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(PCS) UK Limited
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Mr. Christopher Such
Shawbrook Bank Limited
9 Appold Street, London EC2A 2AP

22 September 2021

Dear Mr. Such,

Following the review of the documents provided by you or on your behalf, we are pleased to confirm that the transaction, the details of which are set out below (the “**Transaction**”), complies with the Article 19 to 22 STS criteria set out in the STS Regulation as well as all the criteria in relation to PCS’ CRR Assessment.

The Transaction:

Name of Security	Originator (for STS purposes)	PCS ID
LANEBROOK MORTGAGE TRANSACTION 2021-1 PLC	Shawbrook Bank Limited	00232-STS Term

This letter is also PCS’ consent to being named in the Originator’s notification to the FCA as a third party authorised pursuant to Article 28 of the STS Regulation in relation to the Transaction as set out in Article 27.2 of the STS Regulation.

In the letter, references to the STS Regulation shall be references to the STS Regulation EU 2017/2402 of the European Union as incorporated into United Kingdom law by the Withdrawal Act 2019 and amended by the Securitisation (Amendment) (EU Exit) Regulations 2019 and references to the CRR as that term is incorporated into United Kingdom law.

Further, in this letter, expressions shall bear the meaning given to them in the published PCS Terms and Conditions applicable to the STS Verification relating to the Transaction. Nothing in this letter shall modify or supersede any provisions of the PCS Terms and Conditions. This letter is subject to all the provisions of our Terms and Conditions.



This letter shall be governed by English law and any dispute shall be submitted to the exclusive jurisdiction of the English courts.

No person other than the Originator shall have any right to enforce any rights relating to this letter under the Contracts (Rights of Third Parties) Act 1999

Best regards

For and on behalf of
Prime Collateralised Securities (PCS) UK Limited

A handwritten signature in black ink that reads "Fazel Ahmed".

Fazel Ahmed
Managing Director

A handwritten signature in black ink that reads "Robert Leach".

Robert Leach
Managing Director