

Terms and Conditions

IMPORTANT: You must read the following before continuing. The following applies to this document and all information contained herein or provided in connection herewith (together, the **Report**) and you are therefore advised to read this carefully before accessing or making any other use of the Report. By accessing this Report, you confirm that you have read, understood and accepted the Terms and Conditions set out below (the **Terms and Conditions**) and agree to be bound by the Terms and Conditions. If you do not agree to the Terms and Conditions, do not access or read this Report or any of its information (the **Information**).

1. Access to and use of the Information

- 1.1 This Report is for information purposes only. Nothing in this Report is, or is to be construed as, an offer of, a recommendation, a solicitation or an invitation to subscribe for, underwrite or purchase securities referred to on in this Report (the **Securities**) in any jurisdictions in which such offer is or may be prohibited, restricted or subject to any requirement for filing, authorisation, license or consent. In particular, nothing in this Report constitutes an offer of securities for sale in the United States. The Securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act of 1933, as amended (the **Securities Act**). It is not intended that the Securities will be registered under the Securities Act or any U.S. state securities laws.

The Permitted Person will use the Report solely for its own internal use in accordance with these Terms and Conditions.

The Report may contain other proprietary notices and copyright information, the terms of which must be observed and followed.

- 1.2 The Information in this Report is intended to be distributed only to, and is directed only at, persons (the **Permitted Persons**) who are:

(i) not U.S. persons (within the meaning of Regulation S under the Securities Act) or acting for the account or benefit of any U.S. person, not located in the United States, its territories and possessions (including Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, Wake Island and the Northern Mariana Islands) or the District of Columbia; and

(ii) persons in member states of the European Economic Area who are "qualified investors" within the meaning of Article 2(1)(e) of the Prospectus Directive (Directive 2003/71/EC) (the **Qualified Investors**). In addition, in the United Kingdom, the Materials are being distributed only to, and are directed only at, Qualified Investors who are persons who have professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the **FPO**) or who are high net worth entities falling within Article 49(2)(a)-(d) of the FPO and other persons to whom it may otherwise lawfully be communicated.

- 1.3 The Report is intended for use by Permitted Persons only and must not be acted on or relied on by, published, copied or distributed to any other person. By accessing and/or reading this Report, you shall be deemed to have confirmed and represented to Charter Court Financial Services Limited (**CCFS**) that you are a Permitted Person and that you have not made and will not make any offer of Securities referred to in this Report other than in accordance with applicable laws and regulations.

- 1.4 Manufacturer target market (MIFID II product governance) is eligible counterparties and professional clients only (all distribution channels). No PRIIPs key information document (KID) has been prepared as not available to retail in EEA.

2. Acknowledgements and disclaimers

2.1 The Permitted Person acknowledges and agrees to the following:

- (a) *No duty to update or correct the Information.* The Information included in the Report is historical in nature and only current as of the date of such Information. Neither CCFS nor any other party has any duty to maintain or update the Information. **Historic performance information with regard to any Security is no indication of its future performance.** The Report may contain legends, limitations, qualifications or other restrictions relating to the nature or use of such information. Any such legends, limitations, qualifications or restrictions continue to apply.
- (b) *Changes to the Information.* CCFS may make changes to the Information at any time, without prior, or any, notice. Some Information contained in the Report has been converted from the format from which the original version of such information was printed. Reasonable care has been exercised to provide accurate information but there can be no assurance that this information is free from error.
- (c) *Third party materials.* Information in the Report which is sourced from third parties (**Third Party Information**), including (without limitation) offering circulars, prospectuses, listing particulars, pricing supplements reports, agreements, summaries, models, commentary and other materials, has been obtained from sources believed to be reliable, but CCFS does not warrant its completeness or accuracy. CCFS has no obligations in respect of Third Party Information (including as to verifying or correcting Third Party Information or publishing materials relating to Third Party Information). Use of such Third Party Information in the Report does not imply any endorsement, adoption of or responsibility by CCFS for the opinions, ideas, products, information or services offered therein, or any representation regarding the content of any Third Party Information.
- (d) *Offering documents and research reports.* Any final offering memoranda or other offering materials (each, an Offering Document) or research reports included in the Report is Third Party Information unless produced by CCFS. Third Party Information are provided solely for the Permitted Person's convenience to generally describe the terms of the transaction described therein. The Permitted Person should not assume that the information contained or incorporated by reference in any Offering Document or research report is accurate as of any date other than the respective date set forth therein or the date of the information incorporated therein. Offering Documents, research reports and other information contained in the Report may not be distributed (whether in whole or in part) to, or used by, any person or entity in any jurisdiction or country where such distribution or use would be contrary to local law or regulation.
- (e) *Disclaimer of Advice.* The Report does not provide, nor purport to provide, any financial, investment, tax, accounting or legal advice or recommendation. Nor should any Information in the Report be considered a recommendation of Securities by CCFS in any way.

3. Unauthorised Use

- 3.1 Unauthorised use of this Report including but not limited to unauthorised access of the Report or misuse of any information included in this Report, is strictly prohibited.

4. Limitation of Liability

- 4.1 CCFS (nor any person who controls it, nor any affiliate, director, officer, employee or agent of it, nor any affiliate of any such person) and providers of Third Party Information (**Third Party Data Providers**) do not accept any responsibility or liability arising out of or in connection with this Report, including any errors in or omissions from the information contained in this Report.
- 4.2 Except as may be otherwise expressly provided by written agreement between CCFS and the Permitted Person, neither CCFS nor any Third Party Data Provider will have any tort, contract or any other liability to the Permitted Person or any third party arising in connection with the use of this Report, or reliance on any information (including the Information and the Third Party Information).
- 4.3 Neither CCFS nor any Third Party Data Provider will under any circumstances be liable to the Permitted Person or any third party, regardless of the form of action, for any lost profits or lost opportunity, or any indirect, special, consequential, incidental or punitive damages whatsoever, even if CCFS has been advised of the possibility of such damages.
- 4.4 Permitted Persons, CCFS and Third Party Data Providers agree that the limitations and exclusions set out in these Terms and Conditions are reasonable having regard to all the relevant circumstances and the levels of risk associated with each party's obligations under these Terms and Conditions.

5. Confidentiality and use of Information

The Permitted Person agrees to keep all Information confidential and, except as authorised by CCFS, shall not disclose or distribute any Information to any person or entity without CCFS' prior written consent, and agrees to use the Information solely for the purpose of its own investment analysis.

6. Third Party Rights

No person may enforce any terms and conditions of these Terms and Conditions under the Contracts (Rights of Third Parties) Act 1999. Notwithstanding any other term of these Terms and Conditions, the consent of any third party is not required for any variation or termination of these Terms and Conditions.

7. Governing Law

- 7.1 These Terms and Conditions and any non-contractual obligations arising out of or in connection with them will be governed by, and construed in accordance with, the laws of England and Wales.
- 7.2 The English courts will have jurisdiction to settle any disputes which may arise in connection with the terms of access or any non-contractual obligations arising out of or in connection with these Terms and Conditions.



Precise Mortgage Funding 2018-2B plc

Report for Distribution dated Jun 15, 2022

Global Corporate Trust
<http://pivot.usbank.com/>





Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Analyst

Priyanka Dwivedi
priyanka.dwivedi@usbank.com
44.207.330.2364

U.S. Bank Global Corporate Trust Address

5th Floor
125 Old Broad Street
London, EC2N 1AR

Distribution Date

15-Jun-22

U.S. Bank Global Corporate Trust Website

www.usbank.com/abs

General Information

Interest Payment Date:	13-Jun-22
Prior Interest Payment Date:	14-Mar-22
Next Interest Payment Date:	12-Sep-22
Distribution Count:	17
Closing Date:	20-Mar-18
Legal Maturity Date:	12-Mar-55
Interest Determination Date:	6-Jun-22
Next Interest Determination Date:	5-Sep-22
Index:	Compounded Daily SONIA
Currency:	GBP (£)

Content

Deal Summary	2
Collateral Performance Graphs	3
Delinquencies Graphs	4
Deal Counterparties	5
Note Distribution Detail / Factors	6
Note Interest Reconciliation - Accrual	7
Note Interest Reconciliation - Deferred	8
Note Principal Reconciliation	9
Rating Information	10
Cash Reconciliation	11
Other Required Information	12
Mortgage Principal Analysis	13
Principal Deficiency Ledger	14
Reserve Fund Ledgers and Set-Off	15
Reserve Funds and Principal Allocation	16
Swap Transaction Details	17
Triggers	18-19
Portfolio Performance	20-21
Collateral Report	22-23
Prepayment Rate (CPR)	24
Priority of Payments (Interest)	25
Priority of Payments (Principal)	26
Mortgage Portfolio Analysis	27-34





Precise Mortgage Funding 2018-2B plc

Monthly Investor Report



June 2022

Deal Summary

Liability Summary

Tranche Class Name	Original Balance	Credit Enhancement on Closing	Fitch/Moodys Initial Ratings	Current Balance	Pool Factor	Current Credit Enhancement	Fitch/Moodys Current Ratings	Fitch/Moodys Watch
Class A	338,900,000.00	11.00%	AAA/Aaa	128,836,876.89	0.380161926	23.24%	AAA Aaa	
Class B	11,230,000.00	8.00%	AA/Aa1	11,230,000.00	1.000000000	16.41%	AAA Aaa	
Class C	11,230,000.00	5.00%	A+/A2	11,230,000.00	1.000000000	9.58%	AA+ Aa1	
Class D	7,490,000.00	3.00%	BBB+/Baa2	7,490,000.00	1.000000000	5.02%	A A2	
Class E	5,620,000.00	1.50%	BBB-/Ba3	5,620,000.00	1.000000000	1.60%	BBB- Ba2	
Class X	13,110,000.00	0.00%	BB+/B3	0.00	0.000000000	0.00%	NR WR	

Deal Performance Summary - Last 4 Quarters

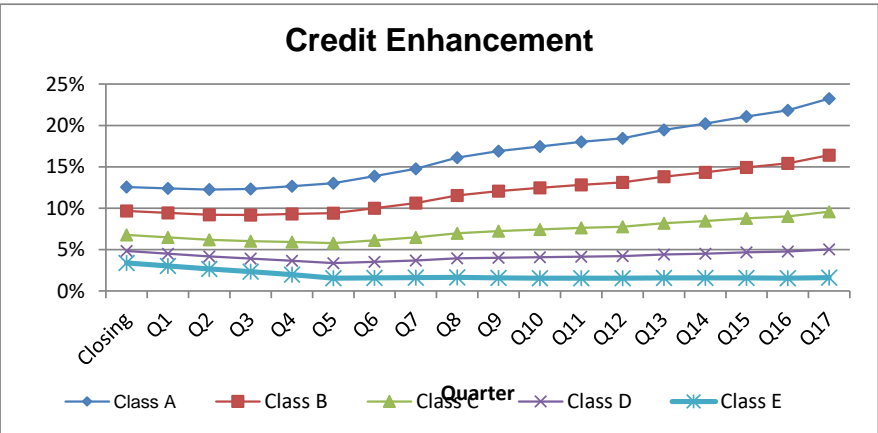
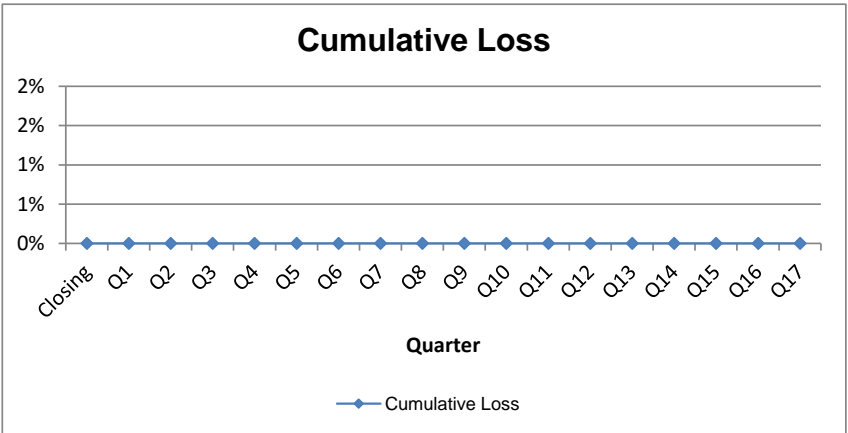
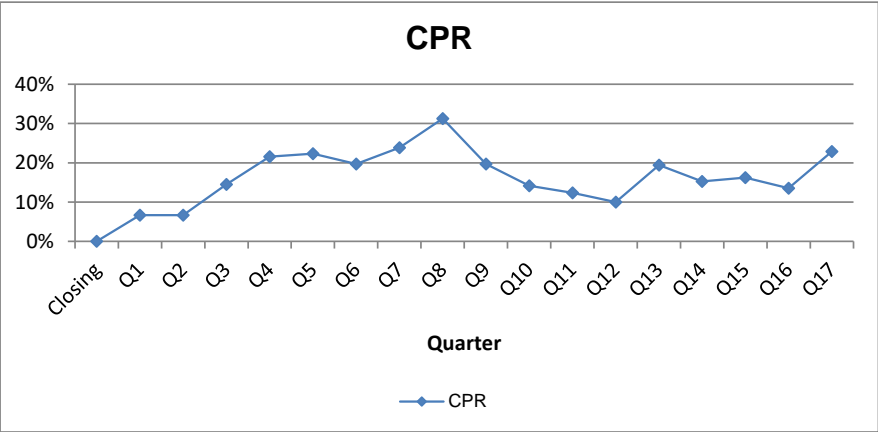
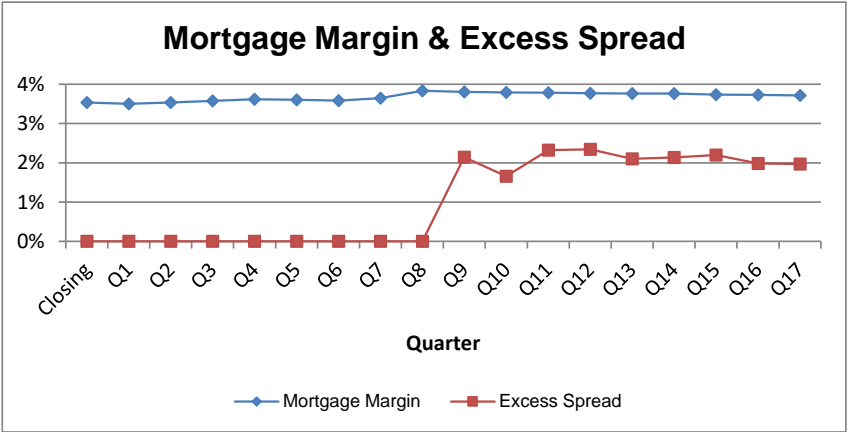
	On Closing	Quarter 14	Quarter 15	Quarter 16	Quarter 17
Delinquencies (Days)					
30 < Days <= 60	-	0.00%	0.00%	0.16%	0.29%
60 < Days <= 90	-	0.09%	0.02%	0.00%	0.00%
90 < Days <= 120	-	0.00%	0.00%	0.00%	0.00%
Days > 120	-	0.02%	0.00%	0.00%	0.03%
Excess Spread					
Amount during Period	-	1,017,423.25	1,001,605.50	871,849.44	809,247.57
Percentage of Pool (Annualised)	-	2.13%	2.20%	1.99%	1.97%
Constant Prepayment Rate (CPR)					
Period	-	15.26%	16.23%	13.52%	22.86%
Since Closing	-	17.30%	17.24%	17.03%	17.39%
Principal Payment Rate (PPR)					
Total Note Principal Payments in Period	-	8,281,783.58	8,476,752.73	6,711,505.93	11,211,771.78
Mortgage Principal Closing Balance	374,470,477.55	190,807,384.88	182,330,632.15	175,619,126.22	164,407,354.44
Percentage of Closing Balance (%)	-	4.34%	4.65%	3.82%	6.82%
Note Interest Payment Rate					
Percentage of Interest Due on Notes (%)	-	100.00%	100.00%	100.00%	100.00%
Cumulative Losses on the Mortgage					
Percentage of Original Balance (%)	-	0.00%	0.00%	0.00%	0.00%



Precise Mortgage Funding 2018-2B plc
Monthly Investor Report

June 2022

Collateral Performance Graphs

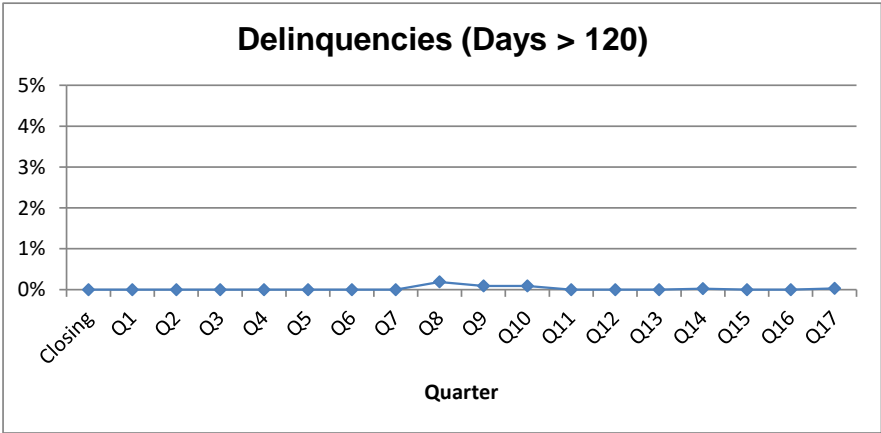
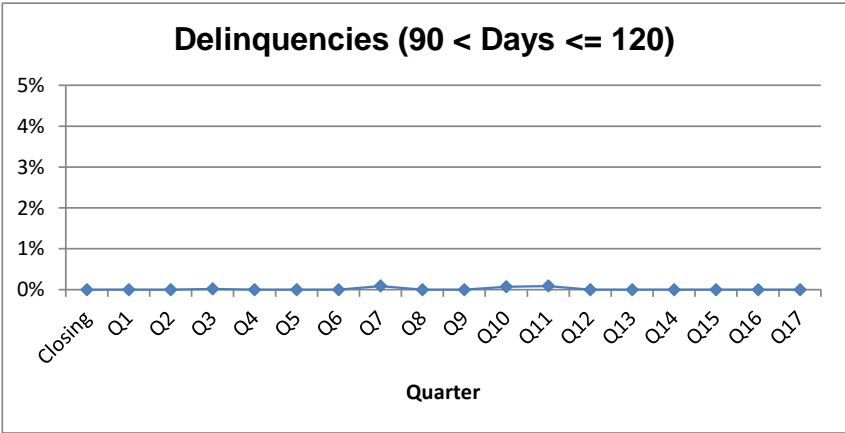
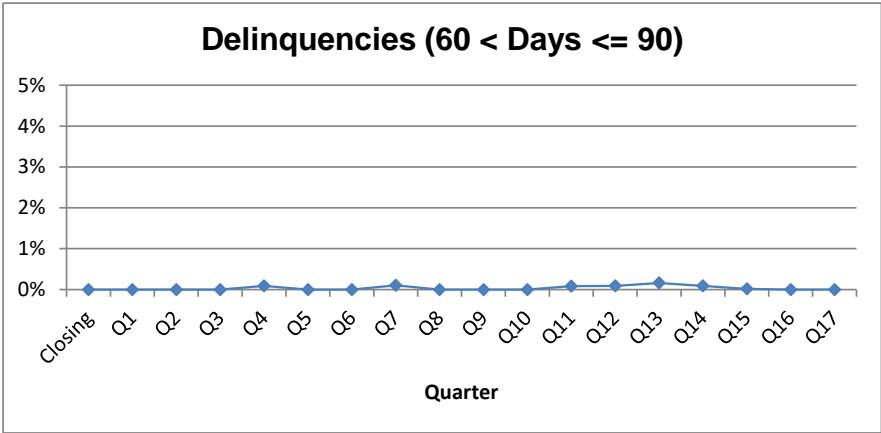
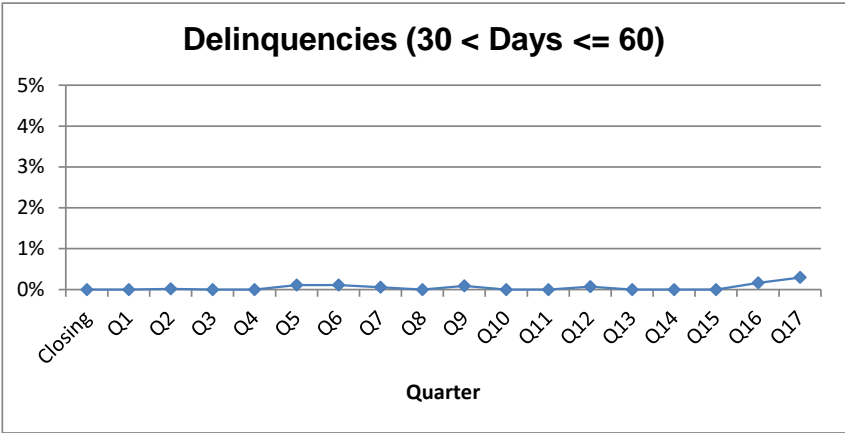




Precise Mortgage Funding 2018-2B plc
Monthly Investor Report

June 2022

Delinquencies Graphs



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report



June 2022

Deal Counterparties								
Role	Counterparty	Fitch			Moody's			comments
		Long-Term	Short-Term	Rating Trigger	Long-Term	Short-Term	Rating Trigger	
Issuer	Precise Mortgage Funding 2018-2B plc							
Seller	Charter Mortgages Limited							
Servicer	Charter Mortgages Limited							
Cash Manager	U.S. Bank Global Corporate Trust Limited							
Swap Provider	Natixis, London Branch	A+	F1	A/F1	A2	P-1	A3	
Issuer Account Bank	Citibank, N.A.	A+	F1	A/F1	Aa3	P-1	A3	
Collection Account bank	Barclays Bank PLC	A+	F1	BBB+/F2	A1	P-1	Baa3	
Security Trustee	U.S. Bank Trustees Limited							
Note Trustee	U.S. Bank Trustees Limited							
Principal Paying Agent & Agent Bank	Elavon Financial Services DAC							
Registrar	Elavon Financial Services DAC							
Corporate Services Provider	Intertrust Management Limited							
Back-Up Servicer Facilitator	Intertrust Management Limited							
Share Trustee	Intertrust Corporate Services Limited							
Arranger	Merrill Lynch International							
Joint Lead Managers	Natixis							
	Lloyds Bank plc							
	Merrill Lynch International							

The Originator has undertaken to the Issuer and the Security Trustee that it will retain a material net economic interest of not less than 5 per cent. in the securitisation in accordance with the text of each of Article 405 of Regulation (EU) No 575/2013 (the Capital Requirements Regulation or CRR) and Article 51 of Regulation (EU) No 231/2013, referred to as the Alternative Investment Fund Manager Regulation (the AIFM Regulation) (which, in each case, does not take into account any corresponding national measures) (the Retention). Such interest was, as at the Closing Date, and is as at the Report Date, comprising retention of randomly selected exposures equivalent to no less than 5% of the nominal value of the securitised exposures, where such exposures would otherwise have been securitised in the transaction affected by the Issuer, as required by the text of each of paragraph (c) of Article 405(1) of the CRR, paragraph (c) of Article 51(1) of the AIFM Regulation and paragraph (c) of Article 254(2) of the Solvency II Regulation.



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Note Distribution Detail / Factors

As at: 13-Jun-22

Tranche Class Name	ISIN / Common Code	Original Principal Balance	No. Of Notes	Current Pool Factor ¹	Total Principal Distribution	Ending Principal Balance	Total Interest Distribution
A	XS1783215871 / 178321587	338,900,000.00	3,389	0.380161926	11,211,771.78	128,836,876.89	541,568.31
B	XS1783216093 / 178321609	11,230,000.00	112	1	0.00	11,230,000.00	52,385.81
C	XS1783216176 / 178321617	11,230,000.00	112	1	0.00	11,230,000.00	64,984.94
D	XS1783216333 / 178321633	7,490,000.00	75	1	0.00	7,490,000.00	49,878.38
E	XS1783216507 / 178321650	5,620,000.00	56	1	0.00	5,620,000.00	56,340.96
X	XS1783216689 / 178321668	13,110,000.00	131	0	0.00	0.00	0.00

GBP Total	387,580,000.00			11,211,771.78	164,406,876.89	765,158.40
------------------	----------------	--	--	---------------	----------------	------------

¹Determined as follows: Ending Principal Balance / Original Principal Balance



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Note Interest Reconciliation - Accrual

As at: 13-Jun-22

Tranche Class Name	ISIN / Common Code	Method	Days	Beginning Principal Balance	Rate of Interest	Total Interest Accrued (excluding deferred)	Other Interest	Total Interest Payments
A	XS1783215871 / 178321587	Act/365 (Fixed)	91	140,048,648.67	1.55105%	541,568.31	0.00	541,568.31
B	XS1783216093 / 178321609	Act/365 (Fixed)	91	11,230,000.00	1.87105%	52,385.81	0.00	52,385.81
C	XS1783216176 / 178321617	Act/365 (Fixed)	91	11,230,000.00	2.32105%	64,984.94	0.00	64,984.94
D	XS1783216333 / 178321633	Act/365 (Fixed)	91	7,490,000.00	2.67105%	49,878.38	0.00	49,878.38
E	XS1783216507 / 178321650	Act/365 (Fixed)	91	5,620,000.00	4.02105%	56,340.96	0.00	56,340.96
X	XS1783216689 / 178321668	Act/365 (Fixed)	91	0.00	3.70175%	0.00	0.00	0.00

	175,618,648.67	765,158.40	0.00	765,158.40
GBP Total				

	0.75175%
Compounded Daily SONIA for this period	



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Note Interest Reconciliation - Deferred

As at: 13-Jun-22

Tranche Class Name	ISIN / Common Code	Beginning Deferred Interest	Interest Accrued on Deferred Interest	Current Period Deferred Interest	Deferred Interest Payments	Ending Deferred Interest
A	XS1783215871 / 178321587	0.00	0.00	0.00	0.00	0.00
B	XS1783216093 / 178321609	0.00	0.00	0.00	0.00	0.00
C	XS1783216176 / 178321617	0.00	0.00	0.00	0.00	0.00
D	XS1783216333 / 178321633	0.00	0.00	0.00	0.00	0.00
E	XS1783216507 / 178321650	0.00	0.00	0.00	0.00	0.00
X	XS1783216689 / 178321668	0.00	0.00	0.00	0.00	0.00
GBP Total		0.00	0.00	0.00	0.00	0.00



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Note Principal Reconciliation

As at: 13-Jun-22

Tranche Class Name	Beginning Principal Balance	Total Principal Payments	Ending Principal Balance	--- Credit Support ---	
				Original ¹	Current ²
A	140,048,648.67	11,211,771.78	128,836,876.89	11.00%	23.24%
B	11,230,000.00	0.00	11,230,000.00	8.00%	16.41%
C	11,230,000.00	0.00	11,230,000.00	5.00%	9.58%
D	7,490,000.00	0.00	7,490,000.00	3.00%	5.02%
E	5,620,000.00	0.00	5,620,000.00	1.50%	1.60%
X	0.00	0.00	0.00	0.00%	0.00%

GBP Total	175,618,648.67	11,211,771.78	164,406,876.89
------------------	----------------	---------------	----------------

¹Determined as follows: Original Principal Balance of all subordinate classes plus Original reserve fund/Total Original Principal Balance

²Determined as follows: Ending Principal Balance of all subordinate classes plus Closing reserve fund/Total Ending Principal Balance



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Rating Information

As at: 13-Jun-22

Tranche Class Name	ISIN	--- Original Ratings ---		--- Ratings Change / Change Date (1) ---			
		Fitch	Moody's	Fitch		Moody's	
A	XS1783215871	AAA	Aaa				
B	XS1783216093	AA	Aa1	AAA	02/07/2021	Aaa	26/08/2021
C	XS1783216176	A+	A2	AA+	26/05/2022	Aa1	26/08/2021
D	XS1783216333	BBB+	Baa2	A	26/05/2022	A2	26/08/2021
E	XS1783216507	BBB-	Ba3			Ba2	26/08/2021
X	XS1783216689	BB+	B3	NR	12/06/2020	WR	17/06/2020

NR - Designates that the class was not rated by the rating agency. *+ denotes watch positive; *- denotes watch negative.

⁽¹⁾ Changed ratings provided on this report are based on information provided by the applicable rating agency via electronic transmission. It shall be understood that this transmission will generally have been provided to U.S. Bank Trustees Limited within 30 days of the payment date listed on this statement. Because ratings may have changed during the 30 day window, or may not be being provided by the rating agency in an electronic format and therefore not being updated on this report, U.S. Bank Trustees Limited recommends that investors obtain current rating information directly from the rating agency.



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Cash Reconciliation

Available Collections		Distributions	
Available Revenue Receipts		Amounts Distributed by the Issuer	289,324.37
Revenue Receipts or Calculated Revenue Receipts	1,758,978.12	(see Other Required Information page for further detail)	
(see Other Required Information page for further detail)			
Interest from Authorised Investments	5,240.84		
Amounts received under the Swap Agreement	0.00		
General Reserve Fund Excess Amount	0.00		
Class A and Class B Liquidity Reserve Fund Excess Amount ¹	100,672.59	Distributions to Noteholders	
Class A and Class B Liquidity Reserve Fund Ledger ²	0.00	Interest Distribution	765,158.40
Reconciliation Amounts deemed to be Available Revenue Receipts	0.00	Principal Distribution	11,211,771.78
Credited to the Deposit Account on the previous IPD	0.00	Distributions to Noteholders	11,976,930.18
Optional Purchase Price	0.00		
Other net income	0.00		
Less			
Third Party Amounts	861.21		
Tax payments by the Issuer	0.00		
Overdraft remedy amounts in relation to the DD Collection Account	0.00		
Available Revenue Receipts	1,864,030.34	Other Distributions	
		Credit to Class A and Class B Liquidity Reserve Fund Ledger	0.00
Available Redemption Receipts		Credit to General Reserve Fund Ledger	0.00
Redemption Receipts or Calculated Principal Receipts	11,211,771.78	Issuer Profit Amount	300.00
Amount in PDL to be reduced by Avail. Rev. Funds	0.00	Credit to Deposit Account	0.00
Enhanced Amortisation Amount	0.00	Residual Certificates	809,247.57
General Reserve Fund remaining ³	0.00	Other Distributions	809,547.57
Reconciliation Amounts deemed to be Available Redemption Receipts	0.00		
Excess of the proceeds of the Notes (on first IPD only)	0.00		
Available Redemption Receipts	11,211,771.78	Total Distributions	13,075,802.12
Class A and Class B Liquidity Reserve Fund Release Amount	0.00		
General Reserve Fund Liquidity Release Amount	0.00		
Principal Addition Amount	0.00		
Total Available Distribution Amount	13,075,802.12		

¹Excludes Class B Redemption Date ²Class B Redemption Date only ³On the Final Redemption Date only



Precise Mortgage Funding 2018-2B plc
Monthly Investor Report

June 2022

Other Required Information

Amounts Distributed by Issuer	
Security Trustee Fee	1,800.00
Note Trustee Fee	1,800.00
Agent Bank, the Registrar and Paying Agent Fees	4,150.00
Cash Manager Fee	6,000.00
Servicer Fee	96,892.40
Back-Up Servicer Facilitator	640.10
Corporate Services Provider Fee	10,147.21
Issuer Account Bank Fee	0.00
Collection Account Bank Fee	0.00
Third Party Fees	42,529.81
Transfer Costs	0.00
Swap Provider	125,364.85
Amounts Distributed by the Issuer	289,324.37

Revenue Receipts	
Total interest receipts	1,734,046.89
Total fees	3,654.67
Total expenses	109.20
Total ERC	21,167.36
Total Revenue Recoveries	0.00
	1,758,978.12



Precise Mortgage Funding 2018-2B plc
Monthly Investor Report

June 2022

Mortgage Principal Analysis

	Current Quarter	Since Issue
Opening mortgage principal balance - close		374,470,477.55
Opening mortgage principal balance - this quarter	175,619,126.22	
Total opening mortgage principal balance	175,619,126.22	374,470,477.55
Unscheduled payments	11,020,561.70	205,938,655.99
Scheduled payments	191,210.08	4,124,467.12
Principal Losses	0.00	0.00
Total Principal Recoveries	0.00	0.00
Any Payment Pursuant to any Insurance Policy	0.00	0.00
Repurchase Proceeds of any loan by the Seller	0.00	0.00
Closing mortgage principal balance	164,407,354.44	164,407,354.44
Further Advances committed but unpaid	0.00	
<u>Loans Repurchased</u>		
Month of Repurchase	n.a.	
Number of Loans Repurchased	n.a.	
Cumulative Number of Loans Repurchased	n.a.	
Balance of Loans Repurchased	n.a.	
Cumulative balance of Loans Repurchased	n.a.	



Precise Mortgage Funding 2018-2B plc
Monthly Investor Report

June 2022

Principal Deficiency Ledger

Current Period Principal Deficiency

	<u>Beginning PDL Balance</u>	<u>Deficiency Allocation</u>	<u>PDL Repayment</u>	<u>Ending PDL Balance</u>
Class E PDL	0.00	0.00	0.00	0.00
Class D PDL	0.00	0.00	0.00	0.00
Class C PDL	0.00	0.00	0.00	0.00
Class B PDL	0.00	0.00	0.00	0.00
Class A PDL	0.00	0.00	0.00	0.00
Total	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Precise Mortgage Funding 2018-2B plc

Monthly Investor Report



June 2022

Reserve Fund Ledgers and Set-off Amounts

		Credits	Debits
<u>Class A and Class B Liquidity Reserve Fund</u>			
Original Reserve Fund amount	5,251,950.00		
Liquidity Reserve Fund amount as at previous IPD/Closing Date	2,369,852.32		
Liquidity Reserve Fund Required Amount per current IPD	2,269,179.73		
Top ups in quarter		0.00	
Drawings in quarter			100,672.59
Closing Balance	2,269,179.73		
<u>General Reserve Fund Required Amount</u>			
Original Reserve Fund required amount	365,100.00		
General Reserve Fund Required Amount as at previous IPD/Closing Date	365,100.00		
General Reserve Fund Required Amount as at current IPD	365,100.00		
Top ups in quarter		0.00	
Drawings in quarter			0.00
Closing Balance	365,100.00		
<u>Set-off Amounts</u>			
	No.	Principal Balance Outstanding	
Significant Deposit Loans outstanding	0	0	
Significant Deposit Loans repurchased in period	0	0	

**Significant Deposit means a Loan where: (a) the Seller holds the legal title, and (b) the relevant Borrower has a deposit holding with the Seller and the balance of such deposit holding exceeds the maximum amount covered under the Financial Services Compensation Scheme or any replacement arrangement to the Financial Services Compensation Scheme*

Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Reserve Funds and Principal Allocation

General Reserve Fund

(a) on any Interest Payment Date up to and including the Final Redemption Date:
(i) if a Reserve Fund Amortising Trigger Event has not occurred prior to the Calculation Date immediately preceding such Interest Payment Date, an amount equal to 1.5 per cent. of the aggregate current Principal Amount Outstanding of the Collateralised Notes prior to the application of Available Redemption Receipts on such Interest Payment Date, minus the Class A and Class B Liquidity Reserve Fund Required Amount; and

365,100.00

(ii) if a Reserve Fund Amortising Trigger Event has occurred prior to the Calculation Date immediately preceding such Interest Payment Date, an amount equal to 1.5 per cent. of the aggregate current Principal Amount Outstanding of the Collateralised Notes on the Interest Payment Date immediately preceding the date on which the Reserve Fund Amortising Trigger Event occurred (following the application of Available Redemption Receipts on such Interest Payment Date), minus the Class A and Class B Liquidity Reserve Fund Required Amount; and

n.a.

(b) on each Interest Payment Date following the Final General Redemption Date, zero.

n.a.

Class A and Class B Liquidity Reserve Fund Required Amount

(a) on any Interest Payment Date falling prior to the Class B Redemption Date:
(i) if a Reserve Fund Amortising Trigger Event has not occurred prior to the Calculation Date immediately preceding such Interest Payment Date, an amount equal to 1.5 per cent. of the aggregate current Principal Amount Outstanding of the Class A Notes and Class B Notes prior to the application of Available Redemption Receipts on such Interest Payment Date; and

2,269,179.73

(ii) if a Reserve Fund Amortising Trigger Event has occurred prior to the Calculation Date immediately preceding such Interest Payment Date, an amount equal to 1.5 per cent. of the aggregate current Principal Amount Outstanding of the Class A Notes and Class B Notes on the Interest Payment Date immediately preceding the date on which the Reserve Fund Amortising Trigger Event occurred (following to the application of Available Redemption Receipts on such Interest Payment Date); and

n.a.

(b) on any Interest Payment Date falling on or after the Class B Redemption Date, zero.

n.a.

Principal Addition Amount

Available Revenue Receipts & Liquidity Release Amount	1,864,030.34
Amounts due on the Revenue Waterfall from item [(a)] to [(f)] and [(h)]	883,578.49
Senior Expenses Deficit	0.00

Principal Addition Amount	0.00
----------------------------------	-------------



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Swap Transaction Details

Fixed Rate Issuer to Swap Counterparty

Period Start Date (included)	14-Mar-22
Period End date (excluded)	13-Jun-22
Day Count Fraction	0.2493

Fixed Rate	1.18470%
------------	----------

Swap Notional Amount	116,155,472.00
----------------------	----------------

Total Swap Payment by Issuer to Swap Counterparty	343,080.94
--	-------------------

Floating Rate Swap Counterparty to Issuer

Period Start Date (included)	14-Mar-22
Period End date (excluded)	13-Jun-22
Day Count Fraction	0.2493

Floating Rate	0.75180%
---------------	----------

Swap Notional Amount	116,155,472.00
----------------------	----------------

Total Swap Payment by Swap Counterparty to Issuer	217,716.09
--	-------------------

Net Payment Due (Issuer/Swap Counterparty)	-125,364.85
---	--------------------



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Triggers

Event of Default

No

- (a) subject to Condition 18, if default is made in the payment of any principal or interest due in respect of the Most Senior Class of Notes and the default continues for: (i) a period of five Business Days in the case of principal, or (ii) three Business Days in the case of interest; or
- (b) if the Issuer fails to perform or observe any of its other obligations under these Conditions or any Transaction Document to which it is a party and the failure continues for a period of 15 days (or such longer period as the Note Trustee may permit) (except that in any case where the Note Trustee considers the failure to be incapable of remedy, when no continuation or notice as is hereinafter mentioned will be required) following the service by the Note Trustee on the Issuer of notice requiring the same to be remedied; or
- (c) if any representation or warranty made by the Issuer under any Transaction Document is incorrect when made and the matters giving rise to such misrepresentation are not remedied within a period of 15 days (except that in any case where the Note Trustee considers the matters giving rise to such misrepresentation to be incapable of remedy, when no continuation or notice as is hereinafter mentioned will be required) (or such longer period as the Note Trustee may permit) following the service by the Note Trustee on the Issuer of notice requiring the same to be remedied; or
- (d) if any order is made by any competent court or any resolution is passed for the winding up or dissolution of the Issuer, save for the purposes of reorganisation on terms approved in writing by the Note Trustee or by Extraordinary Resolution of the Noteholders; or
- (e) if (i) the Issuer ceases or threatens to cease to carry on the whole or a substantial part of its business, save for the purposes of reorganisation on terms approved in writing by the Note Trustee or by Extraordinary Resolution of the Noteholders, or (ii) the Issuer stops or threatens to stop payment of, or is unable to, or admits inability to, pay its debts (or any class of its debts) as they fall due or the value of its assets falls to less than the amount of its liabilities (taking into account its contingent and prospective liabilities) or (iii) is deemed unable to pay its debts pursuant to or for the purposes of any applicable law or is adjudicated or found bankrupt or insolvent; or
- (f) if proceedings are initiated against the Issuer under any applicable liquidation, insolvency, composition, reorganisation or other similar laws or an application is made (or documents filed with the court) for the appointment of an administrative or other receiver, manager, administrator or other similar official, or an administrative or other receiver, manager, administrator or other similar official is appointed, in relation to the Issuer or, as the case may be, in relation to the whole or any part of the undertaking or assets of the Issuer, and in any such case (other than the appointment of an administrator or an administrative receiver appointed following presentation of a petition for an administration order), unless initiated by the Issuer, is not discharged within 30 days; or
- (g) if the Issuer (or its directors or shareholders) initiates or consents to judicial proceedings relating to itself under any applicable liquidation, insolvency, composition, reorganisation or other similar laws or makes a conveyance or assignment for the benefit of, or enters into any composition or other arrangement with, its creditors generally (or any class of its creditors) or takes steps with a view to obtaining a moratorium in respect of any of its indebtedness or any meeting is convened to consider a proposal for an arrangement or composition with its creditors generally (or any class of its creditors).

No

No

No

No

No

No

No



Precise Mortgage Funding 2018-2B plc
Monthly Investor Report

June 2022

Triggers (Contd.)

Mandatory Redemption of the Notes

8.3 (a) Optional Purchase Price received			No
8.3 (b) Ten Per cent clean up call			No
	Current	Trigger	
	164,407,354.44	37,447,000.00	
8.4 Taxation or Other Reasons			No



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Portfolio Performance

As at: 31-May-22

	May 2022				April 2022			
	No.	Balance	Arrears	%	No.	Balance	Arrears	%
Total								
No. of Loans Paying => Monthly CMS	1,162	163,385,316.22	4,652.58	99.38%	1,194	167,517,041.20	3,525.76	99.24%
No. of Loans Paying => 75% Monthly CMS	1	66,350.14	339.15	0.04%	2	340,413.84	468.72	0.20%
No. of Loans Paying < 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans That Made No Payment	5	955,688.08	6,336.09	0.58%	5	945,738.01	5,001.19	0.56%
Total	1,168	164,407,354.44	11,327.82	100.00%	1,201	168,803,193.05	8,995.67	100.00%
Performing Principal Balance as a % of the Original Principal Balance*				43.63%				44.73%
Performing Principal Balance as a % of the Outstanding Principal Balance				99.38%				99.24%
1 to 2 Months								
No. of Loans Paying => Monthly CMS	3	656,160.96	3,392.41	0.40%	1	324,572.79	1,900.94	0.19%
No. of Loans Paying => 75% Monthly CMS	1	66,350.14	339.15	0.04%	1	66,350.14	311.13	0.04%
No. of Loans Paying < 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans That Made No Payment	2	376,485.56	2,912.61	0.23%	1	153,069.21	575.73	0.09%
Total	6	1,098,996.66	6,644.17	0.67%	3	543,992.14	2,787.80	0.32%
Value of Arrears Cases as a % of the Original Principal Balance*				0.29%				0.15%
Value of Arrears Cases as a % of the Outstanding Principal Balance				0.67%				0.32%
2 to 3 Months								
No. of Loans Paying => Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying => 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying < 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans That Made No Payment	0	0.00	0.00	0.00%	1	235,570.71	2,052.04	0.14%
Total	0	0.00	0.00	0.00%	1	235,570.71	2,052.04	0.14%
Value of Arrears Cases as a % of the Original Principal Balance*				0.00%				0.06%
Value of Arrears Cases as a % of the Outstanding Principal Balance				0.00%				0.14%



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Portfolio Performance (Contd.)

As at: 31/05/2022

	May 2022				April 2022			
	No.	Balance	Arrears	%	No.	Balance	Arrears	%
3 to 4 Months								
No. of Loans Paying => Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying => 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying < 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans That Made No Payment	0	0.00	0.00	0.00%	1	107,740.07	1,206.93	0.06%
Total	0	0.00	0.00	0.00%	1	107,740.07	1,206.93	0.06%
Value of Arrears Cases as a % of the Original Principal Balance*				0.00%				0.03%
Value of Arrears Cases as a % of the Outstanding Principal Balance				0.00%				0.06%
4+ Months								
No. of Loans Paying => Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying => 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying < 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans That Made No Payment	1	107,740.07	1,609.24	0.07%	0	0.00	0.00	0.00%
Total	1	107,740.07	1,609.24	0.07%	0	0.00	0.00	0.00%
Value of Arrears Cases as a % of the Original Principal Balance*				0.03%				0.00%
Value of Arrears Cases as a % of the Outstanding Principal Balance				0.07%				0.00%

*Performing Principal Balance refers to the Loans that have paid an amount equal to at least their monthly CMS



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Collateral Report

As at: 31/05/2022

	May 2022	April 2022
Total Arrears Balance (1 month and over)	8,253.41	6,046.77
Total Arrears due	11,327.82	8,995.67

	At Close	May 2022	April 2022
Original Principal Balance as at close	374,470,477.55		
Total Original Number of Loans	2,612		
Outstanding Principal Balance as at month end		164,407,354.44	168,803,193.05
Total Current Number of Loans		1,168	1,201
Total number of performing loans		1,161	1,196
Total value of performing loans		163,200,617.71	167,915,890.13
Total number of 3+ months		1	1
Total value of 3+ months (including unsold Repossessions)		107,740.07	107,740.07
Percentage 3+ months on Original Balance as at close		0.03%	0.03%
Percentage 3+ months on Outstanding Balance		0.07%	0.06%
Total Value of Arrears Cases (including unsold Repossessions 1 month and over)		1,206,736.73	887,302.92
Total Number of Arrears Cases (1 month and over)		7	5
% Original Principal Balance at close		0.32%	0.24%
% Outstanding Principal Balance		0.73%	0.53%



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Collateral Report (Contd.)

As at: 13/06/2022

REPOSSESSIONS

	<u>This IPD</u>	<u>Last IPD</u>
Number of repossessions this Quarter	0	0
Loan value of Repossessions this Quarter	0.00	0.00
Number of LPA's this Quarter	0	0
Loan value of LPA's this Quarter	0.00	0.00
Number of Repossessions cured this Quarter	0	0
Principal balance cured	0.00	0.00
Total number of properties unsold	0	0
Total Principal balance unsold	0.00	0.00
% Original principal balance	0.00%	0.00%
% Outstanding principal balance	0.00%	0.00%
Value of properties repossessed this Quarter	0.00	0.00
Cumulative value of properties repossessed since close	0.00	0.00

SALES OF REPOSSESSIONS

	<u>This IPD</u>		<u>Last IPD</u>	
	<u>Current Balance</u>	<u>Principal Balance</u>	<u>Current Balance</u>	<u>Principal Balance</u>
Total number of repossessions sold since close	0	0	0	0
Total value of property sold	0.00	0.00	0.00	0.00
Total Loan value of property sold	0.00	0.00	0.00	0.00
Number of properties sold this Quarter	0	0	0	0
Value of property sold this Quarter	0.00	0.00	0.00	0.00
Loan value of property sold this Quarter	0.00	0.00	0.00	0.00
Cumulative loss on sale	0.00		0.00	
Cumulative loss on sale % of original principal balance	0.00%		0.00%	
Cumulative redemption shortfalls incurred	0.00		0.00	
Period principal losses	0.00		0.00	
Cumulative principal losses	0.00		0.00	
Total principal losses as a % of original balance	0.00%		0.00%	

OTHER LOSSES

Cumulative ERC losses incurred	0.00	0.00
Cumulative Fee losses incurred	0.00	0.00
Cumulative Expense losses incurred	0.00	0.00



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Prepayment Rate (CPR)

Average Constant Prepayment Rate (CPR) Since Issue with Calculation

Average CPR speed is the amount expressed as an annualised percentage of principal prepaid in excess of scheduled repayments. The average CPR speed is calculated by first dividing the Current Residential Mortgage Loan Principal Balance (i.e. the actual balance) by the Scheduled Residential Mortgage Loan Principal Balance assuming no prepayments have been made (i.e. only scheduled repayments have been made). The quotient is then raised to a power whereby the exponent is the quantity twelve divided by the number of months since issue. Subtract this result from one then multiply it by one hundred (100) to determine the Average CPR speed.

The calculation is expressed as follows:

$$CPR_{Avg} = 100 \times \left[1 - \left(\frac{\text{Current Residential Mortgage Loan Principal Balance}}{\text{Scheduled Residential Mortgage Loan Principal Balance}} \right)^{\frac{12}{\text{months since}}} \right]$$

May 2022

April 2022

17.39%

17.19%

3 Month Periodical Constant Prepayment Rate (CPR) with Calculation (Annualised)

Annualised Periodical CPR speed is the amount expressed as a periodical percentage of principal prepaid in excess of scheduled repayments. The Periodical CPR speed is calculated by first dividing the Current Residential Mortgage Loan Principal Balance (i.e. the actual balance) by the Scheduled Residential Mortgage Loan Principal Balance in the period assuming no prepayments have been made (i.e. only scheduled repayments have been made). This quotient is then raised to a power whereby the exponent is the quantity twelve divided by the number of months in the period. Subtract this result from the one then multiply it by one hundred (100) to determine the Periodical CPR speed.

The calculation is expressed as follows:

$$\text{Periodical CPR} = 100 \times \left[1 - \left(\frac{\text{Current Residential Mortgage Loan Principal Balance}}{\text{Scheduled Residential Mortgage Loan Principal Balance}} \right)^{\frac{12}{\text{months in period}}} \right]$$

22.86%

18.27%

12 Month Periodical Constant Prepayment Rate (CPR) with Calculation (Annualised)

Annualised Periodical CPR speed is the amount expressed as a periodical percentage of principal prepaid in excess of scheduled repayments. The Periodical CPR speed is calculated by first dividing the Current Residential Mortgage Loan Principal Balance (i.e. the actual balance) by the Scheduled Residential Mortgage Loan Principal Balance in the period assuming no prepayments have been made (i.e. only scheduled repayments have been made). This quotient is then raised to a power whereby the exponent is the quantity twelve divided by the number of months in the period. Subtract this result from the one then multiply it by one hundred (100) to determine the Periodical CPR speed.

The calculation is expressed as follows:

$$\text{Periodical CPR} = 100 \times \left[1 - \left(\frac{\text{Current Residential Mortgage Loan Principal Balance}}{\text{Scheduled Residential Mortgage Loan Principal Balance}} \right)^{\frac{12}{\text{months in period}}} \right]$$

17.07%

16.51%



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Pre-Enforcement Revenue Payments Priorities			
Available Revenue Funds		This IPD	Last IPD
		1,864,030.34	1,872,507.10
(a)	to		
(c)	Senior Transaction Fees and Expenses	163,959.52	192,152.75
(d)	Swap Amounts	125,364.85	370,035.43
(e)	Issuer Profit Amount	300.00	300.00
(f)	Interest due and payable on A Notes	541,568.31	283,433.38
(g)	A PDL	0.00	0.00
(h)	Interest due and payable on B Notes	52,385.81	30,647.54
(i)	Class A and Class B Liquidity Reserve Fund Required Amount	0.00	0.00
(j)	B PDL	0.00	0.00
(k)	Interest due and payable on C Notes	64,984.94	43,246.67
(l)	C PDL	0.00	0.00
(m)	Interest due and payable on D Notes	49,878.38	35,379.74
(n)	D PDL	0.00	0.00
(o)	Interest due and payable on E Notes	56,340.96	45,462.15
(p)	E PDL	0.00	0.00
(q)	General Reserve Fund Required Amount	0.00	0.00
(r)	Hedge Subordinated Amounts	0.00	0.00
(s)	Available Redemption Receipts	0.00	0.00
(t)	Interest due and payable on X Notes	0.00	0.00
(u)	Principal due and payable to X Notes	0.00	0.00
(v)	Credit Deposit Account	0.00	0.00
(w)	RC1 Payments to the holders of the RC1 Residual Certificates	809,247.57	871,849.44
	RC2 Payments to the holders of the RC2 Residual Certificates	0.00	0.00
Excess Spread (%)		1.97%	1.99%
Total		1,864,030.34	1,872,507.10



Precise Mortgage Funding 2018-2B plc
Monthly Investor Report

June 2022

Pre-Enforcement Redemption Payments Priorities		
<u>Actual Redemption Funds</u>	This IPD	Last IPD
	11,211,771.78	6,711,505.93
(a) Principal Addition Amount	0.00	0.00
(b) Principal on Class A	11,211,771.78	6,711,505.93
(c) Principal on Class B	0.00	0.00
(d) Principal on Class C	0.00	0.00
(e) Principal on Class D	0.00	0.00
(f) Principal on Class E	0.00	0.00
(g) Excess to be applied as Available Revenue Receipts	0.00	0.00
Total	11,211,771.78	6,711,505.93



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Mortgage Portfolio Analysis

As at: 31/05/2022

Current Balance (£)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 75,000	21,705,213.66	13.17%	404	34.59%
75,000 <=x< 100,000	16,040,552.20	9.73%	181	15.50%
100,000 <=x< 125,000	15,365,024.25	9.32%	138	11.82%
125,000 <=x< 150,000	11,150,716.93	6.77%	82	7.02%
150,000 <=x< 175,000	8,942,480.49	5.43%	55	4.71%
175,000 <=x< 200,000	10,552,827.32	6.40%	57	4.88%
200,000 <=x< 225,000	9,953,154.33	6.04%	47	4.02%
225,000 <=x< 250,000	10,270,272.29	6.23%	43	3.68%
250,000 <=x< 275,000	8,856,730.14	5.37%	34	2.91%
275,000 <=x< 300,000	6,305,787.33	3.83%	22	1.88%
300,000 <=x< 325,000	6,853,052.81	4.16%	22	1.88%
325,000 <=x< 350,000	4,986,976.95	3.03%	15	1.28%
350,000 <=x< 375,000	5,434,272.29	3.30%	15	1.28%
375,000 <=x	28,378,748.68	17.22%	53	4.54%
Total	164,795,809.67	100.00%	1,168	100.00%

Original Balance (£)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 75,000	20,153,617.43	12.23%	376	32.19%
75,000 <=x< 100,000	15,499,512.49	9.41%	181	15.50%
100,000 <=x< 125,000	15,961,637.67	9.69%	148	12.67%
125,000 <=x< 150,000	12,394,793.48	7.52%	96	8.22%
150,000 <=x< 175,000	8,706,752.24	5.28%	54	4.62%
175,000 <=x< 200,000	10,448,890.60	6.34%	57	4.88%
200,000 <=x< 225,000	9,297,227.01	5.64%	45	3.85%
225,000 <=x< 250,000	10,611,791.64	6.44%	45	3.85%
250,000 <=x< 275,000	9,014,544.94	5.47%	35	3.00%
275,000 <=x< 300,000	5,729,294.01	3.48%	20	1.71%
300,000 <=x< 325,000	9,247,951.60	5.61%	30	2.57%
325,000 <=x< 350,000	3,591,585.15	2.18%	12	1.03%
350,000 <=x< 375,000	5,098,027.81	3.09%	14	1.20%
375,000 <=x	29,040,183.60	17.62%	55	4.71%
Total	164,795,809.67	100.00%	1,168	100.00%



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Mortgage Portfolio Analysis (Contd.)

As at: 31/05/2022

Original LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 70%	45,761,720.32	27.77%	203	17.38%
70% <=x< 75%	15,018,028.03	9.11%	97	8.30%
75% <=x< 80%	83,261,428.33	50.52%	668	57.19%
80% <=x< 85%	20,754,632.99	12.59%	200	17.12%
85% <=x< 90%	0.00	0.00%	0	0.00%
90% <=x< 95%	0.00	0.00%	0	0.00%
95% <=x< 105%	0.00	0.00%	0	0.00%
Total	164,795,809.67	100.00%	1,168	100.00%

Current LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 70%	58,063,359.58	35.23%	359	30.74%
70% <=x< 75%	14,079,803.75	8.54%	102	8.73%
75% <=x< 80%	74,173,199.28	45.01%	541	46.32%
80% <=x< 85%	18,479,447.06	11.21%	166	14.21%
85% <=x< 90%	0.00	0.00%	0	0.00%
90% <=x< 95%	0.00	0.00%	0	0.00%
95% <=x< 100%	0.00	0.00%	0	0.00%
100% <=x< 105%	0.00	0.00%	0	0.00%
105% <=x	0.00	0.00%	0	0.00%
Total	164,795,809.67	100.00%	1,168	100.00%

Origination Year	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
<=2014	219,980.17	0.13%	2	0.17%
2015	6,657,719.43	4.04%	50	4.28%
2016	31,088,072.25	18.86%	176	15.07%
2017	98,112,928.65	59.54%	744	63.70%
2018	28,717,109.17	17.43%	196	16.78%
Total	164,795,809.67	100.00%	1,168	100.00%



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Mortgage Portfolio Analysis (Contd.)

As at: 31/05/2022

Original Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 15	14,036,396.68	8.52%	96	8.22%
15 <=x< 17	11,461,729.94	6.96%	86	7.36%
17 <=x< 19	1,882,533.15	1.14%	15	1.28%
19 <=x< 21	35,717,364.65	21.67%	231	19.78%
21 <=x< 23	4,029,395.23	2.45%	23	1.97%
23 <=x< 25	3,636,658.22	2.21%	24	2.05%
25 <=x< 27	78,139,018.89	47.42%	564	48.29%
27 <=x< 29	422,568.20	0.26%	4	0.34%
29 <=x	15,470,144.71	9.39%	125	10.70%
Total	164,795,809.67	100.00%	1,168	100.00%

Remaining Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 5	3,824,755.54	2.32%	32	2.74%
5 <=x< 8	8,242,869.32	5.00%	49	4.20%
8 <=x< 11	13,606,779.75	8.26%	102	8.73%
11 <=x< 14	9,599,772.54	5.83%	41	3.51%
14 <=x< 17	29,816,724.67	18.09%	218	18.66%
17 <=x< 20	27,662,910.88	16.79%	180	15.41%
20 <=x< 23	56,469,470.92	34.27%	420	35.96%
23 <=x< 26	7,393,226.64	4.49%	59	5.05%
26 <=x	8,179,299.41	4.96%	67	5.74%
Total	164,795,809.67	100.00%	1,168	100.00%

Repayment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Repayment	18,211,698.68	11.05%	213	18.24%
Interest Only	146,584,110.99	88.95%	955	81.76%
Part & Part	0.00	0.00%	0	0.00%
Total	164,795,809.67	100.00%	1,168	100.00%



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Mortgage Portfolio Analysis (Contd.)

As at: 31/05/2022

Current Interest	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0.00% <=x< 2.50%	0.00	0.00%	0	0.00%
2.50% <=x< 3.00%	1,062,534.13	0.64%	2	0.17%
3.00% <=x< 3.25%	1,257,633.86	0.76%	2	0.17%
3.25% <=x< 3.50%	45,386,186.97	27.54%	331	28.34%
3.50% <=x< 3.75%	15,649,077.57	9.50%	84	7.19%
3.75% <=x< 4.00%	31,903,119.45	19.36%	190	16.27%
4.00% <=x< 4.25%	16,957,403.04	10.29%	130	11.13%
4.25% <=x< 4.50%	9,928,710.34	6.02%	60	5.14%
4.50% <=x< 4.75%	12,099,290.03	7.34%	89	7.62%
4.75% <=x< 5.00%	208,181.06	0.13%	1	0.09%
5.00% <=x	30,343,673.22	18.41%	279	23.89%
Total	164,795,809.67	100.00%	1,168	100.00%

Current Margin Over Relevant Index ¹	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0.00% <=x< 2.50%	0.00	0.00%	0	0.00%
2.50% <=x< 3.00%	7,639,496.75	4.64%	20	1.71%
3.00% <=x< 3.25%	18,215,036.90	11.05%	132	11.30%
3.25% <=x< 3.50%	53,063,435.03	32.20%	365	31.25%
3.50% <=x< 3.75%	26,040,613.25	15.80%	153	13.10%
3.75% <=x< 4.00%	25,534,337.89	15.49%	173	14.81%
4.00% <=x< 4.25%	1,312,341.59	0.80%	17	1.46%
4.25% <=x< 4.50%	11,739,914.40	7.12%	107	9.16%
4.50% <=x< 4.75%	21,216,161.00	12.87%	200	17.12%
4.75% <=x< 5.00%	34,472.86	0.02%	1	0.09%
5.00% <=x	0.00	0.00%	0	0.00%
Total	164,795,809.67	100.00%	1,168	100.00%

¹The relevant index for the 3-Month GBP SONIA-Linked Mortgage Loans is Daily Compounded SONIA.



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Mortgage Portfolio Analysis (Contd.)

As at: 31/05/2022

Interest Rate Index	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
BBR	0.00	0.00%	0	0.00%
Other	164,795,809.67	100.00%	1,168	100.00%
Total	164,795,809.67	100.00%	1,168	100.00%

Loan Purpose	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Purchase	0.00	0.00%	0	0.00%
Re-Mortgage	87,069,286.42	52.83%	496	42.47%
Investment Mortgage	77,726,523.25	47.17%	672	57.53%
Total	164,795,809.67	100.00%	1,168	100.00%

Buy-To-Let	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	164,795,809.67	100.00%	1,168	100.00%
No	0.00	0.00%	0	0.00%
Total	164,795,809.67	100.00%	1,168	100.00%

Arrears Multiple	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
x= 0	162,700,172.42	98.73%	1,157	99.06%
0 <x< 1	866,240.91	0.53%	4	0.34%
1 <=x< 2	1,120,057.73	0.68%	6	0.51%
2 <=x<3	0.00	0.00%	0	0.00%
3 <=x	109,338.61	0.07%	1	0.09%
Total	164,795,809.67	100.00%	1,168	100.00%

Self-Certified Product	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	0.00	0.00%	0	0.00%
No	164,795,809.67	100.00%	1,168	100.00%
Total	164,795,809.67	100.00%	1,168	100.00%



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Mortgage Portfolio Analysis (Contd.)

As at: 31/05/2022

Valuation Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Full, Internal and External	164,795,809.67	100.00%	1,168	100.00%
Other	0.00	0.00%	0	0.00%
Total	164,795,809.67	100.00%	1,168	100.00%

Region	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
East	13,194,262.29	8.01%	65	5.57%
East Midlands	13,328,821.49	8.09%	113	9.67%
London	23,242,600.78	14.10%	57	4.88%
North East	5,369,551.06	3.26%	86	7.36%
North West	21,302,907.46	12.93%	223	19.09%
Scotland	0.00	0.00%	0	0.00%
South East	29,952,067.35	18.18%	127	10.87%
South West	19,619,453.79	11.91%	115	9.85%
Wales	6,322,060.58	3.84%	68	5.82%
West Midlands	24,653,977.69	14.96%	211	18.07%
Yorkshire and the Humber	7,810,107.18	4.74%	103	8.82%
Total	164,795,809.67	100.00%	1,168	100.00%



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Mortgage Portfolio Analysis (Contd.)

As at: 31/05/2022

Year Built	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
x< 1900	16,882,206.97	10.24%	87	7.45%
1900 <=x< 1920	48,810,647.81	29.62%	387	33.13%
1920 <=x< 1940	27,913,708.16	16.94%	171	14.64%
1940 <=x< 1960	10,233,489.11	6.21%	77	6.59%
1960 <=x< 1980	20,893,926.03	12.68%	156	13.36%
1980 <=x< 2000	14,227,081.64	8.63%	107	9.16%
2000 <=x< 2002	2,158,979.02	1.31%	11	0.94%
2002 <=x< 2004	2,840,018.46	1.72%	17	1.46%
2004 <=x< 2006	3,662,734.90	2.22%	27	2.31%
2006 <=x<=2013	17,173,017.57	10.42%	128	10.96%
Total	164,795,809.67	100.00%	1,168	100.00%

Seasoning (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 5	109,401,389.07	66.39%	801	68.58%
5 <=x< 6	31,636,322.54	19.20%	244	20.89%
6 <=x< 7	23,288,676.24	14.13%	119	10.19%
7 <=x	469,421.82	0.28%	4	0.34%
Total	164,795,809.67	100.00%	1,168	100.00%

Employment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Self Employed	90,667,876.35	55.02%	593	50.77%
Employed	66,215,699.51	40.18%	518	44.35%
Other	7,912,233.81	4.80%	57	4.88%
Total	164,795,809.67	100.00%	1,168	100.00%



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

June 2022

Mortgage Portfolio Analysis (Contd.)

As at: 31/05/2022

Date	31-May-22
Current Balance (£)*	164,795,809.67
Number of Accounts	1,168
Average Loan Balance (£)	141,092.30
Weighted Average Original Loan To Original LTV	71.06%
Weighted Average Current Loan To Current LTV	70.47%
Maximum Loan Balance (£)	1,011,631.94
Weighted Average Interest Rate	4.16%
Weighted Average Mortgage Margin	3.71%
Weighted Average Seasoning (yrs)	4.97
Weighted Average Remaining Maturity (yrs)	17.58
Weighted Average Loss Severity	0.00%
Buy To Let	100.00%
Interest Only	88.95%

*Current Balances include all outstanding amounts owed by the borrowers.

Cash Flow and BoE tapes are available at the following path.
<https://www.euroabs.com/IH.aspx?s=166>



DISCLAIMER

U.S. Bank Global Corporate Trust is a trading name of U.S. Bank Global Corporate Trust Limited and Elavon Financial Services DAC (each a U.S. Bancorp group company). U.S. Bank Global Corporate Trust Limited is a limited company registered in England and Wales having the registration number 05521133 and a registered address of 125 Old Broad Street, Fifth Floor, London, EC2N 1AR. U.S. Bank Global Corporate Trust Limited, Dublin Branch is registered in Ireland with the Companies Registration Office under Reg. No. 909340 with its registered office at Building 8, Cherrywood Business Park, Loughlinstown, Dublin 18, Ireland D18 W319. Elavon Financial Services DAC (a U.S. Bancorp Company), trading as U.S. Bank Global Corporate Trust, is regulated by the Central Bank of Ireland. Registered in Ireland with the Companies Registration Office, Reg. No. 418442. The liability of the member is limited. Registered Office: Building 8, Cherrywood Business Park, Loughlinstown, Dublin 18, Ireland D18 W319. Directors: A list of names and personal details of every director of the company is available for inspection to the public at the company's registered office for a nominal fee.

In the UK, Elavon Financial Services DAC trades as U.S. Bank Global Corporate Trust through its UK Branch from its establishment at 125 Old Broad Street, Fifth Floor, London, EC2N 1AR (registered with the Registrar of Companies for England and Wales under Registration No. BR020005). Authorised and regulated by the Central Bank of Ireland. Authorised by the Prudential Regulation Authority and with deemed variation of permission. Subject to regulation by the Financial Conduct Authority and limited regulation by the Prudential Regulation Authority. Details of the Temporary Permissions Regime, which allows EEA-based firms to operate in the UK for a limited period while seeking full authorisation, are available on the Financial Conduct Authority's website. All banking services are provided through Elavon Financial Services DAC. U.S. Bank Global Corporate Trust Limited is a Trust Corporation and not banking institutions and is not authorised to carry on banking business in the United Kingdom, Ireland or any other jurisdiction.