

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

**Period:  
April-2023**

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.

# Lansdowne Mortgage Securities 1 plc (LMS1) Investor Report

**Period: April-2023**

<b>Pool Performance</b>		
<b>Loans in arrears - 3 months and over per end of month reports as at:</b>		
	<b>31-Mar-2023</b>	<b>30-Apr-2023</b>
- Total number of loans in LMS1	543	542
- Total number of loans in arrears	116	115
- Average months payments overdue (by number of loans)	102.63	103.44
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	25	20
- Number of loans in arrears that made a payment less than the subscription amount	35	27
- Number of loans in arrears that made no payment	56	68

<b>Pool Performance</b>					
<b>Distribution of Loans Currently in Arrears</b>	<b>Mths in Arrears</b>	<b>No. of Loans</b>	<b>% of Total</b>	<b>Principal Balance</b>	<b>% of Total</b>
Months in arrears is calculated as Arrears Balance divided by Current Monthly Instalment.	Current	408	75.28%	€35,879,968	63.44%
	> = 1 < 2	11	2.03%	€1,263,978	2.23%
	> = 2 < 3	8	1.48%	€615,436	1.09%
	> = 3 < 4	9	1.66%	€935,906	1.65%
	> = 4 < 5	6	1.11%	€828,980	1.47%
	> = 5 < 6	4	0.74%	€386,334	0.68%
	> = 6 < 7	3	0.55%	€366,830	0.65%
	> = 7 < 8	4	0.74%	€544,020	0.96%
	> = 8 < 9	5	0.92%	€724,467	1.28%
	> = 9	84	15.50%	€15,015,232	26.55%
	Total	542	100%	€56,561,152	100%

<b>Pool Performance</b>			
	<b>This Period</b>	<b>Last Period</b>	<b>Since Issue</b>
Annualised Foreclosure Frequency by % of original pool size	0.0000%	0.0000%	0.2766%
Cumulative Foreclosure Frequency by % of original pool size	n/a	n/a	3.7344%
Gross Losses (£)	€0	€0	€16,163,686
Gross Losses (% of original deal)	0.0000%	0.000%	4.3678%
Weighted Average Loss Severity	0.0000%	0.0000%	69.9311%

<b>Pool Performance</b>						
<b>Possessions</b>	<b>Balance @ No. of Loans</b>	<b>31-Mar-2023 Value</b>	<b>This Period No. of Loans</b>	<b>Value</b>	<b>Balance @ No. of Loans</b>	<b>30-Apr-2023 Value</b>
<u>Repossessions</u>						
Properties in Possession	5	€900,320	0	€0	5	€900,320
<u>Sold Repossessions</u>						
Total Sold Repossessions	70	€12,919,151	0	€0	70	€12,919,151
Losses on Sold Repossessions	64	€9,942,550	0	€0	64	€9,942,550
Write-offs on Loans Redeemed at a Loss**	60	€6,455,179	0	€0	60	€6,455,179
Recoveries***	32	€234,043	0	€0	32	€234,043
Total Losses****	124	€16,163,686	0	€0	124	€16,163,686

\* Losses at the time of repossession/write-off include costs that have not been paid in full and, as such, are estimates. In the event that the estimate falls short of the actual cost the additional shortfall is also recorded here once it crystallises.

\*\* In some cases an account will be redeemed at a loss where there are grounds to believe that this will give a better monetary outcome than pursuing the case through repossession and sale. Such accounts are included in this line.

\*\*\* In some cases recoveries may be made on a case post repossession/writeoff.

\*\*\*\* This is the total of Losses on Sold Repossessions, Write-Offs on Loans Redeemed at a Loss, and Recoveries

<b>Pool Performance</b>						
<b>Mortgage Principal Analysis</b>			<b>This Period</b>		<b>Since Issue</b>	
			<b>No. of Loans</b>	<b>Value</b>	<b>No. of Loans</b>	<b>Value</b>
Opening mortgage principal balance	@	31-Mar-2023	543	€56,806,621	2,487	€370,063,388
Prefunding principal balance				€0		€0
Unscheduled Prepayments			(1)	(€28,719)	(1,945)	(€281,662,969)
Unverified loans resold to originator				€0		€0
Substitutions *				€0		€0
Further advances/retentions released **				€0		€8,819,704
Scheduled Repayments				(€216,750)		(€40,658,973)
Closing mortgage principal balance	@	30-Apr-2023	542	€56,561,152	542	€56,561,152
<b>Annualised CPR</b>				<b>0.6%</b>		<b>7.5%</b>

\* Substitutions limited to 10% of Original Deal size : £37,000,000

\*\* Further Advances limited to 10% of Original Deal size : £37,000,000