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Distribution Date

15-Aug-18

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General Information

Interest Payment Date:	12-Jun-18
Prior Interest Payment Date:	n.a.
Next Interest Payment Date:	12-Sep-18
Distribution Count:	1
Closing Date:	20-Mar-18
Legal Maturity Date:	12-Mar-55
Interest Determination Date:	20-Mar-18
Next Interest Determination Date:	12-Jun-18
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	12.56%	AAA/Aaa	332,200,503.37	0.9802316417	12.40%	AAA Aaa	
Class B	11,230,000.00	9.66%	AA/Aa1	11,230,000.00	1.0000000000	9.44%	AA Aa1	
Class C	11,230,000.00	6.77%	A+/A2	11,230,000.00	1.0000000000	6.48%	A+ A2	
Class D	7,490,000.00	4.83%	BBB+/Baa2	7,490,000.00	1.0000000000	4.50%	BBB+ Baa2	
Class E	5,620,000.00	3.38%	BBB-/Ba3	5,620,000.00	1.0000000000	3.02%	BBB- Ba3	
Class X	13,110,000.00	0.00%	BB+/B3	11,451,228.95	0.8734728413	0.00%	BB+ B3	

Deal Performance Summary - Last 4 Quarters

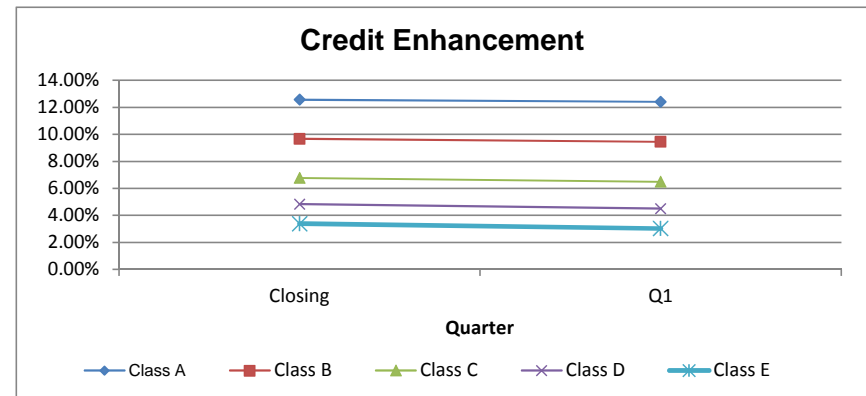
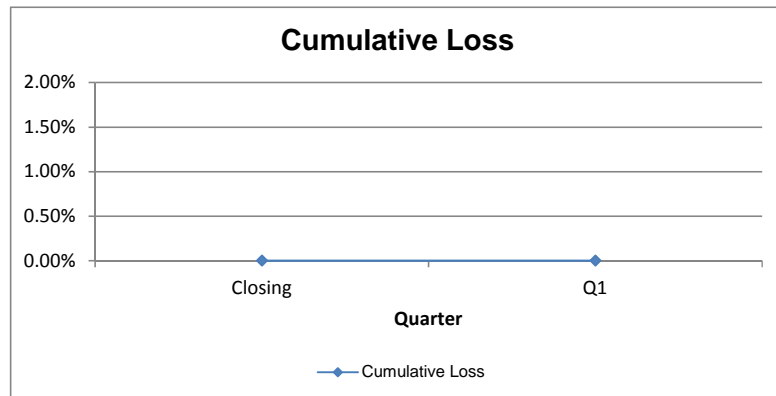
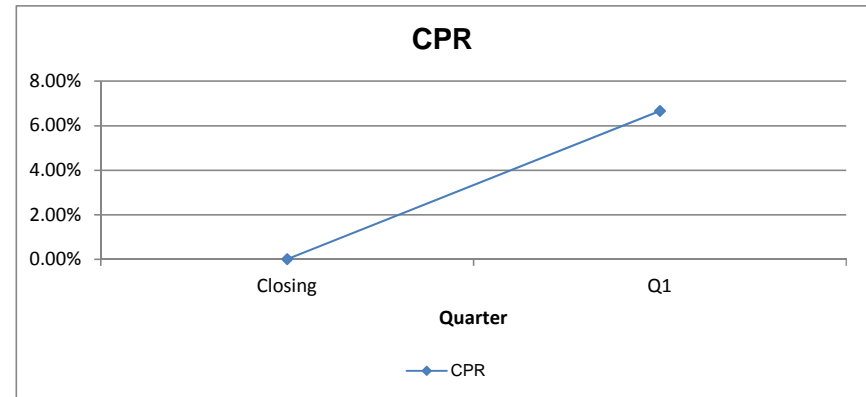
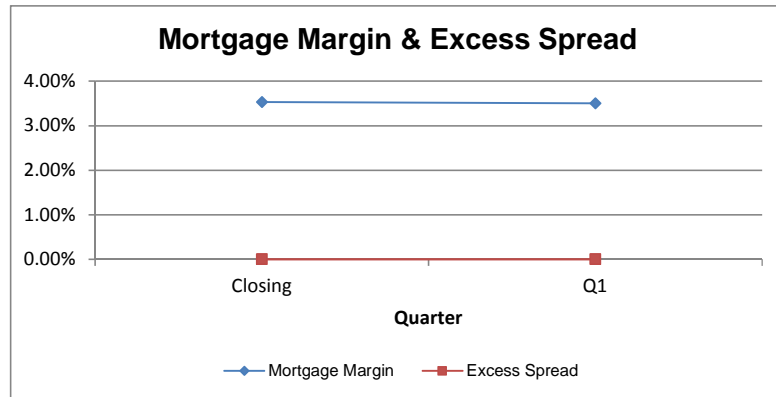
	On Closing	Quarter 1	Quarter 2	Quarter 3	Quarter 4
Delinquencies (Days)					
30 < Days <= 60	-	0.00%			
60 < Days <= 90	-	0.00%			
90 < Days <= 120	-	0.00%			
Days > 120	-	0.00%			
Excess Spread					
Amount during Period	-	0.00			
Percentage of Pool (Annualised)	-	0.00%			
Constant Prepayment Rate (CPR)					
Period	-	6.67%			
Since Closing	-	6.67%			
Principal Payment Rate (PPR)					
Total Note Principal Payments in Period	-	6,699,496.63			
Mortgage Principal Closing Balance	374,470,477.55	367,770,980.92			
Percentage of Closing Balance (%)	-	1.82%			
Note Interest Payment Rate					
Percentage of Interest Due on Notes (%)	-	100.00%			
Cumulative Losses on the Mortgage					
Percentage of Original Balance (%)	-	0.00%			

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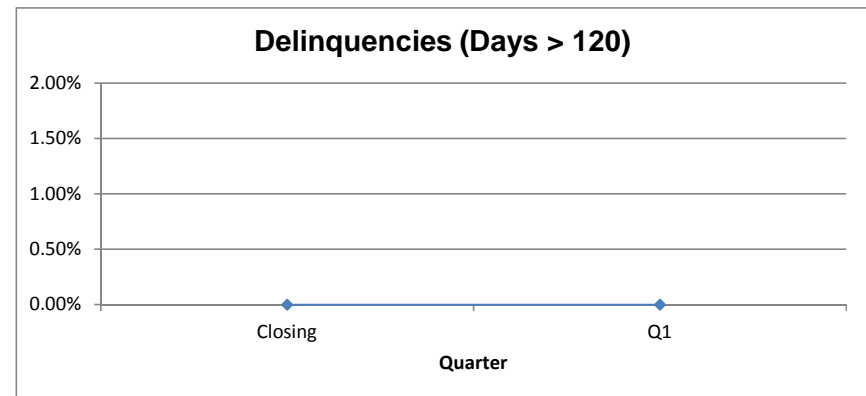
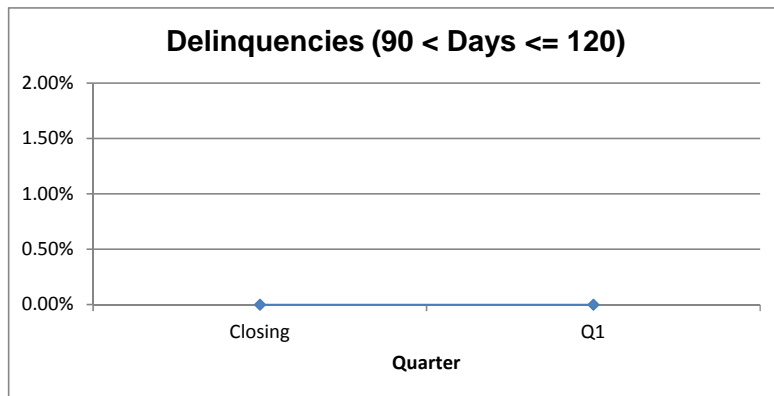
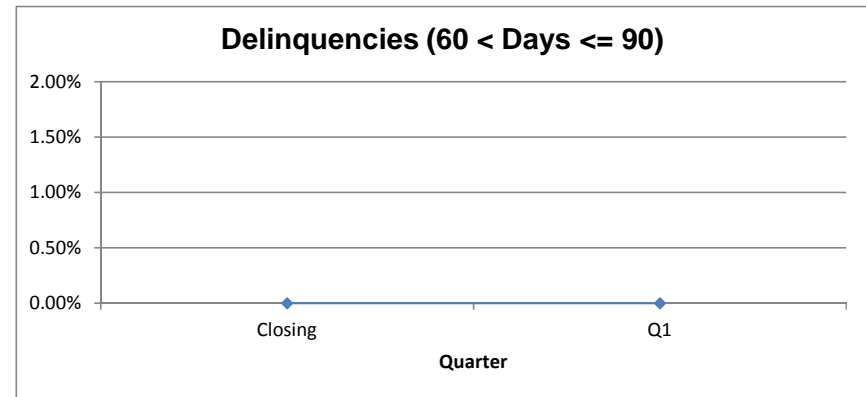
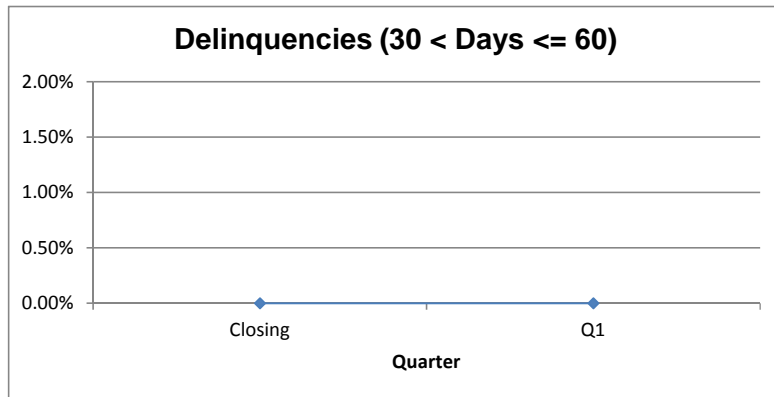
Collateral Performance Graphs



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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	Elavon Financial Services DAC							
Swap Provider	Natixis, London Branch	A	F1	A/F1	A2	P-1	A3	
Issuer Account Bank	Citibank, N.A.	AA-	F1	A/F1	A1	P-1	A3	
Collection Account bank	Barclays Bank PLC	A	F1	BBB+/F2	A2	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.

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Note Distribution Detail / Factors

As at: 12-Jun-18

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	0.98023164169	6,699,496.63	332,200,503.37	1,002,722.46
B	XS1783216093 / 178321609	11,230,000.00	112	1.00000000000	0.00	11,230,000.00	41,497.03
C	XS1783216176 / 178321617	11,230,000.00	112	1.00000000000	0.00	11,230,000.00	53,127.00
D	XS1783216333 / 178321633	7,490,000.00	75	1.00000000000	0.00	7,490,000.00	41,466.81
E	XS1783216507 / 178321650	5,620,000.00	56	1.00000000000	0.00	5,620,000.00	48,574.44
X	XS1783216689 / 178321668	13,110,000.00	131	0.87347284134	1,658,771.05	11,451,228.95	107,277.37
GBP Total		387,580,000.00			8,358,267.68	379,221,732.32	1,294,665.11

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

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Note Interest Reconciliation - Accrual

As at: 12-Jun-18

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)	84	338,900,000.00	1.28565%	1,002,722.46	0.00	1,002,722.46
B	XS1783216093 / 178321609	Act/365 (Fixed)	84	11,230,000.00	1.60565%	41,497.03	0.00	41,497.03
C	XS1783216176 / 178321617	Act/365 (Fixed)	84	11,230,000.00	2.05565%	53,127.00	0.00	53,127.00
D	XS1783216333 / 178321633	Act/365 (Fixed)	84	7,490,000.00	2.40565%	41,466.81	0.00	41,466.81
E	XS1783216507 / 178321650	Act/365 (Fixed)	84	5,620,000.00	3.75565%	48,574.44	0.00	48,574.44
X	XS1783216689 / 178321668	Act/365 (Fixed)	84	13,110,000.00	3.55565%	107,277.37	0.00	107,277.37

GBP Total	387,580,000.00	1,294,665.11	0.00	1,294,665.11
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LIBOR rate for this period	0.60565%
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Note Interest Reconciliation - Deferred

As at: 12-Jun-18

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: 12-Jun-18

--- Credit Support ---

Tranche Class Name	Beginning Principal Balance	Total Principal Payments	Ending Principal Balance	Original ¹	Current ²
A	338,900,000.00	6,699,496.63	332,200,503.37	12.56%	12.40%
B	11,230,000.00	0.00	11,230,000.00	9.66%	9.44%
C	11,230,000.00	0.00	11,230,000.00	6.77%	6.48%
D	7,490,000.00	0.00	7,490,000.00	4.83%	4.50%
E	5,620,000.00	0.00	5,620,000.00	3.38%	3.02%
X	13,110,000.00	1,658,771.05	11,451,228.95	0.00%	0.00%

GBP Total	387,580,000.00	8,358,267.68	379,221,732.32
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¹Determined as follows: Original Principal Balance of all subordinate classes /Total Original Principal Balance

²Determined as follows: Ending Principal Balance of all subordinate classes/Total Ending Principal Balance

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Rating Information

As at: 12-Jun-18

Tranche Class Name	ISIN	--- Original Ratings ---		--- Ratings Change / Change Date (1) ---	
		Fitch	Moodys	Fitch	Moodys
A	XS1783215871	AAA	Aaa		
B	XS1783216093	AA	Aa1		
C	XS1783216176	A+	A2		
D	XS1783216333	BBB+	Baa2		
E	XS1783216507	BBB-	Ba3		
X	XS1783216689	BB+	B3		

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	586,271.05
Revenue Receipts or Calculated Revenue Receipts	3,540,137.21	(see Other Required Information page for further detail)	
(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	0.00	Distributions to Noteholders	
Class A and Class B Liquidity Reserve Fund Ledger ²	0.00		
Reconciliation Amounts deemed to be Available Revenue Receipts	0.00	Interest Distribution	1,294,665.11
Credited to the Deposit Account on the previous IPD	0.00	Principal Distribution	8,358,267.68
Optional Purchase Price	0.00		
Other net income	0.00	Distributions to Noteholders	9,652,932.79
Less			
Third Party Amounts	130.00		
Tax payments by the Issuer	0.00		
Overdraft remedy amounts in relation to the DD Collection Account	0.00		
Available Revenue Receipts	3,540,007.21	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	6,699,496.63	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	0.00
General Reserve Fund remaining ³	0.00	Other Distributions	300.00
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	6,699,496.63	Total Distributions	10,239,503.84
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	10,239,503.84		

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	1,800.00
Note Trustee Fee	3,800.00
Agent Bank, the Registrar and Paying Agent Fees	2,265.00
Cash Manager Fee	8,000.00
Servicer Fee	157,775.61
Back-Up Servicer Facilitator	0.00
Corporate Services Provider Fee	11,520.82
Issuer Account Bank Fee	2,000.00
Collection Account Bank Fee	0.00
Third Party Fees	8,937.67
Transfer Costs	0.00
Swap Provider	390,171.95
Amounts Distributed by the Issuer	586,271.05

Revenue Receipts

Total interest receipts	3,436,590.45
Total fees	11,951.74
Total expenses	0.00
Total ERC	91,595.02
Total Revenue Recoveries	0.00
	3,540,137.21

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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	374,470,477.55	
Total opening mortgage principal balance	374,470,477.55	374,470,477.55
Unscheduled payments	6,396,828.49	6,396,828.49
Scheduled payments	302,668.14	302,668.14
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	367,770,980.92	367,770,980.92
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	5,251,950.00		
Liquidity Reserve Fund Required Amount per current IPD	5,251,950.00		
Top ups in quarter		0.00	
Drawings in quarter			0.00
Closing Balance	<u><u>5,251,950.00</u></u>		
<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	<u><u>365,100.00</u></u>		
<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 5,251,950.00

(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 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	3,540,007.21
Amounts due on the Revenue Waterfall from item [(a)] to [(f)] and [(h)]	1,630,790.54
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)	20-Mar-18
Period End date (excluded)	12-Jun-18
Day Count Fraction	0.2301

Fixed Rate	1.29900%
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Swap Notional Amount	244,521,527.00
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Total Swap Payment by Issuer to Swap Counterparty	730,992.08
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Floating Rate Swap Counterparty to Issuer

Period Start Date (included)	20-Mar-18
Period End date (excluded)	12-Jun-18
Day Count Fraction	0.2301

Floating Rate	0.60565%
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Swap Notional Amount	244,521,527.00
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Total Swap Payment by Swap Counterparty to Issuer	340,820.13
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Net Payment Due (Issuer/Swap Counterparty)	-390,171.95
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Triggers

<u>Event of Default</u>	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	No
(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	No
(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	No
(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	No
(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	No
(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	No
(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

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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	
	363,768,093.31	37,447,000.00	
8.4 Taxation or Other Reasons			No

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Portfolio Performance

As at: 31-07-2018

	July 2018				June 2018			
	No.	Balance	Arrears	%	No.	Balance	Arrears	%
Total								
No. of Loans Paying => Monthly CMS	2,541	363,768,093.31	0.00	100.00%	2,556	365,465,652.88	0.00	99.91%
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%	2	345,703.71	0.00	0.09%
Total	2,541	363,768,093.31	0.00	100.00%	2,558	365,811,356.59	0.00	100.00%
Performing Principal Balance as a % of the Original Principal Balance*				97.14%				97.60%
Performing Principal Balance as a % of the Outstanding Principal Balance				100.00%				99.91%
1 to 2 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%
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%	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%

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Portfolio Performance (Contd.)

As at: 31-07-2018

	July 2018				June 2018			
	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

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Collateral Report

As at: 31-07-2018

	<u>July 2018</u>	<u>June 2018</u>
Total Arrears Balance (1 month and over)	0.00	0.00
Total Arrears due	0.00	0.00

	<u>At Close</u>	<u>July 2018</u>	<u>June 2018</u>
Original Principal Balance as at close	374,470,477.55		
Total Original Number of Loans	2,612		
Outstanding Principal Balance as at month end		363,768,093.31	365,811,356.59
Total Current Number of Loans		2,541	2,558
Total number of performing loans		2,541	2,558
Total value of performing loans		363,768,093.31	365,811,356.59
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)		0.00	0.00
Total Number of Arrears Cases (1 month and over)		0	0
% Original Principal Balance at close		0.00%	0.00%
% Outstanding Principal Balance		0.00%	0.00%

Precise Mortgage Funding 2018-2B plc
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Collateral Report (Contd.)

As at: 12/06/2018

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>Current Balance</u>	<u>This IPD</u> <u>Principal Balance</u>	<u>Last IPD</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

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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:

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

July 2018

6.42%

June 2018

6.48%

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:

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

7.96%

7.62%

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:

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

n.a.

n.a.

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Pre-Enforcement Revenue Payments Priorities				This IPD	Last IPD
Available Revenue Funds				3,540,007.21	n.a.
(a)	to	(c)	Senior Transaction Fees and Expenses	196,099.10	n.a.
		(d)	Swap Amounts	390,171.95	n.a.
		(e)	Issuer Profit Amount	300.00	n.a.
		(f)	Interest due and payable on A Notes	1,002,722.46	n.a.
		(g)	A PDL	0.00	n.a.
		(h)	Interest due and payable on B Notes	41,497.03	n.a.
		(i)	Class A and Class B Liquidity Reserve Fund Required Amount	0.00	n.a.
		(j)	B PDL	0.00	n.a.
		(k)	Interest due and payable on C Notes	53,127.00	n.a.
		(l)	C PDL	0.00	n.a.
		(m)	Interest due and payable on D Notes	41,466.81	n.a.
		(n)	D PDL	0.00	n.a.
		(o)	Interest due and payable on E Notes	48,574.44	n.a.
		(p)	E PDL	0.00	n.a.
		(q)	General Reserve Fund Required Amount	0.00	n.a.
		(r)	Hedge Subordinated Amounts	0.00	n.a.
		(s)	Available Redemption Receipts	0.00	n.a.
		(t)	Interest due and payable on X Notes	107,277.37	n.a.
		(u)	Principal due and payable to X Notes	1,658,771.05	n.a.
		(v)	Credit Deposit Account	0.00	n.a.
		(w)	RC1 Payments to the holders of the RC1 Residual Certificates	0.00	n.a.
			RC2 Payments to the holders of the RC2 Residual Certificates	0.00	n.a.
Excess Spread (%)				0.00%	n.a.
Total				3,540,007.21	n.a.

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Pre-Enforcement Redemption Payments Priorities		
	This IPD	Last IPD
<u>Actual Redemption Funds</u>	6,699,496.63	n.a.
(a) Principal Addition Amount	0.00	n.a.
(b) Principal on Class A	6,699,496.63	n.a.
(c) Principal on Class B	0.00	n.a.
(d) Principal on Class C	0.00	n.a.
(e) Principal on Class D	0.00	n.a.
(f) Principal on Class E	0.00	n.a.
(g) Excess to be applied as Available Revenue Receipts	0.00	n.a.
 Total	 6,699,496.63	 n.a.

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Mortgage Portfolio Analysis

As at: 31-07-2018

Current Balance (£)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 75,000	46,712,159.22	12.84%	805	31.68%
75,000 <=x< 100,000	36,368,560.29	10.00%	414	16.29%
100,000 <=x< 125,000	33,935,648.54	9.33%	304	11.96%
125,000 <=x< 150,000	27,784,049.52	7.64%	204	8.03%
150,000 <=x< 175,000	22,578,383.61	6.21%	139	5.47%
175,000 <=x< 200,000	27,488,554.34	7.56%	148	5.82%
200,000 <=x< 225,000	20,630,366.24	5.67%	98	3.86%
225,000 <=x< 250,000	21,746,515.44	5.98%	91	3.58%
250,000 <=x< 275,000	22,660,981.62	6.23%	87	3.42%
275,000 <=x< 300,000	13,746,972.57	3.78%	48	1.89%
300,000 <=x< 325,000	12,420,230.84	3.41%	40	1.57%
325,000 <=x< 350,000	7,373,616.22	2.03%	22	0.87%
350,000 <=x< 375,000	11,230,225.22	3.09%	31	1.22%
375,000 <=x	59,125,596.21	16.25%	110	4.33%
Total	363,801,859.88	100.00%	2,541	100.00%

Original Balance (£)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 75,000	46,019,693.29	12.65%	795	31.29%
75,000 <=x< 100,000	35,955,318.91	9.88%	412	16.21%
100,000 <=x< 125,000	33,984,863.37	9.34%	307	12.08%
125,000 <=x< 150,000	28,586,426.79	7.86%	211	8.30%
150,000 <=x< 175,000	22,323,819.62	6.14%	138	5.43%
175,000 <=x< 200,000	28,601,234.13	7.86%	154	6.06%
200,000 <=x< 225,000	19,581,344.05	5.38%	93	3.66%
225,000 <=x< 250,000	21,944,848.68	6.03%	92	3.62%
250,000 <=x< 275,000	21,547,834.50	5.92%	83	3.27%
275,000 <=x< 300,000	14,811,440.37	4.07%	52	2.05%
300,000 <=x< 325,000	12,724,867.94	3.50%	41	1.61%
325,000 <=x< 350,000	7,364,346.80	2.02%	22	0.87%
350,000 <=x< 375,000	11,236,371.97	3.09%	31	1.22%
375,000 <=x	59,119,449.46	16.25%	110	4.33%
Total	363,801,859.88	100.00%	2,541	100.00%

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

As at: 31-07-2018

Original LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 70%	109,202,285.16	30.02%	483	19.01%
70% <=x< 75%	37,648,667.73	10.35%	235	9.25%
75% <=x< 80%	169,040,935.45	46.47%	1,357	53.40%
80% <=x< 85%	47,909,971.54	13.17%	466	18.34%
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	363,801,859.88	100.00%	2,541	100.00%

Current LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 70%	109,101,324.90	29.99%	489	19.24%
70% <=x< 75%	47,333,724.03	13.01%	331	13.03%
75% <=x< 80%	163,066,446.58	44.82%	1,300	51.16%
80% <=x< 85%	44,300,364.37	12.18%	421	16.57%
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	363,801,859.88	100.00%	2,541	100.00%

Origination Year	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
<=2014	1,275,408.79	0.35%	12	0.47%
2015	17,072,868.04	4.69%	140	5.51%
2016	126,715,754.41	34.83%	714	28.10%
2017	175,633,584.48	48.28%	1,360	53.52%
2018	43,104,244.16	11.85%	315	12.40%
Total	363,801,859.88	100.00%	2,541	100.00%

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

As at: 31-07-2018

Original Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 15	30,290,639.62	8.33%	195	7.67%
15 <=x< 17	30,792,684.90	8.46%	211	8.30%
17 <=x< 19	11,643,189.03	3.20%	67	2.64%
19 <=x< 21	71,529,042.44	19.66%	493	19.40%
21 <=x< 23	6,888,300.65	1.89%	40	1.57%
23 <=x< 25	9,812,045.00	2.70%	49	1.93%
25 <=x< 27	169,354,290.71	46.55%	1,210	47.62%
27 <=x< 29	1,658,402.97	0.46%	12	0.47%
29 <=x	31,833,264.56	8.75%	264	10.39%
Total	363,801,859.88	100.00%	2,541	100.00%

Remaining Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 5	429,616.86	0.12%	2	0.08%
5 <=x< 8	6,244,561.34	1.72%	39	1.53%
8 <=x< 11	17,200,935.01	4.73%	108	4.25%
11 <=x< 14	24,788,853.33	6.81%	171	6.73%
14 <=x< 17	22,618,350.94	6.22%	146	5.75%
17 <=x< 20	74,950,389.31	20.60%	510	20.07%
20 <=x< 23	43,481,900.63	11.95%	230	9.05%
23 <=x< 26	141,509,064.30	38.90%	1,065	41.91%
26 <=x	32,578,188.16	8.95%	270	10.63%
Total	363,801,859.88	100.00%	2,541	100.00%

Repayment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Repayment	36,649,843.37	10.07%	379	14.92%
Interest Only	327,152,016.51	89.93%	2,162	85.08%
Part & Part	0.00	0.00%	0	0.00%
Total	363,801,859.88	100.00%	2,541	100.00%

Precise Mortgage Funding 2018-2B plc
Monthly Investor Report

August 2018

Mortgage Portfolio Analysis (Contd.)

As at: 31-07-2018

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%	11,629,585.14	3.20%	69	2.72%
3.00% <=x< 3.25%	20,887,751.49	5.74%	210	8.26%
3.25% <=x< 3.50%	81,772,086.96	22.48%	633	24.91%
3.50% <=x< 3.75%	101,514,317.88	27.90%	633	24.91%
3.75% <=x< 4.00%	81,968,209.29	22.53%	515	20.27%
4.00% <=x< 4.25%	27,106,563.15	7.45%	172	6.77%
4.25% <=x< 4.50%	7,377,425.13	2.03%	75	2.95%
4.50% <=x< 4.75%	12,391,277.44	3.41%	95	3.74%
4.75% <=x< 5.00%	1,114,541.58	0.31%	11	0.43%
5.00% <=x	18,040,101.82	4.96%	128	5.04%
Total	363,801,859.88	100.00%	2,541	100.00%

Current Margin Over Relevant Index¹	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%	39,086,672.49	10.74%	221	8.70%
3.00% <=x< 3.25%	62,974,860.57	17.31%	465	18.30%
3.25% <=x< 3.50%	106,739,015.10	29.34%	757	29.79%
3.50% <=x< 3.75%	50,023,448.14	13.75%	347	13.66%
3.75% <=x< 4.00%	56,323,189.01	15.48%	368	14.48%
4.00% <=x< 4.25%	15,618,764.22	4.29%	116	4.57%
4.25% <=x< 4.50%	25,206,402.12	6.93%	202	7.95%
4.50% <=x< 4.75%	7,409,167.89	2.04%	60	2.36%
4.75% <=x< 5.00%	420,340.34	0.12%	5	0.20%
5.00% <=x	0.00	0.00%	0	0.00%
Total	363,801,859.88	100.00%	2,541	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: 31-07-2018

Interest Rate Index	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
BBR	0.00	0.00%	0	0.00%
3 Month Libor	363,801,859.88	100.00%	2,541	100.00%
Total	363,801,859.88	100.00%	2,541	100.00%

Loan Purpose	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Purchase	0.00	0.00%	0	0.00%
Re-Mortgage	196,120,226.66	53.91%	1,083	42.62%
Investment Mortgage	167,681,633.22	46.09%	1,458	57.38%
Total	363,801,859.88	100.00%	2,541	100.00%

Buy-To-Let	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	363,801,859.88	100.00%	2,541	100.00%
No	0.00	0.00%	0	0.00%
Total	363,801,859.88	100.00%	2,541	100.00%

Arrears Multiple	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
x= 0	363,801,859.88	100.00%	2,541	100.00%
0 <x< 1	0.00	0.00%	0	0.00%
1 <=x< 2	0.00	0.00%	0	0.00%
2 <=x<3	0.00	0.00%	0	0.00%
3 <=x	0.00	0.00%	0	0.00%
Total	363,801,859.88	100.00%	2,541	100.00%

Self-Certified Product	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	0.00	0.00%	0	0.00%
No	363,801,859.88	100.00%	2,541	100.00%
Total	363,801,859.88	100.00%	2,541	100.00%

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

As at: 31-07-2018

Valuation Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Full, Internal and External	363,801,859.88	100.00%	2,541	100.00%
Other	0.00	0.00%	0	0.00%
Total	363,801,859.88	100.00%	2,541	100.00%

Region	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
East	30,683,529.14	8.43%	161	6.34%
East Midlands	30,087,131.47	8.27%	271	10.67%
London	53,201,203.10	14.62%	135	5.31%
North East	11,995,759.37	3.30%	158	6.22%
North West	42,849,516.77	11.78%	484	19.05%
Scotland	0.00	0.00%	0	0.00%
South East	65,513,729.53	18.01%	276	10.86%
South West	49,124,657.91	13.50%	281	11.06%
Wales	15,720,322.67	4.32%	158	6.22%
West Midlands	47,360,127.51	13.02%	400	15.74%
Yorkshire and the Humber	17,265,882.41	4.75%	217	8.54%
Total	363,801,859.88	100.00%	2,541	100.00%

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Mortgage Portfolio Analysis (Contd.)

As at: 31-07-2018

Year Built	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
x < 1900	39,708,247.15	10.91%	201	7.91%
1900 <=x< 1920	105,902,790.91	29.11%	836	32.90%
1920 <=x< 1940	55,610,836.26	15.29%	356	14.01%
1940 <=x< 1960	23,091,776.73	6.35%	185	7.28%
1960 <=x< 1980	48,460,315.19	13.32%	356	14.01%
1980 <=x< 2000	31,496,280.72	8.66%	222	8.74%
2000 <=x< 2002	5,588,043.29	1.54%	33	1.30%
2002 <=x< 2004	4,311,357.55	1.19%	29	1.14%
2004 <=x< 2006	10,434,533.89	2.87%	66	2.60%
2006 <=x<=2013	39,197,678.19	10.77%	257	10.11%
Total	363,801,859.88	100.00%	2,541	100.00%

Seasoning (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 5	363,801,859.88	100.00%	2,541	100.00%
5 <=x< 6	0.00	0.00%	0	0.00%
6 <=x< 7	0.00	0.00%	0	0.00%
7 <=x	0.00	0.00%	0	0.00%
Total	363,801,859.88	100.00%	2,541	100.00%

Employment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Self Employed	195,637,665.59	53.78%	1,269	49.94%
Employed	150,171,555.90	41.28%	1,167	45.93%
Other	17,992,638.39	4.95%	105	4.13%
Total	363,801,859.88	100.00%	2,541	100.00%

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

As at: 31-07-2018

Property Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
House, Detached, Semi-Det.	119,548,551.07	32.86%	670	26.37%
Flat, Apartment	57,888,499.20	15.91%	421	16.57%
Bungalow	9,977,943.24	2.74%	60	2.36%
Terraced House	176,386,866.37	48.48%	1,390	54.70%
Other	0.00	0.00%	0	0.00%
Total	363,801,859.88	100.00%	2,541	100.00%

Date	31-07-2018
Current Balance (£)*	363,801,859.88
Number of Accounts	2,541
Average Loan Balance (£)	143,172.71
Weighted Average Original Loan To Original LTV	71.06%
Weighted Average Current Loan To Current LTV	70.76%
Maximum Loan Balance (£)	1,307,495.95
Weighted Average Interest Rate	3.75%
Weighted Average Mortgage Margin	3.53%
Weighted Average Seasoning (yrs)	1.37
Weighted Average Remaining Maturity (yrs)	20.99
Weighted Average Loss Severity	0.00%
Buy To Let	100.00%
Interest Only	89.93%

*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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