

LANNRAIG MASTER TRUST - INVESTOR'S REPORT

Note Information

Report Date:	20-Feb-2024
Report Frequency:	Monthly

SERIES 2018-1 ORIGINAL INFORMATION - 18 OCTOBER 2018																	
Principal Information												Interest Information					
Tranche	Rating (Moody's/Fitch)	ISIN No.	Legal Maturity	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	XS1886621538	Dec-69	£450,000,000	£100,000	4,500	1.00000	£450,000,000	3.480	Scheduled Amort	Aug-2023	SONIA	0.836%	Aug-2023	1.672%	ACT/365	Retained
2A	Aaa/AAA	XS1886621702	Dec-69	£250,000,000	£100,000	2,500	1.00000	£250,000,000	4.840	Scheduled Amort	May-2028 *	SONIA	0.946%	May-2028	1.892%	ACT/365	Retained

* Series 2018-1 2A note step up and call date has been extended to 19/05/28.

Interest accrual start:	20/11/2023
Interest accrual end:	20/02/2024
Interest payment date:	20/02/2024
Days in period:	92

SERIES 2018-1																
PERIOD CASH FLOWS																
Principal Information										Interest Information						
Tranche	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
2A	£250,000,000	£0.00	£0.00	£0.00	£250,000,000	1.00	£250,000,000	£0.00	£0.00	5.22084%	6.16684%	£1,552.07	£1,552.07	£3,880,175	£0.00	£0.00

LANNRAIG MASTER TRUST - INVESTOR'S REPORT
Note Information

Report Date: 20-Feb-2024
Report Frequency: Monthly

SERIES 2023-1 ORIGINAL INFORMATION - 19 April 2023																	
Principal Information												Interest Information					
Tranche	Rating (Moody's/Fitch)	ISIN No.	Legal Maturity	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	XS2611217279	Dec-69	£600,000,000	£100,000	6,000	1.00000	£600,000,000	4.619	Scheduled Amort	May-2028	SONIA	0.946%	May-2028	1.892%	ACT/365	Retained

Interest accrual start: 20/11/2023
Interest accrual end: 20/02/2024
Interest payment date: 20/02/2024
Days in period: 92

SERIES 2023-1 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	£600,000,000	£0.00	£0.00	£0.00	£600,000,000	1.00	£600,000,000	£0.00	£0.00	5.22084%	6.16684%	£1,552.07	£9,312,420.00	£9,312,420.00	£0.00	£0.00

LANNRAIG MASTER TRUST - INVESTOR'S REPORT

Note Information

Report Date:20-Feb-2024

Report Frequency:Monthly

Z VFN																
ORIGINAL INFORMATION																
Tranche	Principal Information									Interest Information						
	Legal Maturity	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	£191,103,000	£100,000	1,911	1.00000	£191,103,000	N/A	Pass Through	N/A	SONIA	0.00%*3	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	SONIA	0.00%*3	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 (20%).
*3 As of 19/04/2023 the coupon rate is 0.00%.

Interest accrual start:20/11/2023

Interest accrual end:20/02/2024

Interest payment date:20/02/2024

Days in period:92

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	£0.00	N/A	£191,103,000	N/A	£191,103,000	£0.00	£0.00	0.00%	0.00%	£0.00	£0.00	£0.00	£0.00	£0.00
Series 2 Z VFN	£10,000,000	N/A	£0.00	N/A	£50,000,000	N/A	£50,000,000	£0.00	£0.00	0.00%	0.00%	£0.00	£0.00	£0.00	£0.00	£0.00

LANNRAIG MASTER TRUST - INVESTOR'S REPORT

Collateral Report

Trust Calculation Period End Date: 31-Jan-2024
Report Date: 31-Jan-2024

Asset Accrual Start Date: 01-Jan-2024
Asset Accrual End Date: 31-Jan-2024

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-2024	8,183	£1,546,219,983.45	8,566	£1,000,185,567
Substitutions in period		0	£0	20,114	£3,929,953,567.36
Re-drawn principal			£37,210.90		£18,179,499.38
Further Advance principal			£163,503		£19,338,279
Repurchases (product switches/further advances)		(3)	(£299,968)	(4,661)	(£800,973,198)
Unscheduled prepayments (redemptions)		(119)	(£19,474,443)	(15,958)	(£2,360,036,963)
Scheduled repayments			(£6,172,194)		(£286,172,659)
Closing mortgage principal balance:	@ 31-Jan-2024	8,061	£1,520,474,092.76	8,061	£1,520,474,092.76
Annualised CPR (excl repurchases)		3 mth CPR (annualised)		1 mth CPR (annualised)	
		12.8%		13.9%	
Annualised CPR (inc repurchases)		14.9%		14.1%	
Annualised TRR (Total principal receipts)*		17.9%		18.1%	

*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	£31,822,058
Citi Trustee Account	£0
Authorised Investments:	£0

Mortgages Trust Assets

	Closing	November-2023	December-2023	January-2024
Minimum seller's share (%)	3.03708%	4.62730%	4.61975%	4.64829%
Minimum seller's share amount	£30,376,228	£73,912,683	£72,530,228	£71,872,658
Seller's share (%)	17.11538%	32.45259%	31.27744%	29.43416%
Seller's share amount	£171,185,567	£518,371,420	£491,057,361	£455,116,983
Funding share (%)	82.88462%	67.54741%	68.72256%	70.56584%
Funding share amount	£829,000,000	£1,078,947,430	£1,078,947,430	£1,091,103,000

Pool Performance

Possession and Loss Information	Number	Principal (£)	Revenue (£)	Total (£)
Properties repossessed in period:	0	£0	£0	£0
Properties repossessed since inception:	26	£2,723,943	£491,828	£3,215,772
Properties in possession (current):	0	£0	£0	£0
Total sold repossessions this period:	0	£0	£0	£0
Total sold repossessions since inception:	25	£2,290,698	£248,535	£2,539,232
Losses on sold repossessions this period:*	0	£0	£0	£0
Losses on sold repossessions since inception:	19	£466,092	£122,685	£588,777
MIG claims submitted/received & net recoveries:	0	£0	£0	£0
Average time from possession to sale (days):	232			
Weighted average loss severity this period:				0.00%
Weighted average loss severity since inception:				25.70%

*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-2024
Report Date:	31-Jan-2024
Funding & Issuer Interest Period Start date:	19-Jan-2024
Funding & Issuer Interest Period End date:	20-Feb-2024

Reserve Funds	Balance 19-Jan-2024	Top ups in Period	Paid / Released in Period	Balance 20-Feb-2024
Reserve fund - Funding	£53,117,980.50	£0.00	£0.00	£53,117,980.50
Reserve fund - Issuer	£0.00	£0.00	£0.00	£0.00
Total Reserve Fund available	£53,117,980.50	£0.00	£0.00	£53,117,980.50

Funding and Issuer Loans	Balance @ 19-Jan-2024	Interest Accrued in period	Interest Paid in period	Principal Paid/ Increase in period	Balance @ 20-Feb-2024
Funding Subordinated Loan (from Clydesdale Bank plc)	£15,079,313	£0	£0	(£91,838)	£14,987,475
Start-up Loan (from Clydesdale Bank plc)	£205,609	£0	£0	(£205,609)	£0

Mortgages Trustee Priority of Payments	
<u>Available revenue receipts to Mortgages Trustee in period ending:</u>	31-Jan-2024
Mortgage interest received in the period (on loans in portfolio):	£5,779,860
Fee income on mortgages received in the period (inc bank interest):	£21,030
Offset benefit received in the period (from originator):	£179,687
Non-cash redraw amounts received:	£0
Available revenue receipts:	£5,980,577
Less: Servicing and sundry fees payable:	
	£93,604
Net distributable revenue receipts in period:	£5,886,973
Payable to Funding:	£4,154,192
Payable to Seller:	£1,732,781
<u>Available principal receipts to Mortgages Trustee in period ending:</u>	31-Jan-2024
Unscheduled principal receipts:	£19,474,443
Repurchase principal receipts:	£299,968
Scheduled principal receipts:	£6,172,194
Special Distribution (from Seller):	£0
Total principal available for distribution:	£25,946,604
Distributed to Funding:	£0
Distributed to Seller:	£25,946,604

Funding Basis Swap Summary						
Paying Entity	Notional	Calculation period (days)	W/A Rate	Payment	Payment date	Collateral Posted
Lannraig Funding Ltd. Pay:						
(0 - 5 Yr Fixed)-Clydesdale Bank PLC	£866,258,105	30	3.73548%	£2,748,290	20-Feb-2024	£0
(Variable)-Clydesdale Bank PLC	£111,876,447	30	9.73980%	£925,460	20-Feb-2024	£0
Lannraig Funding Ltd Receives:						
Clydesdale Bank PLC (Variable)	£111,876,447	31	SONIA + Spread	£967,185	20-Feb-2024	£0
Clydesdale Bank PLC (Fixed)	£866,258,105	31	SONIA + Spread	£3,357,447	20-Feb-2024	£0
Net Received(Paid):				£650,883		

Funding Revenue Priority of Payments for period:		19-Jan-2024 to 20-Feb-2024	Issuer Revenue Priority of Payments for period:		19-Jan-2024 to 20-Feb-2024
Revenue Waterfall			Revenue Waterfall		
Funding revenue receipts on investment in portfolio:		£4,154,192	Issuer available revenue receipts from Funding:		£4,608,534
Funding basis swap:		£4,324,633	Issuer available revenue receipts from Funding: (Issuer expenses)		(£196,715)
Funding revenue ledger:		£103,122	Issuer revenue ledger:		£25,903
Funding available reserve fund:		£53,117,981	Issuer available reserve fund:		£0
Funding Liquidity Reserve fund:		£0			
Total Funding available revenue receipts:		£61,699,927	Total Issuer available revenue receipts:		£4,831,152
Third party creditors			Third party creditors		
(A) Funding Security Trustee fees payable:		£0	(A) Issuer Note and Security Trustee fees payable:		£100
(B) Issuer's obligations for fees payable:		£0	(B) Paying and Agent Bank fees payable:		£250
(C) Other fees payable:		£2,277	(C) Other fees payable:		£7,110
(D) Cash Management fees payable:		£8,333	(D) Cash Management fees payable:		£9,048
(E) Corporate Services fees payable:		£0	(E) Amounts due to the A notes and A note swap providers (AAA):*		£4,608,534
(F) Funding Basis Swap payable:		£3,673,750	(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):*		£4,608,534	(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:		£53,117,981			
Total Issuer obligations:		£61,410,874	Total Issuer obligations:		£4,625,043
Excess available funds:		£289,053	Excess available funds:		£206,109
(T) (i) Profit retained by Funding:		£500	(K) Profit retained by Issuer:		£500
(T) (ii) Profit retained by Funding (on behalf of Issuer):		£0	(L) Amounts due to the Z notes and Z note swap providers (unrated):		£0
(U) Amounts due to the Z note tranches l/co loans (unrated):		£0	(M)(i) Start up loan interest due:		£0
(V) Start up loan contribution to Issuer:		£196,715	(M)(ii) Start up loan principal due:		£205,609
(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:		£91,838	(Q) Intercompany excess amounts due to Funding :		£0
(AA) Deferred contributions due to mortgages trustee:		£0			
Excess funds distributed:		£289,053	Excess funds distributed:		£206,109
Total excess funds available:		£0	Total excess funds available:		£0
Funding Guaranteed Investment Contract Account (GIC):		£0	Issuer Sterling Account:		£0
Clydesdale Funding account		£27,666,741	Citi Issuer Account		£8,961,983
Citi Funding Account		£25,727,391	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:		0.30%
			Annualised excess spread % - Excluding Z note interest payment:		0.30%
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				

* Inclusive of any Loan Note Issuance, should they be issued

LANNRAIG MASTER TRUST - INVESTOR'S REPORT

Arrears Analysis

Report Date: 31-Jan-2024

All Live loans (Buy to Let)						
Months	Current Principal (£)	Arrears Amount (£)	No. Loan Parts	Current Principal (%)	Arrears Amount (%)	No Loans (%)
Current	£1,492,078,277	£0	7,892	98.13%	0.00%	97.90%
>0M <=1M	£5,023,245	£27,117	40	0.33%	0.33%	0.50%
>1M <=2M	£5,083,504	£534,076	31	0.33%	6.47%	0.38%
>2M <=3M	£3,651,274	£171,367	19	0.24%	2.08%	0.24%
>3M <=4M	£1,734,449	£803,458	10	0.11%	9.74%	0.12%
>4M <=5M	£2,687,509	£1,682,050	13	0.18%	20.39%	0.16%
>5M <=6M	£1,656,745	£51,530	4	0.11%	0.62%	0.05%
>6M <=12M	£4,399,290	£1,478,877	18	0.29%	17.93%	0.22%
>12M	£4,159,799	£3,501,570	34	0.27%	42.44%	0.42%
Total:	£1,520,474,093	£8,250,045	8,061	100.00%	100.00%	100.00%

All Live loans (Buy to Let)						
Status	Current Principal (£)	Arrears Amount (£)	No. Loan Parts	Current Principal (%)	Arrears Amount (%)	No Loans (%)
Current	£1,492,078,277	£0	7,892	98.13%	0.00%	97.90%
Arrears	£27,246,035	£8,216,814	165	1.79%	99.60%	2.05%
Litigation	£1,149,780	£33,231	4	0.08%	0.40%	0.05%
Possession	£0	£0	0	0.00%	0.00%	0.00%
Total:	£1,520,474,093	£8,250,045	8,061	100.00%	100.00%	100.00%

Arrears stated include applicable fees

Arrears Capitalised	£752,319	£13,247	1
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All Live Loans (Buy to Let)			
Arrears %	Principal at Risk	Principal at Risk%	No. Loan Parts
3 Months+	£14,637,792	0.96%	79
6 Months+	£8,559,089	0.56%	52
12 Months+	£4,159,799	0.27%	34

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-2024

Geographical Distribution				
Distribution of loans by Geographical Distribution				
Region	No. Loan Parts	% of Total	Current Principal Balance	% of Total
East Anglia	200	2.48%	£33,526,056	2.20%
East Midlands	358	4.44%	£39,397,152	2.59%
London	2,484	30.82%	£780,555,803	51.34%
North	338	4.19%	£22,694,831	1.49%
North West	589	7.31%	£58,210,510	3.83%
Outer Metro	813	10.09%	£189,660,916	12.47%
Scotland	1,110	13.77%	£96,792,168	6.37%
South West	406	5.04%	£67,109,680	4.41%
Wales	89	1.10%	£11,392,664	0.75%
West Midlands	344	4.27%	£44,673,826	2.94%
Yorks and Humber	701	8.70%	£57,703,200	3.80%
South East	629	7.80%	£118,757,287	7.81%
Total	8,061	100.00%	£1,520,474,093	100.00%

Maturity Profile				
Distribution of loans by Maturity Profile				
Years to Maturity	No. Loan Parts	% of Total	Current Principal Balance	% of Total
<= 5	1,206	14.96%	£153,083,170	10.07%
> 5 <= 10	2,295	28.47%	£289,887,805	19.07%
> 10 <= 15	1,180	14.64%	£218,260,357	14.35%
> 15 <= 20	2,007	24.90%	£486,900,677	32.02%
> 20 <= 25	1,250	15.51%	£346,880,552	22.81%
> 25	123	1.53%	£25,461,532	1.67%
Total	8,061	100.00%	£1,520,474,093	100.00%

Repayment Profile				
Distribution of loans by Repayment Profile				
Repayment Method	No. Loan Parts	% of Total	Current Principal Balance	% of Total
Interest Only	6,409	79.51%	£1,398,682,946	91.99%
Repayment	1,652	20.49%	£121,791,146	8.01%
Total	8,061	100.00%	£1,520,474,093	100.00%

Product Type				
Distribution of loans by Product Type				
Type	No. Loan Parts	% of Total	Current Principal Balance	% of Total
Capped	0	0.00%	£0	0.00%
Discounted	1	0.01%	£5,649	0.00%
Fixed	5,183	64.30%	£1,198,351,618	78.81%
Tracker	1,212	15.04%	£158,210,943	10.41%
Variable	1,665	20.66%	£163,905,883	10.78%
Total	8,061	100.00%	£1,520,474,093	100.00%

Loan Type				
Distribution of loans by Loan Type				
Type	No. Loan Parts	% of Total	Current Principal Balance	% of Total
Offset	1,663	20.63%	£210,170,061	13.82%
Flexible	6,398	79.37%	£1,310,304,031	86.18%
Total	8,061	100.00%	£1,520,474,093	100.00%

Seasoning				
Distribution of loans by Seasoning				
Months	No. Loan Parts	% of Total	Current Principal Balance	% of Total
<= 6	0	0.00%	£0	0.00%
> 6 <= 12	244	3.03%	£49,996,523	3.29%
> 12 <= 18	114	1.41%	£30,093,044	1.98%
> 18 <= 24	225	2.79%	£68,224,529	4.49%
> 24 <= 30	255	3.16%	£69,862,301	4.59%
> 30 <= 36	411	5.10%	£112,776,778	7.42%
> 36 <= 42	211	2.62%	£59,600,540	3.92%
> 42 <= 48	192	2.38%	£51,438,413	3.38%
> 48 <= 54	450	5.58%	£113,168,652	7.44%
> 54 <= 60	581	7.21%	£145,116,656	9.54%
> 60 <= 72	429	5.32%	£95,159,505	6.26%
> 72 <= 84	796	9.87%	£179,904,586	11.83%
> 84 <= 96	428	5.31%	£86,499,646	5.69%
> 96 <= 108	410	5.09%	£66,555,486	4.38%
> 108 <= 120	467	5.79%	£82,428,572	5.42%
> 120	2,848	35.33%	£309,648,862	20.37%
Total	8,061	100.00%	£1,520,474,093	100.00%

Mortgage Pool Statistics as at:		31-Jan-2024
Weighted Average Seasoning (months):		85.46
Weighted Average Remaining Term (years):		14.66
Average Loan Size:		£190,559
Weighted Average Current LTV (un-indexed)		67.23%
Weighted Average Current LTV (indexed)*		54.66%
Pre-swap yield (on mortgage portfolio):		4.74%
Current Clydesdale Bank 'Buy to Let' SVR:		9.99%

*Indexation uses Nationwide HPI

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Pool Analysis

Report Date: 31-Jan-2024

Current EPC Rating

Rating	No. Loan Parts	% of Total	Current Principal Balance	% of Total
A	2	0.02%	£364,425	0.02%
B	508	6.30%	£125,245,673	8.24%
C	2,115	26.24%	£413,216,632	27.18%
D	2,638	32.73%	£501,826,468	33.00%
E	905	11.23%	£171,723,983	11.29%
F	86	1.07%	£14,876,075	0.98%
G	22	0.27%	£2,470,146	0.16%
ND	1,785	22.14%	£290,750,689	19.12%
Total	8,061	100.00%	£1,520,474,092.76	100.00%

Potential EPC Rating

Rating	No. Loan Parts	% of Total	Current Principal Balance	% of Total
A	182	2.26%	£32,286,302.24	2.12%
B	3,009	37.33%	£581,969,166.89	38.28%
C	2,589	32.12%	£520,365,286.20	34.22%
D	427	5.30%	£81,005,159.29	5.33%
E	58	0.72%	£12,280,705.49	0.81%
F	7	0.09%	£1,296,823.87	0.09%
G	4	0.05%	£519,959.41	0.03%
ND	1,785	22.14%	£290,750,689.37	19.12%
Total	8,061	100.00%	£1,520,474,092.76	100.00%

Source of EPC Data: Gov.UK

LANNRAIG MASTER TRUST - INVESTOR'S REPORT Pool Analysis

Report Date: 31-Jan-2024

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

LTV Range (%)	No. of Loans	% of Total	Current Principal Balance	% of Total
> 0 <= 25	601	7.53%	£18,118,734	1.19%
> 25 <= 50	1,168	14.64%	£116,365,054	7.65%
> 50 <= 55	398	4.99%	£67,198,075	4.42%
> 55 <= 60	607	7.61%	£118,079,403	7.77%
> 60 <= 65	649	8.13%	£138,352,066	9.10%
> 65 <= 70	866	10.85%	£191,440,550	12.59%
> 70 <= 75	1,849	23.17%	£425,504,904	27.99%
> 75 <= 80	1,655	20.74%	£421,931,166	27.75%
> 80 <= 85	161	2.02%	£19,186,315	1.26%
> 85 <= 90	11	0.14%	£1,857,062	0.12%
> 90 <= 95	7	0.09%	£1,099,091	0.07%
> 95 <= 100	0	0.00%	£0	0.00%
> 100	7	0.09%	£1,341,674	0.09%
Total	7,979	100.00%	£1,520,474,093	100.00%

Original Weighted Average Current Loan-to-Value*	69.07%
Weighted Average Current Loan-to-Value	67.23%
Average Loan Principal Balance	£190,559

*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	1,005	12.60%	£43,391,997	2.85%
> 25 <= 50	2,807	35.18%	£428,906,239	28.21%
> 50 <= 55	1,011	12.67%	£210,560,845	13.85%
> 55 <= 60	1,022	12.81%	£244,395,341	16.07%
> 60 <= 65	1,264	15.84%	£347,637,723	22.86%
> 65 <= 70	411	5.15%	£115,579,377	7.60%
> 70 <= 75	288	3.61%	£85,266,262	5.61%
> 75 <= 80	149	1.87%	£39,069,523	2.57%
> 80 <= 85	18	0.23%	£4,442,258	0.29%
> 85 <= 90	1	0.01%	£741,832	0.05%
> 90 <= 95	2	0.03%	£108,357	0.01%
> 95 <= 100	0	0.00%	£0	0.00%
> 100	1	0.01%	£374,339	0.02%
Total	7,979	100.00%	£1,520,474,093	100.00%

*Indexation uses Nationwide HPI

Weighted Average Current Indexed Loan-to-Value	54.66%
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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	1,237	15.50%	£34,391,594	2.26%
> 50,000 <= 100,000	1,537	19.26%	£118,185,281	7.77%
> 100,000 <= 150,000	1,343	16.83%	£165,976,550	10.92%
> 150,000 <= 200,000	973	12.19%	£169,744,392	11.16%
> 200,000 <= 250,000	714	8.95%	£160,414,424	10.55%
> 250,000 <= 300,000	578	7.24%	£158,374,758	10.42%
> 300,000 <= 400,000	803	10.06%	£275,601,511	18.13%
> 400,000 <= 500,000	390	4.89%	£173,669,136	11.42%
> 500,000 <= 750,000	312	3.91%	£184,024,085	12.10%
> 750,000 <= 1,000,000	90	1.13%	£77,701,120	5.11%
> 1,000,000	2	0.03%	£2,391,243	0.16%
Total	7,979	100.00%	£1,520,474,093	100.00%

Largest Eligible Loan Principal Balance	£999,800
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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:	£850,000,000	81.64%	18.36%	23.46%	20.00%
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:	£191,103,000	18.36%	0.00%	0.00%	0.00%
Series 2 Z VFN:	£50,000,000	4.58%			
Total excl Series 2 Z VFN	<u>£1,041,103,000</u>				
Total:	<u>£1,091,103,000</u>				
Programme reserve required amount:	£53,117,981	5.10%	of total notes o/s of AAA o/s		
Programme reserve actual amount:	£53,117,981	6.25%			

Trigger Events	
Asset Trigger	Trigger Event
An amount is debited to the AAA principal deficiency sub-ledger to the Funding principal deficiency ledger.	NO
Non-Asset Trigger	Trigger Event
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	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.*	NO
Outstanding Issuer event of default:	
<i>*Please see 'Terms and Conditions of the notes' in the base prospectus for further details.</i>	
Disclosure Requirements	Compliant
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)

20 February 2024

Role	Counterparty	Long Term Rating (Moody's/Fitch)	Short Term Rating (Moody's/Fitch)	Applicable Trigger (Loss of)	Consequences
Seller	Clydesdale Bank plc	A1(cr) / A-	P-1(cr) / F2	A3(cr) (Moody's), A- (Fitch) Aa3(cr) (Moody's), P-1(cr) (Moody's), F1+ (Fitch) A3(cr) (Moody's); P-1 (cr) (Moody's), F1 (Fitch) P-1(cr) (Moody's), F1 (Fitch)	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
Servicer	Clydesdale Bank plc	A1(cr) / A-	P-1(cr) / F2		
Cash Manager	Clydesdale Bank plc	Baa1 / A-	P-2 / F2		
Funding Fixed Basis Rate Swap Provider	Clydesdale Bank plc	Aa2(cr) / A+	P-1(cr) / F1	Level 1: A3 or A3(cr) (Moody's), A and F1 (Fitch) Level 2: BBB+ and F2 (Fitch) Level 3: 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	Baa1 / A-	P-2 / F2		
Start up Loan Provider	Clydesdale Bank plc	Baa1 / A-	P-2 / F2		
Funding CB Account	Clydesdale Bank plc	Baa1 / A-	P-2 / F2		
Account Bank Provider (Mortgages Trustee & Funding)	National Australia Bank Limited (London Branch) Citibank, N.A., London Branch	Aa3 / A+ Aa3 / AA-	P-1 / F1 P-1 / F1		
Custodian (Funding)	Citibank, N.A., London Branch	Aa3 / AA-	P-1 / F1		
Account Bank Provider (Mortgages Trustee Holding Accounts and Funding Holding Account)	Clydesdale Bank plc	Baa1 / A-	P-2 / F2	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	Aa3 / A+ Aa3 / AA-	P-1 / F1 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 Providers	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	Aa3 / AA-	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	Aa3 / AA-	P-1 / F1		
Issuer Funding Mortgages Trustee	Lannraig Master Issuer plc Lannraig Funding Limited Lannraig Trustees Limited				
Programme Arrangers Manager Stock Exchange Listing Registered Office (Issuer)	The institution(s) identified as the arranger(s) in the applicable final terms N/A UK Listing Authority - London 1 Bartholomew Lane, London EC2N 2AX				
Arrangers & Lead Managers Legal Advisors Issuer Mortgages Trustee Clydesdale Bank Note Trustee/Issuer Security Trustee/Funding Security Trustee	The institution(s) identified as the arranger(s) in the applicable final terms Clifford Chance LLP Carey Olsen Clifford Chance LLP / Shepherd & Wedderburn LLP K&L Gates				

CONTACTS

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Report locations:
Bloomberg: LNRG
<https://the.irs.mortgageinvestors.com/>
<https://www.virginmoneyukplc.com/investor-relations/debt-investors/>

Lannraig Master Trust Report incorporates:
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