

Lansdowne Mortgage Securities 2 plc (LMS2) Investor Report

Period:
January-2023

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-2023

Pool Performance

Loans in arrears - 3 months and over per end of month reports as at:

	31-Dec-2022	31-Jan-2023
- Total number of loans in LMS2	850	848
- Total number of loans in arrears	182	179
- Average months payments overdue (by number of loans)	124.63	120.63
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	37	26
- Number of loans in arrears that made a payment less than the subscription amount	31	52
- Number of loans in arrears that made no payment	114	101

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	627	73.94%	€75,519,578	65.40%
	> = 1 < 2	30	3.54%	€4,077,798	3.53%
	> = 2 < 3	12	1.42%	€1,448,737	1.25%
	> = 3 < 4	9	1.06%	€1,301,716	1.13%
	> = 4 < 5	5	0.59%	€469,669	0.41%
	> = 5 < 6	3	0.35%	€517,077	0.45%
	> = 6 < 7	3	0.35%	€760,744	0.66%
	> = 7 < 8	7	0.83%	€1,208,408	1.05%
	> = 8 < 9	2	0.24%	€167,012	0.14%
	> = 9	150	17.69%	€30,011,799	25.99%
	Total	848	100%	€115,482,539	100%

Pool Performance

	This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original pool size	0.0000%	0.0000%	0.4946%
Cumulative Foreclosure Frequency by % of original pool size	n/a	n/a	6.2242%
Gross Losses (€)	€0	€420,251	€43,547,620
Gross Losses (% of original deal)	0.0000%	0.1051%	10.8863%
Weighted Average Loss Severity *	0.0000%	0.0000%	72.5614%

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

Pool Performance

	Balance @ No. of Loans	31-Dec-2022 Value	This Period No. of Loans	This Period Value	Balance @ No. of Loans	31-Jan-2023 Value
<u>Repossessions</u>						
Properties in Possession	3	€1,048,969	0	€0	3	€1,048,969
<u>Sold Repossessions</u>						
Total Sold Repossessions	144	€31,627,794	0	€0	144	€31,627,794
Losses on Sold Repossessions*	141	€28,276,080	0	€0	141	€28,276,080
Write-offs on Loans Redeemed at a Loss**	147	€15,710,839	0	€0	147	€15,710,839
Recoveries***	97	€439,299	0	€0	97	€439,299
Total Losses****	288	€43,547,620	0	€0	288	€43,547,620

* 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

Mortgage Principal Analysis

			This Period No. of Loans	This Period Value	Since Issue No. of Loans	Since Issue Value
Opening mortgage principal balance	@	31-Dec-2022	850	€115,902,522	2,862	€492,124,935
Prefunding principal balance				€0.00	190	€32,874,349
Unscheduled Prepayments			(2)	(€29,782)	(2,204)	(€369,047,220)
Unverified loans resold to originator				€0		€0
Substitutions *				€0		€0
Further advances/retentions released **				€0		€13,350,168
Scheduled Repayments				(€390,201)		(€53,819,693)
Closing mortgage principal balance	@	31-Jan-2023	848	€115,482,539	848	€115,482,539

Annualised CPR

3.9%

6.8%

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

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