| Reporting Date | 15 Feb 2019 |
| :--- | :--- |
| Reporting Period | 1 Jan 2019 to 31 Jan 2019 |
| Next Funding 2 Interest Payment Date | 15 Apr 2019 |
| Funding 2 Interest Period | 15 Jan 2019 to 15 Apr 2019 |

## Contact Details

| Name | Telephone | e-mail | Mailing Address |
| :--- | :--- | :--- | :--- |
| Tracey Hill | $+44(0) 1132330579$ | traceyhill@halifax.co.uk | LP/4/2/SEC, 1 Lovell Park Road |
| Dean Fawcett | $+44(0) 1133959842$ | deanfawcett@halifax.co.uk | Leeds LS1 1NS |

Investor reports, prospectus and access to key transaction document and loan level data may be obtained at

## Mortgages Trust Summary

| Outstanding principal balance start period | £ | 8,483,846,136.42 | Number of accounts at start of period | 131,964 |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Outstanding principal balance end period | £ | 8,303,741,642.12 | Number of accounts at end of period | 129,737 |  |
| Funding 2 Issuer Notes outstanding (GBP) | £ | 7,135,751,118.00 | Funding 1 Issuer Notes outstanding (GBP) | £ | - |
| plus Funding 2 Z Loans outstanding | $£$ | 116,000,000.00 | plus Funding 1 Z Loans outstanding | £ | - |
| less Cash Accumulation Ledger balance | $£$ | - | less Cash Accumulation Ledger balance | £ | - |
| less Funding 2 Principal Ledger balance | £ | 33,808.71 | less Funding 1 Principal Ledger balance | £ | - |
| less Principal Deficiency Ledger balance | £ | - | less Principal Deficiency Ledger balance | £ | - |
| Funding 2 Share | £ | 7,251,717,409.29 | Funding 1 Share | £ | - |
| Funding 2 Share \% |  | 87.33073\% | Funding 1 Share \% |  | 0\% |
| Seller Share | $£$ | 1,052,024,232.83 |  |  |  |
| Seller Share \% |  | 12.66927\% |  |  |  |
| Minimum Seller Share | $£$ | 415,187,082.11 |  |  |  |
| Minimum Seller Share \% |  | 5.0000\% |  |  |  |
| Highest Minimum Seller Share sub-component |  | EU Risk Retention |  |  |  |

## Mortgages Trust Portfolio Details

| Months in arrears | Aggregate outstanding principal balance |  | \% of Total |  | ount of Arrears | Number of accounts | \% of Total |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Current - < 1 month | $£$ | 8,194,941,059.10 | 98.69\% | £ | 434,584.48 | 128,422 | 98.99\% |
| 1-<2 months | $£$ | 75,727,466.08 | 0.91\% | £ | 650,896.30 | 940 | 0.72\% |
| $2-<3$ months | £ | 24,780,476.36 | 0.30\% | £ | 371,269.46 | 282 | 0.22\% |
| 3-<6 months | £ | 8,292,640.58 | 0.10\% | £ | 173,394.11 | 93 | 0.07\% |
| 6-< 9 months | £ | - | 0.00\% | £ | - | - | 0.00\% |
| 9-< 12 months | £ | - | 0.00\% | £ | - | - | 0.00\% |
| $>=12$ months | £ | - | 0.00\% | £ | - | - | 0.00\% |
| Total | £ | 8,303,741,642.12 | 100.00\% | £ | 1,630,144.35 | 129,737 | 100.00\% |


| Properties in possession |  |  | \% of Total | Number of accounts | \% of Total | Cumulative Numbers |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Brought forward | £ | 111,212.81 | 0.00\% | 1 | 0.00\% |  |
| Repossessed |  |  |  | - | 0.00\% | 6,469 |
| Sold and loss incurred |  |  |  | - | 0.00\% | 4,268 |
| Sold and no loss incurred |  |  |  | - | 0.00\% | 1,977 |
| Relinquished to borrower |  |  |  | - | 0.00\% | 81 |
| Loan repurchased |  |  |  | 1 | 0.00\% | 143 |
| Carried forward | £ | - | 0.00\% | - | 0.00\% |  |

Asset Yield

|  |  |
| :--- | ---: |
| Yield | $\%$ |
| Halifax Variable Rate 1 | $4.24 \%$ |
| Halifax Homeowner Variable Rate | $4.24 \%$ |
| Pre-Funding Swap yield | $3.57813 \%$ |
| Post-Funding Swap yield (over 3m LIBOR) | $1.98054 \%$ |
| Minimum Trust Property Yield Margin | $1.50 \%$ |

Loan Repurchases

|  |  | Principal proceeds | Number of <br> accounts |
| :--- | ---: | ---: | ---: |
| Reason | $£$ | $50,980,506.21$ | 567 |
| Further Advance and/or Product Switch | $£$ | $6,936,048.68$ | 90 |
| Arrears $>3$ months | $£$ | - | - |
| Breach of Loan Warranty | $£$ | $57,916,554.89$ | 657 |
| Total |  |  |  |

Loans Added

|  | Balance of accounts | Number of <br> accounts |
| :--- | ---: | ---: |
| $£$ | - | - |

Principal Payment Rate

|  | Monthly | 1-month | 3-month | 12-month |
| :--- | ---: | ---: | ---: | ---: |
| Month | PPR | annualised | average | average |
| Jan 2019 | $2.18 \%$ | $23.22 \%$ | $20.73 \%$ | $22.68 \%$ |
| Dec 2018 | $1.71 \%$ | $18.73 \%$ | $19.01 \%$ | $22.01 \%$ |
| Nov 2018 | $1.87 \%$ | $20.23 \%$ | $19.16 \%$ | $21.96 \%$ |


| Range of LTV ratios at <br> origination | Aggregate outstanding <br> principal balance | \% of Total | Number of <br> accounts | \% of Total |  |
| :--- | ---: | ---: | ---: | ---: | ---: |
| $0 \%-<25 \%$ | $£$ | $98,738,558.29$ | $1.19 \%$ | 4,681 | $3.61 \%$ |
| $25 \%-<50 \%$ | $£$ | $769,288,196.82$ | $9.26 \%$ | 21,548 | $16.61 \%$ |
| $50 \%-<75 \%$ | $£$ | $2,989,481,837.36$ | $36.00 \%$ | 45,711 | $35.23 \%$ |
| $75 \%-<80 \%$ | $£$ | $948,096,157.41$ | $11.42 \%$ | 11,139 | $8.59 \%$ |
| $80 \%-<85 \%$ | $£$ | $671,934,771.46$ | $8.09 \%$ | 8,424 | $6.49 \%$ |
| $85 \%-<90 \%$ | $£$ | $994,249,398.90$ | $11.97 \%$ | 11,917 | $9.19 \%$ |
| $90 \%-<95 \%$ | $£$ | $1,121,383,930.75$ | $13.50 \%$ | 14,414 | $11.11 \%$ |
| $95 \%-<100 \%$ | $£$ | $710,568,791.13$ | $8.56 \%$ | 11,903 | $9.17 \%$ |
| $>=100 \%$ | $£$ | - | - | - | - |
| Total | $£$ | $8,303,741,642.12$ | $100.00 \%$ | 129,737 | $100.00 \%$ |


| Range of LTV ratios at end <br> of reporting period | Aggregate outstanding <br> principal balance | \% of Total | Number of <br> accounts | \% of Total |  |
| :--- | ---: | ---: | ---: | ---: | ---: |
| $0 \%-<25 \%$ | $£$ | $1,808,130,933.75$ | $21.77 \%$ | 63,910 | $49.26 \%$ |
| $25 \%-<50 \%$ | $£$ | $3,785,568,688.48$ | $45.59 \%$ | 43,678 | $33.67 \%$ |
| $50 \%-<75 \%$ | $£$ | $2,312,797,230.12$ | $27.85 \%$ | 19,296 | $14.87 \%$ |
| $75 \%-<80 \%$ | $£$ | $164,105,864.64$ | $1.98 \%$ | 1,146 | $0.88 \%$ |
| $80 \%-<85 \%$ | $£$ | $103,467,588.95$ | $1.25 \%$ | 744 | $0.57 \%$ |
| $85 \%-<90 \%$ | $£$ | $80,519,779.52$ | $0.97 \%$ | 595 | $0.46 \%$ |
| $90 \%-<95 \%$ | $£$ | $33,062,708.75$ | $0.40 \%$ | 243 | $0.19 \%$ |
| $95 \%-<100 \%$ | $£$ | $12,100,805.65$ | $0.15 \%$ | 93 | $0.07 \%$ |
| $>=100 \%$ | $£$ | $3,988,042.26$ | $0.05 \%$ | 32 | $0.02 \%$ |
| Total | $£$ | $8,303,741,642.12$ | $100.00 \%$ | 129,737 | $100.00 \%$ |


| Range of outstanding <br> balances at end of period | Aggregate outstanding <br> principal balance | Number of <br> \% of Total | accounts | \% of Total |  |
| :--- | ---: | ---: | ---: | ---: | ---: |
| $£ 0-<£ 25,000$ | $£$ | $474,929,161.66$ | $5.72 \%$ | 39,771 | $30.66 \%$ |
| $£ 25,000-<£ 50,000$ | $£$ | $1,127,813,509.09$ | $13.58 \%$ | 30,517 | $23.52 \%$ |
| $£ 50,000-<£ 75,000$ | $£$ | $1,294,056,890.65$ | $15.58 \%$ | 21,046 | $16.22 \%$ |
| $£ 75,000-<£ 100,000$ | $£$ | $1,112,923,574.61$ | $13.40 \%$ | 12,869 | $9.92 \%$ |
| $£ 100,000-<£ 125,000$ | $£$ | $909,704,597.08$ | $10.96 \%$ | 8,140 | $6.27 \%$ |
| $£ 125,000-<£ 150,000$ | $£$ | $759,540,210.93$ | $9.15 \%$ | 5,554 | $4.28 \%$ |
| $£ 150,000-<£ 175,000$ | $£$ | $599,353,858.00$ | $7.22 \%$ | 3,714 | $2.86 \%$ |
| $£ 175,000-<£ 200,000$ | $£$ | $456,799,914.13$ | $5.50 \%$ | 2,447 | $1.89 \%$ |
| $£ 200,000-<£ 225,000$ | $£$ | $341,713,810.39$ | $4.12 \%$ | 1,616 | $1.25 \%$ |
| $£ 225,000-<£ 250,000$ | $£$ | $264,343,258.37$ | $3.18 \%$ | 1,118 | $0.86 \%$ |
| $£ 250,000-<£ 275,000$ | $£$ | $203,101,770.83$ | $2.45 \%$ | 778 | $0.60 \%$ |
| $£ 275,000-<£ 300,000$ | $£$ | $153,560,826.99$ | $1.85 \%$ | 535 | $0.41 \%$ |
| $£ 300,000-<£ 350,000$ | $£$ | $228,954,485.17$ | $2.76 \%$ | 711 | $0.55 \%$ |
| $£ 350,000-<£ 400,000$ | $£$ | $158,809,488.05$ | $1.91 \%$ | 426 | $0.33 \%$ |
| $£ 400,000-<£ 450,000$ | $£$ | $126,852,182.15$ | $1.53 \%$ | 301 | $0.23 \%$ |
| $£ 450,000-<£ 500,000$ | $£$ | $91,284,104.02$ | $1.10 \%$ | 194 | $0.15 \%$ |
| $>=£ 500,000$ | $£$ |  | $0.00 \%$ | - | $0.00 \%$ |
| Total |  |  | $100.00 \%$ | 129,737 | $100.00 \%$ |


|  | Aggregate outstanding <br> principal balance | Number of <br> accounts | \% of Total Total |
| :--- | ---: | ---: | ---: | ---: | ---: | |  |  |  |
| ---: | :--- | ---: |
| Region | $£$ | $1,418,945.19$ |


|  | Aggregate outstanding <br> principal balance | \% of Total | Number of <br> accounts | \% of Total |  |
| :--- | ---: | ---: | ---: | ---: | ---: |
| Property type | $£$ | $1,973,199,219.08$ | $23.76 \%$ | 21,761 | $16.77 \%$ |
| Detached house | $£$ | $2,423,144,594.21$ | $29.18 \%$ | 42,062 | $32.42 \%$ |
| Semi-detached house | $£$ | $2,459,563,607.11$ | $29.62 \%$ | 45,470 | $35.05 \%$ |
| Terraced house | - | $0.00 \%$ | - | $0.00 \%$ |  |
| House: Det Type Unknown | $£$ | $1,169,052,540.96$ | $14.08 \%$ | 16,880 | $13.01 \%$ |
| Flat or maisonette | $£$ | $276,543,560.06$ | $3.33 \%$ | 3,516 | $2.71 \%$ |
| Bungalow | $£$ | $2,238,120.70$ | $0.03 \%$ | 48 | $0.04 \%$ |
| Unknown | $£$ | $8,303,741,642.12$ | $100.00 \%$ | 129,737 | $100.00 \%$ |
| Total |  |  |  |  |  |


| Maximum current balance $£$ | $499,730.31$ |  |
| ---: | ---: | ---: |
| Minimum current balance $-£$ | $13,276.15$ |  |
| Average current balance | $£$ | $64,004.42$ |
| Weighted average current balance | $£$ | $129,937.48$ |


| Seasoning in months | Aggregate outstanding <br> principal balance | \% of Total | Number of <br> accounts | \% of Total |
| :--- | ---: | ---: | ---: | ---: |
| $12-<24$ | $£$ | - | $0.00 \%$ | - |
| $24-<36$ | $£$ | - | $0.00 \%$ | - |
| $36-<48$ | $£$ | - | $0.00 \%$ | - |
| $48-<60$ | $£$ | - | $0.00 \%$ | - |
| $60-<72$ | $£$ | - | $0.00 \%$ | - |
| $72-<84$ | $£$ | - | $0.00 \%$ | - |
| $84-<96$ | $£$ | - | $0.00 \%$ | $0.00 \%$ |
| $96-<108$ | $£$ | $208,597,027.82$ | $2.51 \%$ | $0.00 \%$ |
| $108-<120$ | $£$ | $728,581,014.28$ | $8.77 \%$ | 3,165 |
| $>=120$ | $£$ | $7,366,563,600.02$ | $88.71 \%$ | 9,520 |
| Total | $£$ | $8,303,741,642.12$ | $100.00 \%$ | 117,052 |


| Years to maturity | Aggregate outstanding principal balance |  | \% of Total | Number of accounts | \% of Total |
| :---: | :---: | :---: | :---: | :---: | :---: |
| < 5 | £ | 1,170,724,615.91 | 14.10\% | 30,490 | 23.50\% |
| 5-<10 | $£$ | 2,442,107,508.26 | 29.41\% | 44,089 | 33.98\% |
| 10-<15 | £ | 3,210,105,099.27 | 38.66\% | 37,423 | 28.85\% |
| 15-<20 | $£$ | 1,291,857,625.24 | 15.56\% | 15,323 | 11.81\% |
| 20-<25 | £ | 188,553,196.92 | 2.27\% | 2,408 | 1.86\% |
| $25->30$ | £ | 393,596.52 | 0.00\% | 4 | 0.00\% |
| $>=30$ | £ | - | 0.00\% | - | 0.00\% |
| Total | £ | 8,303,741,642.12 | 100.00\% | 129,737 | 100.00\% |


| Use of proceeds | Aggregate outstanding <br> principal balance | \% of Total | Number of <br> accounts | \% of Total |  |
| :--- | ---: | ---: | ---: | ---: | ---: |
| Purchase | $£$ | $5,152,997,181.02$ | $62.06 \%$ | 87,868 | $67.73 \%$ |
| Remortgage | $£$ | $3,150,744,461.10$ | $37.94 \%$ | 41,869 | $32.27 \%$ |
| Total | $£$ | $8,303,741,642.12$ | $100.00 \%$ | 129,737 | $100.00 \%$ |


| Repayment terms |  | Aggregate outstanding principal balance | \% of Total | Number of accounts | \% of Total |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Repayment | £ | 3,984,285,873.22 | 47.98\% | 92,158 | 71.03\% |
| Interest Only | £ | 4,319,455,768.90 | 52.02\% | 37,579 | 28.97\% |
| Total | £ | 8,303,741,642.12 | 100.00\% | 129,737 | 100.00\% |


|  | Aggregate outstanding <br> principal balance | \% of Total | Number of <br> accounts | \% of Total |  |
| :--- | ---: | ---: | ---: | ---: | ---: |
| Payment method |  | $7,575,560,604.82$ | $91.23 \%$ | 118,701 | $91.49 \%$ |
| Direct debit | $£$ | $728,181,037.30$ | $8.77 \%$ | 11,036 | $8.51 \%$ |
| Other | $£$ | $8,303,741,642.12$ | $100.00 \%$ | 129,737 | $100.00 \%$ |
| Total | $£$ |  |  |  |  |


| Origination channel | Aggregate outstanding <br> principal balance | \% of Total | Number of <br> accounts | \% of Total |
| :--- | ---: | ---: | ---: | ---: | ---: |$|$| $45.83 \%$ | 58,477 | $45.07 \%$ |
| ---: | :--- | ---: |
| Direct | $£$ | $2,975,482,873.10$ |
| Intermediary / Other | $£$ | $5,328,258,769.02$ |


| Type of loan |  | Aggregate outstanding principal balance | \% of Total | Number of accounts | \% of Total |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Added variable rate loans | £ | 57,755,510.21 | 0.70\% | 734 | 0.57\% |
| Discounted variable rate loans | £ | 35,474,752.73 | 0.43\% | 388 | 0.30\% |
| Fixed rate loans | £ | 2,343,978,222.19 | 28.23\% | 28,714 | 22.13\% |
| Tracker rate loans | £ | 566,501,102.28 | 6.82\% | 11,321 | 8.73\% |
| Standard variable rate loans | £ | 5,300,032,054.71 | 63.83\% | 88,580 | 68.28\% |
| Total | £ | 8,303,741,642.12 | 100.00\% | 129,737 | 100.00\% |
| of which Flexible Loans |  | £38,181,968.70 | 0.46\% | 482 | 0.37\% |


| Fixed rate \% | Aggregate outstanding principal balance | \% of Total | Number of accounts | \% of Total |
| :---: | :---: | :---: | :---: | :---: |
| 0.00-2.99\% | £ 2,073,251,241.60 | 88.45\% | 23,739 | 82.67\% |
| 3.00-3.99\% | £ 260,346,432.49 | 11.11\% | 4,785 | 16.66\% |
| 4.00-4.99\% | £ 1,753,945.30 | 0.07\% | 19 | 0.07\% |
| 5.00-5.99\% | £ 8,068,744.48 | 0.34\% | 163 | 0.57\% |
| 6.00-6.99\% | £ 557,858.32 | 0.02\% | 8 | 0.03\% |
| 7.00-7.99\% | £ | 0.00\% | - | 0.00\% |
| Total | £ 2,343,978,222.19 | 100.00\% | 28,714 | 100.00\% |


| Year in which current <br> fixed rate period ends | Aggregate outstanding <br> principal balance | \% of Total | Number of <br> accounts | \% of Total |  |
| :--- | ---: | ---: | ---: | ---: | ---: |
| 2018 | $£$ | $17,326.64$ | $0.00 \%$ | 167 | $0.58 \%$ |
| 2019 | $£$ | $670,733,980.09$ | $28.62 \%$ | 7,862 | $27.38 \%$ |
| 2020 | $£$ | $605,355,111.12$ | $25.83 \%$ | 7,307 | $25.45 \%$ |
| $2021+$ | $£$ | $1,067,871,804.34$ | $45.56 \%$ | 13,378 | $46.59 \%$ |
| Total | $£$ | $2,343,978,222.19$ | $100.00 \%$ | 28,714 | $100.00 \%$ |

## Outstanding Issuance

| Series Name | 2011-2 3A | 2015-1 1A2 | 2015-1 1A3 | 2015-1 1A4 | 2015-1 1B |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Issue Date | 1 Nov 2011 | 20 Oct 2015 | 20 Oct 2015 | 20 Oct 2015 | 20 Oct 2015 |
| Orig Rating (Fitch/Moody's/S\&P) | AAA(sf)/ Aaa(sf)/ AAA(sf) | AAA(sf)/ Aaa(sf)/ AAA(sf) | AAA(sf)/ Aaa(sf)/ AAA(sf) | AAA(sf)/ Aaa(sf)/ AAA(sf) | AA(sf)/ Aa2(sf)/ AA(sf) |
| Curr Rating (Fitch/Moody's/S\&P) | AAA(sf)/ Aaa(sf)/ AAA(sf) | AAA(sf)/ Aaa(sf)/ AAA(sf) | AAA(sf)/ Aaa(sf)/ AAA(sf) | AAA(sf)/ Aaa(sf)/ AAA(sf) | AA(sf)/ Aa2(sf)/ AA(sf) |
| Currency | GBP | GBP | EUR | GBP | GBP |
| Issue Size | GBP 500,000,000 | GBP 250,000,000 | EUR 500,000,000 | GBP 1,000,000,000 | GBP 370,000,000 |
| Issue Size (GBP equivalent) | GBP 500,000,000 | GBP 250,000,000 | GBP 370,350,000 | GBP 1,000,000,000 | GBP 370,000,000 |
| Exchange Rate |  | - | 0.74070 | - |  |
| Outstanding Amount ${ }^{1}$ | GBP 500,000,000 | GBP 0 | EUR 500,000,000 | GBP 1,000,000,000 | GBP 370,000,000 |
| Pool Factor ${ }^{1}$ | 1.0 | 0.0 | 1.0 | 1.0 | 1.0 |
| Scheduled Maturity Date | 15 Jul 21 \& 15 Oct 21 | 15 Oct 18 | 15 Jul 20 \& 15 Oct 20 | 15 Oct 2025 | 15 Oct 2025 |
| Final Maturity Date | 15 Jul 2042 | 15 Jul 2042 | 15 Jul 2042 | 15 Jul 2042 | 15 Jul 2042 |
| Bond Structure | Scheduled Am | Scheduled Am | Scheduled Am | Pass-through | Pass-through |
| Placement at Origination | Retained by Originator | Publicly-placed | Publicly-placed | Retained by Originator | Retained by Originator |
| ISIN | XS0700016834 | XS1302966533 | XS1307149432 | XS1302965998 | XS130259082 |
| Stock Exchange Listing | London | London | London | London | London |
| Reference Rate | 3 m GBP LIBOR | 3 m GBP LIBOR | 3 m EURIBOR | 3 m GBP LIBOR | 3 m GBP LIBOR |
| Margin | 1.95\% | 0.60\% | 0.42\% | 0.75\% | 1.10\% |
| Current Rate | 2.8779400\% | 1.5279400\% | 0.11200\% | 1.6779400\% | 2.0279400\% |
| Current Accrual Period | 15 Jan 2019 to 15 Apr 2019 | 15 Jan 2019 to 15 Apr 2019 | 15 Jan 2019 to 15 Apr 2019 | 15 Jan 2019 to 15 Apr 201! | 15 Jan 2019 to 15 Apr 2019 |
| Funding 2 Interest Payment Date 15 Jan 2019 |  |  |  |  |  |
| Expected Coupon Amount | GBP 3,481,985.75 | GBP 0.00 | EUR 130,333.33 | GBP 3,939,313.97 | GBP 1,783,957.13 |
| Coupon Amount Paid | GBP 3,481,985.75 | GBP 0.00 | EUR 130,333.33 | GBP 3,939,313.97 | GBP 1,783,957.13 |
| Interest Shortfall | GBP 0 | GBP 0 | EUR 0 | GBP 0 | GBP 0 |
| Cumulative Interest Shortfall | GBP 0 | GBP 0 | EUR 0 | GBP 0 | GBP 0 |
| Scheduled Principal Payment | GBP 0 | GBP 0 | EUR 0 | GBP 0 | GBP 0 |
| Principal Paid | GBP 0 | GBP 0 | EUR 0 | GBP 0 | GBP 0 |
| Principal Shortfall | GBP 0 | GBP 0 | EUR 0 | GBP 0 | GBP 0 |
| Cumulative Principal Shortfall | GBP 0 | GBP 0 | EUR 0 | GBP 0 | GBP 0 |
| Series Name | 2015-1 1M | 2015-1 1C | 2016-1 1A1 | 2016-1 1A2 | 2018-1 1A1 |
| Issue Date | 20 Oct 2015 | 20 Oct 2015 | 28 Nov 2016 | 28 Nov 2016 | 28 Jun 2018 |
| Orig Rating (Fitch/Moody's/S\&P) | A(sf)/ A2(sf)/ A(sf) | BBB(sf)/ Baa2(sf)/ BBB(sf) | AAA(sf)/ Aaa(sf)/ AAA(sf) | AAA(sf)/ Aaa(sf)/ AAA(sf) | AAA(sf)/ Aaa(sf)/ AAA(sf) |
| Curr Rating (Fitch/Moody's/S\&P) | A(sf)/ A2(sf)/ A(sf) | BBB(sf)/ Baa2(sf)/ BBB(sf) | AAA(sf)/ Aaa(sf)/ AAA(sf) | AAA(sf)/ Aaa(sf)/ AAA(sf) | AAA(sf)/ Aaa(sf)/ AAA(sf) |
| Currency | GBP | GBP | GBP | GBP | USD |
| Issue Size | GBP 270,000,000 | GBP 370,000,000 | GBP 250,000,000 | GBP 1,750,000,000 | USD 1,000,000,000 |
| Issue Size (GBP equivalent) | GBP 270,000,000 | GBP 370,000,000 | GBP 250,000,000 | GBP 1,750,000,000 | GBP 755,401,118 |
| Exchange Rate | - | - | - | - | 1.3238 |
| Outstanding Amount ${ }^{1}$ | GBP 270,000,000 | GBP 370,000,000 | GBP 250,000,000 | GBP 1,750,000,000 | USD 1,000,000,000 |
| Pool Factor ${ }^{1}$ | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 |
| Scheduled Maturity Date | 15 Oct 2025 | 15 Oct 2025 | 15 Jul 19 \& 15 Jan 20 | 15 Oct 2021 | 15 Jan 20, 15 Apr 20, 15 Jul 20 \& 15 Oct 20 |
| Final Maturity Date | 15 Jul 2042 | 15 Jul 2042 | 15 Jul 2058 | 15 Jul 2058 | 15 Jul 2058 |
| Bond Structure | Pass-through | Pass-through | Scheduled Am | Pass-through | Scheduled Am |
| Placement at Origination | Retained by Originator | Retained by Originator | Publicly-placed | Retained by Originator | Publicly-placed |
| ISIN | XS1302957037 | XS1302936031 | XS1515230990 | XS1515233663 | XS1835961878 |
| Stock Exchange Listing | London | London | London | London | London |
| Reference Rate | 3 m GBP LIBOR | 3 m GBP LIBOR | 3 m GBP LIBOR | 3 m GBP LIBOR | 3 m USD LIBOR |
| Margin | 1.50\% | 1.85\% | 0.40\% | 0.45\% | 0.38\% |
| Current Rate | 2.4279400\% | 2.7779400\% | 1.3279400\% | 1.3779400\% | 3.16731\% |
| Current Accrual Period | 15 Jan 2019 to 15 Apr 2019 | 15 Jan 2019 to 15 Apr 2019 | 15 Jan 2019 to 15 Apr 2019 | 15 Jan 2019 to 15 Apr 2019 | 15 Jan 2019 to 15 Apr 2019 |
| Funding 2 Interest Payment Date 15 Jan 2019 |  |  |  |  |  |
| Expected Coupon Amount | GBP 1,574,025.73 | GBP 2,483,409.18 | GBP 764,280.55 | GBP 5,570,511.78 | USD 7,197,237 |
| Coupon Amount Paid | GBP 1,574,025.73 | GBP 2,483,409.18 | GBP 764,280.55 | GBP 5,570,511.78 | USD 7,197,237 |
| Interest Shortfall | GBP 0 | GBP 0 | GBP 0 | GBP 0 | GBP 0 |
| Cumulative Interest Shortfall | GBP 0 | GBP 0 | GBP 0 | GBP 0 | GBP 0 |
| Scheduled Principal Payment | GBP 0 | GBP 0 | GBP 0 | GBP 0 | GBP 0 |
| Principal Paid | GBP 0 | GBP 0 | GBP 0 | GBP 0 | GBP 0 |
| Principal Shortfall | GBP 0 | GBP 0 | GBP 0 | GBP 0 | GBP 0 |
| Cumulative Principal Shortfall | GBP 0 | GBP 0 | GBP 0 | GBP 0 | GBP 0 |


| Series Name | 2018-1 1A2 | 2018-1 1A3 |
| :---: | :---: | :---: |
| Issue Date | 28 Jun 2018 | 28 Jun 2018 |
| Orig Rating (Fitch/Moody's/S\&P) | AAA(sf)/ Aaa(sf)/ AAA(sf) | AAA(sf)/ Aaa(sf)/ AAA(sf) |
| Curr Rating (Fitch/Moody's/S\&P) | AAA(sf)/ Aaa(sf)/ AAA(sf) | AAA(sf)/ Aaa(sf)/ AAA(sf) |
| Currency | GBP | GBP |
| Issue Size | GBP 500,000,000 | GBP 1,000,000,000 |
| Issue Size (GBP equivalent) | GBP 500,000,000 | GBP 1,000,000,000 |
| Exchange Rate | - | - |
| Outstanding Amount ${ }^{1}$ | GBP 500,000,000 | GBP 1,000,000,000 |
| Pool Factor ${ }^{1}$ | 1.0 | 1.0 |
| Scheduled Maturity Date | $\begin{aligned} & 15 \text { Jan } 21,15 \text { Apr } 21 \\ & \& 15 \text { Jul } 21 \end{aligned}$ | 15 Apr 25 |
| Final Maturity Date | 15 Jul 2058 | 15 Jul 2058 |
| Bond Structure | Scheduled Am | Pass-through |
| Placement at Origination | Publicly-placed | Retained by Originator |
| ISIN | XS1835962173 | XS1835962330 |
| Stock Exchange Listing | London | London |
| Reference Rate | 3 m GBP LIBOR | 3 m GBP LIBOR |
| Margin | 0.38\% | 0.55\% |
| Current Rate | 1.30794\% | 1.4779\% |
| Current Accrual Period | 15 Jan 2019 to 15 Apr 2019 | 15 Jan 2019 to 15 Apr 2019 |

Funding 2 Interest Payment Date 15 Jan 2019

| Expected Coupon Amount | GBP 1,503,356 | GBP 3,435,204 |
| :--- | :--- | :--- |
| Coupon Amount Paid | GBP 1,503,356 | GBP 3,435,204 |
| Interest Shortfall | GBP 0 | GBP 0 |
| Cumulative Interest Shortfall | GBP 0 | GBP 0 |
| Scheduled Principal Payment | GBP 0 | GBP 0 |
| Principal Paid | GBP 0 | GBP 0 |
| Principal Shortfall | GBP 0 | GBP 0 |
| Cumulative Principal Shortfall | GBP 0 | GBP 0 |
| ${ }^{1}$ As at end of latest completed Interest Period and following waterfall reported on p10 |  |  |

## Credit Enhancement

Permanent Master Issuer notes ${ }^{1}$

| Class |  | Amount <br> (GBP equivalent) | \% of Total | Support |
| :--- | :--- | ---: | ---: | ---: |
| Class A notes | $£$ | $6,125,751,118$ | $84.47 \%$ | $17.60 \%$ |
| Class B notes | $£$ | $370,000,000$ | $5.10 \%$ | $12.49 \%$ |
| Class M notes | $£$ | $270,000,000$ | $3.72 \%$ | $8.77 \%$ |
| Class C notes | $£$ | $370,000,000$ | $5.10 \%$ | $3.67 \%$ |
| Total notes | $£$ | $7,135,751,118$ | $98.40 \%$ |  |
| Funding 2 Z Loan | $£$ | $116,000,000$ | $1.60 \%$ |  |
| Total | $£$ | $7,251,751,118$ | $100.00 \%$ |  |
| Reserve | $£$ | $150,000,000$ | $2.07 \%$ |  |

Z Loan Required Amounts

| Funding 2 | $£$ | $116,000,000$ |
| :--- | :--- | :--- |

## Excess Spread

Permanent Funding 2

| Permanent Funding 2 |
| :--- |
|   <br>  Amount |
| $£$ |

## Liquidity Support

 ratings downgrade (see Rating Triggers) up to the Funding 2 Liquidity Reserve Fund Required Amount, being 3\% of the outstanding Notes less amounts held in the Funding 2 general reserve fund (subject to a floor of zero).

## Ledgers

Funding 1 Share / Funding 2 Share / Seller Share Ledger

| Date | Collateral pool balance |  | Funding 1 Share |  | Funding 2 Share |  | Seller Share | Funding 1 Share <br> $\%$ |
| :--- | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| O1-Feb-19 | $£$ | $8,303,741,642.12$ | $£$ | - | $£$ | $7,251,717,409.29$ | $£$ | $1,052,024,232.83$ |
| Share $\%$ | $0.0000 \%$ | $87.3307 \%$ | $12.6693 \%$ |  |  |  |  |  |
| 02-Jan-19 | $£$ | $8,483,846,136.42$ | $£$ | - | $£$ | $7,251,717,409.29$ | $£$ | $1,232,128,727.13$ |
| $03-$ Sec-18 | $£$ | $8,628,401,886.44$ | $£$ | - | $£$ | $7,251,717,409.29$ | $£$ | $1,376,684,477.15$ |

Losses Ledger

| Month |  | Losses in month |  | Funding 1 share of losses |  | Funding 2 share of losses |  | Seller share of losses |  | Cumulative losses |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Jan 2019 | £ | - | £ | - | £ | - | £ | - | £ | 144,623,936.15 |
| Dec 2018 | £ | - | £ | - | £ | - | £ | - | £ | 144,623,936.15 |
| Nov 2018 | £ | - | £ | - | £ | - | £ | - | £ | 144,623,936.15 |

Funding 2 Principal Deficiency Ledger (Z Loan sub-ledger)

|  |  |  |  |  |
| :--- | :---: | :---: | :---: | :---: |
| Month | Debit | Credit | Balance |  |
| Jan 2019 | $£$ | - | $£$ | - |
| Dec 2018 | $£$ | - | $£$ | - |
| Nov 2018 | $£$ | - | $£$ | - |

Funding 2 Reserve Ledger

|  |  |  |  |  | Balance |
| :--- | ---: | ---: | ---: | ---: | ---: | | Funding 2 Reserve Required |
| ---: |
| Month |

Funding 2 Yield Reserve Ledger ${ }^{2}$

| Month |  | Debit |  | Credit |  | Balance | ${ }^{2}$ Only Funding 2 Yield Reserve Notes benefit from the Funding 2 Yield Reserve. |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Jan 2019 | £ | 630,136.98 | $£$ | - | £ | 7,216,483.49 |  |
| Dec 2018 | $£$ | - | £ | - | £ | 7,846,620.47 |  |
| Nov 2018 | £ | - | $£$ | - | £ | 7,846,620.47 |  |

## Bank Accounts Balance

| Mortgages Trustee GIC Account |
| :--- |
|        <br> Date  Revenue Ledger  Principal Ledger  Other |
| 31 Jan 2019 |
| 31 Dec 2018 |


| Date |  | Revenue Ledger |  | Principal Ledger | Cash Accumulation Ledger |  | General ReserveLedger |  | Yield Reserve Ledger |  | GIC Account Balance |  | Collateralised GIC Account Balance |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 31 Jan 2019 | £ | 90,722.56 | £ | 33,808.71 | £ |  | £ | 150,000,000.00 | £ | 7,216,483.49 | £ | 52,562,079.40 | £ | 104,778,935.36 |
| 31 Dec 2018 | £ | 41,692,470.55 | £ | 33,808.71 | £ | - | £ | 150,000,000.00 | £ | 7,846,620.47 | £ | 50,548,060.71 | £ | 149,024,839.02 |
| 30 Nov 2018 | £ | 21,033,653.05 | £ | 33,808.71 | £ | - | £ | 150,000,000.00 | £ | 7,846,620.47 | £ | 54,521,111.75 | £ | 124,392,970.48 |

Funding 2 Transaction Account

|  |  |  |  |  |  |
| :--- | ---: | ---: | ---: | ---: | ---: |
| Date | Retained Profit Amount |  | Start-up Loans Proceeds |  | Bank Balance |
| 31 Jan 2019 | $£$ | $2,383,010.04$ | $£$ | - | $£$ |
| 31 Dec 2018 | $£$ | $2,361,690.51$ | $£$ | $458,519.03$ | $£$ |
| 30 Nov 2018 | $£$ | $2,361,690.51$ | $£$ | $467,687.03$ | $£$ |

Funding 2 Authorised Investments: nil

| Date |  | Issuer Profit |  | Capital | Aggregate Bank Balance |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 31 Jan 2019 | £ | 294,563.30 | £ | 12,501.50 | £ | 307,064.80 |
| 31 Dec 2018 | £ | 291,543.05 | £ | 12,501.50 | £ | 304,044.55 |
| 30 Nov 2018 | £ | 291,391.98 | £ | 12,501.50 | £ | 303,893.48 |

## Funding Swaps

| Funding 2 Swap Provider | Calculation Period |  | Notional |  | Swap Provider Amount |  | nding 2 Amount |  | nding 2 Amount ${ }^{4}$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 1 Dec - 31 Dec 2018 | $£$ | 7,251,717,309.29 | £ | 17,215,286.52 | £ | 21,987,228.72 | -£ | 4,771,942.20 |
|  | 1 Nov-30 Nov 2018 | £ | 7,250,214,905.43 | £ | 16,694,308.63 | £ | 21,375,134.42 | - $£$ | 4,680,825.79 |
|  | 1 Oct - 31 Oct 2018 | £ | 7,251,717,309.29 | £ | 17,213,824.44 | £ | 22,048,933.54 | - | 4,835,109.10 |
|  |  | Amount paid or received at end of latest completed Funding 2 Interest Period $-£$ |  |  |  |  |  |  | 14,287,877.09 |

[^0]
## Issuing Entity Swaps

| Issue \& Class | Currency Swap Provider | Currency Swap Provider Amounts ${ }^{5}$ |  |  |  | Permanent Master Issuer GBP Amounts ${ }^{5}$ |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | Floating Amount |  | Exchange Amount |  | Floating Amount |  | Exchange Amount |  |
| 2015-1 1A3 | ING Bank NV | EUR | 140,000.00 | EUR | - | GBP | 1,597,547.44 | GBP | - |


| Issue \& Class | Interest Rate Swap Provider | Interest Rate Swap Provider Fixed Amnts ${ }^{5}$ |  | nt Master Issuer <br> Floating Amnts ${ }^{5}$ | ${ }^{5}$ Paid in latest waterfall, reported on p10 |
| :---: | :---: | :---: | :---: | :---: | :---: |
| PMI 2018-1 | NAB Ltd | 7,197,236.66 | GBP | 2,443,396.86 |  |

## Rating Triggers

| Transaction Party | Required Ratings (Fitch / Moody's / S\&P) | Consequence of Trigger | Current Ratings (Fitch / Moody's / S\&P) |
| :---: | :---: | :---: | :---: |
| Seller: Bank of Scotland plc | Long Term: <br> BBB / Baa2 / BBB | The Seller shall prepare draft letter of notice to each borrower of the sale and purchase effected by the Mortgage Sale Agreement. | Long Term: $\mathrm{A}_{+} / \mathrm{Aa} 3 / \mathrm{A}_{+}$ |
|  | Long Term: <br> BBB- / Baa3 / BBB- | The Minimum Seller Share will be recalculated as the rating agencies require; <br> The Seller shall give notice to each borrower of the sale and purchase effected by the Mortgage Sale Agreement; <br> Loan assignments or assignations (as appropriate) to be perfected. | Long Term: $\mathrm{A}+/ \mathrm{Aa3} / \mathrm{A}+$ |
|  | Short Term: F1/-/Long Term: A / A3 / A- | Establishment of the Funding 2 Liquidity Reserve Fund, unless the relevant rating agency confirms the then current ratings of the notes are not affected. | Short Term: F1 / P-1 / A-1 Long Term: $A+/ A a 3 / A+$ |
| Funding 2 Swap Provider: Bank of Scotland plc | Short Term: F1 / - / A-1 Long Term: A / A3 / A | Requirement to post collateral, replace the Funding 2 Swap Provider or obtain a guarantee of the Funding 2 Swap Provider's obligations or take such other action as is required to maintain the rating of the notes by the relevant rating agency. | Short Term: F1 / P-1 / A-1 Long Term: $A+/ A a 3 / A+$ |
|  | Short Term: F3 / - / - Long Term: BBB- / Baa1 / BBB+ | Requirement to replace the Funding 2 Swap Provider or obtain a guarantee of the Funding 2 Swap Provider's obligations or take such other action as is required to maintain the rating of the notes by the relavant rating agency (and in the interim post collateral). | Short Term: F1 / P-1 / A-1 Long Term: $A+/ A a 3 / A+$ |
| Issuing Entity Swap Provider: <br> National Australia Bank Limited | Short Term: <br> F1 / - / A-1 <br> Long Term: <br> A/A3/A | Requirement to post collateral, replace the Funding 2 Swap Provider or obtain a guarantee of the Funding 2 Swap Provider's obligations or take such other action as is required to maintain the rating of the notes by the relevant rating agency. | Short Term: F1+ / P-1/A-1+ Long Term: AA- / Aa3 / AA- |
|  | Short Term: F3 / - / Long Term: BBB- / Baa1 / A- | Requirement to transfer its rights and obligations to a replacement third party with the required rating to become a co-obligor or guarantee it's rights and obligations, or take such other action as is required to maintain the rating of the notes by the relavant rating agency | Short Term: F1+ / P-1 / A-1+ Long Term: AA- / Aa3 / AA- |
| Issuing Entity Swap Provider: ING Bank NV | Short Term: F1 / - / A-1 Long Term: A / A3 / A | Requirement to post collateral, replace the Issuing Entity Swap Provider or obtain a guarantee of the Issuing Entity Swap Provider's obligations or take such other action as is required to maintain the rating of the notes by the relevant rating agency. | Short Term: F1 / P-1 / A-1 Long Term: $A_{+} / \mathrm{Aa3} / \mathrm{A}_{+}$ |
|  | Short Term: <br> F3 / - / - <br> Long Term: <br> BBB- / Baa1 / BBB+ | Requirement to replace the Issuing Entity Swap Provider or obtain a guarantee of the Issuing Entity Swap Provider's obligations or take such other action as is required by the relevant rating agency to maintain the rating of the notes (and in the interim post collateral). | Short Term: F1 / P-1 / A-1 Long Term: $\mathrm{A}+/ \mathrm{Aa3} / \mathrm{A}+$ |
| Servicer: Bank of Scotland plc | Short Term: F1 / P-1 / A-1 | The Servicer shall use reasonable endeavours to ensure that the title deeds are identified as distinct from the title deeds of other properties and mortgages which do not form part of the mortgage portfolio. | Short Term: F1 / P-1 / A-1 |
| Account Bank: Bank of Scotland plc | Short Term: <br> F1 / P-1 / A-1 <br> Long Term: <br> A / - / A (or A+ if the short | Requirement to close the Funding 2 Bank Accounts, with the exception of, and providing the conditions in Clause 4.8 of the Cash Management Agreement are satisfied, the Funding 2 Collateralised GIC Account, and seek a replacement account bank, unless the relevant rating agency confirms the then current ratings of the notes are not affected or a guarantee of the Account Bank's obligations is obtained. | Short Term: F1 / P-1 / A-1 Long Term: $A_{+} / \mathrm{Aa3} / \mathrm{A}+$ |
| Account Bank: Bank of Scotland plc | Short Term: F2 / P-2 / A-2 Long Term: BBB- / - / BBB- | Requirement to transfer amounts standing to the credit of the Funding 2 Collateralised GIC Account to the Funding 2 GIC Account and close the Funding 2 Collateralised GIC Account. | Short Term: F1 / P-1 / A-1 Long Term: $A+/ A a 3 / A+$ |
| Account Bank: <br> Bank of Scotland plc | Short Term: F1 / P-1 / A-1 Long Term: A/-/A | Requirement to close the Mortgages Trustee GIC Account and seek a replacement Account Bank, unless, within 60 days a standby account is opened with a suitably rated stand-by account bank or the relevant rating agency confirms the then current ratings of the notes are not affected or a guarantee of the Account Bank's obligations is obtained. | Short Term: F1 / P-1 / A-1 Long Term: A+ / Aa3 / A+ |
| Account Bank: Bank of Scotland plc | Long Term: BBB-/ - / - | Requirement to close the Mortgages Trustee GIC Account and seek a replacement Account Bank, unless the relevant rating agency confirms the then current ratings of the notes are not affected or a guarantee of the Account Bank's obligations is obtained. | Long Term: $A_{+} / \mathrm{Aa3} / \mathrm{A}_{+}$ |
| Issuing Entity Account Bank: Bank of Scotland plc | Short Term: <br> F1 / P-1 / A-1 <br> Long Term: <br> A / - / A (or A+ if the short | Requirement to close the Issuing Entity bank accounts and seek a replacement Issuing Entity Account Bank, unless the relevant rating agency confirms the then current ratings of the notes are not affected or a guarantee of the Issuing Entity Account Bank's obligations is obtained. | Short Term: F1 / P-1 / A-1 Long Term: $\mathrm{A}+/ \mathrm{Aa3} / \mathrm{A}+$ |
| Eligible GIC Custodian: The Bank of New York Mellon | Short Term: F2 / - / Long Term: BBB+ / / / BBB | The security provider shall, with the prior written approval of the secured party, revoke its appointment of the custodian by not less than 3 calendar days' notice to the custodian; provided that such revocation shall not take effect until a successor had been duly appointed in accordance with the custody agreement. | Short Term: F1 + / P-1 / A-1+ Long Term: AA+ / Aa1 / AA- |

Non-asset Trigger Events

| Nature of Trigger | Description of Trigger | Consequence of Non-asset Trigger Event | occurred? |
| :---: | :---: | :---: | :---: |
| Insolvency Event | An Insolvency Event in relation to the Seller | Mortgages Trust Available Principal Receipts will be applied first to Funding 1 and Funding 2 according to their respective shares in the trust until their shares are zero and then to the Seller | N |
| Substitution of Servicer | The Seller's role as Servicer is terminated and a new servicer is not appointed within 30 days |  | N |
| Breach of Minimum Seller Share | The Seller share ot the trust is less than the Minimum Seller Share |  | N |
| Breach of required loan balance amount | The outstanding principal balance of the loans comprising the trust property is less than the required amount specified in the latest Final Terms, currently zero. |  | N |

Asset Trigger Events

| Nature of Trigger | Description of Trigger | Consequence of Non-asset Trigger Event |  |
| :--- | :--- | :--- | :--- |
| Principal deficiency | Principal losses on the loans in the portfolio reach a level causing | Mortgages Trust Available Principal Receipts will be applied to | occurred? |

Other Triggers

| Nature of Trigger | Description of Trigger | Consequence of Trigger | Trigger occurred? |
| :---: | :---: | :---: | :---: |
| Mortgage Sale Agreement: Breach of these (or any other) conditions under Clause 4.2 | Loans with an arrears amount which is more than three times the monthly payment due account for more than $5 \%$ of the aggregate outstanding principal balance of the Loans in the Mortgages Trust. | Seller unable to sell new portfolio to Mortgages Trustee and requirement for the Seller to repurchase any Loans subject to a Product Switch. | N |
|  | The product of the weighted average foreclosure frequency (WAFF) and the weighted average loss severity (WALS) of the Loans exceeds the product of the WAFF and WALS of the Loans at the most recent closing date plus $0.25 \%$. |  |  |
|  | The sale of any New Portfolio or completion of Product Switch does not result in the Fitch Portfolio Tests exceeding the most recently agreed Fitch Portfolio Test Value for each such Fitch Portfolio Test; or Where the above would not be satisfied in respect of any Fitch Portfolio Test, the sale of any New Portfolio or completion of Product Switch does not result in the margin by which the relevant Fitch Portfolio Test is exceeded being greater than the margin by which the Portfolio exceeded the most recently agreed Fitch Portfolio Test Value prior to completion of such sale or Product Switch. |  |  |
|  | The yield of the Loans in the Mortgages Trust is less than three month Sterling LIBOR plus the Minimum Trust Property Yield Margin. |  |  |
|  | The weighted average credit enhancement value as determined by the application of the LTV Test to the Loans exceeds the weighted average credit enhancement value as determined by the application of the LTV Test to the Loans at the most recent closing date plus $0.25 \%$. |  |  |
|  | Loans other than Fixed Rate Loans which yield, post Funding Swap, less than three month Sterling LIBOR plus 0.50\% and which have more than two years remaining on their incentive period account for more than $15 \%$ of the aggregate outstanding principal balance of the Loans in the Mortgages Trust. |  |  |
|  | Fixed Rate Loans which have more than one year remaining on their incentive period account for more than $50 \%$ of the aggregate outstanding principal balance of the Loans in the Mortgages Trust. |  |  |

## Cashflows

Revenue receipts and principal receipts are allocated in accordance with 'The Mortgages Trust' and 'Cashflows' sections of the Base Prospectus. Briefly, on a monthly basis Mortgages Trust Revenue Receipts are allocated on a pro-rata basis between Funding 1, Funding 2 and the Seller based upon their respective shares in the Trust and Mortgages Trust Principal Receipts are allocated first on a pro-rata basis between randing 1 and Funding 2 based upon their resp ective shares in the requirements, until their requirements have been satisfied, and then to the Seller. On a quart erly basis, Funding 2 will distribute its receipts to the Master Issuer and in turn the issuing entity will distribute its respective receipts to the noteholders, via the paying a gents and issuing entity swap providers.'
$£$
$180,865,406.65$

Paid to Funding 1
Paid to Funding 2
Paid to the Seller

| $£$ | - |
| :--- | :---: |
| $£$ | - |
| $£$ | $180,865,406.65$ |
|  |  |
| $£$ | $180,865,406.65$ |

## Funding 2 Available Principal Receipts

Distribution

Trustee and Agent fees
Amounts due to the Master Issuer
Other senior fees
Amounts due to the Cash Manager
Amounts due to the Corporate Services Provider
Amounts payable under the Funding 2 Swap
Interest on AAA non-Yield Reserve Loan Tranches Towards Yield Reserve Primary Loan Interest Amt Interest on AA non-Yield Reserve Loan Tranches Towards Yield Reserve Primary Loan Interest Amt Interest on A non-Yield Reserve Loan Tranches Towards Yield Reserve Primary Loan Interest Amt Interest on BBB non-Yield Reserve Loan Tranches Towards Yield Reserve Primary Loan Interest Amt CR to General Reserve Fund to required amount Towards a credit to the Z Loan PDL

Interest on Z Loans
Other amounts due to Master Issuer
Payment to Funding 2 in respect of profit Amounts due under the Start-up Loans
Deferred Consideration to the Seller

## Master Issuer Waterfall 15 Jan 2019

## Master Issuer Revenue Receipts

Interest received in respect of Loan Tranches Fees received under Master Intercompany Loan Interest on the Master Issuer bank accounts Any other net income

## Distribution

Trustee and Agent fees
Other senior fees
Amounts due to the Cash Manager
Amounts due to the Corporate Services Provider
Amounts due to swap providers re Class A Notes Interest due on Class A Notes
Amounts due to swap providers re Class B Notes Interest due on Class B Notes

Amounts due to swap providers re Class M Notes Interest due on Class M Notes

Amounts due to swap providers re Class C Notes Interest due on Class C Notes
Balance to the Master Issuer

| $£$ | $62,334,989.10$ |
| :--- | ---: |
| $£$ | $105,880.05$ |
| $£$ | $295,888.18$ |
| $£$ | - |
| $£$ | $150,000,000.00$ |
| $£$ | - |
| $£$ | - |
| $£$ | $458,519.03$ |
| $£$ | $213,195,276.36$ |

## Master Issuer Principal Receipts

Principal repaid by Funding 2 per Master ICL
621,410.62 431.63

| $£$ | $621,410.62$ |
| :--- | ---: |
| $£$ | 431.63 |
| $£$ | - |
| $£$ | $29,198,830.64$ |


| $£$ | $168,902.85$ |
| :--- | :---: |
| $£$ | - |
| $£$ | $449,650.07$ |
| $£$ | - |
| $£$ | $4,040,944.30$ |
| $£$ | $18,694,652.05$ |
| $£$ | - |
| $£$ | $1,783,957.13$ |
| $£$ | - |
| $£$ | $1,574,025.73$ |
| $£$ | - |
| $£$ | $2,483,409.18$ |
| $£$ | $3,289.33$ |
| $£$ | $29,198,830.64$ |

Princt Principal due on Class A Notes
Amounts due to swap providers re Class B Notes Principal due on Class B Notes
Amounts due to swap providers re Class M Notes Principal due on Class M Notes
Amounts due to swap providers re Class C Notes Principal due on Class C Notes

All Mortgages Trust Principal Receipts distributed Funding 2 Principal on Cash Accumulation Ledger Amounts to be credited to PDL
Amounts made available from General Reserve Amounts made available from Liquidity Reserve Any other amount on Funding 2 Principal Ledger

Towards replenishment General Reserve CR Liquidity Reserve Fund to required amount
Towards redeeming AAA Loan Tranches
Towards redeeming AA Loan Tranches
Towards redeeming A Loan Tranches
Towards redeeming BBB Loan Tranches
CR Cash Accumulation Ledger
CR Funding 2 Principal Ledger

1,783,957.13

1,574,025.73

2,483,409.18 150,000,000.00 500,817.96
21,319.53
2,857.70 19,367,349.68
£ $\qquad$

| $\varepsilon$ | - |
| :--- | :--- |
| $\varepsilon$ | $213,195,276.36$ |

$\varepsilon$

## Key Counterparties

| Issuing Entities |
| :--- |
| Mortgages Trustee |
| Depositors |
| Seller |
| Servicer |
| Cash Manager |
| Account Bank |
| Issuing Entity Account Bank |
| Security \& Note Trustee |
| Agent Bank \& Paying Agent(s) |
| Funding 2 Swap Provider |
| Issuing Entity Swap Provider(s) |

Permanent Master Issuer plc (Master Issuer),
Permanent Mortgages Trustee Limited
Permanent Funding (No. 1) Limited (Funding 1), Permanent Funding (No. 2) Limited (Funding 2
Bank of Scotland plc
Bank of Scotland plc
Bank of Scotland plc
Bank of Scotland plc
Bank of Scotland plc
The Bank of New York Mellon
Citibank, N.A.
Bank of Scotland plc
NG Bank NV
National Australia Bank Limited

## Glossary

| Capitalised arrears | Arrears of interest may be capitalised with the agreement of the borrower once a borrower has made six consecutive scheduled payments of at least the contractual amount. |
| :---: | :---: |
| Constant Prepayment Rate | The Constant Prepayment Rate (CPR) is an annualised percentage reflecting the amount of principal prepaid in excess of scheduled principal receipts. CPR is currently unavailable. |
| Current LTV | Current LTV is calculated using the latest Indexed Valuation held in the Seller's records. |
| Indexed Valuation | Indexation is applied quarterly in January, April, July and October to property valuations using the Halifax House Price Index. |
| Defaulted Loan | A loan is defined as being in default when the property relating to that loan has been taken into possession. |
| Excess Spread | Excess Spread (\%) is calculated by dividing the annual equivalent of the remaining Available Revenue Receipts after crediting the General Reserve Fund into the weighted average principal amount outstanding of the notes during the Interest Period. |
| Months in arrears | The amount of arrears divided by the current payment due. The arrears table on page 1 includes repossessions. |
| Mortgage Account |  |
|  | A mortgage account consists of one or more loans secured, by way of equal ranking first charge, on the same property and thereby forming a single mortgage account. |
| Original LTV | LTV at origination has been calculated using the valuation at origination of the initial loan in a mortgage account, where this is still held in the Seller's records. Where this original valuation is no longer held, the latest valuation has been used in the calculation. Any fees added to the initial loan at origination have been excluded from the calculation. |
| Outstanding principal balance | The aggregate principal balance of the loans including (without double counting) the initial advance, any further advance, any flexible loan drawing, capitalised expenses, capitalised arrears and capitalised interest less any prepayments, repayments or payments of the foregoing prior to the relevant date, plus accrued interest on the loans as at the relevant date. |
| Principal Payment Rate | Monthly PPR reflects the aggregate of scheduled and unscheduled principal receipts, including the proceeds from any loan repurchases by the Seller. It should be noted that in reports prior to November 2011, this was labelled CPR. |
| Region | Reported regions are NUTS1 classifications. NUTS is Nomenclature of Units for Territorial Statistics. |
| Scheduled Maturity Date |  |
|  | The date or dates when principal is scheduled to be repaid on bullet and scheduled amortisation notes and from when principal becomes payable on pass-through notes. |
| Seasoning | Seasoning is reported on an aggregated basis for each mortgage account. It is calculated using the origination date of the original loan in the mortgage account and ignores any subsequent loans in the mortgage account. |
| Type of Loan | The 'Type of loan' and 'Distribution of fixed rate loans' tables have been prepared on the basis of the type of loan applicable to each mortgage accounts primary product holding. In addition to the primary product holding, a mortgage account may have other active product holdings which may or may not be the same type as the primary product holding. |

## Risk Retention

The seller confirms that, if it sells one or more new loans and their related security to the mortgages trustee on or after 1 January 2015, then the seller, in its capacity as originator, (i) on or immediately following the relevant sale date, will retain on an on-going basis a material net economic interest in the securitisation of not less than 5 per cent. in accordance with the text of each of Article 405 (1) of Regulation (EU) No 575/2013 (the Capital Requirements Regulation), and Article 51(1) of Regulation (EU) No 231/2013 (the AIFM Regulation) and Article 254 of Regulation (EU) No 2015/35 (the Solvency II Regulation) (which, in each case, does not take into account any relevant national measures) and (ii) will disclose via an RNS announcement (or in such other manner as the seller may determine) such retained interest and the manner in which it is held as contemplated by the relevant rules, provided that the seller would only be required to do so to the extent that the retention and disclosure requirements under the relevant rules remain in effect at the time of the relevant sale date. Any change to the manner in which such interest is held will be notified to noteholders.

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[^0]:    ${ }^{4} \mathrm{~A}$ negative figure represents a payment by Funding 2 and a positive figure is a receipt

