

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

**Report Date:** 20-Feb-2017  
**Report Frequency:** Monthly

### SERIES 2011-1

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:** 21/11/2016  
**Interest accrual end:** 20/02/2017  
**Interest payment date:** 20/02/2017  
**Days in period:** 91  
**Record date:** 17/02/2017

### SERIES 2011-1

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	£8,725,209	£8,725,209	£214,821,832	£455,178,168	0.67937	£455,178,168		£0	£0	0.39838%	2.59838%	£447.99	£3,001,533	£3,001,533	£0	£0

### SERIES 2012-1

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:** 21/11/2016  
**Interest accrual end:** 20/02/2017  
**Interest payment date:** 20/02/2017  
**Days in period:** 91  
**Record date:** 17/02/2017

### SERIES 2012-1

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	0.39838%	1.39838%	£348.21	£2,489,702	£2,489,702	£0	£0

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

**Report Date:** 20-Feb-2017  
**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:** 21/11/2016  
**Interest accrual end:** 20/02/2017  
**Interest payment date:** 20/02/2017  
**Days in period:** 91  
**Record date:** 17/02/2017

**SERIES 1 Class Z1 VFN**

**PERIOD CASH FLOWS**

Tranche	Principal Issued	Scheduled Principal for period	Principal Information							Interest Information						
			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	N/A	£30,000,000	N/A	£184,000,000	N/A	£184,000,000	£0	£0	0.39838%	1.29838%	£323.31	£691,883	£691,883	£0	£0

# LANNRAIG MASTER TRUST - INVESTOR'S REPORT

## Collateral Report

**Trust Calculation Period End Date:** 31-Jan-2017  
**Report Date:** 31-Jan-2017

**Asset Accrual Start Date:** 01-Jan-2017  
**Asset Accrual End Date:** 31-Jan-2017

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-2017	11,383	£1,655,928,101	8,566	£1,000,185,567
Substitutions in period		0	£0	11,899	£2,123,200,076
Re-drawn principal			£147,789		£9,440,859
Further Advance principal			£190,330		£12,834,377
Repurchases (product switches/further advances)		(69)	(£13,789,290)	(2,302)	(£355,782,023)
Unscheduled prepayments (redemptions)		(146)	(£27,441,500)	(6,995)	(£1,067,876,329)
Scheduled repayments			(£3,250,345)		(£110,217,442)
Closing mortgage principal balance:	@ 31-Jan-2017	<b>11,168</b>	<b>£1,611,785,086</b>	<b>11,168</b>	<b>£1,611,785,086</b>
<b>Annualised CPR (excl repurchases)</b>		<b>3 mth CPR (annualised)</b>	<b>15.3%</b>	<b>1 mth CPR (annualised)</b>	<b>17.9%</b>
<b>Annualised CPR (inc repurchases)</b>			<b>25.1%</b>		<b>25.7%</b>
<b>Annualised TRR (Total principal receipts)*</b>			<b>26.2%</b>		<b>27.4%</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):	£49,144,320
Authorised Investments:	£24,300,000

### Mortgages Trust Assets

	Closing	November-2016	December-2016	January-2017
Minimum seller's share (%)	3.03708%	4.75061%	4.54910%	4.66770%
Minimum seller's share amount	£30,376,228	£71,983,490	£77,777,734	£77,293,596
Seller's share (%)	17.11538%	12.79201%	19.41246%	16.96916%
Seller's share amount	£171,185,567	£134,500,831	£331,903,215	£280,997,100
Funding share (%)	82.88462%	87.20799%	80.58754%	83.03084%
Funding share amount	£829,000,000	£1,380,747,807	£1,377,839,404	£1,374,931,001

### Pool Performance

Possession and Loss Information	Number	Principal (£)	Revenue (£)	Total (£)
Properties repossessed in period:	0	£0	£0	£0
Properties repossessed since inception:	12	£1,011,389	£70,323	£1,081,713
Properties in possession (current):	2	£278,825	£16,757	£295,582
Total sold repossessions this period:	0	£0	£0	£0
Total sold repossessions since inception:	10	£748,372	£53,327	£801,699
Losses on sold repossessions this period:*	0	£0	£0	£0
Losses on sold repossessions since inception:	7	£211,794	£38,156	£249,950
MIG claims submitted/received & net recoveries:	0	£0	£0	£0
Average time from possession to sale (days):	124			
Weighted average loss severity this period:				0.00%
Weighted average loss severity since inception:				33.40%

\*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-Jan-2017
<b>Report Date:</b>	31-Jan-2017
<b>Funding &amp; Issuer Interest Period Start date:</b>	19-Jan-2017
<b>Funding &amp; Issuer Interest Period End date:</b>	20-Feb-2017

Reserve Funds	Balance 19-Jan-2017	Top ups in Period	Paid / Released in Period	Balance 20-Feb-2017
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-Jan-2017	Interest Charged in period	Interest (Paid) in period	Principal (Paid)/ Increase in period	Balance @ 20-Feb-2017

**Mortgages Trustee Priority of Payments**

Available revenue receipts to Mortgages Trustee in period ending:	<b>31-Jan-2017</b>
Mortgage interest received in the period (on loans in portfolio):	£4,439,494
Fee income on mortgages received in the period (inc bank interest):	£37,827
Offset benefit received in the period (from originator):	£76,565
Non-cash redraw amounts received:	£0
<b>Available revenue receipts:</b>	<b>£4,553,886</b>
Less: Servicing and sundry fees payable:	£117,396
<b>Net distributable revenue receipts in period:</b>	<b>£4,436,490</b>
Payable to Funding:	£3,683,655
Payable to Seller:	£752,835
Available principal receipts to Mortgages Trustee in period ending:	<b>31-Jan-2017</b>
Unscheduled principal receipts:	£27,441,500
Repurchase principal receipts:	£13,789,290
Scheduled principal receipts:	£3,250,345
<b>Total principal available for distribution:</b>	<b>£44,481,134</b>
<b>Distributed to Funding:</b>	<b>£32,908,403</b>
<b>Distributed to Seller:</b>	<b>£11,572,731</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)	£715,881,029	31	3.83000%	£2,124,472	20-Feb-2017	£0
Lannraig Funding Ltd (Variable)	£340,584,648	31	4.83095%	£1,397,418	20-Feb-2017	£0
Clydesdale Bank PLC	£340,584,648	31	4.17000%	£1,364,094	20-Feb-2017	£0
National Australia Bank Ltd	£715,881,029	31	3m GBP LIBOR + WA Soread	£2,653,823	20-Feb-2017	£0
<b>Net Received/(Paid):</b>				<b>£496,027</b>		

Funding Revenue Priority of Payments for period:	19-Jan-2017 to 20-Feb-2017	Issuer Revenue Priority of Payments for period:	19-Jan-2017 to 20-Feb-2017
--	----------------------------------	---	----------------------------------

<b>Revenue Waterfall</b>		<b>Revenue Waterfall</b>	
Funding revenue receipts on investment in portfolio:	£3,683,655	Issuer available revenue receipts from Funding:	£2,176,958
Funding basis swap:	£4,017,917	Issuer available revenue receipts from Funding: (Issuer expenses)	£161,449
Funding revenue ledger:	£425	Issuer revenue ledger:	(£2,412)
Funding available reserve fund:	£24,300,000	Issuer available reserve fund:	£0
Funding Liquidity Reserve fund:	£0		
<b>Total Funding available revenue receipts:</b>	<b>£32,001,997</b>	<b>Total Issuer available revenue receipts:</b>	<b>£2,335,995</b>
Third party creditors		Third party creditors	
(A) Funding Security Trustee fees payable:	£218	(A) Issuer Note and Security Trustee fees payable:	£1,017
(B) Issuer's obligations for fees payable:	£161,049	(B) Paying and Agent Bank fees payable:	£0
(C) Other fees payable:	£276	(C) Other fees payable:	£151,962
(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):	£1,930,984
(F) Funding Basis Swap payable:	£3,521,890	(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):	£1,933,360	(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:	£24,300,000		
<b>Total Issuer obligations:</b>	<b>£29,925,126</b>	<b>Total Issuer obligations:</b>	<b>£2,092,295</b>
<b>Excess available funds:</b>	<b>£2,076,871</b>	<b>Excess available funds:</b>	<b>£243,700</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):	£243,300
(U) Amounts due to the Z note tranches l/co loans (unrated):	£243,597	(M)(i) Start up loan interest due:	£0
(V) Start up loan contribution to Issuer:	£0	(M)(ii) Start up loan principal due:	£0
(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:	£1,832,473		
<b>Excess funds distributed:</b>	<b>£2,076,871</b>	<b>Excess funds distributed:</b>	<b>£243,700</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):	£5,957,014	Issuer Sterling Account:	£4,178,326
Authorised Investments: **	£24,300,000	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>1.75%</b>
		<b>Annualised excess spread % - Excluding Z note interest payment:</b>	<b>1.54%</b>

**Principal Ledger: Funding**

Funding principal ledger - AAA (A notes): Credits B/Fwd	£5,816,806
Funding principal ledger - AAA (A notes): Credits in period	£2,908,403
Funding principal ledger - Unrated (Z notes): Credits in period	£30,000,000
Funding principal ledger - AAA (A notes): Debits	(£8,725,209)
Funding principal ledger - Unrated (Z notes): Debits	(£30,000,000)
	<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>

**Principal Ledger: Issuer**

Issuer principal ledger - AAA (A notes): Credits B/Fwd	£0
Issuer principal ledger - AAA (A notes): Credits in period	£8,725,209
Issuer principal ledger - Unrated (Z notes): Credits in period	£30,000,000
Issuer principal ledger - AAA (A notes): Debits	(£8,725,209)
Issuer principal ledger - Unrated (Z notes): Debits	(£30,000,000)
	<b>£0</b>

# LANNRAIG MASTER TRUST - INVESTOR'S REPORT

## Arrears Analysis

**Report Date:** 31-Jan-2017

<i>All Live loans (Buy to Let)</i>						
Months	Current Principal (£)	Arrears Amount (£)	No. Loan Parts	Current Principal (%)	Arrears Amount (%)	No Loans (%)
Current	£1,593,733,156	£0	11,011	98.88%	0.00%	98.59%
>0M <=1M	£4,647,248	£16,060	40	0.29%	2.98%	0.36%
>1M <=2M	£2,798,131	£10,161	24	0.17%	1.89%	0.21%
>2M <=3M	£1,632,070	£86,514	19	0.10%	16.06%	0.17%
>3M <=4M	£1,036,292	£15,056	7	0.06%	2.80%	0.06%
>4M <=5M	£348,502	£45,578	4	0.02%	8.46%	0.04%
>5M <=6M	£1,277,251	£20,076	9	0.08%	3.73%	0.08%
>6M <=12M	£3,366,866	£80,259	25	0.21%	14.90%	0.22%
>12M	£2,945,569	£264,894	29	0.18%	49.18%	0.26%
<b>Total:</b>	<b>£1,611,785,086</b>	<b>£538,596</b>	<b>11,168</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	£1,593,733,156	£0	11,011	98.88%	0.00%	98.59%
Arrears	£16,346,422	£474,642	149	1.01%	88.13%	1.33%
Litigation	£1,426,683	£47,197	6	0.09%	8.76%	0.05%
Possession	£278,825	£16,757	2	0.02%	3.11%	0.02%
<b>Total:</b>	<b>£1,611,785,086</b>	<b>£538,596</b>	<b>11,168</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

Arrears stated include applicable fees

<b>Arrears Capitalised</b>	£1,909,565	£30,515	11
----------------------------	------------	---------	----

<i>All Live Loans (Buy to Let)</i>			
Arrears %	Principal at Risk	Principal at Risk%	No. Loan Parts
3 Months+	£8,974,480	0.56%	74
6 Months+	£6,312,436	0.39%	54
12 Months+	£2,945,569	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.

# LANNRAIG MASTER TRUST - INVESTOR'S REPORT

## Pool Analysis

**Report Date:** 31-Jan-2017

### Geographical Distribution

Region	No. Loan Parts	% of Total	Current Principal Balance	% of Total
East Anglia	260	2.33%	£33,028,734	2.05%
East Midlands	498	4.46%	£41,805,636	2.59%
London	2,827	25.31%	£751,093,730	46.60%
North	579	5.18%	£42,412,876	2.63%
North West	955	8.55%	£82,814,626	5.14%
Outer Metro	805	7.21%	£131,329,493	8.15%
Scotland	1,980	17.73%	£177,014,850	10.98%
South West	600	5.37%	£77,837,871	4.83%
Wales	110	0.98%	£11,456,452	0.71%
West Midlands	494	4.42%	£49,773,610	3.09%
Yorks and Humber	1,245	11.15%	£97,689,766	6.06%
South East	815	7.30%	£115,527,441	7.17%
<b>Total</b>	<b>11,168</b>	<b>100.00%</b>	<b>£1,611,785,086</b>	<b>100.00%</b>

### Maturity Profile

Years to Maturity	No. Loan Parts	% of Total	Current Principal Balance	% of Total
<= 5	1,177	10.54%	£129,608,515	8.04%
> 5 <= 10	2,120	18.98%	£243,564,203	15.11%
> 10 <= 15	3,616	32.38%	£441,222,190	27.37%
> 15 <= 20	2,207	19.76%	£348,364,656	21.61%
> 20 <= 25	2,010	18.00%	£445,620,905	27.65%
> 25	38	0.34%	£3,404,617	0.21%
<b>Total</b>	<b>11,168</b>	<b>100.00%</b>	<b>£1,611,785,086</b>	<b>100.00%</b>

### Repayment Profile

Repayment Method	No. Loan Parts	% of Total	Current Principal Balance	% of Total
Interest Only	8,352	74.79%	£1,408,382,701	87.38%
Repayment	2,816	25.21%	£203,402,385	12.62%
<b>Total</b>	<b>11,168</b>	<b>100.00%</b>	<b>£1,611,785,086</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%	£33,045	0.00%
Fixed	3,780	33.85%	£788,556,919	48.92%
Tracker	2,895	25.92%	£398,759,630	24.74%
Variable	4,492	40.22%	£424,435,492	26.33%
<b>Total</b>	<b>11,168</b>	<b>100.00%</b>	<b>£1,611,785,086</b>	<b>100.00%</b>

### Loan Type

Type	No. Loan Parts	% of Total	Current Principal Balance	% of Total
Offset	2,831	25.35%	£384,000,669	23.82%
Flexible	8,337	74.65%	£1,227,784,417	76.18%
<b>Total</b>	<b>11,168</b>	<b>100.00%</b>	<b>£1,611,785,086</b>	<b>100.00%</b>

### Seasoning

Months	No. Loan Parts	% of Total	Current Principal Balance	% of Total
<= 6	65	0.58%	£14,009,572	0.87%
> 6 <= 12	177	1.58%	£31,586,670	1.96%
> 12 <= 18	357	3.20%	£70,449,614	4.37%
> 18 <= 24	1,131	10.13%	£266,003,282	16.50%
> 24 <= 30	572	5.12%	£122,349,671	7.59%
> 30 <= 36	641	5.74%	£125,936,647	7.81%
> 36 <= 42	607	5.44%	£123,696,347	7.67%
> 42 <= 48	368	3.30%	£65,762,810	4.08%
> 48 <= 54	94	0.84%	£10,906,718	0.68%
> 54 <= 60	357	3.20%	£44,391,953	2.75%
> 60 <= 72	551	4.93%	£56,225,670	3.49%
> 72 <= 84	55	0.49%	£6,070,217	0.38%
> 84 <= 96	29	0.26%	£2,432,633	0.15%
> 96 <= 108	375	3.36%	£42,429,142	2.63%
> 108 <= 120	2,131	19.08%	£255,026,878	15.82%
> 120	3,658	32.75%	£374,507,262	23.24%
<b>Total</b>	<b>11,168</b>	<b>100.00%</b>	<b>£1,611,785,086</b>	<b>100.00%</b>

### Mortgage Pool Statistics as at:

31-Jan-2017

Weighted Average Seasoning (months):	<b>69.59</b>
Weighted Average Remaining Term (years):	<b>14.93</b>
Average Loan Size:	<b>£144,322</b>
Weighted Average Current LTV (un-indexed)	<b>66.28%</b>
Weighted Average Current LTV (indexed)*	<b>57.05%</b>
Pre-swap yield (on mortgage portfolio):	<b>3.26%</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-Jan-2017

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

LTV Range (%)	No. of Loans	% of Total	Current Principal Balance	% of Total
> 0 <= 25	620	5.62%	£21,940,429	1.36%
> 25 <= 50	1,655	15.00%	£148,773,722	9.23%
> 50 <= 55	596	5.40%	£78,173,905	4.85%
> 55 <= 60	908	8.23%	£147,811,945	9.17%
> 60 <= 65	936	8.49%	£164,292,794	10.19%
> 65 <= 70	1,464	13.27%	£245,405,513	15.23%
> 70 <= 75	2,383	21.60%	£406,414,884	25.22%
> 75 <= 80	1,770	16.05%	£310,263,469	19.25%
> 80 <= 85	645	5.85%	£81,368,680	5.05%
> 85 <= 90	28	0.25%	£3,962,961	0.25%
> 90 <= 95	14	0.13%	£1,638,746	0.10%
> 95 <= 100	5	0.05%	£845,841	0.05%
> 100	7	0.06%	£892,197	0.06%
<b>Total</b>	<b>11,031</b>	<b>100.00%</b>	<b>£1,611,785,086</b>	<b>100.00%</b>

Original Weighted Average Current Loan-to-Value*	68.40%
Weighted Average Current Loan-to-Value	66.28%
Average Loan Principal Balance	£144,322

\*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	886	8.03%	£36,498,857	2.26%
> 25 <= 50	2,732	24.77%	£310,141,142	19.24%
> 50 <= 55	1,251	11.34%	£192,991,903	11.97%
> 55 <= 60	1,795	16.27%	£305,531,463	18.96%
> 60 <= 65	2,042	18.51%	£335,887,583	20.84%
> 65 <= 70	1,654	14.99%	£322,997,189	20.04%
> 70 <= 75	648	5.87%	£103,852,903	6.44%
> 75 <= 80	21	0.19%	£3,403,465	0.21%
> 80 <= 85	0	0.00%	£0	0.00%
> 85 <= 90	0	0.00%	£0	0.00%
> 90 <= 95	2	0.02%	£480,581	0.03%
> 95 <= 100	0	0.00%	£0	0.00%
> 100	0	0.00%	£0	0.00%
<b>Total</b>	<b>11,031</b>	<b>100.00%</b>	<b>£1,611,785,086</b>	<b>100.00%</b>

\*Indexation uses Nationwide HPI

Weighted Average Current Indexed Loan-to-Value	57.05%
--	--------

### Distribution of loans by Current Principal Balance

LTV Range (Principal)	No. of Loans	% of Total	Current Principal Balance	% of Total
> 0 <= 50,000	1,801	16.33%	£57,323,770	3.56%
> 50,000 <= 100,000	3,359	30.45%	£254,727,927	15.80%
> 100,000 <= 150,000	2,374	21.52%	£289,420,092	17.96%
> 150,000 <= 200,000	1,238	11.22%	£214,394,257	13.30%
> 200,000 <= 250,000	670	6.07%	£149,769,318	9.29%
> 250,000 <= 300,000	428	3.88%	£117,249,989	7.27%
> 300,000 <= 400,000	581	5.27%	£199,881,822	12.40%
> 400,000 <= 500,000	283	2.57%	£125,216,179	7.77%
> 500,000 <= 750,000	202	1.83%	£118,165,181	7.33%
> 750,000 <= 1,000,000	95	0.86%	£85,636,550	5.31%
> 1,000,000	0	0.00%	£0	0.00%
<b>Total</b>	<b>11,031</b>	<b>100.00%</b>	<b>£1,611,785,086</b>	<b>100.00%</b>

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

## 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:	£1,170,178,168	86.41%	13.59%	15.38%	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:	£184,000,000	13.59%	0.00%	0.00%	0.00%
Total:	<u>£1,354,178,168</u>	<u>100.00%</u>			
Programme reserve required amount:	£24,300,000	1.79%	of total notes o/s		
Programme reserve actual amount:	£24,300,000	2.08%	of AAA o/s		

Trigger Events	Trigger Event
<b>Asset Trigger</b>	
An amount is debited to the AAA principal deficiency sub-ledger to the Funding principal deficiency ledger.	NO
<b>Non-Asset Trigger</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>	
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>	
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)**

20 February 2017

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+ / A3(cr) / BBB+	A-2 / P-2(cr) / F2	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.
				A-1+ (S&P); AA- (S&P), Aa3(cr) (Moody's), P-1(cr) (Moody's), F1+ (Fitch)	Item "w" of minimum sellers share increase from 20% to greater of: (a) 60% or (b) 100% less 5% of aggregate mortgage portfolio balance.
				A-1 (S&P); A+ (S&P), A3(cr) (Moody's); P-1 (cr) (Moody's), F1 (Fitch)	Item "w" of minimum sellers share increase to 100%.
				A-1 (S&P), P-1(cr) (Moody's), F1 (Fitch)	Item "x" of minimum sellers share determined by Seller following quarterly review rather than annual review.
				A-1 (S&P)	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+ / A3(cr) / BBB+	A-2 / P-2(cr) / F2	A3(cr) (Moody's)	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.
				Baa1(cr) (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, unless rating confirmation provided by Moody's/Fitch, as applicable.
				BBB (S&P), BBB- (Fitch), Baa3 (cr) (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 confirmation by each applicable rating agency that current rating of the notes will not be adversely affected)
				Baa3(cr) (Moody's)	"Back-up" servicer to be appointed, within 60 days
Cash Manager	Clydesdale Bank plc	BBB+ / Baa2 / BBB+	A-2 / P-2 / F2		
Funding Fixed Basis Rate Swap Provider	National Australia Bank Limited (London Branch)	AA- / Aa1(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)	Collateral posting / Transfer / Guarantor
				Level 2: BBB+ and F2 (Fitch)	Collateral posting / Transfer / Guarantor
				Level 3: A- (S&P), Baa1 or Baa1(cr) (Moody's), BBB- and F3 (Fitch)	Transfer / Guarantor and Collateral
Funding SVR Basis Rate Swap Provider	Clydesdale Bank plc	BBB+ / Baa2 / BBB+	A-2 / P-2 / F2	N/A	
Start up Loan Provider	Clydesdale Bank plc	BBB+ / Baa2 / BBB+	A-2 / P-2 / F2		
Funding CB Account	Clydesdale Bank plc	BBB+ / Baa2 / BBB+	A-2 / P-2 / F2		
Account Bank Provider (Mortgages Trustee & Funding)	National Australia Bank Limited (London Branch) (Funding GIC Account, Mortgages Trustee GIC Account, All Moneys Mortgages Trustee Bank Account)	AA- / Aa2 / AA-	A1+ / 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. If this action is not taken, Cash Manager will use reasonable endeavours to establish replacement bank accounts.
Account Bank Provider (Issuer)	National Australia Bank Limited (London Branch)	AA- / Aa2 / AA-	A1+ / P-1 / F1+	Moody's (P-1), Fitch (A or F1)	Termination within 30 days 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	S&P (A (LT) if at least A-1 (ST) OR A+ (LT) if below A-1 (ST)	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.
				Level 1: Fitch (F1 and A), Moody's (P-1 and A2)	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	A / A1 / A+	A-1 / P-1 / F1		
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	A / A1 / A+	A-1 / P-1 / F1		
Issuer Funding Mortgages Trustee	Lannraig Master Issuer plc Lannraig Funding Limited 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	Carey Olsen				
Mortgages Trustee	Clifford Chance LLP / Shepherd & Wedderburn LLP				
Clydesdale Bank	Sidley Austin LLP				
Managers/Note Trustee/Issuer Security Trustee/Funding Security Trustee					

**CONTACTS**

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

Report locations:  
 Bloomberg: LNRG  
<https://live.rooms.net/clydesdalebank/>  
<http://www.cyba.com/investor-centre/BBB-investors/>

**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.