http://www.lloydsbankinggroup.com/investors/fixed-income-investors/securitisation

Reporting Date	15 Aug 2016
Reporting Period	1 Jul 2016 to 31 Jul 2016
Next Funding 2 Interest Payment Date	17 Oct 2016
Funding 2 Interest Period	15 Jul 2016 to 17 Oct 2016

Contact Details

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

Mortgages Trust Summary

Outstanding principal balance start period	£	14,561,093,475.50	Number of accounts at start of period	206,210	
Outstanding principal balance end period	£	14,337,099,362.03	Number of accounts at end of period	203,596	
Funding 2 Issuer Notes outstanding (GBP)	f	4.764.837.512.16	Funding 1 Issuer Notes outstanding (GBP)	f	-
plus Funding 2 Z Loans outstanding	£	160,000,000.00	plus Funding 1 Z Loans outstanding	£	-
less Cash Accumulation Ledger balance	£	346,031,895.03	less Cash Accumulation Ledger balance	£	-
less Funding 2 Principal Ledger balance	£	225,946,081.72	less Funding 1 Principal Ledger balance	£	-
less Principal Deficiency Ledger balance	£	-	less Principal Deficiency Ledger balance	£	-
Funding 2 Share	£	4,352,859,635.41	Funding 1 Share	£	-
Funding 2 Share %		30.36082%	Funding 1 Share %		0%
Seller Share	£	9,984,239,726.62			
Seller Share %		69.63918%			

299,918,118.08

2.09190%

Other Mortgages Trust assets: £100 cash at bank

Mortgages Trust Portfolio Details

Arrears & Possessions

Minimum Seller Share Minimum Seller Share %

		Aggregate outstanding				Number of	
Months in arrears		principal balance	% of Total		Aggregate amount of Arrears	accounts	% of Total
Current - < 1 month	£	14,037,364,242.93	97.91%	£	1,149,413.64	200,255	98.36%
1 - < 2 months	£	218,720,817.32	1.53%	£	1,756,403.77	2,458	1.21%
2 - < 3 months	£	66,436,417.55	0.46%	£	949,703.41	702	0.34%
3 - < 6 months	£	14,483,577.44	0.10%	£	313,804.74	180	0.09%
6 - < 9 months	£	94,306.79	0.00%	£	34,369.52	1	0.00%
9 - < 12 months	£	-	0.00%	£	-	-	0.00%
>= 12 months	£	-	0.00%	£	-	-	0.00%
Total	£	14,337,099,362.03	100.00%	£	4,203,695.08	203,596	100.00%

£

	Agg	gregate outstanding				Cumulative
Properties in possession		principal balance	% of Total	Number of accounts	% of Total	Numbers
Brought forward	£	100,343.37	0.00%	1	0.00%	
Repossessed				1	0.00%	6,458
Sold and loss incurred				-	0.00%	4,260
Sold and no loss incurred				-	0.00%	1,975
Relinquished to borrower				-	0.00%	81
Loan repurchased				-	0.00%	140
Carried forward	£	147,111.49	0.00%	2	0.00%	

Average days from possession to sale (this period)

0

Γ

Asset Yield

Yield	%
Halifax Variable Rate 1	3.99%
Halifax Homeowner Variable Rate	3.99%
Pre-Funding Swap yield	3.58118%
Post-Funding Swap yield (over 3m LIBOR)	1.98887%
Minimum Trust Property Yield Margin	1.50%

Loan Repurchases

			Number of
Reason		Principal proceeds	accounts
Further Advance and/or Product Switch	£	18,379,328.36	161
Arrears >3 months	£	16,795,159.85	184
Breach of Loan Warranty	£	384,018.27	8
Total	£	35,558,506.48	353

Principal Payment Rate

	Monthly	1-month	3-month	12-month
Month	PPR	annualised	average	average
Jul 2016	1.55%	17.11%	17.28%	18.13%
Jun 2016	1.58%	17.43%	17.58%	18.66%
May 2016	1.57%	17.31%	18.02%	18.57%

Loans Added

		Number of
	Balance of accounts	accounts
£	-	-

Range of LTV ratios at		Aggregate outstanding			
origination		principal balance	% of Total	Number of accounts	% of Total
0% - <25%	£	198,486,595.51	1.38%	8,656	4.25%
25% - <50%	£	1,470,492,676.62	10.26%	36,423	17.89%
50% - <75%	£	5,143,823,790.30	35.88%	70,786	34.77%
75% - <80%	£	1,583,030,921.96	11.04%	16,999	8.35%
80% - <85%	£	1,175,267,292.23	8.20%	13,212	6.49%
85% - <90%	£	1,709,360,256.45	11.92%	18,560	9.12%
90% - <95%	£	1,889,523,269.94	13.18%	21,822	10.72%
95% - <100%	£	1,167,114,559.02	8.14%	17,138	8.42%
>=100%	£	-	0.00%	-	0.00%
Total	£	14,337,099,362.03	100.00%	203,596	100.00%

Range of LTV ratios at end		Aggregate outstanding			
of reporting period		principal balance	% of Total	Number of accounts	% of Total
0% - <25%	£	2,517,620,573.09	17.56%	85,828	42.16%
25% - <50%	£	6,047,189,305.86	42.18%	68,671	33.73%
50% - <75%	£	4,843,414,054.84	33.78%	42,165	20.71%
75% - <80%	£	387,005,710.18	2.70%	2,988	1.47%
80% - <85%	£	246,809,998.83	1.72%	1,807	0.89%
85% - <90%	£	171,165,958.24	1.19%	1,244	0.61%
90% - <95%	£	76,676,568.18	0.53%	555	0.27%
95% - <100%	£	33,523,214.46	0.23%	243	0.12%
>=100%	£	13,693,978.35	0.10%	95	0.05%
Total	£	14,337,099,362.03	100.00%	203,596	100.00%

Range of outstanding balances at end of period	A	ggregate outstanding principal balance	% of Total	Number of accounts	% of Total
£0 - <£25,000	£	642,745,268.09	4.48%	52,426	25.75%
£25,000 - <£50,000	£	1,653,699,447.82	11.53%	44,687	21.95%
£50,000 - <£75,000	£	2,182,508,638.07	15.22%	35,310	17.34%
£75,000 - <£100,000	£	2,073,790,577.58	14.46%	23,947	11.76%
£100,000 - <£125,000	£	1,763,587,480.68	12.30%	15,787	7.75%
£125,000 - <£150,000	£	1,419,937,488.33	9.90%	10,388	5.10%
£150,000 - <£175,000	£	1,109,583,001.82	7.74%	6,878	3.38%
£175,000 - <£200,000	£	820,858,185.11	5.73%	4,401	2.16%
£200,000 - <£225,000	£	610,864,489.57	4.26%	2,889	1.42%
£225,000 - <£250,000	£	466,634,147.90	3.25%	1,971	0.97%
£250,000 - <£275,000	£	346,766,413.60	2.42%	1,327	0.65%
£275,000 - <£300,000	£	264,049,579.12	1.84%	919	0.45%
£300,000 - <£350,000	£	386,288,681.84	2.69%	1,201	0.59%
£350,000 - <£400,000	£	270,171,611.48	1.88%	726	0.36%
£400,000 - <£450,000	£	196,468,967.74	1.37%	465	0.23%
£450,000 - <£500,000	£	128,645,022.28	0.90%	273	0.13%
>=£500,000	£	500,361.00	0.00%	1	0.00%
Total	£	14,337,099,362.03	100.00%	203,596	100.00%

		Aggregate outstanding			
Region		principal balance	% of Total	Number of accounts	% of Total
East of England	£	1,316,458,821.14	9.18%	15,868	7.79%
East Midlands	£	895,135,891.27	6.24%	14,789	7.26%
London	£	2,524,978,963.24	17.61%	22,071	10.84%
North East	£	566,610,875.92	3.95%	11,018	5.41%
North West	£	1,400,820,805.08	9.77%	25,265	12.41%
Scotland	£	1,405,515,916.83	9.80%	25,191	12.37%
South East	£	2,133,646,126.99	14.88%	22,683	11.14%
South West	£	1,033,837,354.31	7.21%	13,283	6.52%
Wales	£	524,245,813.42	3.66%	9,230	4.53%
West Midlands	£	1,235,189,943.49	8.62%	19,891	9.77%
Yorkshire and The Humber	£	1,297,900,318.17	9.05%	24,262	11.92%
Unknown	£	2,758,532.17	0.02%	45	0.02%
Total	£	14,337,099,362.03	100.00%	203,596	100.00%

	ŀ	Aggregate outstanding			
Property type		principal balance	% of Total	Number of accounts	% of Total
Detached house	£	3,492,943,477.15	24.36%	36,590	17.97%
Semi-detached house	£	4,188,152,518.76	29.21%	65,812	32.32%
Terraced house	£	4,177,253,900.05	29.14%	68,743	33.76%
House: det type unknown ¹	£	31,408,768.11	0.22%	378	0.19%
Flat or maisonette	£	1,956,575,760.04	13.65%	26,149	12.84%
Bungalow	£	488,173,138.56	3.40%	5,830	2.86%
Unknown	£	2,591,799.36	0.02%	94	0.05%
Total	£	14,337,099,362.03	100.00%	203,596	100.00%

Maximum Original LTV	97.00%
Minimum Original LTV	0.17%
Weighted average Original LTV	73.25%

Maximum Current LTV	116.15%
Minimum Current LTV	-14.14%
Weighted average Current LTV	44.78%

Maximum current balance	£	500,361.00
Minimum current balance	-£	32,002.05
Average current balance	£	70,419.36
Weighted average current balance	£	132,019.96

		Aggregate outstanding			
Seasoning in months		principal balance	% of Total	Number of accounts	% of Total
12 - <24	£	-	0.00%	-	0.00%
24 - <36	£	-	0.00%	-	0.00%
36 - <48	£	-	0.00%	-	0.00%
48 - <60	£	-	0.00%	-	0.00%
60 - <72	£	167,756,507.24	1.17%	2,079	1.02%
72 - <84	£	897,479,799.21	6.26%	10,876	5.34%
84 - <96	£	2,185,935,059.82	15.25%	21,657	10.64%
96 - <108	£	1,476,383,291.75	10.30%	13,080	6.42%
108 - <120	£	2,656,723,541.00	18.53%	26,727	13.13%
>=120	£	6,952,821,163.01	48.50%	129,177	63.45%
Total	£	14,337,099,362.03	100.00%	203,596	100.00%

		Aggregate outstanding			
Years to maturity		principal balance	% of Total	Number of accounts	% of Total
< 5	£	1,329,713,288.49	9.27%	35,502	17.44%
5 - <10	£	2,764,699,599.83	19.28%	52,255	25.67%
10 - <15	£	5,258,272,264.19	36.68%	66,634	32.73%
15 - <20	£	3,725,671,195.25	25.99%	35,874	17.62%
20 - <25	£	1,256,552,979.38	8.76%	13,315	6.54%
25 - <30	£	1,551,618.77	0.01%	9	0.00%
>=30	£	638,416.12	0.00%	7	0.00%
Total	£	14,337,099,362.03	100.00%	203,596	100.00%

		Aggregate outstanding			
Use of proceeds		principal balance	% of Total	Number of accounts	% of Total
Purchase	£	8,975,122,914.11	62.60%	136,515	67.05%
Remortgage	£	5,361,976,447.92	37.40%	67,081	32.95%
Total	£	14,337,099,362.03	100.00%	203,596	100.00%

Repayment terms		Aggregate outstanding principal balance		Number of accounts	% of Total
Repayment	£	7,492,292,062.89	52.26%	143,658	70.56%
Interest Only	£	6,844,807,299.14	47.74%	59,938	29.44%
Total	£	14,337,099,362.03	100.00%	203,596	100.00%

Payment method		Aggregate outstanding principal balance		Number of accounts	% of Total
Direct debit	£	13,130,022,760.65	91.58%	186,537	91.62%
Other	£	1,207,076,601.38	8.42%	17,059	8.38%
Total	£	14,337,099,362.03	100.00%	203,596	100.00%

		Aggregate outstanding			
Origination channel		principal balance	% of Total	Number of accounts	% of Total
Direct	£	5,453,878,046.23	38.04%	96,928	47.61%
Intermediary / Other	£	8,883,221,315.80	61.96%	106,668	52.39%
Total	£	14,337,099,362.03	100.00%	203,596	100.00%

		Aggregate outstanding		Number of	
Type of loan		principal balance	% of Total	accounts	% of Total
Added variable rate loans	£	81,738,056.42	0.57%	983	0.48%
Discounted variable rate loans	£	61,920,676.27	0.43%	618	0.30%
Fixed rate loans	£	3,822,172,245.35	26.66%	45,397	22.30%
Tracker rate loans	£	962,278,059.22	6.71%	18,025	8.85%
Standard variable rate loans	£	9,408,990,324.77	65.63%	138,573	68.06%
Total	£	14,337,099,362.03	100.00%	203,596	100.00%
of which Flexible Loans	£	72,783,591.60	0.51%	856	0.42%

Distribution of fixed rate loans

	A	ggregate outstanding			
Fixed rate %		principal balance	% of Total	Number of accounts	% of Total
0 - 2.99%	£	2,614,870,763.50	68.41%	28,812	63.47%
3 - 3.99%	£	822,269,775.09	21.51%	10,944	24.11%
4.00 - 4.99%	£	162,711,622.97	4.26%	1,603	3.53%
5.00 - 5.99%	£	119,622,174.71	3.13%	1,986	4.37%
6.00 - 6.99%	£	102,470,325.79	2.68%	2,049	4.51%
7.00 - 7.99%	£	227,583.29	0.01%	3	0.01%
Total	£	3,822,172,245.35	100.00%	45,397	100.00%

Year in which current		Aggregate outstanding			
fixed rate period ends		principal balance	% of Total	Number of accounts	% of Total
2016	£	1,400,658,847.29	36.65%	16,802	37.01%
2017	£	1,907,137,414.40	49.90%	21,887	48.21%
2018	£	275,120,238.73	7.20%	3,652	8.04%
2019	£	158,924,760.69	4.16%	1,999	4.40%
2020+	£	80,330,984.24	2.10%	1,057	2.33%
Total	£	3,822,172,245.35	100.00%	45,397	100.00%

Maximum seasoning	245.45
Minimum seasoning	69.06
Weighted average seasoning	124.45

Maximum remaining term	32.92
Minimum remaining term	-
Weighted average remaining term	12.61

2010-2 5A

GBP

GBP 0

15 Jul 2016

15 Jul 2042

Pass-through

XS0520954768

3m GBP LIBOR

15 Jul 16 to 17 Oct 16

GBP 2.595.501.50

GBP 2,595,501.50

London

1.50%

GBP 0

2.02750%

0.0

13 Jul 2010

AAA(sf)/ Aaa(sf)/ AAA(sf)

AAA(sf)/ Aaa(sf)/ AAA(sf)

GBP 500,000,000

GBP 500,000,000

Outstanding Issuance

Series Name	2010-1 3A
Issue Date	4 Feb 2010
Orig Rating (Fitch/Moody's/S&P)	AAA(sf)/ Aaa(sf)/ AAA(sf)
Curr Rating (Fitch/Moody's/S&P)	AAA(sf)/ Aaa(sf)/ AAA(sf)
Currency	GBP
Issue Size	GBP 600,000,000
Issue Size (GBP equivalent)	GBP 600,000,000
Exchange Rate	-
Outstanding Amount ¹	GBP 600,000,000
Pool Factor ¹	1.0
Scheduled Maturity Date	15 Jan 2017
Final Maturity Date	15 Jul 2042
Bond Structure	Soft Bullet
ISIN	XS0484703433
	London
Stock Exchange Listing	
Reference Rate	Fixed
Margin	-
Current Rate	4.805%
Current Accrual Period	15 Jul 16 to 15 Jan 17
Funding 2 Interest Payment Date	15 Jul 2016
Expected Coupon Amount	GBP 14,415,000.00
Coupon Amount Paid	GBP 14,415,000.00
Interest Shortfall	GBP 0
Cumulative Interest Shortfall	GBP 0
Scheduled Principal Payment	GBP 0 GBP 0
Principal Paid	
Principal Shortfall	GBP 0
Cumulative Principal Shortfall	GBP 0
Series Name	2015-1 1A1
Series Name Issue Date	
Issue Date	20 Oct 2015
Issue Date Orig Rating (Fitch/Moody's/S&P)	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf)
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P)	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf)
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent)	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 17 & 15 Oct 17
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 17 & 15 Oct 17 15 Jul 2042 Scheduled Am
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date Bond Structure	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 17 & 15 Oct 17 15 Jul 2042 Scheduled Am US71419GAW06 &
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date Bond Structure	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 17 & 15 Oct 17 15 Jul 2042 Scheduled Am US71419GAW06 & XS1302928103
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date Bond Structure ISIN Stock Exchange Listing	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 17 & 15 Oct 17 15 Jul 2042 Scheduled Am US71419GAW06 & XS1302928103 London
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date Bond Structure ISIN Stock Exchange Listing Reference Rate	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 17 & 15 Oct 17 15 Jul 2042 Scheduled Am US71419GAW06 & XS1302928103 London 3m USD LIBOR
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date Bond Structure ISIN Stock Exchange Listing Reference Rate Margin	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 17 & 15 Oct 17 15 Jul 2042 Scheduled Am US71419GAW06 & XS1302928103 London 3m USD LIBOR 0.50%
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date Bond Structure ISIN Stock Exchange Listing Reference Rate Margin Current Rate	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 17 & 15 Oct 17 15 Jul 2042 Scheduled Am US71419GAW06 & XS1302928103 London 3m USD LIBOR 0.50% 1.18010%
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date Bond Structure ISIN Stock Exchange Listing Reference Rate Margin	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 17 & 15 Oct 17 15 Jul 2042 Scheduled Am US71419GAW06 & XS1302928103 London 3m USD LIBOR 0.50%
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date Bond Structure ISIN Stock Exchange Listing Reference Rate Margin Current Rate Current Accrual Period	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 7 & 15 Oct 17 15 Jul 2042 Scheduled Am US71419GAW06 & XS1302928103 London 3m USD LIBOR 0.50% 1.18010% 15 Jul 16 to 17 Oct 16
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date Bond Structure ISIN Stock Exchange Listing Reference Rate Margin Current Rate	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 17 & 15 Oct 17 15 Jul 2042 Scheduled Am US71419GAW06 & XS1302928103 London 3m USD LIBOR 0.50% 1.18010% 15 Jul 16 to 17 Oct 16
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date Bond Structure ISIN Stock Exchange Listing Reference Rate Margin Current Rate Current Accrual Period	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 7 & 15 Oct 17 15 Jul 2042 Scheduled Am US71419GAW06 & XS1302928103 London 3m USD LIBOR 0.50% 1.18010% 15 Jul 16 to 17 Oct 16
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date Bond Structure ISIN Stock Exchange Listing Reference Rate Margin Current Rate Current Rate Current Accrual Period	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 17 & 15 Oct 17 15 Jul 2042 Scheduled Am US71419GAW06 & XS1302928103 London 3m USD LIBOR 0.50% 1.18010% 15 Jul 16 to 17 Oct 16
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date Bond Structure ISIN Stock Exchange Listing Reference Rate Margin Current Rate Current Rate Current Accrual Period	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 17 & 15 Oct 17 15 Jul 2042 Scheduled Am US71419GAW06 & XS1302928103 London 3m USD LIBOR 0.50% 1.18010% 15 Jul 16 to 17 Oct 16 <i>15 Jul 2016</i> USD 1,140,887.22
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date Bond Structure ISIN Stock Exchange Listing Reference Rate Margin Current Rate Current Rate Current Accrual Period Funding 2 Interest Payment Date Expected Coupon Amount Coupon Amount Paid	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 17 & 15 Oct 17 15 Jul 2042 Scheduled Am US71419GAW06 & XS1302928103 London 3m USD LIBOR 0.50% 1.18010% 15 Jul 16 to 17 Oct 16 USD 1,140,887.22 USD 1,140,887.22 USD 0
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date Bond Structure ISIN Stock Exchange Listing Reference Rate Margin Current Rate Current Rate Current Accrual Period Funding 2 Interest Payment Date Expected Coupon Amount Coupon Amount Paid Interest Shortfall Cumulative Interest Shortfall	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 17 & 15 Oct 17 15 Jul 2042 Scheduled Am US71419GAW06 & XS1302928103 London 3m USD LIBOR 0.50% 1.18010% 15 Jul 16 to 17 Oct 16 <i>15 Jul 2016</i> USD 1,140,887.22 USD 1,140,887.22 USD 0 USD 0
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date Bond Structure ISIN Stock Exchange Listing Reference Rate Margin Current Rate Current Accrual Period Funding 2 Interest Payment Date Expected Coupon Amount Coupon Amount Paid Interest Shortfall Curmulative Interest Shortfall Scheduled Principal Payment	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 7 & 15 Oct 17 15 Jul 2042 Scheduled Am US71419GAW06 & XS1302928103 London 3m USD LIBOR 0.50% 1.18010% 15 Jul 16 to 17 Oct 16 <i>15 Jul 2016</i> USD 1,140,887.22 USD 1,140,887.22 USD 0 USD 0 USD 0
Issue Date Orig Rating (Fitch/Moody's/S&P) Curr Rating (Fitch/Moody's/S&P) Currency Issue Size Issue Size (GBP equivalent) Exchange Rate Outstanding Amount ¹ Pool Factor ¹ Scheduled Maturity Date Final Maturity Date Bond Structure ISIN Stock Exchange Listing Reference Rate Margin Current Rate Current Rate Current Accrual Period Funding 2 Interest Payment Date Expected Coupon Amount Coupon Amount Paid Interest Shortfall Cumulative Interest Shortfall	20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) USD USD 400,000,000 GBP 259,487,512 1.54150 USD 400,000,000 1.0 15 Jul 17 & 15 Oct 17 15 Jul 2042 Scheduled Am US71419GAW06 & XS1302928103 London 3m USD LIBOR 0.50% 1.18010% 15 Jul 16 to 17 Oct 16 <i>15 Jul 2016</i> USD 1,140,887.22 USD 1,140,887.22 USD 0 USD 0

Cumulative Principal Shortfall

USD 0

2010-1 4A 4 Feb 2010 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) GBP GBP 400,000,000 GBP 400,000,000 GBP 400,000,000 1.0 15 Jan 2017 15 Jul 2042 Soft Bullet XS0484703862 London 3m GBP LIBOR 1.30% 1.82750% 15 Jul 16 to 17 Oct 16 GBP 1.877.494.10 GBP 1,877,494.10

GBP 0 GBP 0 GBP 0 GBP 0 GBP 0 GBP 0 GBP 0

2015-1 1A2 20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) GBP GBP 250,000,000 GBP 250,000,000 GBP 250,000,000 1.0 15 Jul 18 & 15 Oct 18 15 Jul 2042 Scheduled Am XS1302966533 & XS1302998650 London 3m GBP LIBOR 0.60% 1.12750% 15 Jul 16 to 17 Oct 16

GBP 738.324.52

GBP 738,324.52

GBP 0

GBP 0

GBP 0

GBP 0

GBP 0

GBP 0

GBP 0 GBP 500,000,000 GBP 500,000,000 GBP 0 GBP 0 2015-1 1A3 20 Oct 2015 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) EUR EUR 500,000,000 GBP 370,350,000 0 74070 EUR 500,000,000 1.0 15 Jul 20 & 15 Oct 20 15 Jul 2042 Scheduled Am XS1307150109 &

XS1307149432 London 3m EURIBOR 0.42% 0.12500% 15 Jul 16 to 17 Oct 16

EUR 216,125.00 EUR 216,125.00 EUR 0 2011-2 2A 1 Nov 2011 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) GBP GBP 750,000,000 GBP 750,000,000

GBP 375,000,000 0.5 15 Jul 16 & 15 Oct 16 15 Jul 2042 Scheduled Am

XS0700016750 London 3m GBP LIBOR 1.65% 2.17750% 15 Jul 16 to 17 Oct 16

GBP 4,172,965.37 GBP 4,172,965.37 GBP 0 GBP 0 GBP 375,000,000 GBP 375,000,000 GBP 0 GBP 0

2015-1 1A4 20 Oct 2015

AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) GBP GBP 1,000,000,000 GBP 1,000,000,000

GBP 1,000,000,000 1.0

15 Oct 2025 15 Jul 2042 Pass-through

XS1302965998 London 3m GBP LIBOR 0.75% 1.27750%

GBP 3.326.248.91

GBP 0

GBP 0

GBP 0

GBP 0

GBP 0

GBP 0

0.75% 1.27750% 15 Jul 16 to 17 Oct 16 GBP 3.326.248.91 AAA(sf)/ Aaa(sf)/ AAA(sf) AAA(sf)/ Aaa(sf)/ AAA(sf) GBP

2011-2 3A

1 Nov 2011

GBP 500,000,000 GBP 500,000,000

GBP 500,000,000 1.0 15 Jul 21 & 15 Oct 21 15 Jul 2042 Scheduled Am

XS0700016834 London 3m GBP LIBOR 1.95% 2.47750% 15 Jul 16 to 17 Oct 16

GBP 3,154,927.73 GBP 3,154,927.73 GBP 0 GBP 0 GBP 0 GBP 0 GBP 0 GBP 0 GBP 0

2015-1 1B

20 Oct 2015 AA(sf)/ Aa2(sf)/ AA(sf) AA(sf)/ Aa2(sf)/ AA(sf) GBP GBP 370,000,000 GBP 370,000,000

GBP 370,000,000 1.0 15 Oct 2025 15 Jul 2042 Pass-through

XS130259082 London 3m GBP LIBOR 1.10% 1.62750% 15 Jul 16 to 17 Oct 16

GBP 1,552,692.97 GBP 1,552,692.97 GBP 0 GBP 0

		i ennanent was
Series Name	2015-1 1M	2015-1 1C
Issue Date	20 Oct 2015	20 Oct 2015
Orig Rating (Fitch/Moody's/S&P)	A(sf)/ A2(sf)/ A(sf)	BBB(sf)/ Baa2(sf)/ BBB(sf)
Curr Rating (Fitch/Moody's/S&P)	A(sf)/ A2(sf)/ A(sf)	BBB(sf)/ Baa2(sf)/ BBB(sf)
Currency	GBP	GBP
Issue Size	GBP 270,000,000	GBP 370,000,000
Issue Size (GBP equivalent)	GBP 270,000,000	GBP 370,000,000
Exchange Rate	-	-
Outstanding Amount ¹	GBP 270,000,000	GBP 370,000,000
Pool Factor ¹	1.0	1.0
Scheduled Maturity Date	15 Oct 2025	15 Oct 2025
Final Maturity Date	15 Jul 2042	15 Jul 2042
Bond Structure	Pass-through	Pass-through
ISIN	XS1302957037	XS1302936031
Stock Exchange Listing	London	London
Reference Rate	3m GBP LIBOR	3m GBP LIBOR
Margin	1.50%	1.85%
Current Rate	2.02750%	2.37750%
Current Accrual Period	15 Jul 16 to 17 Oct 16	15 Jul 16 to 17 Oct 16
Funding 2 Interest Payment Dat	te 15 Jul 2016	
Expected Coupon Amount	GBP 1,401,570.81	GBP 2,242,651.99
Coupon Amount Paid	GBP 1,401,570.81	GBP 2,242,651.99
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 p11.

Credit Enhancement

Permanent Master Issuer notes ¹										
		Amount								
Class		(GBP equivalent)	% of Total	Support						
Class A notes	£	3,754,837,512	76.24%	28.14%						
Class B notes	£	370,000,000	7.51%	20.63%						
Class M notes	£	270,000,000	5.48%	15.15%						
Class C notes	£	370,000,000	7.51%	7.63%						
Total notes	£	4,764,837,512	96.75%							
Funding 2 Z Loan	£	160,000,000	3.25%							
Total	£	4,924,837,512	100.00%							
Reserve	£	216,000,000	4.39%							

Z Loan Required Amounts

Funding 2 £ 160,000,000

Excess Spread

Perma	nent Funding 2		
	Amount	%	
£	13,354,392	0.95%	

Liquidity Support

Liquidity support in relation to shortfalls of interest payable on the Notes and certain principal of the Notes is available in the form of the Funding 2 Liquidity Reserve Fund, which will funded upon the requisite ratings downgrade (see Rating Triggers) up to the Funding 2 Liquidity Reserve Fund Required Amount, being 3% of the outstanding Notes.

Ledgers

Funding 1 Share / Funding 2 Share / Seller Share Ledger

									Funding 1 Share	Funding 2	
Date	С	ollateral pool balance		Funding 1 Share		Funding 2 Share		Seller Share	%	Share %	Seller Share %
01-Aug-16	£	14,337,099,362.03	£	-	£	4,352,859,635.41	£	9,984,239,726.62	0.0000%	30.3608%	69.6392%
15-Jul-16	£	14,443,167,281.11	£	-	£	4,469,731,282.00	£	9,973,435,999.11	0.0000%	30.9470%	69.0530%
05-Jul-16	£	14,561,093,475.50	£	-	£	5,078,805,717.13	£	9,482,287,758.37	0.0000%	34.8793%	65.1207%

Losses Ledger

Month		Losses in month	Funding 1	share of losses		Funding 2 share of losses		Seller share of losses		Cumulative losses
Jul 2016	£	-	£	-	£	-	£	-	£	144,486,450.66
Jun 2016	£	-	£	-	£	-	£	-	£	144,486,450.66
May 2016	£	-	£	-	£	-	£	-	£	144,486,450.66

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

Month		Debit		Credit		Balance
Jul 2016	£	-	£	-	£	-
Jun 2016	£	-	£	-	£	-
May 2016	£	-	£	-	£	-

Funding 2 Reserve Ledger

							Fι	unding 2 Reserve Required
Month		Debit		Credit		Balance		Amount
Jul 2016	£	-	£	-	£	216,000,000.00	£	216,000,000.00
Jun 2016	£	-	£	-	£	216,000,000.00	£	216,000,000.00
May 2016	£	-	£	-	£	216,000,000.00	£	216,000,000.00

Funding 2 Yield Reserve Ledger²

Month		Debit		Credit		Balance
Jul 2016	£	6,708,073.28	£	-	£	56,893,827.64
Jun 2016	£	-	£	-	£	63,601,900.92
May 2016	£	-	£	-	£	63,601,900.92

²Only Funding 2 Yield Reserve Notes benefit from the Funding 2 Yield Reserve.

Bank Accounts Balance

Mortgages Trustee GIC Account

Date		Revenue Ledger		Principal Ledger		Other		Bank Balance ³	
31 Jul 2016	£	13,204,908.36	£	116,871,646.59	£	100.00	£	130,076,654.95	³ Inc
30 Jun 2016	£	42,003,282.22	£	234,207,727.19	£	100.00	£	276,211,109.41	mor
31 May 2016	£	43,760,605.18	£	236,124,484.36	£	100.00	£	279,885,189.54	mor

cluding cash from assets for last day of onth collected first working day of following onth.

Funding 2 GIC Account / Collateralised GIC Account

								General Reserve		Yield Reserve		GIC Account		Collateralised GIC
Date		Revenue Ledger		Principal Ledger		Cash Accumulation Ledger		Ledger		Ledger		Balance		Account Balance
31 Jul 2016	£	10,091,454.66	£	109,074,435.13	£	346,031,895.03	£	216,000,000.00	£	56,893,827.64	£	43,068,467.85	£	695,023,144.61
30 Jun 2016	£	32,471,750.35	£	486,824,167.84	£	-	£	216,000,000.00	£	63,601,900.92	£	49,788,278.59	£	749,109,540.52
31 May 2016	£	16,315,261.96	£	250,699,683.48	£	-	£	216,000,000.00	£	63,601,900.92	£	49,773,848.39	£	496,842,997.97

Funding 2 Transaction Account

Date	Reta	ained Profit Amount	Start	up Loans Proceeds		Bank Balance
31 Jul 2016	£	2,216,792.00	£	-	£	2,216,792.00
30 Jun 2016	£	2,190,440.96	£	7,954.44	£	2,198,395.40
31 May 2016	£	2,190,440.96	£	7,954.44	£	2,198,395.40

Funding 2 Authorised Investments: nil

Master Issuer Capital & Transaction Accounts

Date		Issuer Profit		Capital		Aggregate Bank Balance
31 Jul 2016	£	279,091.10	£	12,501.50	£	291,592.60
30 Jun 2016	£	276,389.97	£	12,501.50	£	288,891.47
31 May 2016	£	276,220.90	£	12,501.50	£	288,722.40

Funding Swaps

Funding 2 Swap					Funding 2 Swap				
Provider	Calculation Period		Notional		Provider Amount		Funding 2 Amount		Net Funding 2 Amount ⁴
	1 Jun - 30 Jun 2016	£	5,313,012,985.76	£	11,269,255.22	£	15,586,041.30	-£	4,316,786.08
Dank of Costland pla	1 May - 31 May 2016	£	5,549,130,211.32	£	12,187,292.22	£	16,875,507.26	-£	4,688,215.04
Bank of Scotland plc	1Apr - 30 Apr 2016	£	5,761,083,943.46	£	12,187,852.99	£	16,870,633.40	-£	4,682,780.41
								£	-
			Amount paid or rece	ived a	t end of latest comp	leted F	unding 2 Interest Period	-£	13,687,781.53

⁴A negative figure represents a payment by Funding 2 and a positive figure is a receipt.

Issuing Entity Swaps

			Currency Swa	Permanent Master Issuer GBP Amounts ⁵							
Issue & Class	Currency Swap Provider	Floating Amount			Exchange Amount		Floating Amount			Exchange Amount	
2015-1 1A1	ING Bank NV	USD	1,140,887.22	USD	-	GE	BP 754,2	10.83	GBP	-	
2015-1 1A3	ING Bank NV	EUR	216,125.00	EUR	-	GE	BP 1,372,3	67.03	GBP	-	

⁵Paid in latest waterfall, reported on p11.

		l	Interest Rate Swap		Permanent Master Issuer
Issue & Class	Interest Rate Swap Provider	Prov	vider Fixed Amnts ⁵		Floating Amnts ⁵
2010-1 3A	Bank of Scotland plc	GBP	14,415,000.00	GBP	3,114,159.62

Rating Triggers

Transaction Party	Required Ratings (Fitch / Moody's / S&P)	Consequence of Trigger	Current Ratings (Fitch / Moody's / S&P)
Seller:	Long Term:	The Seller shall prepare draft letter of notice to each borrower of the sale and purchase effected by	Long Term:
Bank of Scotland plc	BBB / Baa2 / BBB	the Mortgage Sale Agreement.	A+ / A1 / A
	Long Term:	The Minimum Seller Share will be recalculated as the rating agencies require;	Long Term:
	BBB- / Baa3 / BBB-	The Seller shall give notice to each borrower of the sale and purchase effected by the Mortgage Sale	
		Agreement;	
		Loan assignments or assignations (as appropriate) to be perfected.	
	Long Term:	Establishment of the Funding 2 Liquidity Reserve Fund, unless the relevant rating agency confirms	Long Term:
	- / A3 / A-	the then current ratings of the notes are not affected.	A+ / A1 / A
Funding 2 Swap Provider:	Short Term:	Requirement to post collateral, replace the Funding 2 Swap Provider or obtain a guarantee of the	Short Term:
Bank of Scotland plc	F1 / - / A-1	Funding 2 Swap Provider's obligations or take such other action as is required to maintain the rating	F1 / P-1 / A-1
Sank of Scotland pic	Long Term:	of the notes by the relevant rating agency.	Long Term:
	A / A3 / A	of the notes by the relevant rating agency.	A+/A1/A
	Short Term:	Requirement to replace the Funding 2 Swap Provider or obtain a guarantee of the Funding 2 Swap	Short Term:
	F3/-/-	Provider's obligations or take such other action as is required to maintain the rating of the notes by	F1 / P-1 / A-1
	Long Term:	the relavant rating agency (and in the interim post collateral).	Long Term:
	BBB- / Baa1 / BBB+		A+ / A1 / A
ssuing Entity Swap	Short Term:	Requirement to post collateral, replace the Issuing Entity Swap Provider or obtain a guarantee of the	Short Term:
Provider:	F1 / P-1 / A-1	Issuing Entity Swap Provider's obligations or take such other action as is required to maintain the	F1 / P-1 / A-1
Bank of Scotland plc	Long Term:	rating of the notes by the relevant rating agency.	Long Term:
•	A / A2 / A		A+ / A1 / A
	Short Term:	Requirement to replace the Issuing Entity Swap Provider or obtain a guarantee of the Issuing Entity	Short Term:
	F3 / - / -	Swap Provider's obligations or take such other action as is required by the relevant rating agency to	F1 / P-1 / A-1
	Long Term:	maintain the rating of the notes (and in the interim post collateral).	Long Term:
	BBB- / - / -		A+ / A1 / A
ssuing Entity Swap	Short Term:	Requirement to post collateral, replace the Issuing Entity Swap Provider or obtain a guarantee of the	Short Term:
Provider:	F1 / - / A-1	Issuing Entity Swap Provider's obligations or take such other action as is required to maintain the	F1 / P-1 / A-1
NG Bank NV	Long Term:	rating of the notes by the relevant rating agency.	Long Term:
	A / A3 / A		A+ / A1 / A
	Short Term:	Requirement to replace the Issuing Entity Swap Provider or obtain a guarantee of the Issuing Entity	Short Term:
	F3/-/-	Swap Provider's obligations or take such other action as is required by the relevant rating agency to	F1 / P-1 / A-1
	Long Term:	maintain the rating of the notes (and in the interim post collateral).	Long Term:
	BBB- / Baa1 / BBB+		A+ / A1 / A
Servicer:	Short Term:	The Servicer shall use reasonable endeavours to ensure that the title deeds are identified as distinct	Short Term:
Bank of Scotland plc	F1 / P-1 / A-1	from the title deeds of other properties and mortgages which do not form part of the mortgage	F1 / P-1 / A-1
bank of beotiand pie	11/1-1/ 8-1	portfolio.	11/1-1/ A-1
		-	0 T
Account Bank:	Short Term:	Requirement to close the Funding 2 Bank Accounts, with the exception of, and providing the	Short Term:
Bank of Scotland plc	F1 / P-1 / A-1	conditions in Clause 4.8 of the Cash Management Agreement are satisfied, the Funding 2	F1 / P-1 / A-1
	Long Term:	Collateralised GIC Account, and seek a replacement account bank, unless the relevant rating	Long Term:
			A+ / A1 / A
	term rating is below A-1)	Bank's obligations is obtained.	
Account Bank:	Short Term:	Requirement to transfer amounts standing to the credit of the Funding 2 Collateralised GIC Account	Short Term:
Bank of Scotland plc	F2 / P-2 / A-2	to the Funding 2 GIC Account and close the Funding 2 Collateralised GIC Account.	F1 / P-1 / A-1
	Long Term:		Long Term:
	BBB- / - / BBB-		A+ / A1 / A
Account Bank:	Short Term:	Requirement to close the Mortgages Trustee GIC Account and seek a replacement Account Bank,	Short Term:
Bank of Scotland plc	F1 / P-1 / A-1	unless, within 60 days a standby account is opened with a suitably rated stand-by account bank or	F1 / P-1 / A-1
same of cooliditid pio	Long Term:	the relevant rating agency confirms the then current ratings of the notes are not affected or a	Long Term:
	A / - / A	guarantee of the Account Bank's obligations is obtained.	A+/A1/A
	NJ - / N	guarantee er the recount bank s obligations is obtailled.	
			· -
Account Bank:	Long Term:	Requirement to close the Mortgages Trustee GIC Account and seek a replacement Account Bank,	Long Term:
Bank of Scotland plc	BBB- / - / -	unless the relevant rating agency confirms the then current ratings of the notes are not affected or a	A+ / A1 / A
		guarantee of the Account Bank's obligations is obtained.	
ssuing Entity Account Bank:	Short Term:	Requirement to close the Issuing Entity bank accounts and seek a replacement Issuing Entity	Short Term:
Bank of Scotland plc	F1 / P-1 / A-1	Account Bank, unless the relevant rating agency confirms the then current ratings of the notes are	F1 / P-1 / A-1
	Long Term:	not affected or a guarantee of the Issuing Entity Account Bank's obligations is obtained.	Long Term:
	A / - / A (or A+ if the short	• •	A+ / A1 / A
			1
	term rating is below A-1)		

Non-Rating Triggers

Nature of Trigger	Description of Trigger	Consequence of Non-asset Trigger Event	Trigger occurred?
Insolvency Event	An Insolvency Event in relation 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	first to Funding 1 and Funding 2 according to their	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.	then to the Seller	N

Asset Trigger Events

		-	
			Trigger
Nature of Trigger	Description of Trigger	Consequence of Non-asset Trigger Event	occurred?
Principal deficiency	Principal losses on the loans in the portfolio reach a level causing an amount to be debited to the Funding 2 AAA Principal Deficiency Sub-ledger or the Funding 1 AAA Principal Deficiency Sub-ledger and the debit amount will not be cleared on the next Interest Payment Date		

Nature of Trigger	Description of Trigger	Consequence of Trigger	Trigger occurred?
Mortgage Sale Agreement: Breach of these (or any other) conditions under	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	N
Clause 4.2	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 Seller to repurchase any Loans subject to a Product Switch.	
	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 Funding 1 and Funding 2 based upon their respective shares in the Trust and their outstanding cash accumulation requirements, until their requirements have been satisfied, and then to the Seller. On a quarterly basis, Funding 2 will distribute its receipts to the Master Issuer and in turn the issuing entity will distribute its respective to the noteholders, via the paying agents and issuing entity swap providers.

Mortgages Trust Waterfall 19 Jul & 3 Aug 2016

Mortgages Trust Revenue Receipts	£	41,907,516.40	Mortgages Trust Principal Receipts	£	225,946,081.72
Distribution					
Amounts due to the Servicer	£	615,601.58	Paid to Funding 1	£	-
Other amounts due	£	231.16	Paid to Funding 2	£	225,946,081.72
Paid to Funding 1	£	-	Paid to the Seller	£	-
Paid to Funding 2	£	14,011,924.30			
Paid to the Seller	£	27,279,759.36			
	£	41,907,516.40		£	225,946,081.72

Funding 2 Waterfall 15 Jul 2016

Funding 2 Available Revenue Receipts

Funding 2 Available Principal Receipts

All Mortgages Trust Revenue Receipts distributed	£	46,937,320.60	All Mortgages Trust Principal Receipts distributed	£	721,031,895.03
Amounts paid by the Seller to Funding 2	£	49,344.46	Funding 2 Principal on Cash Accumulation Ledger	£	-
Interest on the Funding 2 bank accounts	£	515,764.19	Amounts to be credited to PDL	£	-
Amounts received under the Funding 2 Swap	£	-	Amounts made available from General Reserve	£	-
Amounts standing to credit General Reserve	£	216,000,000.00	Amounts made available from Liquidity Reserve	£	-
Amounts made available from Yield Reserve	£	-	Any other amount on Funding 2 Principal Ledger	£	-
Amounts made available from Liquidity Reserve	£	-			
Amount start-up loan not required for issue costs	£	7,954.44			
	£	263,510,383.69		£	721,031,895.03
Distribution					
Trustee and Agent fees	£	-	Towards replenishment General Reserve	£	-
Amounts due to the Master Issuer	£	421,181.54	CR Liquidity Reserve Fund to required amount	£	-
Other senior fees	£	100,462.75	Towards redeeming AAA Loan Tranches	£	375,000,000.00
Amounts due to the Cash Manager	£	351,524.12	Towards redeeming AA Loan Tranches	£	-
Amounts due to the Corporate Services Provider	£	-	Towards redeeming A Loan Tranches	£	-
Amounts payable under the Funding 2 Swap	£	13,687,781.53	Towards redeeming BBB Loan Tranches	£	-
Interest on AAA non-Yield Reserve Loan Tranches	£	2,864,902.38	CR Cash Accumulation Ledger	£	346,031,895.03
Towards Yield Reserve Primary Loan Interest Amt	£	15,254,029.96	CR Funding 2 Principal Ledger	£	-
Interest on AA non-Yield Reserve Loan Tranches	£	-			
Towards Yield Reserve Primary Loan Interest Amt	£	540,753.08			
Interest on A non-Yield Reserve Loan Tranches	£	-			
Towards Yield Reserve Primary Loan Interest Amt	£	394,603.60			
Interest on BBB non-Yield Reserve Loan Tranches	£	-			
Towards Yield Reserve Primary Loan Interest Amt	£	540,753.08			
CR to General Reserve Fund to required amount	£	216,000,000.00			
Towards a credit to the Z Loan PDL	£	-			
Interest on Z Loans	£	593,493.53			
Other amounts due to Master Issuer	£	2,630.31			
Payment to Funding 2 in respect of profit	£	26,351.04			
Amounts due under the Start-up Loans	£	12,731,916.77			
Deferred Consideration to the Seller	£	-			

Master Issuer Waterfall 15 Jul 2016

Master Issuer Revenue Receipts

Master Issuer Principal Receipts

Interest received in respect of Loan Tranches	£	26,303,115.38	Principal repaid by Funding 2 per Master ICL	£	875,000,000.00
Fees received under Master Intercompany Loan	£	427,811.85			
Interest on the Master Issuer bank accounts	£	243.11			
Any other net income	£	-			
	£	26,731,170.34		£	875,000,000.00
Distribution					
Trustee and Agent fees	£	26,712.32	Amounts due to swap providers re Class A Notes	£	-
Other senior fees	£	23,883.86	Principal due on Class A Notes	£	875,000,000.00
Amounts due to the Cash Manager	£	351,524.12	Amounts due to swap providers re Class B Notes	£	-
Amounts due to the Corporate Services Provider	£	23,061.24	Principal due on Class B Notes	£	-
Amounts due to swap providers re Class A Notes	£	5,240,737.48	Amounts due to swap providers re Class M Notes	£	-
Interest due on Class A Notes	£	15,865,462.13	Principal due on Class M Notes	£	-
Amounts due to swap providers re Class B Notes	£	-	Amounts due to swap providers re Class C Notes	£	-
Interest due on Class B Notes	£	1,552,692.97	Principal due on Class C Notes	£	-
Amounts due to swap providers re Class M Notes	£	-			
Interest due on Class M Notes	£	1,401,570.81			
Amounts due to swap providers re Class C Notes	£	-			
Interest due on Class C Notes	£	2,242,651.99			
Balance to the Master Issuer	£	2,873.42			
	£	26,731,170.34		£	875,000,000.00

Key Counterparties

Issuing Entities	Permanent Master Issuer plc (Master Issuer),
Mortgages Trustee	Permanent Mortgages Trustee Limited
Depositors	Permanent Funding (No. 1) Limited (Funding 1), Permanent Funding (No. 2) Limited (Funding 2)
Seller	Bank of Scotland plc
Servicer	Bank of Scotland plc
Cash Manager	Bank of Scotland plc
Account Bank	Bank of Scotland plc
Issuing Entity Account Bank	Bank of Scotland plc
Security & Note Trustee	The Bank of New York Mellon
Agent Bank & Paying Agent(s)	Citibank, N.A.
Funding 2 Swap Provider	Bank of Scotland plc
Issuing Entity Swap	Bank of Scotland plc
Providers	ING Bank NV
1	

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 is such interest is held will be notified to noteholders.