## Lansdowne Mortgage Securities 1 plc (LMS1) Investor Report

## Period: February-2021

The Cash Manager has prepared this Performance Report on the basis of information which has been provided to it by the Mortgage Manager. The Cash Manager has not audited or otherwise verified such information. The Cash Manager is involved in continuing discussions with the Issuer in relation to the Performance Reports including the on-going provision of information required for the Performance Reports. It should also be noted that it is possible that the Cash Manager will not be in a position to continue to provide monthly reports going forward.

Period	:	February	-2021			
Pool Performance Loans in arrears - 3 months and over per end of	month reports as at	·			31-Jan-2021	28-Feb-2021
- Total number of loans in LMS1	•				602	600
- Total number of loans in LMS I					163	158
- Average months payments overdue (by number of					109.31	106.78
<ul> <li>Number of loans in arrears that made a payment to or greater than the subscription amount</li> </ul>	equal				32	26
<ul> <li>Number of loans in arrears that made a payment</li> </ul>	less				32	20
than the subscription amount - Number of loans in arrears that made no paymer	nt				41 89	45 87
Pool Performance					Principal	
Distribution of Loans Currently in Arrears		Mths in Arrears	No. of Loans	% of Total	Balance	% of Total
Months in arrears is calculated as Arrears Balance	ce divided by Current	Current	416	69.33%	€38,763,179	56.78%
Monthly Instalment.		> = 1< 2	21	3.50%	€2,315,414	3.39%
		> = 2 < 3	5	0.83%	€478,009	0.70%
		> = 3 < 4	5	0.83%	€747,077	1.09%
		> = 4 < 5	1	0.17%	€38,897 €1,527,078	0.06%
		> = 5 < 6 > = 6 < 7	9 6	1.50% 1.00%	€1,537,078 €914,046	2.25% 1.34%
		> = 7 < 8	3	0.50%	€434,206	0.64%
		> = 8 < 9	4	0.67%	€498,254	0.73%
		> = 9	130	21.67%	€22,548,502	33.03%
		Total	600	100%	€68,274,662	100%
Pool Performance				This	Last	Since
				Period	Period	Issue
Annualised Foreclosure Frequency by % of origin Cumulative Foreclosure Frequency by % of origin				0.0000% n/a	0.0000% n/a	0.2374% 3.5802%
				0.0000%	0.0000%	0.2374%
Cumulative Foreclosure Frequency by % of origin Gross Losses (£)				0.0000% n/a €0	0.0000% n/a €0	0.2374% 3.5802% €14,851,336
Cumulative Foreclosure Frequency by % of origin Gross Losses (£) Gross Losses (% of original deal) Weighted Average Loss Severity Pool Performance		31-Jan-2021 Value	This P No. of Loans	0.0000% n/a €0 0.0000 0.0000%	0.0000% n/a €0 0.0000%	0.2374% 3.5802% €14,851,336 4.0132%
Cumulative Foreclosure Frequency by % of origin Gross Losses (£) Gross Losses (% of original deal) Weighted Average Loss Severity Pool Performance Possessions Repossessions	Balance @ No. of Loans	Value	No. of Loans	0.0000% n/a €0 0.0000 0.0000% eriod Value	0.0000% n/a €0 0.0000% 0.0000% Balance @	0.2374% 3.5802% €14,851,336 4.0132% 70.1470% 28-Feb-2021 Value
Cumulative Foreclosure Frequency by % of origin Gross Losses (£) Gross Losses (% of original deal) Weighted Average Loss Severity Pool Performance Possessions	nal pool size Balance @			0.0000% n/a €0 0.0000 0.0000% eriod	0.0000% n/a €0 0.0000% 0.0000%	0.2374% 3.5802% €14,851,336 4.0132% 70.1470% 28-Feb-2021
Cumulative Foreclosure Frequency by % of origin Gross Losses (£) Gross Losses (% of original deal) Weighted Average Loss Severity Pool Performance Possessions Repossessions Properties in Possession Sold Repossessions	Balance @ No. of Loans	Value €329,900	No. of Loans	0.0000% n/a €0 0.0000 0.0000% eriod Value €0	0.0000% n/a €0 0.0000% 0.0000% Balance @ 2	0.2374% 3.5802% €14,851,336 4.0132% 70.1470% 28-Feb-2021 Value €329,90
Cumulative Foreclosure Frequency by % of origin Gross Losses (£) Gross Losses (% of original deal) Weighted Average Loss Severity Pool Performance Possessions Properties in Possession Sold Repossessions Total Sold Repossessions	Balance @ No. of Loans 2 70	Value €329,900 €12,919,151	No. of Loans 0	0.0000% n/a €0 0.0000 0.0000% eriod Value €0 €0	0.0000% n/a €0 0.0000% 0.0000% Balance @ 2 70	0.2374% 3.5802% €14,851,336 4.0132% 70.1470% 28-Feb-2021 Value €329,90 €12,919,15
Cumulative Foreclosure Frequency by % of origin Gross Losses (£) Gross Losses (% of original deal) Weighted Average Loss Severity Pool Performance Possessions Repossessions Properties in Possession Sold Repossessions Losses on Sold Repossessions Losses on Sold Repossessions	Balance @ No. of Loans 2 70 64	Value €329,900 €12,919,151 €9,942,550	No. of Loans 0 0 0	0.0000% n/a €0 0.0000 0.0000% eriod Value €0 €0 €0	0.0000% n/a €0 0.0000% 0.0000% Balance @ 2 70 64	0.2374% 3.5802% €14,851,336 4.0132% 70.1470% 28-Feb-2021 Value €329.90 €12,919,18 €9,942,55
Cumulative Foreclosure Frequency by % of origin Gross Losses (£) Gross Losses (% of original deal) Weighted Average Loss Severity Pool Performance Possessions Properties in Possession Sold Repossessions Total Sold Repossessions	Balance @ No. of Loans 2 70	Value €329,900 €12,919,151	No. of Loans 0	0.0000% n/a €0 0.0000 0.0000% eriod Value €0 €0	0.0000% n/a €0 0.0000% 0.0000% Balance @ 2 70	0.2374% 3.5802% €14,851,336 4.0132% 70.1470% 28-Feb-2021 Value €329,90 €12,919,15
Cumulative Foreclosure Frequency by % of origin Gross Losses (£) Gross Losses (% of original deal) Weighted Average Loss Severity Pool Performance Possessions Properties in Possession Sold Repossessions Losses on Sold Repossessions Write-offs on Loans Redeemed at a Loss**	Balance @ No. of Loans 2 70 64 50	Value €329,900 €12,919,151 €9,942,550 €4,848,124	No. of Loans 0 0 0 0	0.0000% n/a €0 0.0000 0.0000% eriod Value €0 €0 €0 €0 €0	0.0000% n/a €0 0.0000% 0.0000% Balance @ 2 70 64 50	0.2374% 3.5802% €14,851,336 4.0132% 70.1470% <b>28-Feb-2021</b> Value €329,90 €12,919,11 €9,942,51 €4,848,11 €219,43
Cumulative Foreclosure Frequency by % of origin Gross Losses (£) Gross Losses (% of original deal) Weighted Average Loss Severity Pool Performance Possessions Properties in Possession Sold Repossessions Total Sold Repossessions Unite-offs on Loans Redeemed at a Loss** Recoveries*** Total Losses****	Balance @ No. of Loans 2 70 64 50 30 114	Value           €329,900           €12,919,151           €9,942,550           €4,848,124           €219,436           €14,851,336	No. of Loans 0 0 0 0 0 0 0 0	0.0000% n/a €0 0.0000 0.0000% eriod Value €0 €0 €0 €0 €0	0.0000% n/a €0 0.0000% 0.0000% Balance @ 2 70 64 50 30 114	0.2374% 3.5802% €14,851,336 4.0132% 70.1470% 28-Feb-2021 Value €329,90 €12,919,11 €9,942,55 €4,848,12
Cumulative Foreclosure Frequency by % of origin Gross Losses (£) Gross Losses (% of original deal) Weighted Average Loss Severity Pool Performance Possessions Repossessions Repossessions Total Sold Repossessions Losses on Sold Repossessions Write-offs on Loans Redeemed at a Loss** Recoveries*** Total Losses**** Total Losses**** Losses at the time of repossession/write-off include costs the additional shortal is also recorded here once it crystalises. ** Losses at the time of repossession/write-off include costs the additional shortal is also recorded here once it crystalises. ** Losses at the time of repossession/write-off include costs the accounts are included in this line.	Balance @ No. of Loans 2 70 64 50 30 114 at have not been paid in full t there are grounds to belie possession/writeoff.	Value           €329,900           €12,919,151           €9,942,550           €4,848,124           €219,436           €14,851,336           and, as such, are estimative that this will give a better	No. of Loans	0.0000% n/a €0 0.0000 0.0000% eriod Value €0 €0 €0 €0 €0 €0 €0 €0	0.0000% n/a €0 0.0000% 0.0000% Balance @ 2 70 64 50 30 114 of the actual cost the	0.2374% 3.5802% €14,851,336 4.0132% 70.1470% <b>28-Feb-2021</b> Value €329,90 €12,919,11 €9,942,51 €4,848,133 €14,851,33
Cumulative Foreclosure Frequency by % of origin Gross Losses (£) Gross Losses (% of original deal) Weighted Average Loss Severity Pool Performance Possessions Repossessions Properties in Possession Sold Repossessions Losses on Sold Repossessions Losses on Sold Repossessions Write-offs on Loans Redeemed at a Loss** Recoveries*** Total Losses**** Total Losses the diffeomed between one it crystalises. ** In some cases an account will be redeemed at a loss where accounts are included in this line. ** In some cases an account will be redeemed at a loss where accounts are included in this line.	Balance @ No. of Loans 2 70 64 50 30 114 at have not been paid in full t there are grounds to belie possession/writeoff.	Value           €329,900           €12,919,151           €9,942,550           €4,848,124           €219,436           €14,851,336           and, as such, are estimative that this will give a better	No. of Loans	0.0000% n/a €0 0.0000 0.0000% eriod ¥riod ¥riod ¥riod ¥riod €0 €0 €0 €0 €0 €0 €0 €0 €0	0.0000% n/a €0 0.0000% 0.0000% Balance @ 2 70 64 50 30 114 of the actual cost the e through repossession	0.2374% 3.5802% €14,851,336 4.0132% 70.1470% <b>28-Feb-2021</b> Value €329,90 €12,919,11 €9,942,51 €4,848,13 €14,851,33 and sale. Such
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