

Lansdowne Mortgage Securities 2 plc (LMS2) Investor Report

**Period:
October-2021**

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: October-2021

Pool Performance	30-Sep-2021	31-Oct-2021
Loans in arrears - 3 months and over per end of month reports as at:		
- Total number of loans in LMS2	917	915
- Total number of loans in arrears	233	227
- Average months payments overdue (by number of loans)	106.99	105.17
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	50	49
- Number of loans in arrears that made a payment less than the subscription amount	43	44
- Number of loans in arrears that made no payment	140	134

Pool Performance	Mths in Arrears	No. of Loans	% of Total	Principal Balance	% of Total
Distribution of Loans Currently in Arrears					
Months in arrears is calculated as Arrears Balance divided by Current Monthly Instalment.	Current	661	72.24%	€80,884,323	63.22%
	> = 1 < 2	20	2.19%	€3,239,679	2.53%
	> = 2 < 3	7	0.77%	€821,808	0.64%
	> = 3 < 4	8	0.87%	€960,922	0.75%
	> = 4 < 5	5	0.55%	€787,014	0.62%
	> = 5 < 6	1	0.11%	€172,260	0.13%
	> = 6 < 7	4	0.44%	€611,155	0.48%
	> = 7 < 8	4	0.44%	€580,425	0.45%
	> = 8 < 9	6	0.66%	€831,324	0.65%
	> = 9	199	21.75%	€39,053,472	30.52%
	Total	915	100%	€127,942,382	100%

Pool Performance	This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original pool size	0.0000%	0.0000%	0.4862%
Cumulative Foreclosure Frequency by % of original pool size	n/a	n/a	6.1181%
Gross Losses (£)	€319,720	€0	€41,230,155
Gross Losses (% of original deal)	0.0799%	0.0000%	10.3070%
Weighted Average Loss Severity *	106.4629%	36.1606%	72.7050%

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

Pool Performance	Balance @	30-Sep-2021	This Period	Balance @	31-Oct-2021
Possessions	No. of Loans	Value	No. of Loans	No. of Loans	Value
<u>Repossessions</u>					
Properties in Possession	5	€1,249,969	0	€0	€1,249,969
<u>Sold Repossessions</u>					
Total Sold Repossessions	140	€30,869,794	0	€0	€30,869,794
Losses on Sold Repossessions*	137	€27,733,637	0	€0	€27,733,637
Write-offs on Loans Redeemed at a Loss**	134	€13,613,096	1	€321,518	€13,934,614
Recoveries***	91	€436,297	2	€1,798	€438,095
Total Losses****	271	€40,910,435	1	€319,720	€41,230,155

* 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	@	30-Sep-2021	917	€128,610,471	2,862	€492,124,935
Prefunding principal balance				€0.00	190	€32,874,349
Unscheduled Prepayments			(2)	(€218,389)	(2,137)	(€361,795,976)
Unverified loans resold to originator				€0		€0
Substitutions *				€0		€0
Further advances/retentions released **				€0		€13,350,168
Scheduled Repayments				(€449,700)		(€48,611,094)
Closing mortgage principal balance	@	31-Oct-2021	915	€127,942,382	915	€127,942,382
Annualised CPR				2.0%		7.0%

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

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