

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

**Report Date:** 19-Dec-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: 19/11/2019  
Interest accrual end: 19/02/2020  
Interest payment date: 19/02/2020  
Days in period: 92  
Record date: 18/02/2020

**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/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
1A	£450,000,000	£18,000,000	£0	£36,000,000	£414,000,000	0.92000	£414,000,000	£0	£0	£0	0.78925%	1.53925%	£356.42	£1,603,890	£0	£0	£0
2A	£250,000,000	£0	£0	£0	£250,000,000	1.00000	£250,000,000	£0	£0	£0	0.78925%	1.63925%	£412.58	£1,031,450	£0	£0	£0

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

Report Date: 19-Dec-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.

\*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: 19/11/2019  
Interest accrual end: 19/02/2020  
Interest payment date: 19/02/2020  
Days in period: 92  
Record date: 18/02/2020

### 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		£0	N/A	£106,100,000	N/A	£106,100,000	£0	£0	0.78925%	1.68925%	£210.79	£451,091	£0	£0	£0	
Series 2 Z VFN	£10,000,000		£0	N/A	£50,000,000	N/A	£50,000,000	£0	£0	0.78925%	1.68925%	£2,125.82	£212,582	£0	£0	£0	

# LANNRAIG MASTER TRUST - INVESTOR'S REPORT

## Collateral Report

**Trust Calculation Period End Date:** 30-Nov-2019  
**Report Date:** 30-Nov-2019

**Asset Accrual Start Date:** 01-Nov-2019  
**Asset Accrual End Date:** 30-Nov-2019

Pool Data		This Period		Since Issue	
		No. of Loan Parts	Value	No. of Loan Parts	Value
<b>Mortgage Principal Analysis</b>					
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-Nov-2019	7,303	£1,002,504,444	8,566	£1,000,185,567
Substitutions in period		0	£0	14,637	£2,687,140,324.11
Re-drawn principal			£225,230.60		£13,092,898.28
Further Advance principal			£46,627		£17,368,266
Repurchases (product switches/further advances)		(2)	(£204,399)	(4,440)	(£763,705,674)
Unscheduled prepayments (redemptions)		(115)	(£19,523,187)	(11,577)	(£1,783,846,214)
Scheduled repayments			(£1,045,987)		(£188,232,439)
Closing mortgage principal balance:	@ 30-Nov-2019	<b>7,186</b>	<b>£982,002,728.84</b>	<b>7,186</b>	<b>£982,002,729.02</b>
		<b>3 mth CPR (annualised)</b>	<b>19.0%</b>	<b>1 mth CPR (annualised)</b>	<b>21.3%</b>
<b>Annualised CPR (excl repurchases)</b>			<b>19.0%</b>		<b>21.3%</b>
<b>Annualised CPR (inc repurchases)</b>			<b>23.1%</b>		<b>21.5%</b>
<b>Annualised TRR (Total principal receipts)*</b>			<b>24.5%</b>		<b>22.5%</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):	£0
Clydesdale Trustee Account	£23,440,439
Citi Trustee Account	£0
Authorised Investments:	£0

### Mortgages Trust Assets

	Closing	September-2019	October-2019	November-2019
Minimum seller's share (%)	3.03708%	5.79983%	5.88646%	5.97523%
Minimum seller's share amount	£30,376,228	£61,049,804	£60,768,933	£59,901,850
Seller's share (%)	17.11538%	22.10402%	21.15630%	19.40739%
Seller's share amount	£171,185,567	£232,670,239	£218,407,501	£194,560,014
Funding share (%)	82.88462%	77.89598%	78.84370%	80.59261%
Funding share amount	£829,000,000	£819,944,430	£813,944,430	£807,944,430

### Pool Performance

Possession and Loss Information	Number	Principal (£)	Revenue (£)	Total (£)
Properties repossessed in period:	0	£0	£0	£0
Properties repossessed since inception:	22	£1,755,001	£216,562	£1,971,563
Properties in possession (current):	1	£201,580	£4,437	£206,016
Total sold repossessions this period:	0	£0	£0	£0
Total sold repossessions since inception:	21	£1,582,437	£152,896	£1,735,333
Losses on sold repossessions this period:*	0	£0	£0	£0
Losses on sold repossessions since inception:	16	£428,146	£91,811	£519,957
MIG claims submitted/received & net recoveries:	0	£0	£0	£0
Average time from possession to sale (days):	204			
Weighted average loss severity this period:				0.00%
Weighted average loss severity since inception:				32.86%

\*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>	30-Nov-2019
<b>Report Date:</b>	30-Nov-2019
<b>Funding &amp; Issuer Interest Period Start date:</b>	19-Nov-2019
<b>Funding &amp; Issuer Interest Period End date:</b>	19-Dec-2019

Reserve Funds	Balance 19-Nov-2019	Top ups in Period	Paid / Released in Period	Balance 19-Dec-2019
Reserve fund - Funding	£35,000,000	£0	£0	£35,000,000
Reserve fund - Issuer	£0	£0	£0	£0
<b>Total Reserve Fund available</b>	<b>£35,000,000</b>	<b>£0</b>	<b>£0</b>	<b>£35,000,000</b>

Funding and Issuer Loans	Balance @ 19-Nov-2019	Interest Charged in period	Interest (Paid) in period	Principal (Paid)/ Increase in period	Balance @ 19-Dec-2019
Funding Subordinated Loan (from Clydesdale Bank plc)	£1,856,692	£2,578	(£2,578)	(£1,055,783)	£800,910
Start-up Loan (from Clydesdale Bank plc)	£189,696	£263	(£263)	£0	£189,696

#### Mortgages Trustee Priority of Payments

Available revenue receipts to Mortgages Trustee in period ending:	<b>30-Nov-2019</b>
Mortgage interest received in the period (on loans in portfolio):	£2,566,010
Fee income on mortgages received in the period (inc bank interest):	£21,755
Offset benefit received in the period (from originator):	£75,352
Non-cash redraw amounts received:	£0
<b>Available revenue receipts:</b>	<b>£2,663,117</b>
Less: Servicing and sundry fees payable:	£67,310
<b>Net distributable revenue receipts in period:</b>	<b>£2,595,807</b>
Payable to Funding:	£2,092,028
Payable to Seller:	£503,778
Available principal receipts to Mortgages Trustee in period ending:	<b>30-Nov-2019</b>
Unscheduled principal receipts:	£19,523,187
Repurchase principal receipts:	£204,399
Scheduled principal receipts:	£1,045,987
Special Distribution (from Seller):	£0
<b>Total principal available for distribution:</b>	<b>£20,773,573</b>
<b>Distributed to Funding:</b>	<b>£6,000,000</b>
<b>Distributed to Seller:</b>	<b>£14,773,573</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)	£396,265,485	29	3.03527%	£988,580	19-Dec-2019	£0
Lannraig Funding Ltd (Variable)	£182,952,279	29	5.36418%	£806,621	19-Dec-2019	£0
Clydesdale Bank PLC	£182,952,279	29	3m GBP LIBOR + WA Spread	£750,242	19-Dec-2019	£0
National Australia Bank Ltd	£396,265,485	29	3m GBP LIBOR + WA Spread	£1,110,385	19-Dec-2019	£0
<b>Net Received/(Paid):</b>				<b>£65,426</b>		

#### Funding Revenue Priority of Payments for period: 19-Nov-2019 to 19-Dec-2019

<b>Revenue Waterfall</b>		<b>Revenue Waterfall</b>	
Funding revenue receipts on investment in portfolio:	£2,092,028	Issuer available revenue receipts from Funding:	£1,077,595
Funding basis swap:	£1,860,627	Issuer available revenue receipts from Funding: (Issuer expenses)	£16,731
Funding revenue ledger:	£5,977	Issuer revenue ledger:	(£845)
Funding available reserve fund:	£35,000,000	Issuer available reserve fund:	£0
Funding Liquidity Reserve fund:	£0		
<b>Total Funding available revenue receipts:</b>	<b>£38,958,633</b>	<b>Total Issuer available revenue receipts:</b>	<b>£1,093,481</b>
Third party creditors		Third party creditors	
(A) Funding Security Trustee fees payable:	£921	(A) Issuer Note and Security Trustee fees payable:	£1,017
(B) Issuer's obligations for fees payable:	£16,331	(B) Paving and Agent Bank fees payable:	£0
(C) Other fees payable:	£1,090	(C) Other fees payable:	£7,703
(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):	£859,350
(F) Funding Basis Swap payable:	£1,795,201	(F) Amounts due to the B notes and B note swap providers (AA):	£0
(G) Amounts due to the A note tranches l/co loans (AAA):	£860,599	(G) Amounts due to the C notes and C note swap providers (A):	£0
(I) Amounts due to the B note tranches l/co loans (AA):	£0	(H) Amounts due to the D notes and D note swap providers (BBB):	£0
(J) 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 l/co loans (A):	£0	(J) To fund Issuer reserve fund:	£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:	£35,000,000		
<b>Total Issuer obligations:</b>	<b>£37,682,476</b>	<b>Total Issuer obligations:</b>	<b>£876,403</b>
<b>Excess available funds:</b>	<b>£1,276,157</b>	<b>Excess available funds:</b>	<b>£217,078</b>
(T) (i) Profit retained by Funding:	£400	(K) Profit retained by Issuer:	£400
(T) (ii) Profit retained by Funding (on behalf of Issuer):	£400	(L) Amounts due to the Z notes and Z note swap providers (unrated):	£216,415
(U) Amounts due to the Z note tranches l/co loans (unrated):	£216,733	(M)(i) Start up loan interest due:	£263
(V) Start up loan contribution to Issuer:	£263	(M)(ii) Start up loan principal due:	£0
(W) Funding subordinated loan interest due:	£2,578	(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:	£1,055,783	(Q) Intercompany excess amounts due to Funding :	£0
(AA) Deferred contributions due to mortgages trustee:	£0		
<b>Excess funds distributed:</b>	<b>£1,276,157</b>	<b>Excess funds distributed:</b>	<b>£217,078</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):	£0	Issuer Sterling Account:	£0
Clydesdale Funding account	£27,961,102	Citi Issuer Account	£453,026
Citi Funding Account	£7,201,175	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>1.89%</b>
		<b>Annualised excess spread % - Excluding Z note interest payment:</b>	<b>1.57%</b>

#### Principal Ledger: Funding

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	£6,000,000	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
	<b>£6,000,000</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:** 30-Nov-2019

All Live loans (Buy to Let)						
Months	Current Principal (£)	Arrears Amount (£)	No. Loan Parts	Current Principal (%)	Arrears Amount (%)	No Loans (%)
Current	£963,308,291	£0	7,057	98.10%	0.00%	98.20%
>0M <=1M	£6,057,904	£330,929	45	0.62%	9.12%	0.63%
>1M <=2M	£1,971,526	£13,767	11	0.20%	0.38%	0.15%
>2M <=3M	£1,943,246	£15,748	9	0.20%	0.43%	0.13%
>3M <=4M	£1,209,184	£122,193	12	0.12%	3.37%	0.17%
>4M <=5M	£566,468	£11,977	4	0.06%	0.33%	0.06%
>5M <=6M	£706,902	£12,424	7	0.07%	0.34%	0.10%
>6M <=12M	£2,962,376	£1,031,909	19	0.30%	28.44%	0.26%
>12M	£3,276,833	£2,089,050	22	0.33%	57.58%	0.31%
<b>Total:</b>	<b>£982,002,729</b>	<b>£3,627,996</b>	<b>7,186</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	£963,308,291	£0	7,057	98.10%	0.00%	98.20%
Arrears	£16,348,103	£3,403,188	122	1.66%	93.80%	1.70%
Litigation	£2,144,755	£220,371	6	0.22%	6.07%	0.08%
Possession	£201,580	£4,437	1	0.02%	0.12%	0.01%
<b>Total:</b>	<b>£982,002,729</b>	<b>£3,627,996</b>	<b>7,186</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

Arrears stated include applicable fees

<b>Arrears Capitalised</b>	£1,025,511	£17,658	5
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All Live Loans (Buy to Let)			
Arrears %	Principal at Risk	Principal at Risk%	No. Loan Parts
3 Months+	£8,721,762	0.89%	64
6 Months+	£6,239,208	0.64%	41
12 Months+	£3,276,833	0.33%	22

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:** 30-Nov-2019

### Geographical Distribution

Region	No. Loan Parts	% of Total	Current Principal Balance	% of Total
East Anglia	192	2.67%	£23,684,822	2.41%
East Midlands	331	4.61%	£26,624,280	2.71%
London	1,701	23.67%	£417,347,194	42.50%
North	387	5.39%	£26,287,826	2.68%
North West	598	8.32%	£49,321,762	5.02%
Outer Metro	591	8.22%	£108,289,651	11.03%
Scotland	1,260	17.53%	£103,286,004	10.52%
South West	375	5.22%	£49,409,261	5.03%
Wales	68	0.95%	£7,321,097	0.75%
West Midlands	293	4.08%	£31,983,615	3.26%
Yorks and Humber	822	11.44%	£57,878,594	5.89%
South East	568	7.90%	£80,568,623	8.20%
<b>Total</b>	<b>7,186</b>	<b>100.00%</b>	<b>£982,002,729</b>	<b>100.00%</b>

### Maturity Profile

Years to Maturity	No. Loan Parts	% of Total	Current Principal Balance	% of Total
<= 5	881	12.26%	£86,613,275	8.82%
> 5 <= 10	1,738	24.19%	£204,224,347	20.80%
> 10 <= 15	2,529	35.19%	£298,857,170	30.43%
> 15 <= 20	980	13.64%	£156,693,176	15.96%
> 20 <= 25	1,046	14.56%	£234,612,947	23.89%
> 25	12	0.17%	£1,001,814	0.10%
<b>Total</b>	<b>7,186</b>	<b>100.00%</b>	<b>£982,002,729</b>	<b>100.00%</b>

### Repayment Profile

Repayment Method	No. Loan Parts	% of Total	Current Principal Balance	% of Total
Interest Only	5,375	74.80%	£876,444,120	89.25%
Repayment	1,811	25.20%	£105,558,608	10.75%
<b>Total</b>	<b>7,186</b>	<b>100.00%</b>	<b>£982,002,729</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	2,469	34.36%	£469,121,793	47.77%
Tracker	2,107	29.32%	£292,092,080	29.74%
Variable	2,610	36.32%	£220,788,856	22.48%
<b>Total</b>	<b>7,186</b>	<b>100.00%</b>	<b>£982,002,729</b>	<b>100.00%</b>

### Loan Type

Type	No. Loan Parts	% of Total	Current Principal Balance	% of Total
Offset	2,116	29.45%	£264,950,710	26.98%
Flexible	5,070	70.55%	£717,052,019	73.02%
<b>Total</b>	<b>7,186</b>	<b>100.00%</b>	<b>£982,002,729</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	0	0.00%	£0	0.00%
> 12 <= 18	0	0.00%	£0	0.00%
> 18 <= 24	356	4.95%	£80,252,496	8.17%
> 24 <= 30	525	7.31%	£116,840,024	11.90%
> 30 <= 36	347	4.83%	£79,818,488	8.13%
> 36 <= 42	223	3.10%	£40,056,789	4.08%
> 42 <= 48	170	2.37%	£16,956,291	1.73%
> 48 <= 54	236	3.28%	£29,818,872	3.04%
> 54 <= 60	330	4.59%	£58,173,692	5.92%
> 60 <= 72	383	5.33%	£51,896,639	5.28%
> 72 <= 84	263	3.66%	£41,812,302	4.26%
> 84 <= 96	225	3.13%	£20,430,306	2.08%
> 96 <= 108	269	3.74%	£23,316,085	2.37%
> 108 <= 120	37	0.51%	£3,776,744	0.38%
> 120	3,822	53.19%	£418,854,001	42.65%
<b>Total</b>	<b>7,186</b>	<b>100.00%</b>	<b>£982,002,729</b>	<b>100.00%</b>

### Mortgage Pool Statistics as at:

30-Nov-2019

Weighted Average Seasoning (months):	<b>93.55</b>
Weighted Average Remaining Term (years):	<b>13.56</b>
Average Loan Size:	<b>£136,655</b>
Weighted Average Current LTV (un-indexed)	<b>66.14%</b>
Weighted Average Current LTV (indexed)*	<b>56.60%</b>
Pre-swap yield (on mortgage portfolio):	<b>3.12%</b>
Current Clydesdale Bank 'Buy to Let' SVR:	<b>5.60%</b>

\*Indexation uses Nationwide HPI;

# LANNRAIG MASTER TRUST - INVESTOR'S REPORT

## Pool Analysis

**Report Date:** 30-Nov-2019

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

LTV Range (%)	No. of Loans	% of Total	Current Principal Balance	% of Total
> 0 <= 25	616	8.66%	£17,111,210	1.74%
> 25 <= 50	1,180	16.58%	£92,768,781	9.45%
> 50 <= 55	368	5.17%	£46,153,592	4.70%
> 55 <= 60	519	7.29%	£81,812,604	8.33%
> 60 <= 65	595	8.36%	£100,477,067	10.23%
> 65 <= 70	948	13.32%	£149,408,987	15.21%
> 70 <= 75	1431	20.11%	£267,702,140	27.26%
> 75 <= 80	1,095	15.39%	£180,627,080	18.39%
> 80 <= 85	334	4.69%	£42,015,083	4.28%
> 85 <= 90	14	0.20%	£2,218,865	0.23%
> 90 <= 95	8	0.11%	£880,042	0.09%
> 95 <= 100	3	0.04%	£281,758	0.03%
> 100	5	0.07%	£545,519	0.06%
<b>Total</b>	<b>7,116</b>	<b>100.00%</b>	<b>£982,002,729</b>	<b>100.00%</b>

Original Weighted Average Current Loan-to-Value*	69.07%
Weighted Average Current Loan-to-Value	66.14%
Average Loan Principal Balance	£136,655

\*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	857	12.04%	£30,113,392	3.07%
> 25 <= 50	1,892	26.59%	£194,297,224	19.79%
> 50 <= 55	937	13.17%	£143,791,889	14.64%
> 55 <= 60	1,130	15.88%	£178,734,209	18.20%
> 60 <= 65	937	13.17%	£153,056,419	15.59%
> 65 <= 70	802	11.27%	£155,337,707	15.82%
> 70 <= 75	557	7.83%	£126,145,171	12.85%
> 75 <= 80	3	0.04%	£313,634	0.03%
> 80 <= 85	0	0.00%	£0	0.00%
> 85 <= 90	1	0.01%	£213,084	0.02%
> 90 <= 95	0	0.00%	£0	0.00%
> 95 <= 100	0	0.00%	£0	0.00%
> 100	0	0.00%	£0	0.00%
<b>Total</b>	<b>7,116</b>	<b>100.00%</b>	<b>£982,002,729</b>	<b>100.00%</b>

\*Indexation uses Nationwide HPI

Weighted Average Current Indexed Loan-to-Value	56.60%
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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	1,451	20.39%	£42,096,078	4.29%
> 50,000 <= 100,000	1,983	27.87%	£149,534,139	15.23%
> 100,000 <= 150,000	1,446	20.32%	£177,231,247	18.05%
> 150,000 <= 200,000	808	11.35%	£139,896,533	14.25%
> 200,000 <= 250,000	465	6.53%	£103,748,649	10.57%
> 250,000 <= 300,000	290	4.08%	£79,672,103	8.11%
> 300,000 <= 400,000	386	5.42%	£133,096,910	13.55%
> 400,000 <= 500,000	136	1.91%	£59,920,202	6.10%
> 500,000 <= 750,000	122	1.71%	£72,240,191	7.36%
> 750,000 <= 1,000,000	29	0.41%	£24,566,675	2.50%
> 1,000,000	0	0.00%	£0	0.00%
<b>Total</b>	<b>7,116</b>	<b>100.00%</b>	<b>£982,002,729</b>	<b>100.00%</b>

Largest Eligible Loan Principal Balance	£999,884
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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:	£664,000,000	86.22%	13.78%	18.32%	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	13.78%	0.00%	0.00%	0.00%
Series 2 Z VFN:	£50,000,000	6.10%			
Total excl Series 2 Z VFN	<u>£770,100,000</u>				
Total:	<u>£820,100,000</u>				
Programme reserve required amount:	£35,000,000	4.54%	of total notes o/s		
Programme reserve actual amount:	£35,000,000	5.27%	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>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 December 2019

Role	Counterparty	Long Term Rating (S&P/Moody's/Fitch)	Short Term Rating (S&P/Moody's/Fitch)	Applicable Trigger (Loss of)	Consequence
				A- (S&P), A3(cr) (Moody's), A- (Fitch)	No further assignment of loans to the mortgages trust unless a solvency certificate is provided by each originator at the assignment date.
Seller	Clydesdale Bank plc	BBB+ / A2(cr) / A-	A-2 / P-1(cr) / F2	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)	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) / A-	A-2 / P-1(cr) / F2		
Cash Manager	Clydesdale Bank plc	BBB+ / Baa1 / A-	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 / A-	A-2 / P-2 / F2		
Start up Loan Provider	Clydesdale Bank plc	BBB+ / Baa1 / A-	A-2 / P-2 / F2		
Funding CB Account	Clydesdale Bank plc	BBB+ / Baa1 / A-	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 / A-	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://www.virtuomoneyukplc.com/investor-relations/debt-investors/>

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

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