

Lansdowne Mortgage Securities 2 plc (LMS2) Investor Report

**Period:
May-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.

Lansdowne Mortgage Securities 2 plc (LMS2) Investor Report

Period: May-2020

Pool Performance	30-Apr-2020	31-May-2020
Loans in arrears - 3 months and over per end of month reports as at:		
- Total number of loans in LMS2	1,000	996
- Total number of loans in arrears	285	288
- Average months payments overdue (by number of loans)	81.74	88.20
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	37	34
- Number of loans in arrears that made a payment less than the subscription amount	82	86
- Number of loans in arrears that made no payment	169	172

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	660	66.27%	£82,852,100	57.62%
	> = 1 < 2	27	2.71%	£3,581,017	2.49%
	> = 2 < 3	21	2.11%	£3,094,018	2.15%
	> = 3 < 4	13	1.31%	£2,014,614	1.40%
	> = 4 < 5	11	1.10%	£1,125,357	0.78%
	> = 5 < 6	4	0.40%	£514,356	0.36%
	> = 6 < 7	5	0.50%	£683,555	0.48%
	> = 7 < 8	7	0.70%	£1,499,263	1.04%
	> = 8 < 9	5	0.50%	£622,115	0.43%
	> = 9	243	24.40%	£47,803,141	33.25%
	Total	996	100%	£143,789,536	100%

Pool Performance	This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original pool size	0.0000%	0.0437%	0.4522%
Cumulative Foreclosure Frequency by % of original pool size	n/a	n/a	6.0674%
Gross Losses (£)	€253,543	€0	€36,749,556
Gross Losses (% of original deal)	0.0634%	0.0000%	9.1869%
Weighted Average Loss Severity *	86.3928%	0.0000%	0.0000%

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

Pool Performance	Balance @	30-Apr-2020	This Period	Balance @	31-May-2020
Possessions	No. of Loans	Value	No. of Loans	No. of Loans	Value
Repossessions					
Properties in Possession	11	€2,672,986	0	€0	11
Sold Repossessions					
Total Sold Repossessions	133	€29,180,777	0	€0	133
Losses on Sold Repossessions*	131	€26,284,986	0	€0	131
Write-offs on Loans Redeemed at a Loss**	107	€10,637,985	1	€253,995	108
Recoveries***	78	€426,978	2	€451	80
Total Losses****	237	€36,496,013	1	€253,543	238

* 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.

**** 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	@	30-Apr-2020	1,000	€144,289,271	2,862	€492,124,935
Prefunding principal balance				€0	190	€32,874,349
Unscheduled Prepayments			(4)	(€240,726)	(2,056)	(€351,714,429)
Unverified loans resold to originator				€0		€0
Substitutions *				€0		€0
Further advances/retentions released **				€0		€13,350,168
Scheduled Repayments				(€259,009)		(€42,845,487)
Closing mortgage principal balance	@	31-May-2020	996	€143,789,536	996	€143,789,536
Annualised CPR				1.9%		7.4%

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

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