

Lansdowne Mortgage Securities 2 plc (LMS2) Investor Report

Period:
March-2022

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.

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Period: March-2022

Pool Performance		
Loans in arrears - 3 months and over per end of month reports as at:		
	28-Feb-2022	31-Mar-2022
- Total number of loans in LMS2	893	890
- Total number of loans in arrears	202	200
- Average months payments overdue (by number of loans)	113.66	101.65
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	43	41
- Number of loans in arrears that made a payment less than the subscription amount	39	39
- Number of loans in arrears that made no payment	120	120

Pool Performance					
Distribution of Loans Currently in Arrears			Principal Balance		
	Mths in Arrears	No. of Loans	% of Total		% of Total
Months in arrears is calculated as Arrears Balance divided by Current Monthly Instalment.	Current	659	74.04%	€81,050,388	65.77%
	> = 1 < 2	22	2.47%	€2,667,904	2.17%
	> = 2 < 3	9	1.01%	€1,298,403	1.05%
	> = 3 < 4	7	0.79%	€879,290	0.71%
	> = 4 < 5	7	0.79%	€1,160,961	0.94%
	> = 5 < 6	1	0.11%	€184,440	0.15%
	> = 6 < 7	5	0.56%	€1,125,043	0.91%
	> = 7 < 8	1	0.11%	€106,907	0.09%
	> = 8 < 9	2	0.22%	€283,231	0.23%
	> = 9	177	19.89%	€34,470,213	27.97%
	Total	890	100%	€123,226,780	100%

Pool Performance			This Period	Last Period	Since Issue
Annualised Foreclosure Frequency by % of original pool size			0.0000%	-0.0381%	0.4894%
Cumulative Foreclosure Frequency by % of original pool size			n/a	n/a	6.1584%
Gross Losses (£)			€14,973	€541,037	€42,552,581
Gross Losses (% of original deal)			0.0037%	0.1353%	10.6376%
Weighted Average Loss Severity *			8.2313%	93.4808%	72.8672%

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

Pool Performance		Balance @	28-Feb-2022	This Period		Balance @	31-Mar-2022
Possessions		No. of Loans	Value	No. of Loans	Value	No. of Loans	Value
<u>Repossessions</u>							
Properties in Possession		3	€915,969	0	€0	3	€915,969
<u>Sold Repossessions</u>							
Total Sold Repossessions		143	€31,415,794	0	€0	143	€31,415,794
Losses on Sold Repossessions*		140	€28,182,104	0	€0	140	€28,182,104
Write-offs on Loans Redeemed at a Loss**		139	€14,794,252	1	€14,973	140	€14,809,225
Recoveries***		96	€438,747	0	€0	96	€438,747
Total Losses****		279	€42,537,608	1	€14,973	280	€42,552,581

* 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	@	28-Feb-2022	893	€123,824,018	2,862	€492,124,935
Prefunding principal balance				€0.00	190	€32,874,349
Unscheduled Prepayments			(3)	(€251,694)	(2,162)	(€364,697,513)
Unverified loans resold to originator				€0		€0
Substitutions *				€0		€0
Further advances/retentions released **				€0		€13,350,168
Scheduled Repayments				(€345,544)		(€50,425,159)
Closing mortgage principal balance	@	31-Mar-2022	890	€123,226,780	890	€123,226,780
Annualised CPR				2.4%		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