Record date: 18/02/2019

Z VFN

PERIOD CASH FLOWS

Tranche	Principal Information										Interest Information						
	Principal Issued	Scheduled for period	Principal 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	
Series 1 Z VFN*	£214,000,000	N/A	£0	N/A	£106,100,000	N/A	£106,100,000	£0	£0	0.88875%	1.78875%	£223.54	£478,376	£478,376	£0	£0	
Series 2 Z VFN**	£10,000,000	N/A	£0	N/A	£50,000,000	N/A	£50,000,000	£0	£0	0.83961%	1.73961%	£1,124.79	£112,479	£112,479	£0	£0	

* The Series 1 Z VFN decreased by £77,900,000 as part the Lannraig 18-1 issuance on 18 October 2018.

** The first interest payment for Series 2 Z VFN will be paid on 19th February 2019.

*** The Series 2 Z VFN increased by £40,000,000 on 22 January 2019

LANNRAIG MASTER TRUST - INVESTOR'S REPORT

Collateral Report

Trust Calculation Period End Date: 31-Jan-2019
Report Date: 31-Jan-2019

Asset Accrual Start Date: 01-Jan-2019
Asset Accrual End Date: 31-Jan-2019

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:	@ 01-Jan-2019	8,557	£1,211,681,621	8,566	£1,000,185,567
Substitutions in period		0	£0	14,637	£2,687,140,324.11
Re-drawn principal			£87,538.33		£11,909,791.79
Further Advance principal			£149,551		£16,253,915
Repurchases (product switches/further advances)		(7)	(£689,854)	(4,398)	(£756,407,159)
Unscheduled prepayments (redemptions)		(119)	(£20,695,297)	(10,374)	(£1,599,515,738)
Scheduled repayments			(£1,731,411)		(£170,764,553)
Closing mortgage principal balance:	@ 31-Jan-2019	8,431	£1,188,802,148.11	8,431	£1,188,802,148.29
		<u>3 mth CPR (annualised)</u>	20.5%	<u>1 mth CPR (annualised)</u>	18.4%
			19.2%		18.9%
			20.7%		20.3%

Annualised CPR (excl repurchases)
Annualised CPR (inc repurchases)
Annualised TRR (Total principal receipts)*

*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):	£0
Clydesdale Trustee Account	£26,561,812
Citi Trustee Account	£0
Authorised Investments:	£0

Mortgages Trust Assets

	Closing	November-2018	December-2018	January-2019
Minimum seller's share (%)	3.03708%	6.45934%	6.46153%	5.35420%
Minimum seller's share amount	£30,376,228	£58,942,148	£57,184,149	£64,875,820
Seller's share (%)	17.11538%	13.34619%	26.22680%	32.58562%
Seller's share amount	£171,185,567	£123,821,465	£327,229,292	£394,833,969
Funding share (%)	82.88462%	86.65381%	73.77320%	67.41438%
Funding share amount	£829,000,000	£803,944,430	£920,461,207	£816,847,652

Pool Performance

Possession and Loss Information	Number	Principal (£)	Revenue (£)	Total (£)
Properties repossessed in period:	0	£0	£0	£0
Properties repossessed since inception:	19	£1,397,556	£109,651	£1,507,207
Properties in possession (current):	2	£61,981	£7,281	£69,262
Total sold repossessions this period:	1	£66,357	£11,343	£77,700
Total sold repossessions since inception:	17	£1,363,659	£126,264	£1,489,923
Losses on sold repossessions this period*:	1	£11,967	£3,356	£15,323
Losses on sold repossessions since inception:	12	£339,962	£78,683	£418,646
MIG claims submitted/received & net recoveries:	0	£0	£0	£0
Average time from possession to sale (days):	205			
Weighted average loss severity this period:				23.09%
Weighted average loss severity since inception:				30.70%

*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

Trust Calculation Period End Date:	31-Jan-2019
Report Date:	31-Jan-2019
Funding & Issuer Interest Period Start date:	22-Jan-2019
Funding & Issuer Interest Period End date:	19-Feb-2019

Reserve Funds	Balance 22-Jan-2019	Top ups in Period	Paid / Released in Period	Balance 19-Feb-2019
Reserve fund - Funding	£35,000,000	£0	£0	£35,000,000
Reserve fund - Issuer	£0	£0	£0	£0
Total Reserve Fund available	£35,000,000	£0	£0	£35,000,000

Funding and Issuer Loans	Balance @ 22-Jan-2019	Interest Charged in period	Interest (Paid) in period	Principal (Paid)/ Increase in period	Balance @ 19-Feb-2019
Funding Subordinated Loan (from Clydesdale Bank plc)	£10,749,032	£14,345	£0	£0	£10,763,377
Start-up Loan (from Clydesdale Bank plc)	£1,808,248	£2,413	(£10,662)	(£956,492)	£843,508

Mortgages Trustee Priority of Payments

Available revenue receipts to Mortgages Trustee in period ending:	31-Jan-2019
Mortgage interest received in the period (on loans in portfolio):	£3,244,090
Fee income on mortgages received in the period (inc bank interest):	£21,270
Offset benefit received in the period (from originator):	£82,608
Non-cash redraw amounts received:	£0
Available revenue receipts:	£3,347,968
Less: Servicing and sundry fees payable:	£69,057
Net distributable revenue receipts in period:	£3,278,912
Payable to Funding:	£2,210,458
Payable to Seller:	£1,068,454
Available principal receipts to Mortgages Trustee in period ending:	31-Jan-2019
Unscheduled principal receipts:	£20,695,297
Repurchase principal receipts:	£689,854
Scheduled principal receipts:	£1,731,411
Social Distribution (from Seller):	£0
Total principal available for distribution:	£23,116,562
Distributed to Funding:	£0
Distributed to Seller:	£23,116,562

Funding Basis Swap Summary

Paying Entity	Notional	Calculation period (days)	WA Rate	Payment	Payment date	Collateral Posted
Lannraig Funding Ltd (0 - 5 Yr Fixed)	£445,863,425	30	3.23463%	£1,224,885	19-Feb-2019	£0
Lannraig Funding Ltd (Variable)	£188,326,825	30	5.35540%	£856,590	19-Feb-2019	£0
Clydesdale Bank PLC	£188,326,825	27	4.20000%	£735,171	19-Feb-2019	£0
National Australia Bank Ltd	£445,863,425	27	3m GBP LIBOR + WA Spread	£1,200,106	19-Feb-2019	£0
Net Received/(Paid):				(£146,198)		

Funding Revenue Priority of Payments for period:		to 22-Jan-2019		to 19-Feb-2019		Issuer Revenue Priority of Payments for period:		to 22-Jan-2019		to 19-Feb-2019	
Revenue Waterfall						Revenue Waterfall					
Funding revenue receipts on investment in portfolio:	£2,210,458					Issuer available revenue receipts from Funding:	£2,052,244				
Funding basis swap:	£1,935,277					Issuer available revenue receipts from Funding: (Issuer expenses)	£16,094				
Funding revenue ledger:	£14,153					Issuer revenue ledger:	£1,399				
Funding available reserve fund:	£35,000,000					Issuer available reserve fund:	£0				
Funding Liquidity Reserve fund:	£0										
Total Funding available revenue receipts:	£39,159,888					Total Issuer available revenue receipts:	£2,069,737				
Third party creditors						Third party creditors					
(A) Funding Security Trustee fees payable:	£411					(A) Issuer Note and Security Trustee fees payable:	£1,017				
(B) Issuer's obligations for fees payable:	£15,594					(B) Paving and Agent Bank fees payable:	£0				
(C) Other fees payable:	£830					(C) Other fees payable:	£7,645				
(D) Cash Management fees payable:	£8,333					(D) Cash Management fees payable:	£8,333				
(E) Corporate Services fees payable:	£0					(E) Amounts due to the A notes and A note swap providers (AAA):	£872,772				
(F) Funding Basis Swap payable:	£2,081,475					(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):	£872,777					(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) Funding Liquidity Reserve Fund	£0					(I) Amounts due to the E notes and E note swap providers (BB):	£0				
(L) Amounts due to the C note tranches /co loans (A):	£0					(J) To fund Issuer reserve fund:	£0				
(N) Amounts due to the D note tranches /co loans (BBB):	£0										
(P) Amounts due to the D note tranches /co loans (BB):	£0										
(R) Funding reserve fund:	£35,000,000										
Total Issuer obligations:	£37,979,420					Total Issuer obligations:	£889,767				
Excess available funds:	£1,180,467					Excess available funds:	£1,179,971				
(T) (i) Profit retained by Funding:	£500					(K) Profit retained by Issuer:	£500				
(T) (ii) Profit retained by Funding (on behalf of Issuer):	£500					(L) Amounts due to the Z notes and Z note swap providers (unrated):	£212,318				
(U) Amounts due to the Z note tranches /co loans (unrated):	£212,314					(M)(i) Start up loan interest due:	£10,662				
(V) Start up loan contribution to Issuer:	£967,153					(M)(ii) Start up loan principal due:	£956,492				
(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										
Excess funds distributed:	£1,180,467					Excess funds distributed:	£1,179,971				
Total excess funds available:	£0					Total excess funds available:	£0				
Funding Guaranteed Investment Contract Account (GIC):	£0					Issuer Sterling Account:	£0				
Clydesdale Funding account	£28,000,000					Citi Issuer Account	£3,997,263				
Citi Funding Account	£7,161,575					Authorised Investments:	£0				
Authorised Investments:	£0					Interest shortfall in period:	£0				
Interest shortfall in period:	£0					Cumulative interest shortfall:	£0				
Cumulative interest shortfall:	£0										
Annualised excess spread % - Including Z note interest payment:						Annualised excess spread % - Excluding Z note interest payment:	1.80%				
Annualised excess spread % - Excluding Z note interest payment:							1.47%				
Principal Ledger: Funding						Principal Ledger: Issuer					
Funding principal ledger - AAA (A notes): Credits B/Fwd	£0					Issuer principal ledger - AAA (A notes): Credits B/Fwd	£0				
Funding principal ledger - AAA (A notes): Credits in period	£0					Issuer principal ledger - AAA (A notes): Credits in period	£0				
Funding principal ledger - Unrated (Z notes): Credits in period	£0					Issuer principal ledger - Unrated (Z notes): Credits in period	£0				
Funding principal ledger - AAA (A notes): Debits	£0					Issuer principal ledger - AAA (A notes): Debits	£0				
Funding principal ledger - Unrated (Z notes): Debits	£0					Issuer principal ledger - Unrated (Z notes): Debits	£0				
	£0						£0				
(H) Principal deficiency in period - AAA (A Notes)	£0										
(S) Principal deficiency in period - unrated (Z Notes)	£0										
Cumulative principal deficiency	£0										

LANNRAIG MASTER TRUST - INVESTOR'S REPORT

Arrears Analysis

Report Date: 31-Jan-2019

<i>All Live loans (Buy to Let)</i>						
Months	Current Principal (£)	Arrears Amount (£)	No. Loan Parts	Current Principal (%)	Arrears Amount (%)	No Loans (%)
Current	£1,170,520,057	£0	8,283	98.46%	0.00%	98.24%
>0M <=1M	£4,614,954	£77,041	44	0.39%	2.19%	0.52%
>1M <=2M	£3,906,633	£70,582	31	0.33%	2.00%	0.37%
>2M <=3M	£1,967,446	£559,733	16	0.17%	15.89%	0.19%
>3M <=4M	£1,400,057	£185,419	10	0.12%	5.26%	0.12%
>4M <=5M	£392,616	£172,796	4	0.03%	4.91%	0.05%
>5M <=6M	£229,740	£5,551	2	0.02%	0.16%	0.02%
>6M <=12M	£2,370,226	£309,931	14	0.20%	8.80%	0.17%
>12M	£3,400,420	£2,140,738	27	0.29%	60.79%	0.32%
Total:	£1,188,802,148	£3,521,791	8,431	100.00%	100.00%	100.00%

<i>All Live loans (Buy to Let)</i>						
Status	Current Principal (£)	Arrears Amount (£)	No. Loan Parts	Current Principal (%)	Arrears Amount (%)	No Loans (%)
Current	£1,170,520,057	£0	8,283	98.46%	0.00%	98.24%
Arrears	£17,334,582	£3,486,978	141	1.46%	99.01%	1.67%
Litigation	£885,527	£27,532	5	0.07%	0.78%	0.06%
Possession	£61,981	£7,281	2	0.01%	0.21%	0.02%
Total:	£1,188,802,148	£3,521,791	8,431	100.00%	100.00%	100.00%

Arrears stated include applicable fees

Arrears Capitalised	£1,031,900	£17,658	5
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<i>All Live Loans (Buy to Let)</i>			
Arrears %	Principal at Risk	Principal at Risk%	No. Loan Parts
3 Months+	£7,793,059	0.66%	57
6 Months+	£5,770,645	0.49%	41
12 Months+	£3,400,420	0.29%	27

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-Jan-2019

Geographical Distribution

Region	No. Loan Parts	% of Total	Current Principal Balance	% of Total
East Anglia	219	2.60%	£28,440,704	2.39%
East Midlands	394	4.67%	£32,845,459	2.76%
London	2,030	24.08%	£508,283,977	42.76%
North	440	5.22%	£30,681,031	2.58%
North West	698	8.28%	£59,823,101	5.03%
Outer Metro	720	8.54%	£132,880,798	11.18%
Scotland	1,466	17.39%	£122,512,746	10.31%
South West	438	5.20%	£58,651,478	4.93%
Wales	82	0.97%	£9,532,300	0.80%
West Midlands	345	4.09%	£37,999,251	3.20%
Yorks and Humber	939	11.14%	£69,380,518	5.84%
South East	660	7.83%	£97,770,785	8.22%
Total	8,431	100.00%	£1,188,802,148	100.00%

Maturity Profile

Years to Maturity	No. Loan Parts	% of Total	Current Principal Balance	% of Total
<= 5	959	11.37%	£95,670,491	8.05%
> 5 <= 10	1,808	21.44%	£214,759,225	18.07%
> 10 <= 15	2,893	34.31%	£339,691,421	28.57%
> 15 <= 20	1,125	13.34%	£182,659,008	15.36%
> 20 <= 25	1,628	19.31%	£354,431,554	29.81%
> 25	18	0.21%	£1,590,450	0.13%
Total	8,431	100.00%	£1,188,802,148	100.00%

Repayment Profile

Repayment Method	No. Loan Parts	% of Total	Current Principal Balance	% of Total
Interest Only	6,271	74.38%	£1,051,343,712	88.44%
Repayment	2,160	25.62%	£137,458,436	11.56%
Total	8,431	100.00%	£1,188,802,148	100.00%

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	3,117	36.97%	£609,243,564	51.25%
Tracker	2,241	26.58%	£311,376,499	26.19%
Variable	3,073	36.45%	£268,182,085	22.56%
Total	8,431	100.00%	£1,188,802,148	100.00%

Loan Type

Type	No. Loan Parts	% of Total	Current Principal Balance	% of Total
Offset	2,337	27.72%	£294,638,627	24.78%
Flexible	6,094	72.28%	£894,163,521	75.22%
Total	8,431	100.00%	£1,188,802,148	100.00%

Seasoning

Months	No. Loan Parts	% of Total	Current Principal Balance	% of Total
<= 6	0	0.00%	£0	0.00%
> 6 <= 12	242	2.87%	£54,420,218	4.58%
> 12 <= 18	699	8.29%	£159,318,646	13.40%
> 18 <= 24	448	5.31%	£96,218,870	8.09%
> 24 <= 30	452	5.36%	£99,915,290	8.40%
> 30 <= 36	160	1.90%	£15,501,255	1.30%
> 36 <= 42	226	2.68%	£26,345,353	2.22%
> 42 <= 48	343	4.07%	£53,733,902	4.52%
> 48 <= 54	261	3.10%	£42,404,026	3.57%
> 54 <= 60	401	4.76%	£67,929,048	5.71%
> 60 <= 72	368	4.36%	£56,171,757	4.73%
> 72 <= 84	210	2.49%	£20,567,774	1.73%
> 84 <= 96	353	4.19%	£30,783,821	2.59%
> 96 <= 108	45	0.53%	£4,663,830	0.39%
> 108 <= 120	20	0.24%	£1,426,558	0.12%
> 120	4,203	49.85%	£459,401,799	38.64%
Total	8,431	100.00%	£1,188,802,148	100.00%

Mortgage Pool Statistics as at:

31-Jan-2019

Weighted Average Seasoning (months):	79.11
Weighted Average Remaining Term (years):	14.70
Average Loan Size:	£141,004
Weighted Average Current LTV (un-indexed)	66.08%
Weighted Average Current LTV (indexed)*	57.92%
Pre-swap yield (on mortgage portfolio):	3.28%
Current Clydesdale Bank 'Buy to Let' SVR: **	5.60%

*Indexation uses Nationwide HPI; ** Clydesdale's SVR has changed as of 1 December 2017

LANNRAIG MASTER TRUST - INVESTOR'S REPORT

Pool Analysis

Report Date: 31-Jan-2019

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

LTV Range (%)	No. of Loans	% of Total	Current Principal Balance	% of Total
> 0 <= 25	631	7.56%	£19,656,605	1.65%
> 25 <= 50	1,304	15.63%	£107,123,164	9.01%
> 50 <= 55	452	5.42%	£59,307,712	4.99%
> 55 <= 60	621	7.44%	£104,845,636	8.82%
> 60 <= 65	700	8.39%	£119,797,998	10.08%
> 65 <= 70	1,201	14.40%	£193,674,957	16.29%
> 70 <= 75	1962	23.52%	£369,392,614	31.07%
> 75 <= 80	1,060	12.71%	£163,203,771	13.73%
> 80 <= 85	380	4.55%	£47,660,138	4.01%
> 85 <= 90	16	0.19%	£2,428,897	0.20%
> 90 <= 95	8	0.10%	£880,715	0.07%
> 95 <= 100	3	0.04%	£281,868	0.02%
> 100	5	0.06%	£548,074	0.05%
Total	8,343	100.00%	£1,188,802,148	100.00%

Original Weighted Average Current Loan-to-Value*	69.07%
Weighted Average Current Loan-to-Value	66.08%
Average Loan Principal Balance	£141,004

*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	891	10.68%	£33,990,897	2.86%
> 25 <= 50	2,029	24.32%	£214,008,835	18.00%
> 50 <= 55	998	11.96%	£149,391,191	12.57%
> 55 <= 60	1,332	15.97%	£213,990,751	18.00%
> 60 <= 65	1,143	13.70%	£187,280,899	15.75%
> 65 <= 70	1,110	13.30%	£202,517,173	17.04%
> 70 <= 75	834	10.00%	£186,821,784	15.72%
> 75 <= 80	5	0.06%	£587,526	0.05%
> 80 <= 85	0	0.00%	£0	0.00%
> 85 <= 90	0	0.00%	£0	0.00%
> 90 <= 95	1	0.01%	£213,091	0.02%
> 95 <= 100	0	0.00%	£0	0.00%
> 100	0	0.00%	£0	0.00%
Total	8,343	100.00%	£1,188,802,148	100.00%

*Indexation uses Nationwide HPI

Weighted Average Current Indexed Loan-to-Value	57.92%
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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	1,580	18.94%	£47,206,124	3.97%
> 50,000 <= 100,000	2,291	27.46%	£173,062,712	14.56%
> 100,000 <= 150,000	1,711	20.51%	£210,192,673	17.68%
> 150,000 <= 200,000	977	11.71%	£169,551,382	14.26%
> 200,000 <= 250,000	586	7.02%	£130,819,494	11.00%
> 250,000 <= 300,000	370	4.43%	£101,622,664	8.55%
> 300,000 <= 400,000	473	5.67%	£163,573,828	13.76%
> 400,000 <= 500,000	177	2.12%	£78,249,102	6.58%
> 500,000 <= 750,000	142	1.70%	£83,919,300	7.06%
> 750,000 <= 1,000,000	36	0.43%	£30,604,869	2.57%
> 1,000,000	0	0.00%	£0	0.00%
Total	8,343	100.00%	£1,188,802,148	100.00%

Largest Eligible Loan Principal Balance	£999,920
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LANNRAIG MASTER TRUST - INVESTOR'S REPORT

Credit Enhancement and Triggers

Credit Enhancement	Total £	% of Total excl Series 2 Z VFN	Current Note Subordination %	Credit Enhancement %	% Required CE
Class A Notes:	£700,000,000	86.84%	13.16%	17.50%	17.50%
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%
Z VFN:	£106,100,000	13.16%	0.00%	0.00%	0.00%
Series 2 Z VFN:	£50,000,000	5.84%			
Total excl Series 2 Z VFN	<u>£806,100,000</u>				
Total:	<u>£856,100,000</u>				
Programme reserve required amount:	£35,000,000	4.34%	of total notes o/s		
Programme reserve actual amount:	£35,000,000	5.00%	of AAA o/s		

Trigger Events	Trigger Event
Asset Trigger	
An amount is debited to the AAA principal deficiency sub-ledger to the Funding principal deficiency ledger.	NO
Non-Asset Trigger	
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
Arrears Trigger Event	
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
Issuer Events of Default	
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>	
Disclosure Requirements	
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
Notices	

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

19 February 2019

Role	Counterparty	Long Term Rating (S&P/Moody's/Fitch)	Short Term Rating (S&P/Moody's/Fitch)	Applicable Trigger (Loss of)	Consequence
Seller	Clydesdale Bank plc	BBB+ / A2(cr) / BBB+	A-2 / P-1(cr) / 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)	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
Servicer	Clydesdale Bank plc	BBB+ / A2(cr) / BBB+	A-2 / P-1(cr) / F2		
Cash Manager	Clydesdale Bank plc	BBB+ / Baa1 / BBB+	A-2 / P-2 / F2		
Funding Fixed Basis Rate Swap Provider	National Australia Bank Limited (London Branch)	AA- / Aa2(cr) / AA-	A-2 / P-1(cr) / 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
Funding SVR Basis Rate Swap Provider	Clydesdale Bank plc	BBB+ / Baa1 / BBB+	A-2 / P-2 / F2		
Start up Loan Provider	Clydesdale Bank plc	BBB+ / Baa1 / BBB+	A-2 / P-2 / F2		
Funding CB Account	Clydesdale Bank plc	BBB+ / Baa1 / BBB+	A-2 / P-2 / F2		
Account Bank Provider (Mortgages Trustee & Funding)	National Australia Bank Limited (London Branch) Citibank, N.A., London Branch	AA- / Aa3 / AA-	A1+ / P-1 / F1+ A-1 / 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 Monies 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. If this action is not taken, Cash Manager will use reasonable endeavours to establish replacement bank accounts.
Account Bank Provider (Mortgages Trustee Holding Accounts and Funding Holding Account)	Clydesdale Bank plc	BBB+ / Baa1 / BBB+	A-2 / P-2 / F2	S&P (BBB and A-2); Moody's (P-1), Fitch (A or F1)	Clydesdale Bank may only continue to operate and receive amounts distributed to Funding up to the non-bullet Funding amount provided that the Series 2 class Z VFN is drawn within 30 days of the date on which the account bank minimum ratings are no longer satisfied.
Account Bank Provider (Issuer)	National Australia Bank Limited (London Branch) Citibank, N.A., London Branch	AA- / Aa3 / AA-	A1+ / P-1 / F1+ A-1 / P-1 / F1	Moody's (P-1), Fitch (A or F1) S&P (A (LT) if at least A-1 (ST) OR A+ (LT) if 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 a guarantee, otherwise transfer to suitably rated provider. If this action is not taken, Issuer Cash Manager will use reasonable endeavours to establish replacement bank accounts.
Cross Currency Swap Provider/s	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
Principal Paying Agent & Agent Bank	Citibank N.A - London Branch	A / A1 / A+	A-1 / P-1 / F1		
Note Trustee	Citicorp Trustee Company Limited	N/A			
Corporate Services Provider	Intertrust Management Limited	N/A			
Funding & Issuer Security Trustee, Registrar & Transfer Agent	Citibank N.A - London Branch	A / A1 / A+	A-1 / P-1 / F1		
Issuer Funding Mortgages Trustee	Lannraig Master Issuer plc Lannraig Funding Limited Lannraig Trustees Limited				
Programme Arrangers	The institution(s) identified as the arranger(s) in the applicable final terms				
Manager	N/A				
Stock Exchange Listing	UK Listing Authority - London				
Registered Office (Issuer)	35 Great St. Helen's, London EC3A 8AP				
Arrangers & Lead Managers	The institution(s) identified as the arranger(s) in the applicable final terms				
Legal Advisors	Clifford Chance LLP Clare Olsen Clifford Chance LLP / Shepherd & Wedderburn LLP K&L Gates				

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Report locations:
 Bloomberg: LNRG
<https://live.inrooms.net/clydesdalebankplc>
<http://www.cybg.com/investor-centre/debt-investors/>

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 Lannraig Master Issuer plc

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