

Lansdowne Mortgage Securities 2 plc (LMS2) Investor Report

**Period:
November-2017**

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: November-2017

Pool Performance		
Loans in arrears - 3 months and over per end of month reports as at:		
	31-Oct-2017	30-Nov-2017
- Total number of loans in LMS2	1,132	1,125
- Total number of loans in arrears	431	364
- Average months payments overdue (by number of loans)	66.98	34.64
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	75	29
- Number of loans in arrears that made a payment less than the subscription amount	159	136
- Number of loans in arrears that made no payment	197	199

Pool Performance					
Distribution of Loans Currently in Arrears				Principal Balance	% of Total
Months in arrears is calculated as Arrears Balance divided by Current Monthly Instalment.	Current	704	62.58%	£90,769,968	53.86%
	>= 1 < 2	34	3.02%	£5,263,070	3.12%
	>= 2 < 3	23	2.04%	£3,522,497	2.09%
	>= 3 < 4	24	2.13%	£3,864,065	2.29%
	>= 4 < 5	26	2.31%	£4,549,942	2.70%
	>= 5 < 6	6	0.53%	£757,911	0.45%
	>= 6 < 7	17	1.51%	£2,717,566	1.61%
	>= 7 < 8	14	1.24%	£2,579,610	1.53%
	>= 8 < 9	15	1.33%	£2,452,046	1.45%
	>= 9	262	23.29%	£52,060,612	30.89%
	Total	1,125	100%	£168,537,287	100%

Pool Performance			
	This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original pool size	0.0394%	0.0000%	0.5106%
Cumulative Foreclosure Frequency by % of original pool size	n/a	n/a	5.5737%
Gross Losses (£)	€248,456	€673,094	€31,278,864
Gross Losses (% of original deal)	0.0621%	0.1683%	7.8193%
Weighted Average Loss Severity *	44.4671%	61.2517%	0.0000%

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

Pool Performance		Balance @	31-Oct-2017	This Period	Balance @	30-Nov-2017
Possessions	No. of Loans	Value	No. of Loans	Value	No. of Loans	Value
<u>Repossessions</u>						
Properties in Possession	7	€1,691,980	1	€207,000	7	€1,663,980
<u>Sold Repossessions</u>						
Total Sold Repossessions	126	€27,362,781	1	€235,000	127	€27,597,781
Losses on Sold Repossessions*	124	€24,954,544	1	€86,798	125	€25,041,343
Write-offs on Loans Redeemed at a Loss**	56	€6,316,874	1	€168,888	57	€6,485,761
Recoveries***	40	€241,030	1	€7,230	41	€248,260
Total Losses****	179	€31,030,408	2	€248,456	181	€31,278,864

* 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
Opening mortgage principal balance	@ 31-Oct-2017	1,132	€170,007,012
Prefunding principal balance			€0
Unscheduled Prepayments		(7)	(€1,136,251)
Unverified loans resold to originator			€0
Substitutions *			€0
Further advances/retentions released **			€0
Scheduled Repayments			(€333,473)
Closing mortgage principal balance	@ 30-Nov-2017	1,125	€168,537,287
Annualised CPR		7.8%	8.3%

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

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