

Lansdowne Mortgage Securities 2 plc (LMS2) Investor Report

Period:
February-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: February-2023

Pool Performance		
Loans in arrears - 3 months and over per end of month reports as at:		
	31-Jan-2023	28-Feb-2023
- Total number of loans in LMS2	848	844
- Total number of loans in arrears	179	179
- Average months payments overdue (by number of loans)	120.63	117.53
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	26	21
- Number of loans in arrears that made a payment less than the subscription amount	52	43
- Number of loans in arrears that made no payment	101	115

Pool Performance				Principal	
Distribution of Loans Currently in Arrears	Mths in Arrears	No. of Loans	% of Total	Balance	% of Total
Months in arrears is calculated as Arrears Balance divided by Current Monthly Instalment.	Current	615	72.87%	£73,409,463	64.06%
	> = 1 < 2	37	4.38%	£4,889,418	4.27%
	> = 2 < 3	13	1.54%	£2,024,426	1.77%
	> = 3 < 4	8	0.95%	£1,107,290	0.97%
	> = 4 < 5	5	0.59%	£665,923	0.58%
	> = 5 < 6	5	0.59%	£676,876	0.59%
	> = 6 < 7	2	0.24%	£343,875	0.30%
	> = 7 < 8	3	0.36%	£668,329	0.58%
	> = 8 < 9	7	0.83%	£1,072,122	0.94%
	> = 9	149	17.65%	£29,742,369	25.95%
	Total	844	100%	£114,600,091	100%

Pool Performance	This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original pool size	0.0000%	0.0000%	0.3910%
Cumulative Foreclosure Frequency by % of original pool size	n/a	n/a	6.2242%
Gross Losses (£)	(€0)	€0	€43,547,620
Gross Losses (% of original deal)	(0.0000%)	0.0000%	10.8863%
Weighted Average Loss Severity *	0.0000%	0.0000%	0.0000%

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

Pool Performance	Balance @	31-Jan-2023	This Period		Balance @	28-Feb-2023
Possessions	No. of Loans	Value	No. of Loans	Value	No. of Loans	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.

**** 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-Jan-2023	848	€115,482,539	2,862	€492,124,935
Prefunding principal balance				€0	190	€32,874,349
Unscheduled Prepayments			(4)	(€586,647)	(2,208)	(€369,519,557)
Unverified loans resold to originator				€0		€0
Substitutions *				€0		€0
Further advances/retentions released **				€0		€13,350,168
Scheduled Repayments				(€295,801)		(€54,229,805)
Closing mortgage principal balance	@	28-Feb-2023	844	€114,600,090	844	€114,600,091
Annualised CPR				6.4%	6.7%	

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

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