

## **Lansdowne Mortgage Securities 2 plc (LMS2) Investor Report**

**Interest Payment Date**  
**18-Jun-2018**

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

Interest Payment Date

Interest Payment Period from

Determination Date

Record Date

No. days in Period

18-Jun-2018

16-Mar-2018

13-Jun-2018

31-May-2018

94

to

18-Jun-2018

Report: 46

Note Classes	Balance @ 16-Mar-18	Interest Paid in period	Interest Shortfall	Cumulative Interest Shortfall	Note Redemptions in period	Balance @ 18-Jun-18
A Note (A1) A1 Note Pool Factor	€0 -	€0	€0	€0	€0	€0 -
A Note (A2) A2 Note Pool Factor	€118,549,410 0.318040	€4,026	€0	€0	€3,690,225	€114,859,185 0.308140
M1 Note principal M1 Note Pool Factor	€15,750,000 1.000000	€5,468	€0	€0	€0	€15,750,000 1.000000
M2 Note principal M2 Note Pool Factor	€11,800,000 1.000000	€15,189	€0	€0	€0	€11,800,000 1.000000
B Note principal B Note Pool Factor	€19,700,000 1.000000	€64,454	€0	€0	€0	€19,700,000 1.000000

Optional Redemption at 20 per cent. of the A, M and B Notes initial aggregate Principal Amount Outstanding

Principal Deficiency Ledger (PDL)	Balance b/f 16-Mar-18	Principal losses *	Excess Spread Applied	Reserve Fund Applied	Balance c/f 18-Jun-18
A Principal Deficiency Ledger	€0	€0	€0	€0	€0
M1 Principal Deficiency Ledger	€0	€0	€0	€0	€0
M2 Principal Deficiency Ledger	€0	€0	€0	€0	€0
B Principal Deficiency Ledger	€0	€1,248,433	(€1,248,433)	€0	€0

\*Losses are Realised at the point of sale

Lansdowne Mortgage Securities 2 plc (LMS2) Investor Report

C Notes	Face Value	Balance @ 16-Mar-2018	Charged in period	Top ups due to prefunding	Paid in period	Balance @ 18-Jun-2018
C Note Principal	€7,750,000	€0	n/a	€0	€0	€0
C Note Pool Factor		-	n/a	n/a	n/a	-
C Note Interest		€0	€0	n/a	€0	€0

Other Balances	Balance 16-Mar-2018	Top ups due to prefunding	Top ups in quarter	Paid / Released in quarter	Balance 18-Jun-2018
Reserve fund*	€4,841,368	€0	€0	€104,462	€4,945,831
Contingency Ledger	€150,000	n/a	n/a	€0	€150,000
Further Advances Ledger	€0	n/a	€0	€0	€0
Liquidity Facility**	€0	n/a	n/a	€0	€0
Deferred Consideration	€2,460,043	n/a	n/a	€0	€2,460,043

\* maximum reserve fund €5,250,000

\*\* original liquidity facility €36,750,000

Pool Performance	28-Feb-2018	31-May-2018
Loans in arrears - 3 months and over per end of month reports as at:		
Total number of loans in LMS2	1,111	1,092
- Total number of loans in arrears	358	342
- Average months payments overdue (by number of loans)	41.22	41.42
- Number of loans in arrears that made a payment equal to or greater than the subscription amount	36	43
- Number of loans in arrears that made a payment less than the subscription amount	132	124
- Number of loans in arrears that made no payment	190	175

Pool Performance	Mnths in Arrears	No. of Loans	% of Total	Current Principal Balance	% of Total
Distribution of Loans Currently in Arrears					
Months in arrears is calculated as Arrears Balance divided by Current Monthly Instalment. Arrears Balance is the total payments due to date less total payments received, excluding fees applied to the account.	Current	707	64.74%	€90,158,899	55.62%
	> = 1 < 2	30	2.75%	€4,334,192	2.67%
	> = 2 < 3	13	1.19%	€2,308,516	1.42%
	> = 3 < 4	14	1.28%	€2,098,368	1.29%
	> = 4 < 5	14	1.28%	€2,030,067	1.25%
	> = 5 < 6	14	1.28%	€1,924,015	1.19%
	> = 6 < 7	10	0.92%	€1,731,644	1.07%
	> = 7 < 8	9	0.82%	€1,854,315	1.14%
	> = 8 < 9	12	1.10%	€2,169,285	1.34%
	> = 9	269	24.63%	€53,495,156	33.00%
Revised figures for prior quarters are available on request.					
	Total	1,092	100.00%	€162,104,457	100.00%

Pool Performance	This Period	Last Period	Since Issue
Excess Spread after Principal Losses (€)	€104,462	€271,566	n/a
Excess Spread after Principal Losses (Annualised %)	0.0637%	0.1624%	n/a
Annualised Foreclosure Frequency by % of original pool	0.0000%	0.2629%	0.4940%
Cumulative Foreclosure Frequency by % of original pool	n/a	n/a	5.6394%
Gross Losses (Principal + Interest + Arrears + Fees - Mercs)	€1,354,970	€937,165	€33,571,000
Gross Losses (% of original deal)	0.2581%	0.1785%	6.3945%
Weighted Average Loss Severity *	57.8639%	81.3546%	0.0000%

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

Pool Performance	Balance @ No. of Loans	28-Feb-2018 Value	This Period No. of Loans	Value	Balance @ No. of Loans	31-May-2018 Value
Possessions						
<u>Repossessions</u>						
Properties in Possession	7	€1,837,980	0	€0	5	€1,321,384
<u>Sold Repossessions</u>						
Total Sold Repossessions	128	€27,768,781	2	€516,596	130	€28,285,377
Losses on Sold Repossessions*	126	€25,205,289	2	€424,372	128	€25,629,662
Write-offs on Loans Redeemed at a Loss**	63	€7,287,900	10	€956,959	73	€8,244,859
Recoveries***	45	€277,180	9	€26,361	54	€303,541
Total Losses****	188	€32,216,030	12	€1,354,970	200	€33,571,000

\* 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-2018 1,111 €165,795,553	2,862 €492,124,935
Prefunding principal balance	€0	190 €32,874,349
Unscheduled Prepayments	(19) (€2,709,568)	(1,960) (€341,287,550)
Loans resold to originator	€0	€0
Substitutions*	€0	€0
Further advances/retentions released **	€0	€13,350,168
Scheduled Repayments	(€981,528)	(€34,957,445)
Closing mortgage principal balance	@ 31-May-2018 1,092 €162,104,457	1,092 €162,104,457
Annualised CPR	6.2%	8.2%

\* Substitutions limited Breach of Reps and Warranties

\*\* Further Advances limited to 15% of Original Deal size : €78,750,000

Lansdowne Mortgage Securities 2 plc (LMS2) Investor Report

Pro Rata Trigger			
		Required	Current
Trigger Ratio (X/Y is less than P/2Q * see below)	Less than or equal to	5.06	2.51
90+ Days Arrears	Less than	15.00%	40.28%
Principal Deficiency Ledgers	Must be	€0	€0
Reserve Fund (Subject to Dynamic Reserve Fund)	Must be Target Reserve Fund	€5,250,000	€4,945,831
Liquidity Facility Drawn Amount	Must be	€0	€0
Pro Rata Trigger 'on' ?			N
X - Principal amount outstanding of the A Notes on the previous Determination date			
Y - Principal amount outstanding of the M and B Notes on the previous Determination date			
P - Principal amount outstanding of the A Notes on the Initial issue date			
Q - Principal amount outstanding of the M and B Notes on the Initial issue date			

Dynamic Reserve Fund			
		Required	Current
Reserve Fund	Greater than or equal to	2.00%	3.05%
Principal Deficiency Ledgers	Must be	€0	€0
Liquidity Facility Drawn Amount	Must be	€0	€0
90+ Days Arrears	Less than	15.00%	40.28%
Foreclosures	Less than or equal to	1.75%	5.64%
Losses	Less than	0.90%	6.39%
Minimum Reserve Fund Required Amount :	Greater of	€2,625,000	€4,945,831
	&	2.00%	3.05%

Amortising Liquidity Facility	
	RequiredCurrent
Liquidity Facility as a proportion of Class A, M and B Notes	The liquidity Facility has been cancelled and the Liquidity Facility Agreement has been terminated as per the noteholder resolution on the 22-Jan-2015.
Liquidity Facility Drawn Amount	
Minimum Liquidity Facility Amount	

## Lansdowne Mortgage Securities 2 plc (LMS2) Investor Report

Priority of Payments	Actual Redemption Funds	€3,694,953
1	A1 Note Principal	€0
2	A2 Note Principal	€3,690,225
3	M1 Note Principal	€0
4	M2 Note Principal	€0
5	B Note Principal	€0
	n.b. Pro rata 'off'	Y
		<u><u>€4,728</u></u>

Priority of Payments	Available Revenue Funds	€1,852,909
1	Trustee Fees	€0
2	3rd Party Expenses	€229,305
3	Mortgage Administrator Fees	€150,426
3	Mortgage Manager Fees	€12,810
3	Cash Manager Fees	€12,362
3	Standby Cash Manager Fees	€0
3	Paying Agent Fees	€0
4	Liquidity Facility Fees	€0
5	A Note Interest	€4,026
5	X Note Interest	€0
5	Euribor Basis Swap	€5,974
5	Fixed Swap Costs	€0
6	Class A PDL	€0
7	M1 Note Interest	€5,468
8	Class M1 PDL	€0
9	M2 Note Interest	€15,189
10	Class M2 PDL	€0
11	B Note Interest	€64,454
12	Class B PDL	€1,248,433
15	Reserve Ledger	€104,462
16	Fixed Rate/Discount Collateral Ledger	€0
17	C Note Interest	€0
18	C Note Principal	€0
19	Hedge Subordinated Amounts	€0
20	Deferred Consideration	€0
		<u><u>€0</u></u>

Lansdowne Mortgage Securities 2 plc (LMS2) Investor Report

<table><tr><th colspan="2">Issuer</th></tr><tr><td>Name</td><td>Lansdowne Mortgage Securities 2 Plc</td></tr><tr><td>Pricing Date</td><td>29-Nov-2006</td></tr><tr><td>Issue Closing Date</td><td>6-Dec-2006</td></tr><tr><td>Address</td><td>1 Adelaide Court, Adelaide Road, Dublin 2</td></tr><tr><td>Web address</td><td><a href="https://www.kensingtonmbs.com">https://www.kensingtonmbs.com</a></td></tr><tr><td>Contact Email Address</td><td><a href="mailto:cbaqueries@northviewgroup.com">cbaqueries@northviewgroup.com</a></td></tr></table>	Issuer		Name	Lansdowne Mortgage Securities 2 Plc	Pricing Date	29-Nov-2006	Issue Closing Date	6-Dec-2006	Address	1 Adelaide Court, Adelaide Road, Dublin 2	Web address	<a href="https://www.kensingtonmbs.com">https://www.kensingtonmbs.com</a>	Contact Email Address	<a href="mailto:cbaqueries@northviewgroup.com">cbaqueries@northviewgroup.com</a>	<table><tr><th colspan="2">Listing</th></tr><tr><td>Stock Exchange</td><td>Dublin</td></tr><tr><td>Address</td><td>28 Anglesea Street, Dublin 2</td></tr><tr><td>Web address</td><td><a href="http://www.ise.ie">http://www.ise.ie</a></td></tr></table>	Listing		Stock Exchange	Dublin	Address	28 Anglesea Street, Dublin 2	Web address	<a href="http://www.ise.ie">http://www.ise.ie</a>												
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Lansdowne Mortgage Securities 2 plc (LMS2) Investor Report

Tranche	ISIN No.	Legal Maturity	Original Balance	Cumulative Principal Distributions	Original Face Value	Index Rate	Margin	Reference Rate	Coupon	Interest Calculation	Step Up / Call Option Date	Step Up Margin
A1	XS0277481718	Sep-2020	€ 105,000,000	€ 105,000,000	€ 50,000	3M Euribor	0.16%	-0.327000%	-0.167000%	Act/360	Mar-2014	0.16%
A2	XS0277482443	Sep-2048	€ 372,750,000	€ 257,890,815	€ 50,000	3M Euribor	0.34%	-0.327000%	0.013000%	Act/360	Mar-2014	0.34%
M1	XS0277482526	Sep-2048	€ 15,750,000	€ 0	€ 50,000	3M Euribor	0.46%	-0.327000%	0.133000%	Act/360	Mar-2014	0.46%
M2	XS0277482955	Sep-2048	€ 11,800,000	€ 0	€ 50,000	3M Euribor	0.82%	-0.327000%	0.493000%	Act/360	Mar-2014	0.82%
B	XS0277483417	Sep-2048	€ 19,700,000	€ 0	€ 50,000	3M Euribor	1.58%	-0.327000%	1.253000%	Act/360	Mar-2014	1.58%

Tranche	ISIN No.	Original WAL	Original Credit	Current Credit	S&P		Ratings Moodys		Fitch		Rating Watch		
					Original	Current	Original	Current	Original	Current	S&P	Moodys	Fitch
A1	XS0277481718	1.05	10.00%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
A2	XS0277482443	4.19	10.00%	32.20%	AAA	B-	Aaa	Caa2	AAA	CCC	n/a	n/a	n/a
M1	XS0277482526	5.26	7.00%	22.48%	AA	CCC	Aa3	C	AA	CC	n/a	n/a	n/a
M2	XS0277482955	5.26	4.75%	15.20%	A+	CCC	A2	C	A	CC	n/a	n/a	n/a
B	XS0277483417	5.26	1.00%	3.05%	BBB	CCC-	Baa2	C	BBB	CC	n/a	n/a	n/a