

Lansdowne Mortgage Securities 1 plc (LMS1) Investor Report

Period:
May-2017

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: May-2017

Pool Performance

Loans in arrears - 3 months and over per end of month reports as at:

30-Apr-2017 31-May-2017

- Total number of loans in LMS1	725	720
- Total number of loans in arrears	300	284
- Average months payments overdue (by number of loans)	44.20	45.25
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	64	66
- Number of loans in arrears that made a payment less than the subscription amount	116	112
- Number of loans in arrears that made no payment	120	106

Pool Performance

Distribution of Loans Currently in Arrears	Mths in Arrears	No. of Loans	% of Total	Principal Balance	% of Total
Months in arrears is calculated as Arrears Balance divided by Current Monthly Instalment.	Current	408	56.67%	€39,504,556	44.98%
	> = 1 < 2	22	3.06%	€2,496,089	2.84%
	> = 2 < 3	6	0.83%	€418,823	0.48%
	> = 3 < 4	10	1.39%	€1,421,240	1.62%
	> = 4 < 5	3	0.42%	€372,204	0.42%
	> = 5 < 6	4	0.56%	€529,510	0.60%
	> = 6 < 7	2	0.28%	€304,946	0.35%
	> = 7 < 8	2	0.28%	€284,708	0.32%
	> = 8 < 9	4	0.56%	€561,468	0.64%
	> = 9	259	35.97%	€41,924,085	47.74%
	Total	720	100%	€87,817,630	100%

Pool Performance

	This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original pool size	0.0000%	0.0000%	0.2792%
Cumulative Foreclosure Frequency by % of original pool size	n/a	n/a	3.1644%
Gross Losses (£)	€447,084	€0	€10,953,507
Gross Losses (% of original deal)	0.1208%	0.0000%	2.9599%
Weighted Average Loss Severity	53.8655%	0.0000%	74.5583%

Pool Performance

Possessions	Balance @ No. of Loans	30-Apr-2017 Value	This Period No. of Loans	This Period Value	Balance @ No. of Loans	31-May-2017 Value
<u>Repossessions</u>						
Properties in Possession	5	€833,400	0	€0	5	€833,400
<u>Sold Repossessions</u>						
Total Sold Repossessions	58	€10,876,751	0	€0	58	€10,876,751
Losses on Sold Repossessions	53	€8,755,444	0	€0	53	€8,755,444
Write-offs on Loans Redeemed at a Loss**	20	€1,499,307	4	€447,084	24	€1,946,391
Recoveries***	5	€28,428	0	€0	5	€28,428
Total Losses****	73	€10,506,423	4	€447,084	77	€10,953,507

* 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

Pool Performance

Mortgage Principal Analysis			This Period No. of Loans	This Period Value	Since Issue No. of Loans	Since Issue Value
Opening mortgage principal balance	@	30-Apr-2017	725	€88,717,608	2,487	€370,063,388
Prefunding principal balance				€0		€0
Unscheduled Prepayments			(5)	(€755,214)	(1,767)	(€265,838,301)
Unverified loans resold to originator				€0		€0
Substitutions *				€0		€0
Further advances/retentions released **				€0		€8,819,704
Scheduled Repayments				(€144,764)		(€25,227,162)
Closing mortgage principal balance	@	31-May-2017	720	€87,817,630	720	€87,817,630
Annualised CPR				9.6%		10.1%

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

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