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Precise Mortgage Funding 2018-2B plc

Report for Distribution dated Apr 29, 2022

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





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Analyst

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

Distribution Date

29-Apr-22

U.S. Bank Global Corporate Trust Website

www.usbank.com/abs

General Information

Interest Payment Date:	14-Mar-22
Prior Interest Payment Date:	13-Dec-21
Next Interest Payment Date:	13-Jun-22
Distribution Count:	16
Closing Date:	20-Mar-18
Legal Maturity Date:	12-Mar-55
Interest Determination Date:	13-Dec-21
Next Interest Determination Date:	14-Mar-22
Index:	3 Month Libor
Currency:	GBP (£)

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Deal Summary

Liability Summary

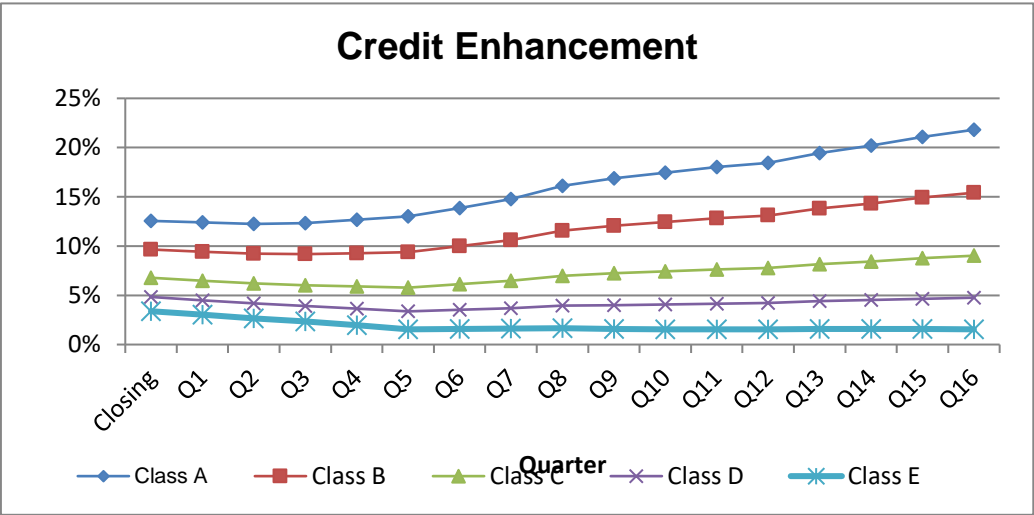
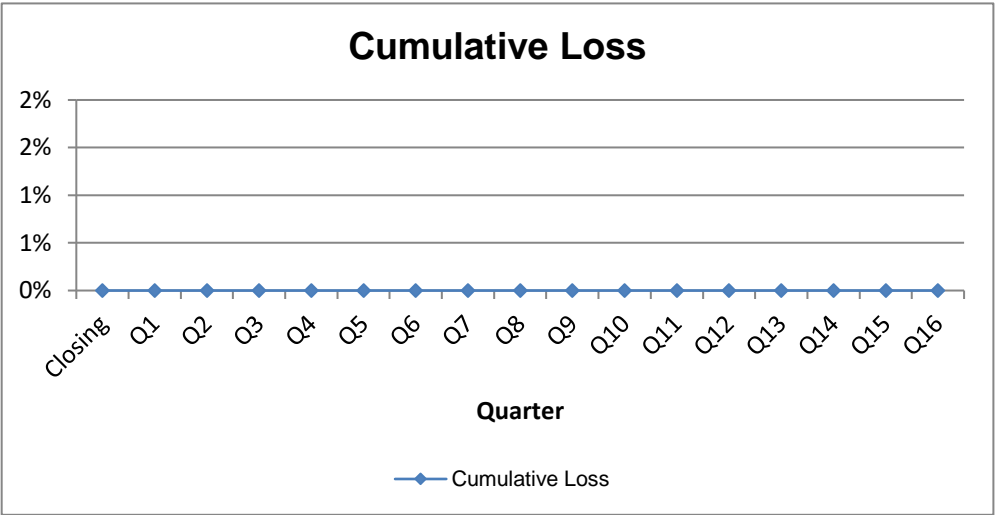
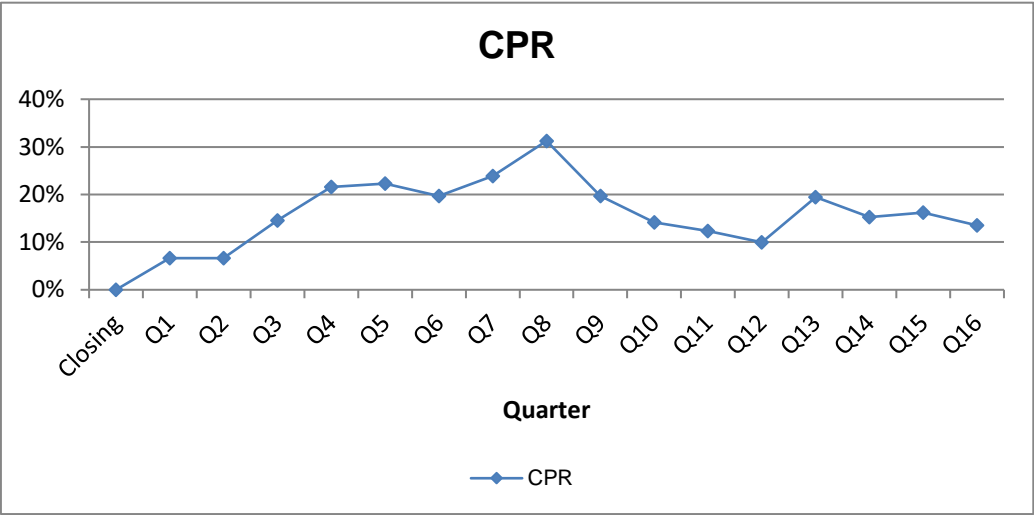
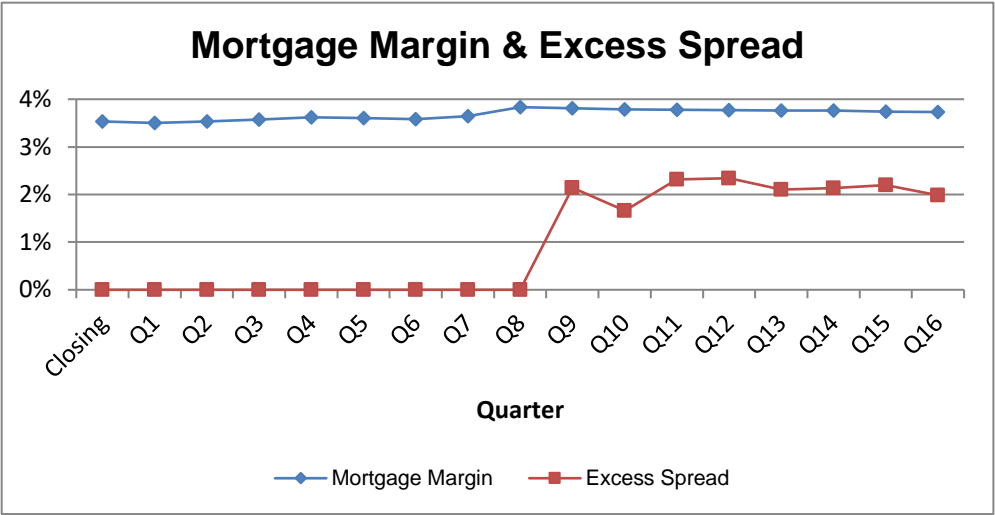
Tranche Class Name	Original Balance	Credit Enhancement on Closing	Fitch/Moodys Initial Ratings	Current Balance	Pool Factor	Current Credit Enhancement	Fitch/Moodys Current Ratings	Fitch/Moodys Watch
Class A	338,900,000.00	11.00%	AAA/Aaa	140,048,648.67	0.413244759	21.81%	AAA Aaa	
Class B	11,230,000.00	8.00%	AA/Aa1	11,230,000.00	1.000000000	15.42%	AAA Aaa	
Class C	11,230,000.00	5.00%	A+/A2	11,230,000.00	1.000000000	9.02%	AA+ Aa1	
Class D	7,490,000.00	3.00%	BBB+/Baa2	7,490,000.00	1.000000000	4.76%	A A2	
Class E	5,620,000.00	1.50%	BBB-/Ba3	5,620,000.00	1.000000000	1.56%	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 13	Quarter 14	Quarter 15	Quarter 16
Delinquencies (Days)					
30 < Days <= 60	-	0.00%	0.00%	0.00%	0.16%
60 < Days <= 90	-	0.16%	0.09%	0.02%	0.00%
90 < Days <= 120	-	0.00%	0.00%	0.00%	0.00%
Days > 120	-	0.00%	0.02%	0.00%	0.00%
Excess Spread					
Amount during Period	-	1,047,239.00	1,017,423.25	1,001,605.50	871,849.44
Percentage of Pool (Annualised)	-	2.10%	2.13%	2.20%	1.99%
Constant Prepayment Rate (CPR)					
Period	-	19.44%	15.26%	16.23%	13.52%
Since Closing	-	17.44%	17.30%	17.24%	17.03%
Principal Payment Rate (PPR)					
Total Note Principal Payments in Period	-	11,272,229.98	8,281,783.58	8,476,752.73	6,711,505.93
Mortgage Principal Closing Balance	374,470,477.55	199,089,168.46	190,807,384.88	182,330,632.15	175,619,126.22
Percentage of Closing Balance (%)	-	5.66%	4.34%	4.65%	3.82%
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%



Collateral Performance Graphs



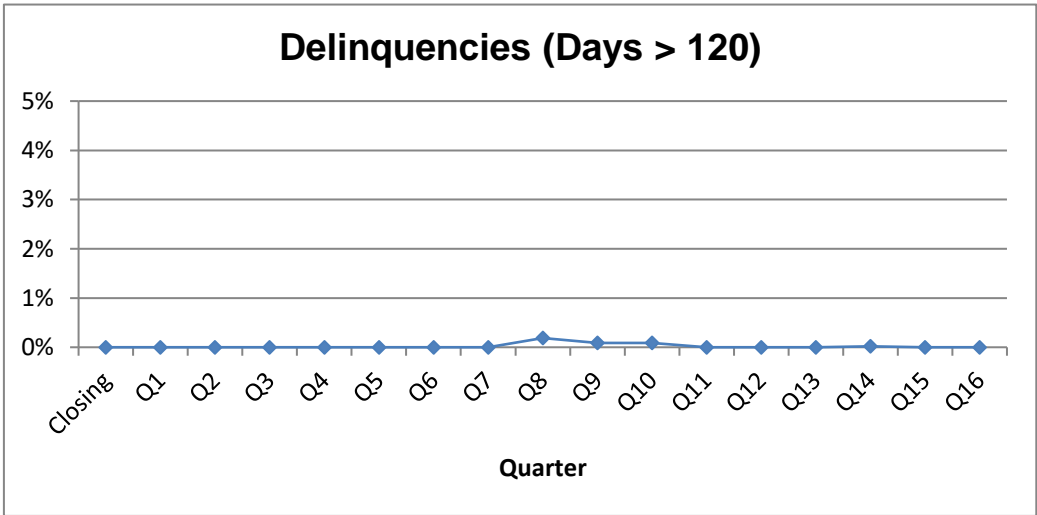
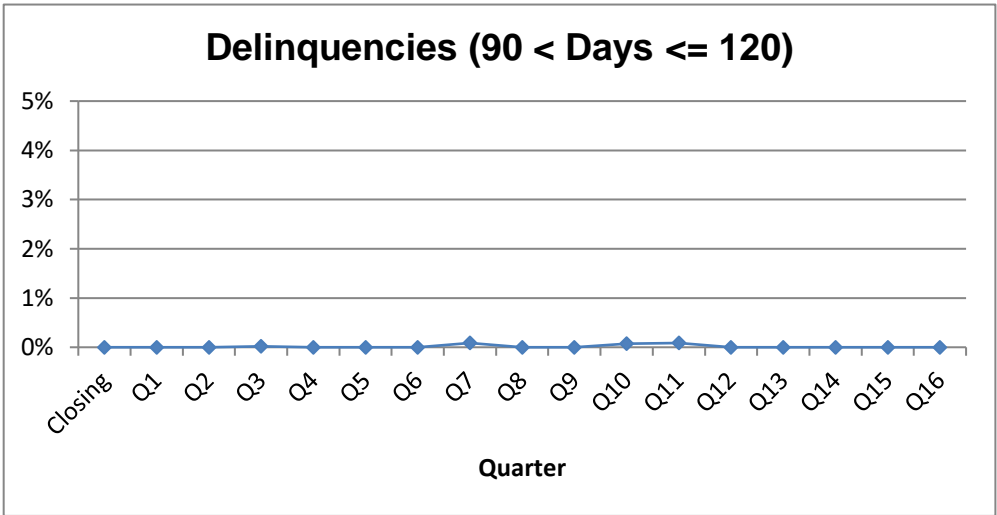
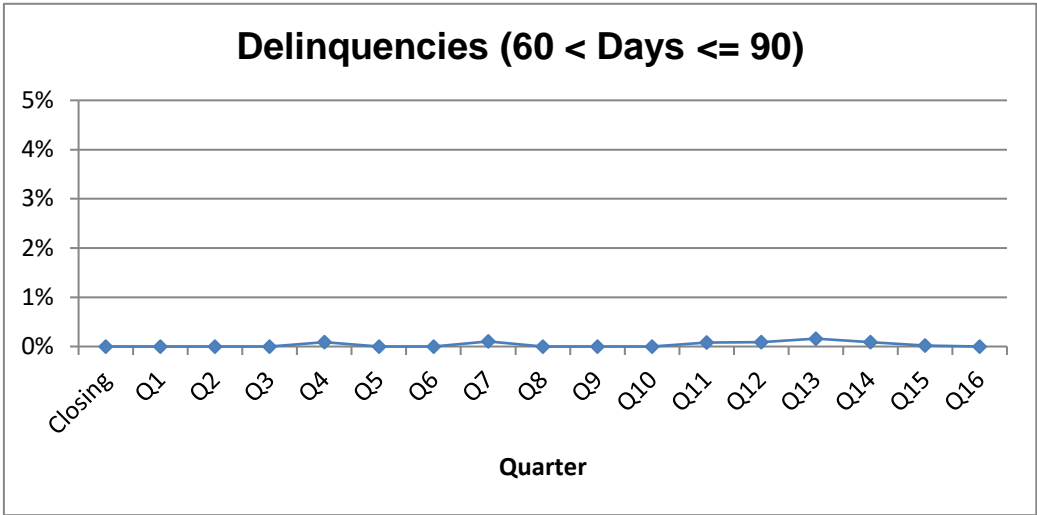
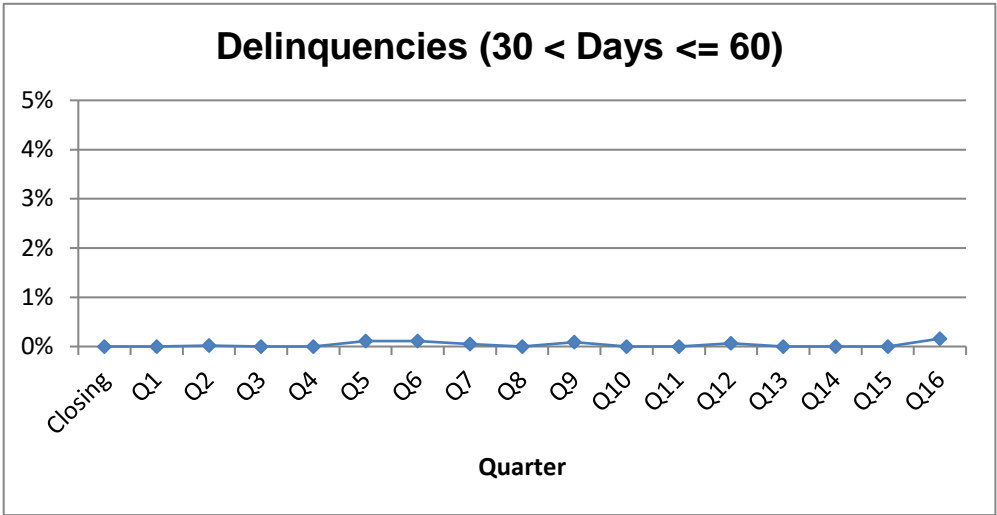


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Delinquencies Graphs





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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 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.



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Note Distribution Detail / Factors

As at: 14-Mar-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	0.413244759	6,711,505.93	140,048,648.67	283,433.38
B	XS1783216093 / 178321609	11,230,000.00	112	1	0.00	11,230,000.00	30,647.54
C	XS1783216176 / 178321617	11,230,000.00	112	1	0.00	11,230,000.00	43,246.67
D	XS1783216333 / 178321633	7,490,000.00	75	1	0.00	7,490,000.00	35,379.74
E	XS1783216507 / 178321650	5,620,000.00	56	1	0.00	5,620,000.00	45,462.15
X	XS1783216689 / 178321668	13,110,000.00	131	0	0.00	0.00	0.00
GBP Total		387,580,000.00			6,711,505.93	175,618,648.67	438,169.48

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



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Note Interest Reconciliation - Accrual

As at: 14-Mar-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	146,760,154.60	0.77463%	283,433.38	0.00	283,433.38
B	XS1783216093 / 178321609	Act/365 (Fixed)	91	11,230,000.00	1.09463%	30,647.54	0.00	30,647.54
C	XS1783216176 / 178321617	Act/365 (Fixed)	91	11,230,000.00	1.54463%	43,246.67	0.00	43,246.67
D	XS1783216333 / 178321633	Act/365 (Fixed)	91	7,490,000.00	1.89463%	35,379.74	0.00	35,379.74
E	XS1783216507 / 178321650	Act/365 (Fixed)	91	5,620,000.00	3.24463%	45,462.15	0.00	45,462.15
X	XS1783216689 / 178321668	Act/365 (Fixed)	91	0.00	3.04463%	0.00	0.00	0.00

GBP Total	182,330,154.60	438,169.48	0.00	438,169.48
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LIBOR rate for this period	0.09463%
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Note Interest Reconciliation - Deferred

As at: 14-Mar-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



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Note Principal Reconciliation

As at: 14-Mar-22

Tranche Class Name	Beginning Principal Balance	Total Principal Payments	Ending Principal Balance	--- Credit Support ---	
				Original ¹	Current ²
A	146,760,154.60	6,711,505.93	140,048,648.67	11.00%	21.81%
B	11,230,000.00	0.00	11,230,000.00	8.00%	15.42%
C	11,230,000.00	0.00	11,230,000.00	5.00%	9.02%
D	7,490,000.00	0.00	7,490,000.00	3.00%	4.76%
E	5,620,000.00	0.00	5,620,000.00	1.50%	1.56%
X	0.00	0.00	0.00	0.00%	0.00%
GBP Total	182,330,154.60	6,711,505.93	175,618,648.67		

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



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Rating Information

As at: 14-Mar-22

Tranche Class Name	ISIN	--- Original Ratings ---		--- Ratings Change / Change Date (1) ---			
		Fitch	Moodys	Fitch		Moodys	
A	XS1783215871	AAA	Aaa				
B	XS1783216093	AA	Aa1	AAA	02/07/2021	Aaa	26/08/2021
C	XS1783216176	A+	A2	AA+	02/07/2021	Aa1	26/08/2021
D	XS1783216333	BBB+	Baa2	A	02/07/2021	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.



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Cash Reconciliation

Available Collections		Distributions	
Available Revenue Receipts		Amounts Distributed by the Issuer	562,188.18
Revenue Receipts or Calculated Revenue Receipts	1,746,311.85	(see Other Required Information page for further detail)	
Interest from Authorised Investments	0.00		
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	127,151.29		
Class A and Class B Liquidity Reserve Fund Ledger ²	0.00		
Reconciliation Amounts deemed to be Available Revenue Receipts	0.00		
Credited to the Deposit Account on the previous IPD	0.00		
Optional Purchase Price	0.00		
Other net income	0.00		
Less		Distributions to Noteholders	
Third Party Amounts	956.04	Interest Distribution	438,169.48
Tax payments by the Issuer	0.00	Principal Distribution	6,711,505.93
Overdraft remedy amounts in relation to the DD Collection Account	0.00	Distributions to Noteholders	7,149,675.41
Available Revenue Receipts	1,872,507.10		
Available Redemption Receipts		Other Distributions	
Redemption Receipts or Calculated Principal Receipts	6,711,505.93	Credit to Class A and Class B Liquidity Reserve Fund Ledger	0.00
Amount in PDL to be reduced by Avail. Rev. Funds	0.00	Credit to General Reserve Fund Ledger	0.00
Enhanced Amortisation Amount	0.00	Issuer Profit Amount	300.00
General Reserve Fund remaining ³	0.00	Credit to Deposit Account	0.00
Reconciliation Amounts deemed to be Available Redemption Receipts	0.00	Residual Certificates	871,849.44
Excess of the proceeds of the Notes (on first IPD only)	0.00	Other Distributions	872,149.44
Available Redemption Receipts	6,711,505.93	Total Distributions	8,584,013.03
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	8,584,013.03		

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



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Other Required Information

Amounts Distributed by Issuer	
Security Trustee Fee	0.00
Note Trustee Fee	0.00
Agent Bank, the Registrar and Paying Agent Fees	0.00
Cash Manager Fee	0.00
Servicer Fee	103,121.18
Back-Up Servicer Facilitator	640.10
Corporate Services Provider Fee	5,872.58
Issuer Account Bank Fee	0.00
Collection Account Bank Fee	0.00
Third Party Fees	82,518.89
Transfer Costs	0.00
Swap Provider	370,035.43
Amounts Distributed by the Issuer	562,188.18

Revenue Receipts	
Total interest receipts	1,706,987.02
Total fees	4,686.45
Total expenses	2,028.10
Total ERC	32,610.28
Total Revenue Recoveries	0.00
	1,746,311.85



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Mortgage Principal Analysis

	Current Quarter	Since Issue
Opening mortgage principal balance - close		374,470,477.55
Opening mortgage principal balance - this quarter	182,330,632.15	
Total opening mortgage principal balance	182,330,632.15	374,470,477.55
Unscheduled payments	6,495,396.65	194,918,094.29
Scheduled payments	216,109.28	3,933,257.04
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	175,619,126.22	175,619,126.22
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.	



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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>



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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	2,497,003.61		
Liquidity Reserve Fund Required Amount per current IPD	2,369,852.32		
Top ups in quarter		0.00	
Drawings in quarter			127,151.29
Closing Balance	2,369,852.32		
<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*



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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	2,369,852.32
(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	1,872,507.10
Amounts due on the Revenue Waterfall from item [(a)] to [(f)] and [(h)]	876,569.10
Senior Expenses Deficit	0.00
Principal Addition Amount	0.00



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Swap Transaction Details

Fixed Rate Issuer to Swap Counterparty

Period Start Date (included)	13-Dec-21
Period End date (excluded)	14-Mar-22
Day Count Fraction	0.2493

Fixed Rate	1.29900%
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Swap Notional Amount	123,235,223.00
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Total Swap Payment by Issuer to Swap Counterparty	399,109.93
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Floating Rate Swap Counterparty to Issuer

Period Start Date (included)	13-Dec-21
Period End date (excluded)	14-Mar-22
Day Count Fraction	0.2493

Floating Rate	0.09463%
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Swap Notional Amount	123,235,223.00
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Total Swap Payment by Swap Counterparty to Issuer	29,074.50
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Net Payment Due (Issuer/Swap Counterparty)	-370,035.43
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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



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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	
	172,583,394.91	37,447,000.00	
8.4 Taxation or Other Reasons			No



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Portfolio Performance

As at: 31-03-2022

	March 2022				February 2022			
	No.	Balance	Arrears	%	No.	Balance	Arrears	%
Total								
No. of Loans Paying => Monthly CMS	1,224	171,647,125.04	955.78	99.46%	1,249	173,911,016.12	2,049.37	99.03%
No. of Loans Paying => 75% Monthly CMS	0	0.00	0.00	0.00%	2	644,156.67	286.52	0.37%
No. of Loans Paying < 75% Monthly CMS	0	0.00	0.00	0.00%	2	288,426.06	0.00	0.16%
No. of Loans That Made No Payment	5	936,269.87	5,625.07	0.54%	4	775,527.37	2,509.53	0.44%
Total	1,229	172,583,394.91	6,580.85	100.00%	1,257	175,619,126.22	4,845.42	100.00%
Performing Principal Balance as a % of the Original Principal Balance*				45.84%				46.44%
Performing Principal Balance as a % of the Outstanding Principal Balance				99.46%				99.03%
1 to 2 Months								
No. of Loans Paying => Monthly CMS	1	66,350.14	283.11	0.04%	2	128,084.55	796.71	0.07%
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	2	414,577.17	2,819.51	0.24%	3	474,176.20	1,569.49	0.27%
Total	3	480,927.31	3,102.62	0.28%	5	602,260.75	2,366.20	0.34%
Value of Arrears Cases as a % of the Original Principal Balance*				0.13%				0.16%
Value of Arrears Cases as a % of the Outstanding Principal Balance				0.28%				0.34%
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	2	432,312.86	2,805.56	0.25%	0	0.00	0.00	0.00%
Total	2	432,312.86	2,805.56	0.25%	0	0.00	0.00	0.00%
Value of Arrears Cases as a % of the Original Principal Balance*				0.12%				0.00%
Value of Arrears Cases as a % of the Outstanding Principal Balance				0.25%				0.00%



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Portfolio Performance (Contd.)

As at: 31-03-2022

	March 2022				February 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%	0	0.00	0.00	0.00%
Total	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
Value of Arrears Cases as a % of the Original Principal Balance*				0.00%				0.00%
Value of Arrears Cases as a % of the Outstanding Principal Balance				0.00%				0.00%
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%	0	0.00	0.00	0.00%
Total	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
Value of Arrears Cases as a % of the Original Principal Balance*				0.00%				0.00%
Value of Arrears Cases as a % of the Outstanding Principal Balance				0.00%				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

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Collateral Report

As at: 31-03-2022

	March 2022	February 2022
Total Arrears Balance (1 month and over)	5,908.18	2,366.20
Total Arrears due	6,580.85	4,845.42

	At Close	March 2022	February 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		172,583,394.91	175,619,126.22
Total Current Number of Loans		1,229	1,257
Total number of performing loans		1,224	1,252
Total value of performing loans		171,670,154.74	175,016,865.47
Total number of 3+ months		0	0
Total value of 3+ months (including unsold Repossessions)		0.00	0.00
Percentage 3+ months on Original Balance as at close		0.00%	0.00%
Percentage 3+ months on Outstanding Balance		0.00%	0.00%
Total Value of Arrears Cases (including unsold Repossessions 1 month and over)		913,240.17	602,260.75
Total Number of Arrears Cases (1 month and over)		5	5
% Original Principal Balance at close		0.24%	0.16%
% Outstanding Principal Balance		0.53%	0.34%



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Monthly Investor Report



April 2022

Collateral Report (Contd.)

As at: 14/03/2022

	This IPD	Last IPD		
REPOSSESSIONS				
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				
	This IPD		Last IPD	
	Current Balance	Principal Balance	Current Balance	Principal Balance
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	



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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:

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

March 2022

February 2022

17.06%

17.03%

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:

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

14.69%

13.52%

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:

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

15.65%

16.17%



April 2022

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



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Pre-Enforcement Redemption Payments Priorities

<u>Actual Redemption Funds</u>		This IPD	Last IPD
		6,711,505.93	8,476,752.73
(a)	Principal Addition Amount	0.00	0.00
(b)	Principal on Class A	6,711,505.93	8,476,752.73
(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		6,711,505.93	8,476,752.73



Precise Mortgage Funding 2018-2B plc

Monthly Investor Report

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Mortgage Portfolio Analysis

As at: 31-03-2022

Current Balance (£)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 75,000	22,751,455.44	13.15%	424	34.50%
75,000 <=x< 100,000	16,642,346.64	9.62%	188	15.30%
100,000 <=x< 125,000	15,926,018.02	9.21%	143	11.64%
125,000 <=x< 150,000	12,527,950.06	7.24%	92	7.49%
150,000 <=x< 175,000	9,614,657.68	5.56%	59	4.80%
175,000 <=x< 200,000	11,501,609.91	6.65%	62	5.04%
200,000 <=x< 225,000	10,360,075.81	5.99%	49	3.99%
225,000 <=x< 250,000	10,749,579.06	6.21%	45	3.66%
250,000 <=x< 275,000	9,111,059.31	5.27%	35	2.85%
275,000 <=x< 300,000	6,598,635.47	3.81%	23	1.87%
300,000 <=x< 325,000	6,850,826.29	3.96%	22	1.79%
325,000 <=x< 350,000	5,332,611.78	3.08%	16	1.30%
350,000 <=x< 375,000	5,793,400.72	3.35%	16	1.30%
375,000 <=x	29,217,030.25	16.89%	55	4.48%
Total	172,977,256.44	100.00%	1,229	100.00%

Original Balance (£)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 75,000	21,132,091.23	12.22%	393	31.98%
75,000 <=x< 100,000	16,248,079.20	9.39%	191	15.54%
100,000 <=x< 125,000	16,427,512.98	9.50%	152	12.37%
125,000 <=x< 150,000	13,785,451.28	7.97%	106	8.62%
150,000 <=x< 175,000	9,380,282.49	5.42%	58	4.72%
175,000 <=x< 200,000	11,392,628.98	6.59%	62	5.04%
200,000 <=x< 225,000	10,153,304.20	5.87%	50	4.07%
225,000 <=x< 250,000	10,890,772.19	6.30%	47	3.82%
250,000 <=x< 275,000	9,020,922.05	5.22%	35	2.85%
275,000 <=x< 300,000	6,019,388.63	3.48%	21	1.71%
300,000 <=x< 325,000	9,252,367.35	5.35%	30	2.44%
325,000 <=x< 350,000	3,936,802.05	2.28%	12	0.98%
350,000 <=x< 375,000	5,453,423.03	3.15%	15	1.22%
375,000 <=x	29,884,230.78	17.28%	57	4.64%
Total	172,977,256.44	100.00%	1,229	100.00%



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Mortgage Portfolio Analysis (Contd.)

As at: 31-03-2022

Original LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 70%	46,246,198.29	26.74%	205	16.68%
70% <=x< 75%	15,938,941.17	9.21%	101	8.22%
75% <=x< 80%	89,371,574.07	51.67%	715	58.18%
80% <=x< 85%	21,420,542.91	12.38%	208	16.92%
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	172,977,256.44	100.00%	1,229	100.00%

Current LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 70%	58,458,533.37	33.80%	367	29.86%
70% <=x< 75%	15,378,105.01	8.89%	107	8.71%
75% <=x< 80%	80,141,419.92	46.33%	583	47.44%
80% <=x< 85%	18,999,198.14	10.98%	172	14.00%
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	172,977,256.44	100.00%	1,229	100.00%

Origination Year	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
<=2014	219,975.77	0.13%	2	0.16%
2015	6,884,785.34	3.98%	54	4.39%
2016	33,607,628.24	19.43%	190	15.46%
2017	103,171,702.71	59.64%	784	63.79%
2018	29,093,164.38	16.82%	199	16.19%
Total	172,977,256.44	100.00%	1,229	100.00%



Precise Mortgage Funding 2018-2B plc

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April 2022

Mortgage Portfolio Analysis (Contd.)

As at: 31-03-2022

Original Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 15	14,522,266.37	8.40%	99	8.06%
15 <=x< 17	12,035,525.66	6.96%	89	7.24%
17 <=x< 19	2,251,375.10	1.30%	20	1.63%
19 <=x< 21	36,753,514.78	21.25%	239	19.45%
21 <=x< 23	4,142,633.90	2.39%	24	1.95%
23 <=x< 25	4,419,738.42	2.56%	27	2.20%
25 <=x< 27	82,221,891.65	47.53%	599	48.74%
27 <=x< 29	422,561.54	0.24%	4	0.33%
29 <=x	16,207,749.02	9.37%	128	10.41%
Total	172,977,256.44	100.00%	1,229	100.00%

Remaining Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 5	3,626,193.96	2.10%	30	2.44%
5 <=x< 8	8,459,698.40	4.89%	51	4.15%
8 <=x< 11	14,564,561.52	8.42%	107	8.71%
11 <=x< 14	8,889,565.65	5.14%	43	3.50%
14 <=x< 17	31,431,162.60	18.17%	227	18.47%
17 <=x< 20	26,319,661.29	15.22%	161	13.10%
20 <=x< 23	63,376,284.45	36.64%	481	39.14%
23 <=x< 26	7,949,754.10	4.60%	61	4.96%
26 <=x	8,360,374.47	4.83%	68	5.53%
Total	172,977,256.44	100.00%	1,229	100.00%

Repayment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Repayment	18,951,185.84	10.96%	222	18.06%
Interest Only	154,026,070.60	89.04%	1,007	81.94%
Part & Part	0.00	0.00%	0	0.00%
Total	172,977,256.44	100.00%	1,229	100.00%



Precise Mortgage Funding 2018-2B plc

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Mortgage Portfolio Analysis (Contd.)

As at: 31-03-2022

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%	1,062,550.69	0.61%	2	0.16%
3.00% <=x< 3.25%	1,259,733.33	0.73%	2	0.16%
3.25% <=x< 3.50%	46,555,384.30	26.91%	336	27.34%
3.50% <=x< 3.75%	17,326,772.82	10.02%	98	7.97%
3.75% <=x< 4.00%	36,722,511.79	21.23%	219	17.82%
4.00% <=x< 4.25%	18,145,214.46	10.49%	143	11.64%
4.25% <=x< 4.50%	12,440,207.28	7.19%	79	6.43%
4.50% <=x< 4.75%	7,852,173.93	4.54%	59	4.80%
4.75% <=x< 5.00%	281,643.08	0.16%	2	0.16%
5.00% <=x	31,331,064.76	18.11%	289	23.52%
Total	172,977,256.44	100.00%	1,229	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%	7,785,295.93	4.50%	21	1.71%
3.00% <=x< 3.25%	19,404,947.79	11.22%	145	11.80%
3.25% <=x< 3.50%	55,115,641.42	31.86%	376	30.59%
3.50% <=x< 3.75%	22,724,093.16	13.14%	129	10.50%
3.75% <=x< 4.00%	30,207,943.28	17.46%	201	16.35%
4.00% <=x< 4.25%	1,493,868.06	0.86%	17	1.38%
4.25% <=x< 4.50%	13,911,525.07	8.04%	124	10.09%
4.50% <=x< 4.75%	22,225,782.85	12.85%	214	17.41%
4.75% <=x< 5.00%	108,158.88	0.06%	2	0.16%
5.00% <=x	0.00	0.00%	0	0.00%
Total	172,977,256.44	100.00%	1,229	100.00%

¹The relevant index for the 3-Month GBP LIBOR-Linked Mortgage Loans is 3-Month GBP LIBOR.



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Mortgage Portfolio Analysis (Contd.)

As at: 31-03-2022

Interest Rate Index	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
BBR	0.00	0.00%	0	0.00%
Other	172,977,256.44	100.00%	1,229	100.00%
Total	172,977,256.44	100.00%	1,229	100.00%

Loan Purpose	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Purchase	0.00	0.00%	0	0.00%
Re-Mortgage	90,864,455.84	52.53%	519	42.23%
Investment Mortgage	82,112,800.60	47.47%	710	57.77%
Total	172,977,256.44	100.00%	1,229	100.00%

Buy-To-Let	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	172,977,256.44	100.00%	1,229	100.00%
No	0.00	0.00%	0	0.00%
Total	172,977,256.44	100.00%	1,229	100.00%

Arrears Multiple	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
x= 0	171,805,088.48	99.32%	1,222	99.43%
0 <x< 1	244,095.88	0.14%	2	0.16%
1 <=x< 2	485,815.33	0.28%	3	0.24%
2 <=x<3	442,256.75	0.26%	2	0.16%
3 <=x	0.00	0.00%	0	0.00%
Total	172,977,256.44	100.00%	1,229	100.00%

Self-Certified Product	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	0.00	0.00%	0	0.00%
No	172,977,256.44	100.00%	1,229	100.00%
Total	172,977,256.44	100.00%	1,229	100.00%



Precise Mortgage Funding 2018-2B plc
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Mortgage Portfolio Analysis (Contd.)

As at: 31-03-2022

Valuation Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Full, Internal and External	172,977,256.44	100.00%	1,229	100.00%
Other	0.00	0.00%	0	0.00%
Total	172,977,256.44	100.00%	1,229	100.00%

Region	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
East	13,898,083.14	8.03%	70	5.70%
East Midlands	14,031,969.33	8.11%	119	9.68%
London	23,606,587.40	13.65%	58	4.72%
North East	5,697,857.42	3.29%	89	7.24%
North West	22,213,641.03	12.84%	237	19.28%
Scotland	0.00	0.00%	0	0.00%
South East	32,009,286.49	18.50%	135	10.98%
South West	20,658,540.29	11.94%	122	9.93%
Wales	6,489,896.34	3.75%	69	5.61%
West Midlands	26,225,079.35	15.16%	223	18.14%
Yorkshire and the Humber	8,146,315.65	4.71%	107	8.71%
Total	172,977,256.44	100.00%	1,229	100.00%



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Mortgage Portfolio Analysis (Contd.)

As at: 31-03-2022

Year Built	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
x< 1900	17,415,809.82	10.07%	92	7.49%
1900 <=x< 1920	51,914,492.84	30.01%	414	33.69%
1920 <=x< 1940	28,973,534.40	16.75%	178	14.48%
1940 <=x< 1960	10,800,539.15	6.24%	79	6.43%
1960 <=x< 1980	21,973,047.89	12.70%	163	13.26%
1980 <=x< 2000	14,837,490.48	8.58%	112	9.11%
2000 <=x< 2002	2,162,308.38	1.25%	11	0.90%
2002 <=x< 2004	3,154,070.09	1.82%	19	1.55%
2004 <=x< 2006	3,667,351.54	2.12%	27	2.20%
2006 <=x<=2013	18,078,611.85	10.45%	134	10.90%
Total	172,977,256.44	100.00%	1,229	100.00%

Seasoning (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 5	122,339,930.74	70.73%	906	73.72%
5 <=x< 6	27,198,549.42	15.72%	202	16.44%
6 <=x< 7	22,895,898.07	13.24%	116	9.44%
7 <=x	542,878.21	0.31%	5	0.41%
Total	172,977,256.44	100.00%	1,229	100.00%

Employment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Self Employed	94,560,166.60	54.67%	625	50.85%
Employed	70,318,697.08	40.65%	546	44.43%
Other	8,098,392.76	4.68%	58	4.72%
Total	172,977,256.44	100.00%	1,229	100.00%



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Mortgage Portfolio Analysis (Contd.)

As at: 31-03-2022

Property Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
House, Detached, Semi-detach	38,460,785.73	22.23%	238	19.37%
Flat, Apartment	28,197,523.55	16.30%	221	17.98%
Bungalow	4,417,591.87	2.55%	29	2.36%
Terraced House	39,868,241.18	23.05%	466	37.92%
HMO properties	18,880,411.30	10.91%	99	8.06%
Large HMO	43,152,702.81	24.95%	176	14.32%
Large HMO	172,977,256.44	100.00%	1,229	100.00%

Date	31-03-2022
Current Balance (£)*	172,977,256.44
Number of Accounts	1,229
Average Loan Balance (£)	140,746.34
Weighted Average Original Loan To Original LTV	71.06%
Weighted Average Current Loan To Current LTV	70.72%
Maximum Loan Balance (£)	1,011,670.36
Weighted Average Interest Rate	4.14%
Weighted Average Mortgage Margin	3.73%
Weighted Average Seasoning (yrs)	4.82
Weighted Average Remaining Maturity (yrs)	17.75
Weighted Average Loss Severity	0.00%
Buy To Let	100.00%
Interest Only	89.04%

*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>



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