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## Precise Mortgage Funding 2018-2B plc

### Monthly Investor Report

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

#### Distribution Date

12-Sep-19

#### U.S. Bank Global Corporate Trust Services Website

[www.usbank.com/abs](http://www.usbank.com/abs)

#### General Information

Interest Payment Date:	12-Sep-19
Prior Interest Payment Date:	12-Jun-19
Next Interest Payment Date:	12-Dec-19
Distribution Count:	6
Closing Date:	20-Mar-18
Legal Maturity Date:	12-Mar-55
Interest Determination Date:	12-Jun-19
Next Interest Determination Date:	12-Sep-19
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	253,880,775.07	0.749131824	13.87%	AAA Aaa	
Class B	11,230,000.00	8.00%	AA/Aa1	11,230,000.00	1.000000000	9.99%	AA Aa1	
Class C	11,230,000.00	5.00%	A+/A2	11,230,000.00	1.000000000	6.12%	A+ A2	
Class D	7,490,000.00	3.00%	BBB+/Baa2	7,490,000.00	1.000000000	3.53%	BBB+ Baa2	
Class E	5,620,000.00	1.50%	BBB-/Ba3	5,620,000.00	1.000000000	1.59%	BBB- Ba3	
Class X	13,110,000.00	0.00%	BB+/B3	3,241,576.46	0.247259837	0.00%	BB+ B3	

#### Deal Performance Summary - Last 4 Quarters

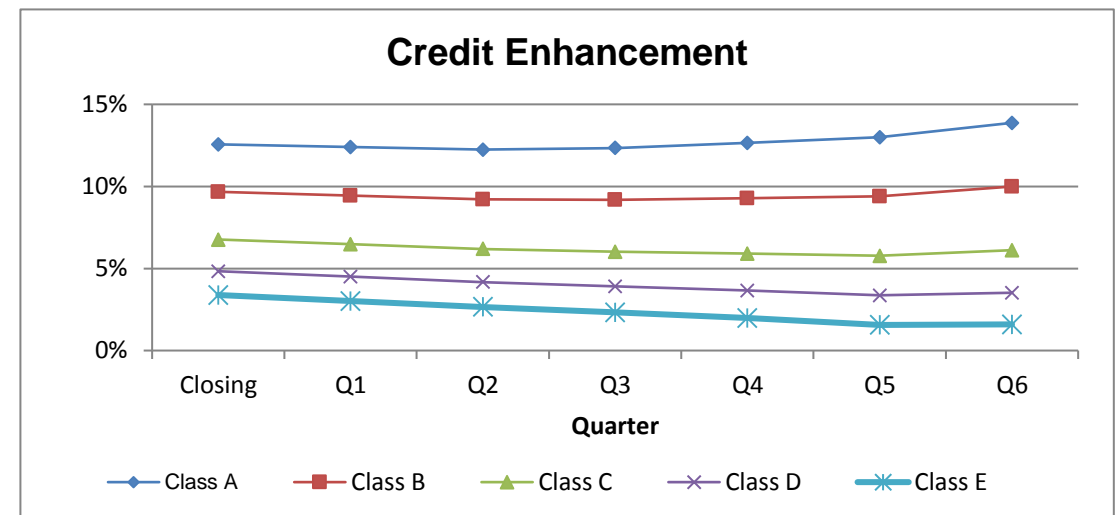
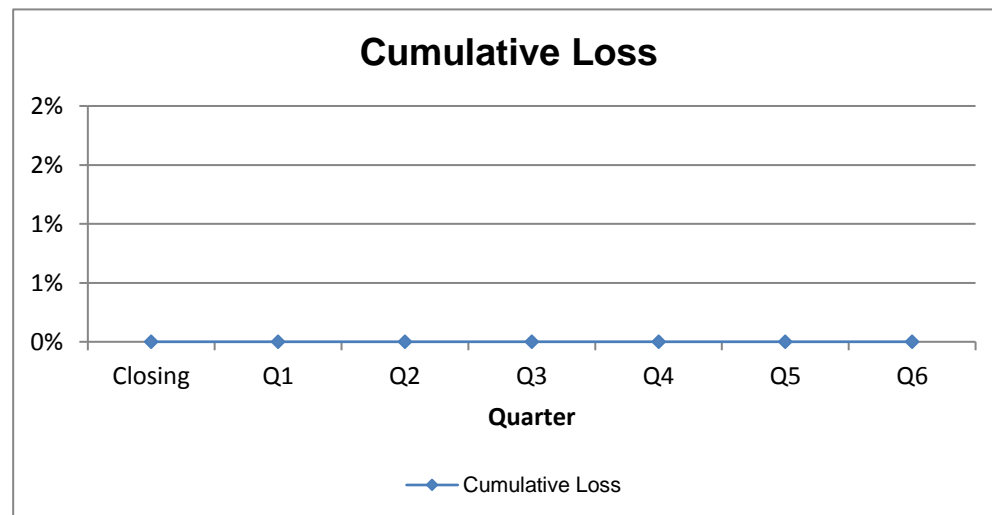
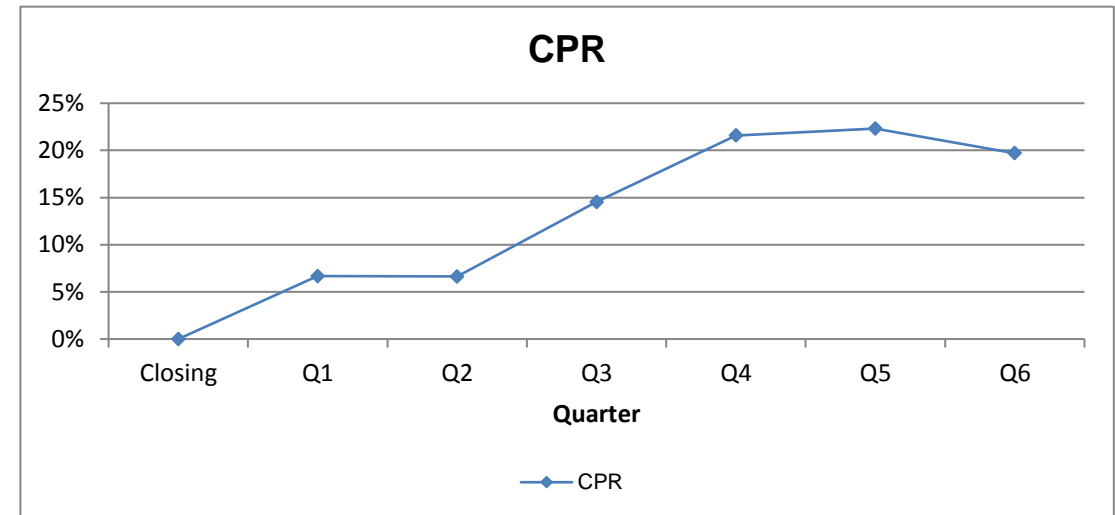
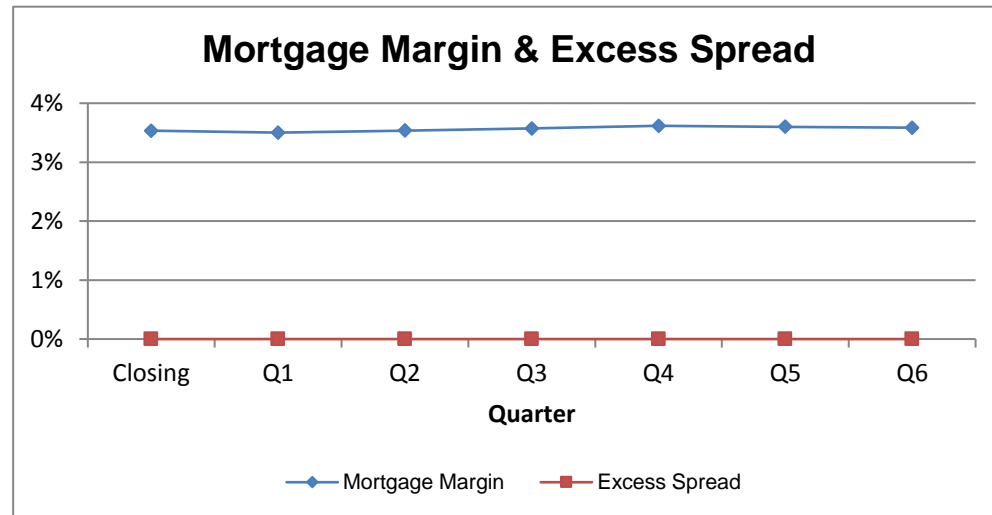
	On Closing	Quarter 3	Quarter 4	Quarter 5	Quarter 6
<b>Delinquencies (Days)</b>					
30 < Days <= 60	-	0.00%	0.00%	0.11%	0.11%
60 < Days <= 90	-	0.00%	0.09%	0.00%	0.00%
90 < Days <= 120	-	0.02%	0.00%	0.00%	0.00%
Days > 120	-	0.00%	0.00%	0.00%	0.00%
<b>Excess Spread</b>					
Amount during Period	-	0.00	0.00	0.00	0.00
Percentage of Pool (Annualised)	-	0.00%	0.00%	0.00%	0.00%
<b>Constant Prepayment Rate (CPR)</b>					
Period	-	14.53%	21.59%	22.31%	19.72%
Since Closing	-	9.36%	12.59%	14.63%	15.51%
<b>Principal Payment Rate (PPR)</b>					
Total Note Principal Payments in Period	-	14,180,978.61	20,759,223.27	20,240,333.08	16,589,064.25
Mortgage Principal Closing Balance	374,470,477.55	347,039,873.22	326,280,649.95	306,040,316.87	289,451,252.62
Percentage of Closing Balance (%)	-	4.09%	6.36%	6.61%	5.73%
<b>Note Interest Payment Rate</b>					
Percentage of Interest Due on Notes (%)	-	100.00%	100.00%	100.00%	100.00%
<b>Cumulative Losses on the Mortgage</b>					
Percentage of Original Balance (%)	-	0.00%	0.00%	0.00%	0.00%

# Precise Mortgage Funding 2018-2B plc

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### Collateral Performance Graphs

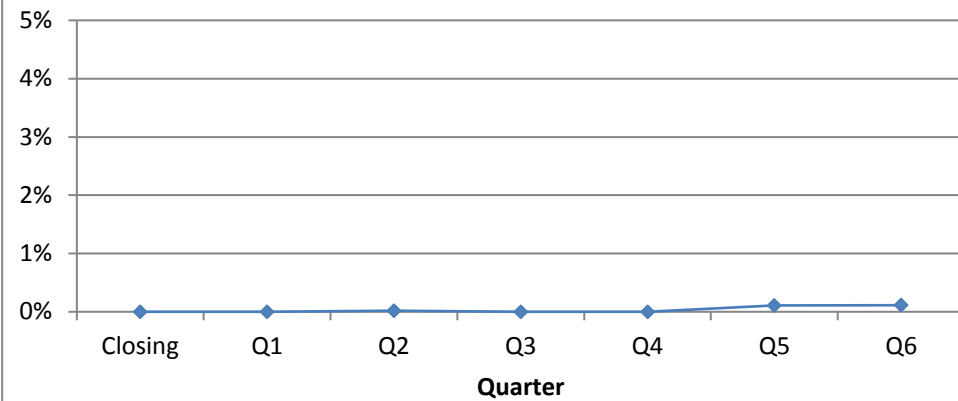


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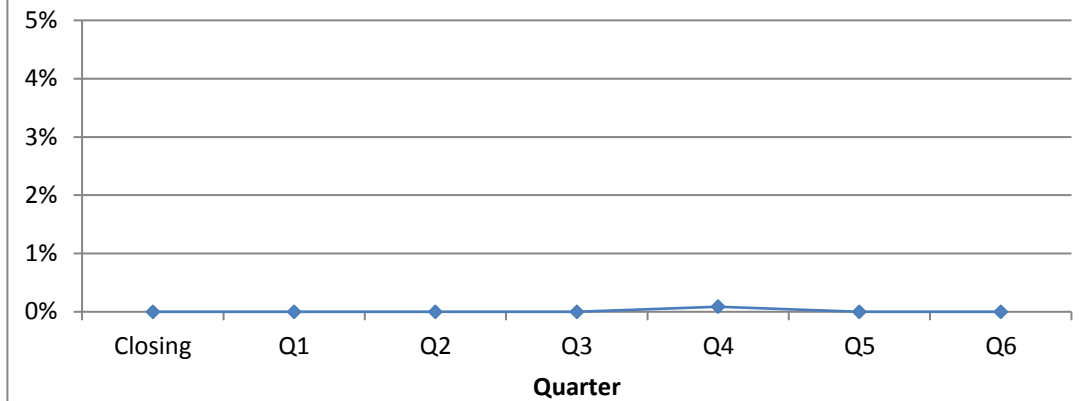
September 2019

Delinquencies Graphs

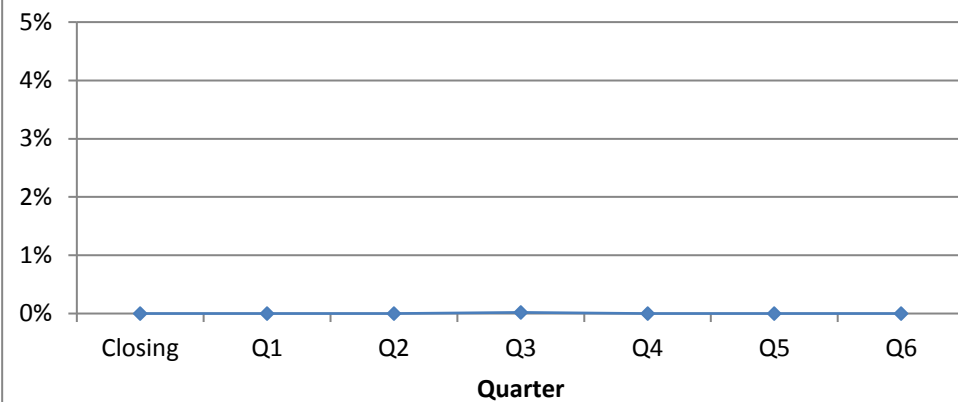
Delinquencies (30 < Days <= 60)



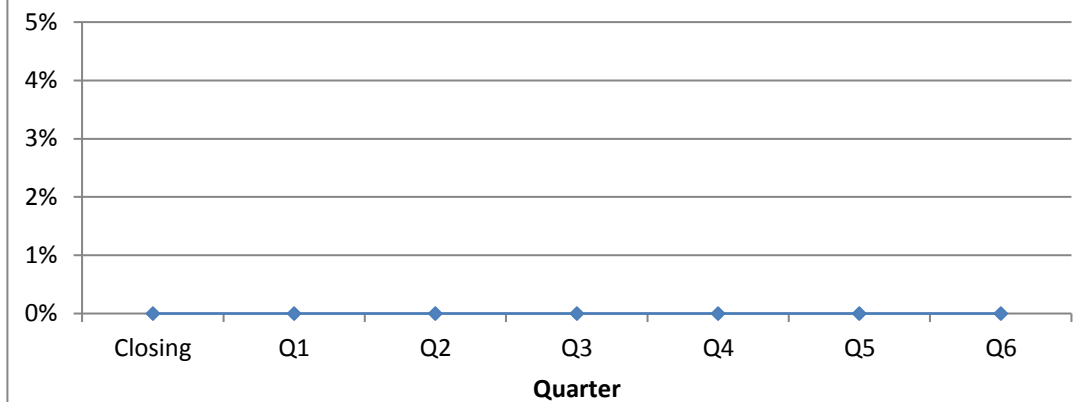
Delinquencies (60 < Days <= 90)



Delinquencies (90 < Days <= 120)



Delinquencies (Days > 120)





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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	Aa3	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.

# Precise Mortgage Funding 2018-2B plc

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### Note Distribution Detail / Factors

As at: 12-Sep-19

Tranche Class Name	ISIN / Common Code	Original Principal Balance	No. Of Notes	Current Pool Factor <sup>1</sup>	Total Principal Distribution	Ending Principal Balance	Total Interest Distribution
A	XS1783215871 / 178321587	338,900,000.00	3,389	0.749131824	16,589,064.25	253,880,775.07	1,004,021.09
B	XS1783216093 / 178321609	11,230,000.00	112	1	0.00	11,230,000.00	50,745.13
C	XS1783216176 / 178321617	11,230,000.00	112	1	0.00	11,230,000.00	63,482.72
D	XS1783216333 / 178321633	7,490,000.00	75	1	0.00	7,490,000.00	48,948.27
E	XS1783216507 / 178321650	5,620,000.00	56	1	0.00	5,620,000.00	55,850.94
X	XS1783216689 / 178321668	13,110,000.00	131	0.247259837	1,629,967.02	3,241,576.46	45,957.07
<b>GBP Total</b>		387,580,000.00			18,219,031.27	292,692,351.53	1,269,005.22

<sup>1</sup>Determined as follows: Ending Principal Balance / Original Principal Balance

# Precise Mortgage Funding 2018-2B plc

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### Note Interest Reconciliation - Accrual

As at: 12-Sep-19

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)	92	270,469,839.32	1.47275%	1,004,021.09	0.00	1,004,021.09
B	XS1783216093 / 178321609	Act/365 (Fixed)	92	11,230,000.00	1.79275%	50,745.13	0.00	50,745.13
C	XS1783216176 / 178321617	Act/365 (Fixed)	92	11,230,000.00	2.24275%	63,482.72	0.00	63,482.72
D	XS1783216333 / 178321633	Act/365 (Fixed)	92	7,490,000.00	2.59275%	48,948.27	0.00	48,948.27
E	XS1783216507 / 178321650	Act/365 (Fixed)	92	5,620,000.00	3.94275%	55,850.94	0.00	55,850.94
X	XS1783216689 / 178321668	Act/365 (Fixed)	92	4,871,543.48	3.74275%	45,957.07	0.00	45,957.07

<b>GBP Total</b>		310,911,382.80		1,269,005.22	0.00	1,269,005.22
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<b>LIBOR rate for this period</b>	0.79275%
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### Note Interest Reconciliation - Deferred

As at: 12-Sep-19

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-Sep-19

Tranche Class Name	Beginning Principal Balance	Total Principal Payments	Ending Principal Balance	--- Credit Support ---	
				Original <sup>1</sup>	Current <sup>2</sup>
A	270,469,839.32	16,589,064.25	253,880,775.07	11.00%	13.87%
B	11,230,000.00	0.00	11,230,000.00	8.00%	9.99%
C	11,230,000.00	0.00	11,230,000.00	5.00%	6.12%
D	7,490,000.00	0.00	7,490,000.00	3.00%	3.53%
E	5,620,000.00	0.00	5,620,000.00	1.50%	1.59%
X	4,871,543.48	1,629,967.02	3,241,576.46	0.00%	0.00%
<b>GBP Total</b>	310,911,382.80	18,219,031.27	292,692,351.53		

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

<sup>2</sup>Determined 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: 12-Sep-19

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		
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.

<sup>(1)</sup> 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

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### Cash Reconciliation

Available Collections		Distributions	
<b>Available Revenue Receipts</b>		<b>Amounts Distributed by the Issuer</b>	409,074.29
Revenue Receipts or Calculated Revenue Receipts	2,997,820.46	(see Other Required Information page for further detail)	
(see Other Required Information page for further detail)			
Interest from Authorised Investments	8,355.86		
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 <sup>1</sup>	303,605.00	<b>Distributions to Noteholders</b>	
Class A and Class B Liquidity Reserve Fund Ledger <sup>2</sup>	0.00		
Reconciliation Amounts deemed to be Available Revenue Receipts	0.00	Interest Distribution	1,269,005.22
Credited to the Deposit Account on the previous IPD	0.00	Principal Distribution	18,219,031.27
Optional Purchase Price	0.00		
Other net income	0.00	<b>Distributions to Noteholders</b>	19,488,036.49
<b>Less</b>			
Third Party Amounts	1,434.79		
Tax payments by the Issuer	0.00		
Overdraft remedy amounts in relation to the DD Collection Account	0.00		
<b>Available Revenue Receipts</b>	<b>3,308,346.53</b>	<b>Other Distributions</b>	
		Credit to Class A and Class B Liquidity Reserve Fund Ledger	0.00
<b>Available Redemption Receipts</b>		Credit to General Reserve Fund Ledger	0.00
Redemption Receipts or Calculated Principal Receipts	16,589,064.25	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 <sup>3</sup>	0.00	<b>Other Distributions</b>	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		
<b>Available Redemption Receipts</b>	<b>16,589,064.25</b>	<b>Total Distributions</b>	<b>19,897,410.78</b>
<b>Class A and Class B Liquidity Reserve Fund Release Amount</b>	<b>0.00</b>		
<b>General Reserve Fund Liquidity Release Amount</b>	<b>0.00</b>		
<b>Principal Addition Amount</b>	<b>0.00</b>		
<b>Total Available Distribution Amount</b>	<b>19,897,410.78</b>		

<sup>1</sup>Excludes Class B Redemption Date    <sup>2</sup>Class B Redemption Date only    <sup>3</sup>On 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	163,863.37
Back-Up Servicer Facilitator	0.00
Corporate Services Provider Fee	7,532.14
Issuer Account Bank Fee	0.00
Collection Account Bank Fee	0.00
Third Party Fees	0.00
Transfer Costs	0.00
Swap Provider	237,678.78
<b>Amounts Distributed by the Issuer</b>	<b>409,074.29</b>

Revenue Receipts

Total interest receipts	2,912,932.91
Total fees	17,321.00
Total expenses	5.62
Total ERC	67,560.93
Total Revenue Recoveries	0.00
	<b>2,997,820.46</b>



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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	306,040,316.87	
<b>Total opening mortgage principal balance</b>	<b>306,040,316.87</b>	<b>374,470,477.55</b>
Unscheduled payments	16,334,287.71	83,267,930.53
Scheduled payments	254,776.54	1,751,294.40
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
<b>Closing mortgage principal balance</b>	<b>289,451,252.62</b>	<b>289,451,252.62</b>
Further Advances committed but unpaid	0.00	
<b><u>Loans Repurchased</u></b>		
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

September 2019

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
<b>Total</b>	<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

September 2019

### Reserve Fund Ledgers and Set-off Amounts

		Credits	Debits
<b><u>Class A and Class B Liquidity Reserve Fund</u></b>			
Original Reserve Fund amount	5,251,950.00		
Liquidity Reserve Fund amount as at previous IPD/Closing Date	4,529,102.59		
Liquidity Reserve Fund Required Amount per current IPD	4,225,497.59		
Top ups in quarter		0.00	
Drawings in quarter			303,605.00
<b>Closing Balance</b>	<b>4,225,497.59</b>		
<b><u>General Reserve Fund Required Amount</u></b>			
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
<b>Closing Balance</b>	<b>365,100.00</b>		
<b><u>Set-off Amounts</u></b>			
	<b>No.</b>	<b>Principal Balance Outstanding</b>	
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

September 2019

### 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	4,225,497.59
(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	3,308,346.53
Amounts due on the Revenue Waterfall from item [(a)] to [(f)] and [(h)]	1,464,140.51
Senior Expenses Deficit	0.00
<b>Principal Addition Amount</b>	<b>0.00</b>

Precise Mortgage Funding 2018-2B plc  
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Swap Transaction Details

**Fixed Rate Issuer to Swap Counterparty**

Period Start Date (included)	12-Jun-19
Period End date (excluded)	12-Sep-19
Day Count Fraction	0.2521

Fixed Rate	1.29900%
------------	----------

Swap Notional Amount	186,264,632.00
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<b>Total Swap Payment by Issuer to Swap Counterparty</b>	609,866.13
--	------------

**Floating Rate Swap Counterparty to Issuer**

Period Start Date (included)	12-Jun-19
Period End date (excluded)	12-Sep-19
Day Count Fraction	0.2521

Floating Rate	0.79275%
---------------	----------

Swap Notional Amount	186,264,632.00
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<b>Total Swap Payment by Swap Counterparty to Issuer</b>	372,187.35
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<b>Net Payment Due (Issuer/Swap Counterparty)</b>	-237,678.78
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# Precise Mortgage Funding 2018-2B plc

## Monthly Investor Report

September 2019

### 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

September 2019

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	
	289,451,252.62	37,447,000.00	
8.4 Taxation or Other Reasons			No

# Precise Mortgage Funding 2018-2B plc

## Monthly Investor Report

September 2019

### Portfolio Performance

As at: 31-08-2019

	August 2019				July 2019			
	No.	Balance	Arrears	%	No.	Balance	Arrears	%
<b>Total</b>								
No. of Loans Paying => Monthly CMS	2,045	288,287,009.74	654.48	99.60%	2,092	295,287,803.16	905.30	100.00%
No. of Loans Paying => 75% Monthly CMS	1	64,555.83	0.00	0.02%	0	0.00	0.00	0.00%
No. of Loans Paying < 75% Monthly CMS	1	376,216.30	1,683.89	0.13%	0	0.00	0.00	0.00%
No. of Loans That Made No Payment	3	723,470.75	3,088.34	0.25%	0	0.00	0.00	0.00%
<b>Total</b>	2,050	289,451,252.62	5,426.71	100.00%	2,092	295,287,803.16	905.30	100.00%
Performing Principal Balance as a % of the Original Principal Balance*				76.99%				78.85%
Performing Principal Balance as a % of the Outstanding Principal Balance				99.60%				100.00%
<b>1 to 2 Months</b>								
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	422,090.01	1,787.64	0.15%	0	0.00	0.00	0.00%
<b>Total</b>	2	422,090.01	1,787.64	0.15%	0	0.00	0.00	0.00%
Value of Arrears Cases as a % of the Original Principal Balance*				0.11%				0.00%
Value of Arrears Cases as a % of the Outstanding Principal Balance				0.15%				0.00%
<b>2 to 3 Months</b>								
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%
<b>Total</b>	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%



# Precise Mortgage Funding 2018-2B plc

## Monthly Investor Report

September 2019

### Portfolio Performance (Contd.)

As at: 31-08-2019

	August 2019				July 2019			
	No.	Balance	Arrears	%	No.	Balance	Arrears	%
<b>3 to 4 Months</b>								
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%
<b>Total</b>	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%
<b>4+ Months</b>								
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%
<b>Total</b>	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

## Monthly Investor Report

September 2019

### Collateral Report

As at: 31-08-2019

	August 2019	July 2019
Total Arrears Balance (1 month and over)	1,787.64	0.00
Total Arrears due	5,426.71	905.30

	At Close	August 2019	July 2019
Original Principal Balance as at close	374,470,477.55		
Total Original Number of Loans	2,612		
Outstanding Principal Balance as at month end		289,451,252.62	295,287,803.16
Total Current Number of Loans		2,050	2,092
Total number of performing loans		2,048	2,092
Total value of performing loans		289,029,162.61	295,287,803.16
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)		422,090.01	0.00
Total Number of Arrears Cases (1 month and over)		2	0
% Original Principal Balance at close		0.11%	0.00%
% Outstanding Principal Balance		0.15%	0.00%

**Precise Mortgage Funding 2018-2B plc**  
Monthly Investor Report

September 2019

**Collateral Report (Contd.)**

As at: 12/09/2019

	<u>This IPD</u>	<u>Last IPD</u>
<b>REPOSSESSIONS</b>		
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
 <b>SALES OF REPOSSESSIONS</b>		
	<u>This IPD</u>	<u>Last IPD</u>
	<u>Current Balance</u>	<u>Principal Balance</u>
Total number of repossessions sold since close	0	0
Total value of property sold	0.00	0.00
Total Loan value of property sold	0.00	0.00
Number of properties sold this Quarter	0	0
Value of property sold this Quarter	0.00	0.00
Loan value of property sold this Quarter	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%
 <b>OTHER LOSSES</b>		
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

September 2019

### 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:

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

August 2019

July 2019

15.51%

15.17%

#### 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 determined the Periodical CPR speed.

The calculation is expressed as follows:

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

19.72%

22.32%

#### 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 determined the Periodical CPR speed.

The calculation is expressed as follows:

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

19.61%

18.56%

**Precise Mortgage Funding 2018-2B plc**  
Monthly Investor Report

September 2019

Pre-Enforcement Revenue Payments Priorities				This IPD	Last IPD
<b>Available Revenue Funds</b>				3,308,346.53	3,567,244.35
(a)	to	(c)	Senior Transaction Fees and Expenses	171,395.51	236,277.94
		(d)	Swap Amounts	237,678.78	224,590.49
		(e)	Issuer Profit Amount	300.00	300.00
		(f)	Interest due and payable on A Notes	1,004,021.09	1,117,442.11
		(g)	A PDL	0.00	0.00
		(h)	Interest due and payable on B Notes	50,745.13	52,224.11
		(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	63,482.72	64,961.70
		(l)	C PDL	0.00	0.00
		(m)	Interest due and payable on D Notes	48,948.27	49,934.70
		(n)	D PDL	0.00	0.00
		(o)	Interest due and payable on E Notes	55,850.94	56,591.09
		(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	45,957.07	62,879.50
		(u)	Principal due and payable to X Notes	1,629,967.02	1,702,042.71
		(v)	Credit Deposit Account	0.00	0.00
		(w)	RC1 Payments to the holders of the RC1 Residual Certificates	0.00	0.00
			RC2 Payments to the holders of the RC2 Residual Certificates	0.00	0.00
			Excess Spread (%)	0.00%	0.00%
			<b>Total</b>	<b>3,308,346.53</b>	<b>3,567,244.35</b>

**Precise Mortgage Funding 2018-2B plc**  
Monthly Investor Report

September 2019

Pre-Enforcement Redemption Payments Priorities		
	This IPD	Last IPD
<b><u>Actual Redemption Funds</u></b>	16,589,064.25	20,240,333.08
(a) Principal Addition Amount	0.00	0.00
(b) Principal on Class A	16,589,064.25	20,240,333.08
(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
<b>Total</b>	16,589,064.25	20,240,333.08

# Precise Mortgage Funding 2018-2B plc

## Monthly Investor Report

September 2019

### Mortgage Portfolio Analysis

As at: 31-08-2019

Current Balance (£)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 75,000	38,477,493.04	13.29%	675	32.93%
75,000 <=x< 100,000	28,314,594.84	9.78%	322	15.71%
100,000 <=x< 125,000	28,674,952.59	9.91%	257	12.54%
125,000 <=x< 150,000	22,336,560.21	7.72%	164	8.00%
150,000 <=x< 175,000	16,869,392.92	5.83%	104	5.07%
175,000 <=x< 200,000	21,170,383.02	7.31%	114	5.56%
200,000 <=x< 225,000	16,852,027.44	5.82%	80	3.90%
225,000 <=x< 250,000	16,961,266.36	5.86%	71	3.46%
250,000 <=x< 275,000	15,843,395.10	5.47%	61	2.98%
275,000 <=x< 300,000	11,184,133.20	3.86%	39	1.90%
300,000 <=x< 325,000	9,647,847.82	3.33%	31	1.51%
325,000 <=x< 350,000	7,359,084.19	2.54%	22	1.07%
350,000 <=x< 375,000	8,691,787.77	3.00%	24	1.17%
375,000 <=x	47,114,664.41	16.27%	86	4.20%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

Original Balance (£)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 75,000	37,267,821.02	12.87%	658	32.10%
75,000 <=x< 100,000	28,138,290.60	9.72%	324	15.80%
100,000 <=x< 125,000	28,554,001.43	9.86%	259	12.63%
125,000 <=x< 150,000	23,325,473.43	8.06%	173	8.44%
150,000 <=x< 175,000	16,383,996.70	5.66%	102	4.98%
175,000 <=x< 200,000	22,198,340.51	7.67%	120	5.85%
200,000 <=x< 225,000	16,174,078.46	5.59%	77	3.76%
225,000 <=x< 250,000	17,127,841.51	5.92%	72	3.51%
250,000 <=x< 275,000	15,815,657.21	5.46%	61	2.98%
275,000 <=x< 300,000	9,937,405.82	3.43%	35	1.71%
300,000 <=x< 325,000	11,762,150.89	4.06%	38	1.85%
325,000 <=x< 350,000	6,660,211.83	2.30%	20	0.98%
350,000 <=x< 375,000	9,055,555.24	3.13%	25	1.22%
375,000 <=x	47,096,758.26	16.27%	86	4.20%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

**Precise Mortgage Funding 2018-2B plc**  
Monthly Investor Report

September 2019

**Mortgage Portfolio Analysis (Contd.)**

As at: 31-08-2019

Original LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 70%	81,833,227.57	28.27%	362	17.66%
70% <=x< 75%	28,800,434.25	9.95%	187	9.12%
75% <=x< 80%	139,904,158.69	48.33%	1,122	54.73%
80% <=x< 85%	38,959,762.40	13.46%	379	18.49%
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%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

Current LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 70%	84,285,772.03	29.11%	400	19.51%
70% <=x< 75%	41,207,367.32	14.23%	317	15.46%
75% <=x< 80%	129,467,857.07	44.72%	1,010	49.27%
80% <=x< 85%	34,536,586.49	11.93%	323	15.76%
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%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

Origination Year	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
<=2014	454,350.79	0.16%	4	0.20%
2015	14,376,836.77	4.97%	118	5.76%
2016	72,816,210.57	25.15%	390	19.02%
2017	160,971,791.47	55.60%	1,241	60.54%
2018	40,878,393.31	14.12%	297	14.49%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>



**Precise Mortgage Funding 2018-2B plc**  
Monthly Investor Report

September 2019

**Mortgage Portfolio Analysis (Contd.)**

As at: 31-08-2019

Original Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 15	22,932,258.40	7.92%	152	7.41%
15 <=x< 17	22,884,723.50	7.90%	156	7.61%
17 <=x< 19	8,302,107.93	2.87%	50	2.44%
19 <=x< 21	57,035,963.80	19.70%	402	19.61%
21 <=x< 23	5,841,383.06	2.02%	33	1.61%
23 <=x< 25	7,775,867.73	2.69%	36	1.76%
25 <=x< 27	135,862,726.85	46.93%	988	48.20%
27 <=x< 29	1,490,877.11	0.51%	11	0.54%
29 <=x	27,371,674.53	9.45%	222	10.83%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

Remaining Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 5	429,421.07	0.15%	2	0.10%
5 <=x< 8	7,474,285.62	2.58%	56	2.73%
8 <=x< 11	12,311,824.01	4.25%	74	3.61%
11 <=x< 14	26,232,582.92	9.06%	177	8.63%
14 <=x< 17	20,778,999.05	7.18%	113	5.51%
17 <=x< 20	48,704,092.24	16.82%	361	17.61%
20 <=x< 23	70,175,546.68	24.24%	460	22.44%
23 <=x< 26	76,129,929.26	26.30%	587	28.63%
26 <=x	27,260,902.06	9.42%	220	10.73%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

Repayment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Repayment	29,686,017.99	10.25%	319	15.56%
Interest Only	259,811,564.92	89.75%	1,731	84.44%
Part & Part	0.00	0.00%	0	0.00%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

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### Mortgage Portfolio Analysis (Contd.)

As at: 31-08-2019

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%	1,100,517.63	0.38%	3	0.15%
3.00% <=x< 3.25%	20,338,861.62	7.03%	203	9.90%
3.25% <=x< 3.50%	65,780,198.90	22.72%	479	23.37%
3.50% <=x< 3.75%	50,045,772.88	17.29%	312	15.22%
3.75% <=x< 4.00%	83,122,528.02	28.71%	570	27.80%
4.00% <=x< 4.25%	19,842,426.54	6.85%	106	5.17%
4.25% <=x< 4.50%	8,722,738.78	3.01%	68	3.32%
4.50% <=x< 4.75%	5,901,141.16	2.04%	47	2.29%
4.75% <=x< 5.00%	4,100,097.08	1.42%	30	1.46%
5.00% <=x	30,543,300.30	10.55%	232	11.32%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

Current Margin Over Relevant Index <sup>1</sup>	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%	20,058,693.26	6.93%	94	4.59%
3.00% <=x< 3.25%	61,082,734.09	21.10%	508	24.78%
3.25% <=x< 3.50%	82,059,143.70	28.35%	557	27.17%
3.50% <=x< 3.75%	34,154,924.29	11.80%	234	11.41%
3.75% <=x< 4.00%	45,479,764.09	15.71%	290	14.15%
4.00% <=x< 4.25%	5,035,802.69	1.74%	36	1.76%
4.25% <=x< 4.50%	26,979,551.13	9.32%	222	10.83%
4.50% <=x< 4.75%	14,401,158.18	4.97%	106	5.17%
4.75% <=x< 5.00%	245,811.48	0.08%	3	0.15%
5.00% <=x	0.00	0.00%	0	0.00%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

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

**Precise Mortgage Funding 2018-2B plc**  
Monthly Investor Report

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**Mortgage Portfolio Analysis (Contd.)**

As at: 31-08-2019

Interest Rate Index	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
BBR	0.00	0.00%	0	0.00%
3 Month Libor	289,497,582.91	100.00%	2,050	100.00%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

Loan Purpose	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Purchase	0.00	0.00%	0	0.00%
Re-Mortgage	154,226,582.46	53.27%	858	41.85%
Investment Mortgage	135,271,000.45	46.73%	1,192	58.15%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

Buy-To-Let	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	289,497,582.91	100.00%	2,050	100.00%
No	0.00	0.00%	0	0.00%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

Arrears Multiple	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
x= 0	288,066,962.21	99.51%	2,045	99.76%
0 <x< 1	1,006,081.62	0.35%	3	0.15%
1 <=x< 2	424,539.08	0.15%	2	0.10%
2 <=x<3	0.00	0.00%	0	0.00%
3 <=x	0.00	0.00%	0	0.00%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

Self-Certified Product	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	0.00	0.00%	0	0.00%
No	289,497,582.91	100.00%	2,050	100.00%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

# Precise Mortgage Funding 2018-2B plc

## Monthly Investor Report

September 2019

### Mortgage Portfolio Analysis (Contd.)

As at: 31-08-2019

Valuation Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Full, Internal and External	289,497,582.91	100.00%	2,050	100.00%
Other	0.00	0.00%	0	0.00%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

Region	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
East	24,643,960.47	8.51%	127	6.20%
East Midlands	23,500,099.66	8.12%	207	10.10%
London	39,999,050.35	13.82%	98	4.78%
North East	9,409,983.75	3.25%	139	6.78%
North West	36,108,139.47	12.47%	404	19.71%
Scotland	0.00	0.00%	0	0.00%
South East	53,282,361.23	18.41%	220	10.73%
South West	34,998,604.48	12.09%	206	10.05%
Wales	12,705,645.53	4.39%	125	6.10%
West Midlands	40,568,978.63	14.01%	342	16.68%
Yorkshire and the Humber	14,280,759.34	4.93%	182	8.88%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

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

As at: 31-08-2019

<b>Year Built</b>	<b>Current Balance</b>	<b>Current Balance (%)</b>	<b>Number of Accounts</b>	<b>Number of Accounts (%)</b>
x< 1900	32,537,319.17	11.24%	162	7.90%
1900 <=x< 1920	85,719,149.61	29.61%	688	33.56%
1920 <=x< 1940	43,617,773.12	15.07%	281	13.71%
1940 <=x< 1960	17,780,903.00	6.14%	147	7.17%
1960 <=x< 1980	37,899,761.44	13.09%	281	13.71%
1980 <=x< 2000	25,787,344.15	8.91%	183	8.93%
2000 <=x< 2002	4,474,267.96	1.55%	26	1.27%
2002 <=x< 2004	3,468,155.44	1.20%	22	1.07%
2004 <=x< 2006	8,028,967.63	2.77%	54	2.63%
2006 <=x<=2013	30,183,941.39	10.43%	206	10.05%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

<b>Seasoning (years)</b>	<b>Current Balance</b>	<b>Current Balance (%)</b>	<b>Number of Accounts</b>	<b>Number of Accounts (%)</b>
0 <=x< 5	289,398,520.01	99.97%	2,049	99.95%
5 <=x< 6	99,062.90	0.03%	1	0.05%
6 <=x< 7	0.00	0.00%	0	0.00%
7 <=x	0.00	0.00%	0	0.00%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

<b>Employment Type</b>	<b>Current Balance</b>	<b>Current Balance (%)</b>	<b>Number of Accounts</b>	<b>Number of Accounts (%)</b>
Self Employed	154,471,719.83	53.36%	1,014	49.46%
Employed	119,617,495.96	41.32%	940	45.85%
Other	15,408,367.12	5.32%	96	4.68%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

# Precise Mortgage Funding 2018-2B plc

## Monthly Investor Report

September 2019

### Mortgage Portfolio Analysis (Contd.)

As at: 31-08-2019

Property Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
House, Detached, Semi-Det.	94,846,685.92	32.76%	529	25.80%
Flat, Apartment	45,457,601.31	15.70%	338	16.49%
Bungalow	8,534,348.82	2.95%	52	2.54%
Terraced House	140,658,946.86	48.59%	1,131	55.17%
Other	0.00	0.00%	0	0.00%
<b>Total</b>	<b>289,497,582.91</b>	<b>100.00%</b>	<b>2,050</b>	<b>100.00%</b>

Date	31-08-2019
Current Balance (£)*	289,497,582.91
Number of Accounts	2,050
Average Loan Balance (£)	141,218.33
Weighted Average Original Loan To Original LTV	71.06%
Weighted Average Current Loan To Current LTV	70.73%
Maximum Loan Balance (£)	1,307,615.57
Weighted Average Interest Rate	3.90%
Weighted Average Mortgage Margin	3.58%
Weighted Average Seasoning (yrs)	2.33
Weighted Average Remaining Maturity (yrs)	20.19
Weighted Average Loss Severity	0.00%
Buy To Let	100.00%
Interest Only	89.75%

\*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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