

Lansdowne Mortgage Securities 2 plc (LMS2) Investor Report

**Period:
January-2019**

The Cash Manager has prepared this Performance Report on the basis of information which has been provided to it by the Mortgage Manager. The Cash Manager has not audited or otherwise verified such information. The Cash Manager is involved in continuing discussions with the Issuer in relation to the Performance Reports including the on-going provision of information required for the Performance Reports. It should also be noted that it is possible that the Cash Manager will not be in a position to continue to provide monthly reports going forward.

Lansdowne Mortgage Securities 2 plc (LMS2) Investor Report

Period: January-2019

Pool Performance		
Loans in arrears - 3 months and over per end of month reports as at:		
	31-Dec-2018	31-Jan-2019
- Total number of loans in LMS2	1,049	1,045
- Total number of loans in arrears	300	296
- Average months payments overdue (by number of loans)	41.46	39.15
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	47	50
- Number of loans in arrears that made a payment less than the subscription amount	91	90
- Number of loans in arrears that made no payment	163	157

Pool Performance					
Distribution of Loans Currently in Arrears		Mths in Arrears	No. of Loans	% of Total	Principal Balance
Months in arrears is calculated as Arrears Balance divided by Current Monthly Instalment.					% of Total
		Current	717	68.61%	€90,097,381
		> = 1 < 2	18	1.72%	€2,851,353
		> = 2 < 3	14	1.34%	€2,702,595
		> = 3 < 4	11	1.05%	€1,845,925
		> = 4 < 5	2	0.19%	€403,301
		> = 5 < 6	6	0.57%	€1,439,553
		> = 6 < 7	7	0.67%	€1,479,793
		> = 7 < 8	12	1.15%	€1,964,178
		> = 8 < 9	8	0.77%	€1,469,697
		> = 9	250	23.92%	€50,327,718
		Total	1,045	100%	€154,581,493

Pool Performance			
	This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original pool size	0.0000%	0.0000%	0.4667%
Cumulative Foreclosure Frequency by % of original pool size	n/a	n/a	5.6394%
Gross Losses (£)	(€22,141)	€134,164	€34,654,742
Gross Losses (% of original deal)	(0.0055%)	0.0335%	8.6632%
Weighted Average Loss Severity *	0.3779%	23.9303%	0.0000%

* Unable to report "Since Issue" number accurately as incomplete details received from the Mortgage Manager

Pool Performance		Balance @	31-Dec-2018	This Period	Balance @	31-Jan-2019
Possessions	No. of Loans	No. of Loans	Value	No. of Loans	No. of Loans	Value
<u>Repossessions</u>						
Properties in Possession	5		€1,321,384	0	5	€1,321,384
<u>Sold Repossessions</u>						
Total Sold Repossessions	130		€28,285,377	0	130	€28,285,377
Losses on Sold Repossessions*	128		€25,629,662	0	128	€25,629,662
Write-offs on Loans Redeemed at a Loss**	91		€9,423,277	2	93	€9,424,147
Recoveries***	68		€376,076	4	72	€399,086
Total Losses****	218		€34,676,883	2	220	€34,654,742

* Losses at the time of repossession/write-off include costs that have not been paid in full and, as such, are estimates. In the event that the estimate falls short of the actual cost the additional shortfall is also recorded here once it crystallises.

** In some cases an account will be redeemed at a loss where there are grounds to believe that this will give a better monetary outcome than pursuing the case through repossession and sale. Such accounts are included in this line.

*** In some cases recoveries may be made on a case post repossession/writeoff.

**** This is the total of Losses on Sold Repossessions, Write-Offs on Loans Redeemed at a Loss, and Recoveries

Pool Performance		This Period		Since Issue	
Mortgage Principal Analysis		No. of Loans	Value	No. of Loans	Value
Opening mortgage principal balance	@ 31-Dec-2018	1,049	€155,148,013	2,862	€492,124,936
Prefunding principal balance			€0	190	€32,874,349
Unscheduled Prepayments		(4)	(€252,595)	(2,007)	(€346,235,167)
Unverified loans resold to originator			€0		€0
Substitutions *			€0		€0
Further advances/retentions released **			€0		€13,350,168
Scheduled Repayments			(€313,925)		(€37,532,792)
Closing mortgage principal balance	@ 31-Jan-2019	1,045	€154,581,493	1,045	€154,581,493
Annualised CPR			1.9%		7.9%

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

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