Lansdowne Mortgage Securities 1 plc (LMS1) Investor Report

Period: May-2020

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:		May-20)20			
Pool Performance Loans in arrears - 3 months and over per end of	month reports as at				30-Apr-2020	31-May-2020
- Total number of loans in LMS1					627	623
 Total number of loans in arrears 					165	170
 Average months payments overdue (by number of Number of loans in amount that mode a number of 					85.95	95.59
 Number of loans in arrears that made a payment to or greater than the subscription amount 	equai				29	32
- Number of loans in arrears that made a payment	less					50
than the subscription amountNumber of loans in arrears that made no payment	t				54 84	53 89
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 Balanc	e divided by Current	Current	430	69.02%	€40,707,020	56.87%
Monthly Instalment.	-	> = 1< 2	15	2.41%	€2,113,973	2.95%
		> = 2 < 3 > = 3 < 4	8 10	1.28% 1.61%	€541,837 €1,243,440	0.76% 1.74%
		>=3<4	8	1.28%	€1,243,440 €756,141	1.06%
		> = 5 < 6	6	0.96%	€778,794	1.09%
		> = 6 < 7	5	0.80%	€637,149	0.89%
		> = 7< 8	3	0.48%	€259,919	0.36%
		> = 8 < 9	1	0.16%	€69,795	0.10%
		> = 9	137	21.99%	€24,470,280	34.19%
		Total	623	100%	€71,578,347	100%
Pool Performance This				This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of origin Cumulative Foreclosure Frequency by % of origin Gross Losses (£)	al pool size			n/a (€123)	0.0000% n/a (€70,000)	0.2498% 3.5802% €14,292,709
Cumulative Foreclosure Frequency by % of origin Gross Losses (£) Gross Losses (% of original deal) Weighted Average Loss Severity Pool Performance	Balance @	30-Apr-2020 Value	This Po No. of Loans	(€123) (0.0000) 0.0000% eriod	n/a	3.5802% €14,292,709 3.8622% 70.9330% 31-May-2020
Cumulative Foreclosure Frequency by % of origin Gross Losses (£) Gross Losses (% of original deal) Weighted Average Loss Severity Pool Performance		30-Apr-2020 Value	This Po No. of Loans	(€123) (0.0000) 0.0000%	n/a (€70,000) (0.0189%) 0.0000%	3.5802% €14,292,709 3.8622% 70.9330%
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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 4 68 62	Value €688,900 €12,560,151 €9,607,672	No. of Loans 0 0 0	(€123) (0.0000) 0.0000% eriod Value €0 €0 €0	n/a (€70,000) (0.0189%) 0.0000% Balance @ 4 68 62	3.5802% €14,292,709 3.8622% 70.9330% 31-May-2020 Value €688.90 €12,560,15 €9,607,61
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 4 68	Value €688,900 €12,560,151 €9,607,672 €4,621,619	No. of Loans 0	(€123) (0.0000) 0.0000% eriod Value €0 €0	n/a (€70,000) (0.0189%) 0.0000% Balance @ 4 68	3.5802% €14,292,709 3.8622% 70.9330% 31-May-2020 Value €688,90 €12,560,15 €9,607,61 €4,621,61
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 Unite-offs on Loans Redeemed at a Loss**	Balance @ No. of Loans 4 68 62 47	Value €688,900 €12,560,151 €9,607,672	No. of Loans 0 0 0 0 0 0	(€123) (0.0000) 0.0000% eriod Value €0 €0 €0 €0 €0 €0	n/a (€70,000) (0.0189%) 0.0000% Balance @ 4 68 62 47	3.5802% €14,292,709 3.8622% 70.9330% 31-May-2020 Value €688,90 €12,560,11 €9,607,61 €4,621,61 €216,60
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