

Lansdowne Mortgage Securities 1 plc (LMS1) Investor Report

**Period:
July-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:

July-2017

Pool Performance

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

30-Jun-2017

31-Jul-2017

- Total number of loans in LMS1	718	715
- Total number of loans in arrears	273	267
- Average months payments overdue (by number of loans)	54.14	54.81
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	63	57
- Number of loans in arrears that made a payment less than the subscription amount	104	100
- Number of loans in arrears that made no payment	108	110

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	420	58.74%	€41,168,721	47.30%
> = 1 < 2	19	2.66%	€2,400,478	2.76%
> = 2 < 3	9	1.26%	€916,342	1.05%
> = 3 < 4	4	0.56%	€526,636	0.61%
> = 4 < 5	4	0.56%	€452,675	0.52%
> = 5 < 6	2	0.28%	€175,028	0.20%
> = 6 < 7	2	0.28%	€340,253	0.39%
> = 7 < 8	1	0.14%	€136,983	0.16%
> = 8 < 9	3	0.42%	€348,838	0.40%
> = 9	251	35.10%	€40,565,650	46.61%
Total	715	100%	€87,031,605	100%

Pool Performance

Annualised Foreclosure Frequency by % of original pool size
Cumulative Foreclosure Frequency by % of original pool size

This Period

Last Period

Since Issue

Gross Losses (£)	€137,728	€0	€11,091,235
Gross Losses (% of original deal)	0.0372%	0.0000%	2.9971%
Weighted Average Loss Severity	51.7387%	0.0000%	74.1534%

Pool Performance

Possessions

Balance @
No. of Loans

30-Jun-2017
Value

This Period
No. of Loans
Value

Balance @
No. of Loans

31-Jul-2017
Value

<u>Repossessions</u>						
Properties in Possession	5	€833,400	1	€260,000	6	€1,093,400
<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**	24	€1,946,391	1	€137,728	25	€2,084,119
Recoveries***	5	€28,428	0	€0	5	€28,428
Total Losses****	77	€10,953,507	1	€137,728	78	€11,091,235

* 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
Value

Since Issue
No. of Loans
Value

Opening mortgage principal balance	@	30-Jun-2017	718	€87,638,514	2,487	€370,063,388
Prefunding principal balance				€0		€0
Unscheduled Prepayments			(3)	(€442,812)	(1,772)	(€266,305,181)
Unverified loans resold to originator				€0		€0
Substitutions *				€0		€0
Further advances/retentions released **				€0		€8,819,704
Scheduled Repayments				(€164,098)		(€25,546,307)
Closing mortgage principal balance	@	31-Jul-2017	715	€87,031,605	715	€87,031,605

Annualised CPR

5.8%

10.0%

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

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