

Relevant to Brunel and FF7

Fitch did not undertake a review of the information provided about the underlying asset pools ahead of the transactions' initial closing. The subsequent performance of the transactions over the years is consistent with the agency's expectations given the operating environment and Fitch is therefore satisfied that the asset pool information relied upon for its initial rating analysis was adequately reliable.

Relevant to Friary 1 and Friary 2

Prior to the transactions closing, Fitch reviewed the results of a third party assessment conducted on the asset portfolio information, which indicated no adverse findings material to the rating analysis.

Prior to the transactions closing, Fitch conducted a review of a small targeted sample of the PBS's origination files and found inconsistencies or missing data related to the property valuation. These findings were considered in this analysis by assuming a 5% haircut to the value of those properties associated with 'desktop' and 'other' property valuation types (Friary 1) and to newly built properties (properties built less than two years before the mortgage origination date) (Friary 2).

For all four transactions:

Overall and together with the assumptions referred to above, Fitch's assessment of the information relied upon for the agency's rating analysis according to its applicable rating methodologies indicates that it is adequately reliable.

SOURCES OF INFORMATION

The information below was used in the analysis.

Loan-by-loan data as at:

Brunel: 31 December 2015, provided by Bank of Ireland UK
 - FF7: 30 November 2015, provided by Paragon
 - Friary 1 and Friary 2: 30 September 2015, provided by PBS

Transaction reporting as at:

- Brunel: 13 January 2016, provided by Bank of Ireland UK
 - FF7: 22 December 2015, provided by Paragon
 - Friary 1 and Friary 2: 21 January 2016, provided by PBS

MODELS

The models below were used in the analysis. Click on the link for a description of the model.

ResiEMEA

ResiEMEA. (<https://www.fitchratings.com/jsp/creditdesk/ToolsAndModels.faces?context=2&detail=135>)

EMEA RMBS Surveillance Model

EMEA RMBS Surveillance Model. (https://www.fitchratings.com/web_content/pages/rmbs/emea-rmbs-surveillance-model.htm)

REPRESENTATIONS AND WARRANTIES

A comparison of the transaction's Representations, Warranties & Enforcement Mechanisms to those typical for the asset class is available by accessing the appendix that accompanies the initial new issue report (see Friary No.1 plc - Appendix, dated 16 November 2011 and Friary No.2 plc - Appendix, dated 09 June 2014 at www.fitchratings.com). In addition refer to the special report "Representations, Warranties, and Enforcement Mechanisms in Global Structured Finance Transactions" dated 12 June 2015 available on the Fitch website.

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Additional information is available at www.fitchratings.com.

Applicable Criteria

Counterparty Criteria for Structured Finance and Covered Bonds (pub. 14 May 2014) (https://www.fitchratings.com/creditdesk/reports/report_frame.cfm?rpt_id=744158&cft=eyJ0eXAiOiJKV1QiLCJhbGciOiJIUzI1NiJ9.eyJleHAiOiJ0eXZM2NDgsInNlc3Npb25LZXkiOiJMR0Y0QTBRVWJUENRU1FCTExDRFVUR1Y5N1VJdGZv6v-UM)

Counterparty Criteria for Structured Finance and Covered Bonds: Derivative Addendum (pub. 14 May 2014) (https://www.fitchratings.com/creditdesk/reports/report_frame.cfm?rpt_id=744175&cft=eyJ0eXAiOiJKV1QiLCJhbGciOiJIUzI1NiJ9.eyJleHAiOiJ0eXZM2NDgsInNlc3Npb25LZXkiOiJMR0Y0QTBRVWJUENRU1FCTExDRFVUR1Y5N1VJdGZv6v-UM)

Criteria Addendum: UK Residential Mortgage Assumptions (pub. 16 Dec 2015) (https://www.fitchratings.com/creditdesk/reports/report_frame.cfm?rpt_id=875200&cft=eyJ0eXAiOiJKV1QiLCJhbGciOiJIUzI1NiJ9.eyJleHAiOiJ0eXZM2NDgsInNlc3Npb25LZXkiOiJMR0Y0QTBRVWJUENRU1FCTExDRFVUR1Y5N1VJdGZv6v-UM)

Criteria for Rating Caps and Limitations in Global Structured Finance Transactions (pub. 28 May 2014) (https://www.fitchratings.com/creditdesk/reports/report_frame.cfm?rpt_id=748781&cft=eyJ0eXAiOiJKV1QiLCJhbGciOiJIUzI1NiJ9.eyJleHAiOiJ0eXZM2NDgsInNlc3Npb25LZXkiOiJMR0Y0QTBRVWJUENRU1FCTExDRFVUR1Y5N1VJdGZv6v-UM)

Criteria for Sovereign Risk in Developed Markets for Structured Finance and Covered Bonds (pub. 20 Feb 2015) (https://www.fitchratings.com/creditdesk/reports/report_frame.cfm?rpt_id=862115&cft=eyJ0eXAiOiJKV1QiLCJhbGciOiJIUzI1NiJ9.eyJleHAiOiJ0eXZM2NDgsInNlc3Npb25LZXkiOiJMR0Y0QTBRVWJUENRU1FCTExDRFVUR1Y5N1VJdGZv6v-UM)

EMEA RMBS Rating Criteria (pub. 16 Dec 2015) (https://www.fitchratings.com/creditdesk/reports/report_frame.cfm?rpt_id=875102&cft=eyJ0eXAiOiJKV1QiLCJhbGciOiJIUzI1NiJ9.eyJleHAiOiJ0eXZM2NDgsInNlc3Npb25LZXkiOiJMR0Y0QTBRVWJUENRU1FCTExDRFVUR1Y5N1VJdGZv6v-UM)

Global Criteria for Lenders' Mortgage Insurance in RMBS (pub. 23 Jun 2015) (https://www.fitchratings.com/creditdesk/reports/report_frame.cfm?rpt_id=865195&cft=eyJ0eXAiOiJKV1QiLCJhbGciOiJIUzI1NiJ9.eyJleHAiOiJ0eXZM2NDgsInNlc3Npb25LZXkiOiJMR0Y0QTBRVWJUENRU1FCTExDRFVUR1Y5N1VJdGZv6v-UM)

Global Structured Finance Rating Criteria (pub. 06 Jul 2015) (https://www.fitchratings.com/creditdesk/reports/report_frame.cfm?rpt_id=867952&cft=eyJ0eXAiOiJKV1QiLCJhbGciOiJIUzI1NiJ9.eyJleHAiOiJ0eXZM2NDgsInNlc3Npb25LZXkiOiJMR0Y0QTBRVWJUENRU1FCTExDRFVUR1Y5N1VJdGZv6v-UM)

Related Research

Friary No. 2 plc - Appendix (https://www.fitchratings.com/creditdesk/reports/report_frame.cfm?rpt_id=750075&cft=eyJ0eXAiOiJKV1QiLCJhbGciOiJIUzI1NiJ9.eyJleHAiOiJlE0NTUxMzZmNDgsInNlc3Npb25LZXkiOiJMR0Y0QTBVRVVJUENRU1FCTExDRFVUR1Y5N1VhJdGwGzv6v-UM)

Friary No.1 plc - Appendix (https://www.fitchratings.com/creditdesk/reports/report_frame.cfm?rpt_id=656415&cft=eyJ0eXAiOiJKV1QiLCJhbGciOiJIUzI1NiJ9.eyJleHAiOiJlE0NTUxMzZmNDgsInNlc3Npb25LZXkiOiJMR0Y0QTBVRVVJUENRU1FCTExDRFVUR1Y5N1VhJdGwGzv6v-UM)

Additional Disclosures

Dodd-Frank Rating Information Disclosure Form (https://www.fitchratings.com/creditdesk/press_releases/content/ridf_frame.cfm?pr_id=998975&cft=eyJ0eXAiOiJKV1QiLCJhbGciOiJIUzI1NiJ9.eyJleHAiOiJlE0NTUxMzZmNDgsInNlc3Npb25LZXkiOiJMR0Y0QTBVRVVJUENRU1FCTExDRFVUR1Y5N1VhJdGwGzv6v-UM)

Solicitation Status (https://www.fitchratings.com/gws/en/disclosure/solicitation?pr_id=998975)

Endorsement Policy (<https://www.fitchratings.com/jsp/creditdesk/PolicyRegulation.faces?context=2&detail=31>)

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