

Lansdowne Mortgage Securities 2 plc (LMS2) Investor Report

**Period:
April-2020**

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.

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Period: April-2020

Pool Performance		
Loans in arrears - 3 months and over per end of month reports as at:		
	31-Mar-2020	30-Apr-2020
- Total number of loans in LMS2	1,002	1,000
- Total number of loans in arrears	279	285
- Average months payments overdue (by number of loans)	68.55	81.74
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	33	37
- Number of loans in arrears that made a payment less than the subscription amount	85	82
- Number of loans in arrears that made no payment	163	169

Pool Performance					
Distribution of Loans Currently in Arrears					
	Mths in Arrears	No. of Loans	% of Total	Principal Balance	% of Total
Months in arrears is calculated as Arrears Balance divided by Current Monthly Instalment.	Current	667	66.70%	€84,100,901	58.29%
	> = 1 < 2	30	3.00%	€3,520,710	2.44%
	> = 2 < 3	18	1.80%	€2,482,581	1.72%
	> = 3 < 4	14	1.40%	€1,876,067	1.30%
	> = 4 < 5	8	0.80%	€1,093,835	0.76%
	> = 5 < 6	6	0.60%	€775,604	0.54%
	> = 6 < 7	3	0.30%	€779,746	0.54%
	> = 7 < 8	4	0.40%	€695,209	0.48%
	> = 8 < 9	8	0.80%	€1,428,839	0.99%
	> = 9	242	24.20%	€47,535,780	32.94%
	Total	1,000	100%	€144,289,271	100%

Pool Performance		
	This Period	Last Period
Annualised Foreclosure Frequency by % of original pool size	0.0437%	0.0771%
Cumulative Foreclosure Frequency by % of original pool size	n/a	n/a
Gross Losses (£)	€0	€222,531
Gross Losses (% of original deal)	0.0000%	0.0556%
Weighted Average Loss Severity *	0.0000%	64.8778%

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

Pool Performance		Balance @	31-Mar-2020	This Period		Balance @	30-Apr-2020
Possessions		No. of Loans	Value	No. of Loans	Value	No. of Loans	Value
<u>Repossessions</u>							
Properties in Possession		10	€2,443,486	1	€229,500	11	€2,672,986
<u>Sold Repossessions</u>							
Total Sold Repossessions		133	€29,180,777	0	€0	133	€29,180,777
Losses on Sold Repossessions*		131	€26,284,986	0	€0	131	€26,284,986
Write-offs on Loans Redeemed at a Loss**		107	€10,637,985	0	€0	107	€10,637,985
Recoveries***		78	€426,978	0	€0	78	€426,978
Total Losses****		237	€36,496,013	0	€0	237	€36,496,013

* 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-Mar-2020	1,002 €144,857,939.76	2,862	€492,124,936
Prefunding principal balance			€0.00	190	€32,874,349
Unscheduled Prepayments			(2) (€145,859)	(2,052)	(€351,509,318)
Unverified loans resold to originator			€0		€0
Substitutions *			€0		€0
Further advances/retentions released **			€0		€13,350,168
Scheduled Repayments			(€422,809)		(€42,550,863)
Closing mortgage principal balance	@	30-Apr-2020	1,000 €144,289,271	1,000	€144,289,271
Annualised CPR			3.5%	7.5%	

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

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