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Precise Mortgage Funding 2018-2B plc

Report for Distribution dated Sep 13, 2021

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





Precise Mortgage Funding 2018-2B plc Monthly Investor Report

September 2021

Analyst

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

Distribution Date

13-Sep-21

U.S. Bank Global Corporate Trust Website

www.usbank.com/abs

General Information	
Interest Payment Date:	13-Sep-21
Prior Interest Payment Date:	14-Jun-21
Next Interest Payment Date:	13-Dec-21
Distribution Count:	14
Closing Date:	20-Mar-18
Legal Maturity Date:	12-Mar-55
Interest Determination Date:	14-Jun-21
Next Interest Determination Date:	13-Sep-21
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	155,236,907.33	0.458061102	20.21%	AAA Aaa	
Class B	11,230,000.00	8.00%	AA/Aa1	11,230,000.00	1.000000000	14.32%	AAA Aaa	
Class C	11,230,000.00	5.00%	A+/A2	11,230,000.00	1.000000000	8.44%	AA+ Aa1	
Class D	7,490,000.00	3.00%	BBB+/Baa2	7,490,000.00	1.000000000	4.51%	A A2	
Class E	5,620,000.00	1.50%	BBB-/Ba3	5,620,000.00	1.000000000	1.57%	BBB- Ba2	
Class X	13,110,000.00	0.00%	BB+/B3	0.00	0.000000000	0.00%	NR WR	

Deal Performance Summary - Last 4 Quarters

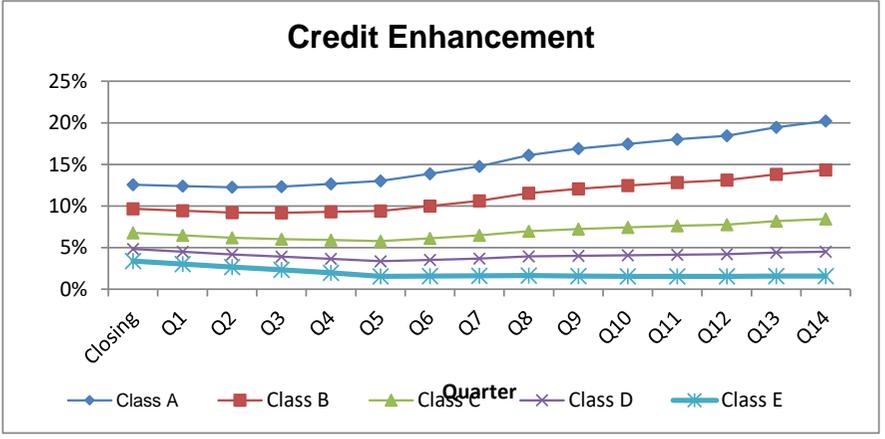
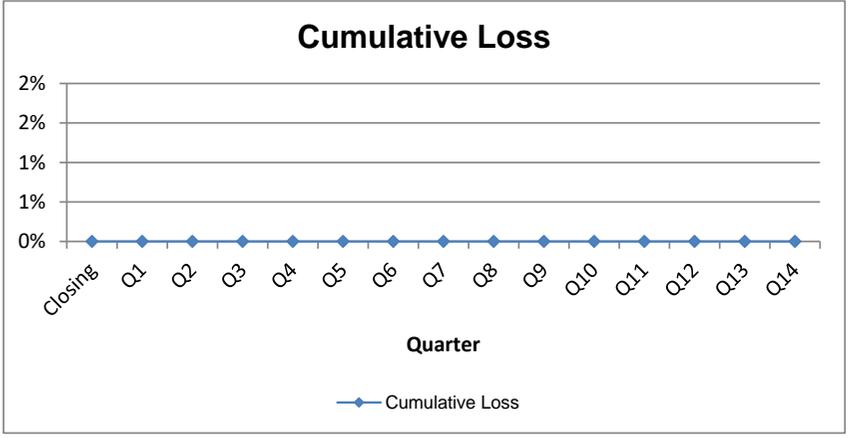
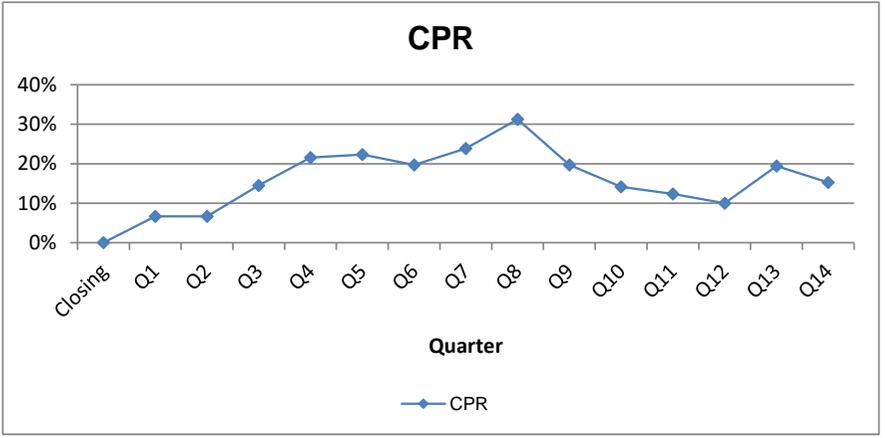
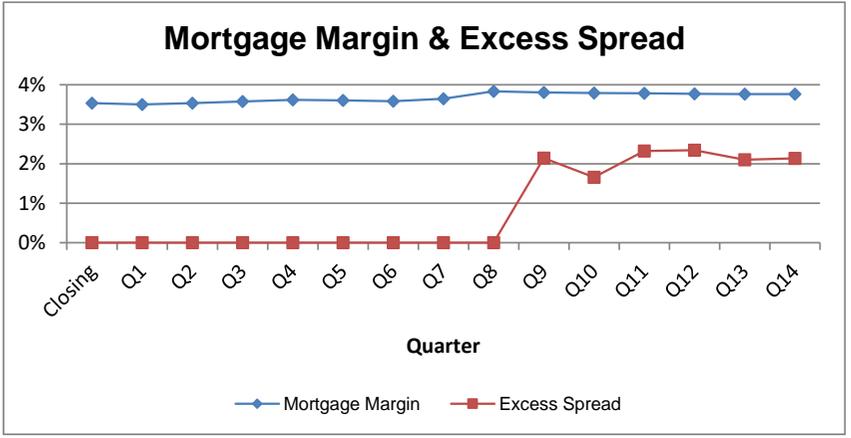
	On Closing	Quarter 11	Quarter 12	Quarter 13	Quarter 14
Delinquencies (Days)					
30 < Days <= 60	-	0.00%	0.07%	0.00%	0.00%
60 < Days <= 90	-	0.08%	0.09%	0.16%	0.09%
90 < Days <= 120	-	0.09%	0.00%	0.00%	0.00%
Days > 120	-	0.00%	0.00%	0.00%	0.02%
Excess Spread					
Amount during Period	-	1,253,346.78	1,231,706.11	1,047,239.00	1,017,423.25
Percentage of Pool (Annualised)	-	2.32%	2.34%	2.10%	2.13%
Constant Prepayment Rate (CPR)					
Period	-	12.36%	9.96%	19.44%	15.26%
Since Closing	-	17.88%	17.26%	17.44%	17.30%
Principal Payment Rate (PPR)					
Total Note Principal Payments in Period	-	7,443,448.75	5,796,426.34	11,272,229.98	8,281,783.58
Mortgage Principal Closing Balance	374,470,477.55	216,157,824.78	210,361,398.44	199,089,168.46	190,807,384.88
Percentage of Closing Balance (%)	-	3.44%	2.76%	5.66%	4.34%
Note Interest Payment Rate					
Percentage of Interest Due on Notes (%)	-	100.00%	100.00%	100.00%	100.00%
Cumulative Losses on the Mortgage					
Percentage of Original Balance (%)	-	0.00%	0.00%	0.00%	0.00%



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Collateral Performance Graphs

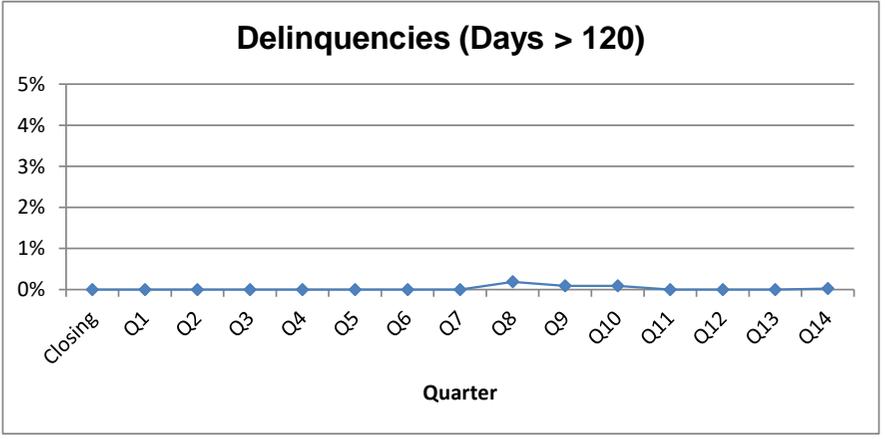
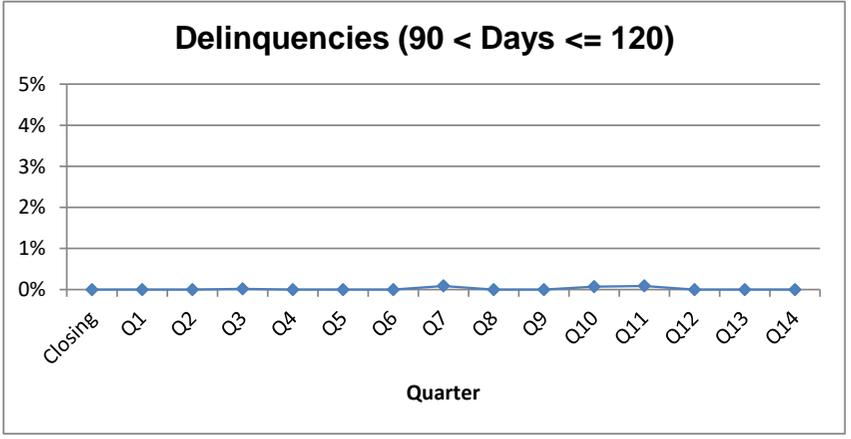
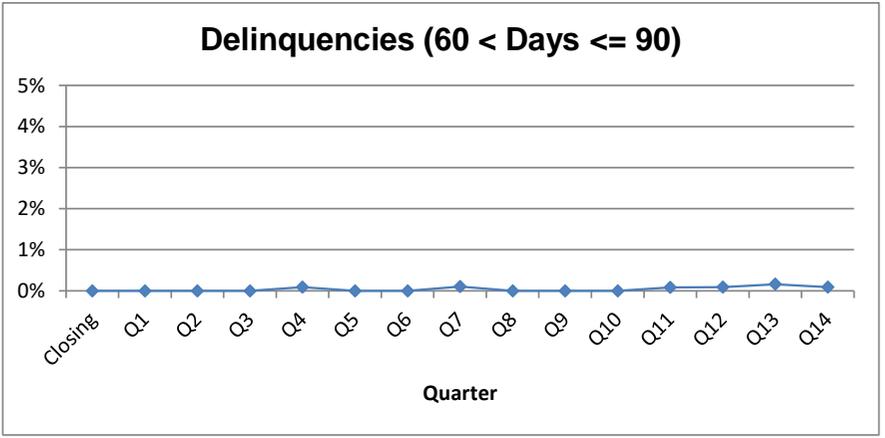
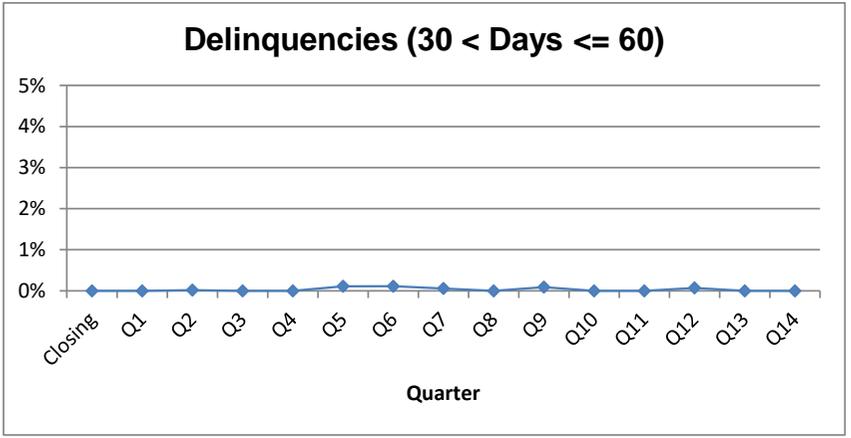




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Delinquencies Graphs





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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	U.S. Bank Global Corporate Trust Limited							
Swap Provider	Natixis, London Branch	A+	F1	A/F1	A2	P-1	A3	
Issuer Account Bank	Citibank, N.A.	D	F1+	A/F1	Aa3	P-1	A3	
Collection Account bank	Barclays Bank PLC	A+	F1	BBB+/F2	A1	P-1	Baa3	
Security Trustee	U.S. Bank Trustees Limited							
Note Trustee	U.S. Bank Trustees Limited							
Principal Paying Agent & Agent Bank	Elavon Financial Services DAC							
Registrar	Elavon Financial Services DAC							
Corporate Services Provider	Intertrust Management Limited							
Back-Up Servicer Facilitator	Intertrust Management Limited							
Share Trustee	Intertrust Corporate Services Limited							
Arranger	Merrill Lynch International							
Joint Lead Managers	Natixis							
	Lloyds Bank plc							
	Merrill Lynch International							

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



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Note Distribution Detail / Factors

As at: 13-Sep-21

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	0.458061102	8,281,783.58	155,236,907.33	311,566.94
B	XS1783216093 / 178321609	11,230,000.00	112	1	0.00	11,230,000.00	30,356.92
C	XS1783216176 / 178321617	11,230,000.00	112	1	0.00	11,230,000.00	42,956.05
D	XS1783216333 / 178321633	7,490,000.00	75	1	0.00	7,490,000.00	35,185.91
E	XS1783216507 / 178321650	5,620,000.00	56	1	0.00	5,620,000.00	45,316.71
X	XS1783216689 / 178321668	13,110,000.00	131	0	0.00	0.00	0.00
GBP Total		387,580,000.00			8,281,783.58	190,806,907.33	465,382.53

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



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Note Interest Reconciliation - Accrual

As at: 13-Sep-21

Tranche Class Name	ISIN / Common Code	Method	Days	Beginning Principal Balance	Rate of Interest	Total Interest Accrued (excluding deferred)	Other Interest	Total Interest Payments
A	XS1783215871 / 178321587	Act/365 (Fixed)	91	163,518,690.91	0.76425%	311,566.94	0.00	311,566.94
B	XS1783216093 / 178321609	Act/365 (Fixed)	91	11,230,000.00	1.08425%	30,356.92	0.00	30,356.92
C	XS1783216176 / 178321617	Act/365 (Fixed)	91	11,230,000.00	1.53425%	42,956.05	0.00	42,956.05
D	XS1783216333 / 178321633	Act/365 (Fixed)	91	7,490,000.00	1.88425%	35,185.91	0.00	35,185.91
E	XS1783216507 / 178321650	Act/365 (Fixed)	91	5,620,000.00	3.23425%	45,316.71	0.00	45,316.71
X	XS1783216689 / 178321668	Act/365 (Fixed)	91	0.00	3.03425%	0.00	0.00	0.00

	GBP Total	199,088,690.91	465,382.53	0.00	465,382.53
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	LIBOR rate for this period	0.08425%			
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Note Interest Reconciliation - Deferred

As at: 13-Sep-21

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: 13-Sep-21

--- Credit Support ---

Tranche Class Name	Beginning Principal Balance	Total Principal Payments	Ending Principal Balance	Original ¹	Current ²
A	163,518,690.91	8,281,783.58	155,236,907.33	11.00%	20.21%
B	11,230,000.00	0.00	11,230,000.00	8.00%	14.32%
C	11,230,000.00	0.00	11,230,000.00	5.00%	8.44%
D	7,490,000.00	0.00	7,490,000.00	3.00%	4.51%
E	5,620,000.00	0.00	5,620,000.00	1.50%	1.57%
X	0.00	0.00	0.00	0.00%	0.00%
GBP Total	199,088,690.91	8,281,783.58	190,806,907.33		

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

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



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Rating Information

As at: 13-Sep-21

Tranche Class Name	ISIN	--- Original Ratings ---		--- Ratings Change / Change Date (1) ---			
		Fitch	Moody's	Fitch		Moody's	
A	XS1783215871	AAA	Aaa				
B	XS1783216093	AA	Aa1	AAA	7/2/2021	Aaa	8/26/2021
C	XS1783216176	A+	A2	AA+	7/2/2021	Aa1	8/26/2021
D	XS1783216333	BBB+	Baa2	A	7/2/2021	A2	8/26/2021
E	XS1783216507	BBB-	Ba3			Ba2	8/26/2021
X	XS1783216689	BB+	B3	NR	6/12/2020	WR	6/17/2020

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

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



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Cash Reconciliation

Available Collections	Distributions																																																																						
<p>Available Revenue Receipts</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Revenue Receipts or Calculated Revenue Receipts (see Other Required Information page for further detail)</td> <td style="text-align: right; vertical-align: bottom;">1,928,048.11</td> </tr> <tr> <td>Interest from Authorised Investments</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Amounts received under the Swap Agreement</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>General Reserve Fund Excess Amount</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Class A and Class B Liquidity Reserve Fund Excess Amount¹</td> <td style="text-align: right;">169,083.45</td> </tr> <tr> <td>Class A and Class B Liquidity Reserve Fund Ledger²</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Reconciliation Amounts deemed to be Available Revenue Receipts</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Credited to the Deposit Account on the previous IPD</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Optional Purchase Price</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Other net income</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Less</td> <td></td> </tr> <tr> <td>Third Party Amounts</td> <td style="text-align: right;">980.01</td> </tr> <tr> <td>Tax payments by the Issuer</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Overdraft remedy amounts in relation to the DD Collection Account</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td style="border-top: 1px solid black;">Available Revenue Receipts</td> <td style="text-align: right; border-top: 1px solid black;">2,096,151.55</td> </tr> </table> <p>Available Redemption Receipts</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Redemption Receipts or Calculated Principal Receipts</td> <td style="text-align: right; vertical-align: bottom;">8,281,783.58</td> </tr> <tr> <td>Amount in PDL to be reduced by Avail. Rev. Funds</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Enhanced Amortisation Amount</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>General Reserve Fund remaining³</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Reconciliation Amounts deemed to be Available Redemption Receipts</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Excess of the proceeds of the Notes (on first IPD only)</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td style="border-top: 1px solid black;">Available Redemption Receipts</td> <td style="text-align: right; border-top: 1px solid black;">8,281,783.58</td> </tr> </table> <p>Class A and Class B Liquidity Reserve Fund Release Amount 0.00</p> <p>General Reserve Fund Liquidity Release Amount 0.00</p> <p>Principal Addition Amount 0.00</p> <p style="margin-top: 10px;">Total Available Distribution Amount 10,377,935.13</p>	Revenue Receipts or Calculated Revenue Receipts (see Other Required Information page for further detail)	1,928,048.11	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	169,083.45	Class A and Class B Liquidity Reserve Fund Ledger ²	0.00	Reconciliation Amounts deemed to be Available Revenue Receipts	0.00	Credited to the Deposit Account on the previous IPD	0.00	Optional Purchase Price	0.00	Other net income	0.00	Less		Third Party Amounts	980.01	Tax payments by the Issuer	0.00	Overdraft remedy amounts in relation to the DD Collection Account	0.00	Available Revenue Receipts	2,096,151.55	Redemption Receipts or Calculated Principal Receipts	8,281,783.58	Amount in PDL to be reduced by Avail. Rev. Funds	0.00	Enhanced Amortisation Amount	0.00	General Reserve Fund remaining ³	0.00	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	8,281,783.58	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Amounts Distributed by the Issuer (see Other Required Information page for further detail)</td> <td style="text-align: right; vertical-align: bottom;">613,045.77</td> </tr> <tr> <td colspan="2"> Distributions to Noteholders</td> </tr> <tr> <td style="padding-left: 20px;">Interest Distribution</td> <td style="text-align: right;">465,382.53</td> </tr> <tr> <td style="padding-left: 20px;">Principal Distribution</td> <td style="text-align: right; border-bottom: 1px solid black;">8,281,783.58</td> </tr> <tr> <td style="padding-left: 20px;">Distributions to Noteholders</td> <td style="text-align: right; border-bottom: 1px solid black;">8,747,166.11</td> </tr> <tr> <td colspan="2"> Other Distributions</td> </tr> <tr> <td style="padding-left: 20px;">Credit to Class A and Class B Liquidity Reserve Fund Ledger</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td style="padding-left: 20px;">Credit to General Reserve Fund Ledger</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td style="padding-left: 20px;">Issuer Profit Amount</td> <td style="text-align: right;">300.00</td> </tr> <tr> <td style="padding-left: 20px;">Credit to Deposit Account</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td style="padding-left: 20px;">Residual Certificates</td> <td style="text-align: right; border-bottom: 1px solid black;">1,017,423.25</td> </tr> <tr> <td style="padding-left: 20px;">Other Distributions</td> <td style="text-align: right; border-bottom: 1px solid black;">1,017,723.25</td> </tr> <tr> <td style="border-top: 1px solid black; border-bottom: 3px double black;">Total Distributions</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">10,377,935.13</td> </tr> </table>	Amounts Distributed by the Issuer (see Other Required Information page for further detail)	613,045.77	 Distributions to Noteholders		Interest Distribution	465,382.53	Principal Distribution	8,281,783.58	Distributions to Noteholders	8,747,166.11	 Other Distributions		Credit to Class A and Class B Liquidity Reserve Fund Ledger	0.00	Credit to General Reserve Fund Ledger	0.00	Issuer Profit Amount	300.00	Credit to Deposit Account	0.00	Residual Certificates	1,017,423.25	Other Distributions	1,017,723.25	Total Distributions	10,377,935.13
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¹Excludes Class B Redemption Date ²Class B Redemption Date only ³On the Final Redemption Date only



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Other Required Information

Amounts Distributed by Issuer	
Security Trustee Fee	0.00
Note Trustee Fee	0.00
Agent Bank, the Registrar and Paying Agent Fees	0.00
Cash Manager Fee	0.00
Servicer Fee	116,683.32
Back-Up Servicer Facilitator	630.83
Corporate Services Provider Fee	13,000.29
Issuer Account Bank Fee	0.00
Collection Account Bank Fee	0.00
Third Party Fees	94,280.00
Transfer Costs	0.00
Swap Provider	388,451.33
Amounts Distributed by the Issuer	<u><u>613,045.77</u></u>

Revenue Receipts	
Total interest receipts	1,876,356.74
Total fees	5,975.79
Total expenses	24.44
Total ERC	45,691.14
Total Revenue Recoveries	0.00
	<u><u>1,928,048.11</u></u>



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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	199,089,168.46	
Total opening mortgage principal balance	<u>199,089,168.46</u>	<u>374,470,477.55</u>
Unscheduled payments	8,064,561.75	180,167,759.74
Scheduled payments	217,221.83	3,495,332.93
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	<u>190,807,384.88</u>	<u>190,807,384.88</u>
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

		<u>Credits</u>	<u>Debits</u>
<u>Class A and Class B Liquidity Reserve Fund</u>			
Original Reserve Fund amount	5,251,950.00		
Liquidity Reserve Fund amount as at previous IPD/Closing Date	2,790,313.81		
Liquidity Reserve Fund Required Amount per current IPD	2,621,230.36		
Top ups in quarter		0.00	
Drawings in quarter			169,083.45
Closing Balance	<u><u>2,621,230.36</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

2,621,230.36

(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	2,096,151.55
Amounts due on the Revenue Waterfall from item [(a)] to [(f)] and [(h)]	955,269.63
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)	14-Jun-21
Period End date (excluded)	13-Sep-21
Day Count Fraction	0.2493
Fixed Rate	1.29900%
Swap Notional Amount	128,262,938.00
Total Swap Payment by Issuer to Swap Counterparty	415,392.70
Floating Rate Swap Counterparty to Issuer	
Period Start Date (included)	14-Jun-21
Period End date (excluded)	13-Sep-21
Day Count Fraction	0.2493
Floating Rate	0.08425%
Swap Notional Amount	128,262,938.00
Total Swap Payment by Swap Counterparty to Issuer	26,941.37
Net Payment Due (Issuer/Swap Counterparty)	-388,451.33



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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



Precise Mortgage Funding 2018-2B plc
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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	
	190,807,384.88	37,447,000.00	
8.4 Taxation or Other Reasons			No



Precise Mortgage Funding 2018-2B plc
Monthly Investor Report

September 2021

Portfolio Performance

As at: 31-Aug-21

	August 2021				July 2021			
	No.	Balance	Arrears	%	No.	Balance	Arrears	%
Total								
No. of Loans Paying => Monthly CMS	1,354	189,569,233.99	4,531.21	99.35%	1,367	191,364,989.58	4,521.76	99.45%
No. of Loans Paying => 75% Monthly CMS	3	879,727.38	1.47	0.46%	1	274,063.70	0.00	0.14%
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	4	358,423.51	2,022.64	0.19%	7	792,793.52	2,771.80	0.41%
Total	1,361	190,807,384.88	6,555.32	100.00%	1,375	192,431,846.80	7,293.56	100.00%
Performing Principal Balance as a % of the Original Principal Balance*				50.62%				51.10%
Performing Principal Balance as a % of the Outstanding Principal Balance				99.35%				99.45%
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%	1	18,039.58	77.81	0.01%
Total	0	0.00	0.00	0.00%	1	18,039.58	77.81	0.01%
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%				0.01%
2 to 3 Months								
No. of Loans Paying => Monthly CMS	1	324,572.79	2,997.83	0.17%	1	324,572.79	2,997.83	0.17%
No. of Loans Paying => 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying < 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans That Made No Payment	1	18,039.58	155.62	0.01%	0	0.00	0.00	0.00%
Total	2	342,612.37	3,153.45	0.18%	1	324,572.79	2,997.83	0.17%
Value of Arrears Cases as a % of the Original Principal Balance*				0.09%				0.09%
Value of Arrears Cases as a % of the Outstanding Principal Balance				0.18%				0.17%



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Portfolio Performance (Contd.)

As at: 8/31/2021

	August 2021				July 2021			
	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	1	84,191.78	1,867.02	0.04%	1	84,191.78	1,552.27	0.04%
Total	1	84,191.78	1,867.02	0.04%	1	84,191.78	1,552.27	0.04%
Value of Arrears Cases as a % of the Original Principal Balance*				0.02%				0.02%
Value of Arrears Cases as a % of the Outstanding Principal Balance				0.04%				0.04%

*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: 8/31/2021

	<u>August 2021</u>	<u>July 2021</u>
Total Arrears Balance (1 month and over)	5,020.47	4,627.91
Total Arrears due	6,555.32	7,293.56

	<u>At Close</u>	<u>August 2021</u>	<u>July 2021</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		190,807,384.88	192,431,846.80
Total Current Number of Loans		1,361	1,375
Total number of performing loans		1,358	1,372
Total value of performing loans		190,380,580.73	192,005,042.65
Total number of 3+ months		1	1
Total value of 3+ months (including unsold Repossessions)		84,191.78	84,191.78
Percentage 3+ months on Original Balance as at close		0.02%	0.02%
Percentage 3+ months on Outstanding Balance		0.04%	0.04%
Total Value of Arrears Cases (including unsold Repossessions 1 month and over)		426,804.15	426,804.15
Total Number of Arrears Cases (1 month and over)		3	3
% Original Principal Balance at close		0.11%	0.11%
% Outstanding Principal Balance		0.22%	0.22%



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Collateral Report (Contd.)

As at: 9/13/2021

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

SALES OF REPOSSESSIONS

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

OTHER LOSSES

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



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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:

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

August 2021	July 2021
17.30%	17.48%

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 determined the Periodical CPR speed.

The calculation is expressed as follows:

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

15.26%	18.96%
--------	--------

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:

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

14.35%	14.45%
--------	--------



Precise Mortgage Funding 2018-2B plc
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September 2021

Pre-Enforcement Redemption Payments Priorities		
	This IPD	Last IPD
<u>Actual Redemption Funds</u>	8,281,783.58	11,272,229.98
(a) Principal Addition Amount	0.00	0.00
(b) Principal on Class A	8,281,783.58	11,272,229.98
(c) Principal on Class B	0.00	0.00
(d) Principal on Class C	0.00	0.00
(e) Principal on Class D	0.00	0.00
(f) Principal on Class E	0.00	0.00
(g) Excess to be applied as Available Revenue Receipts	0.00	0.00
Total	8,281,783.58	11,272,229.98



Precise Mortgage Funding 2018-2B plc
Monthly Investor Report

September 2021

Mortgage Portfolio Analysis

As at: 8/31/2021

Current Balance (£)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 75,000	25,277,320.39	13.22%	462	33.95%
75,000 <=x< 100,000	18,419,822.46	9.63%	209	15.36%
100,000 <=x< 125,000	17,939,263.40	9.38%	161	11.83%
125,000 <=x< 150,000	14,867,170.57	7.77%	109	8.01%
150,000 <=x< 175,000	10,906,938.22	5.70%	67	4.92%
175,000 <=x< 200,000	13,535,566.01	7.08%	73	5.36%
200,000 <=x< 225,000	11,177,275.97	5.84%	53	3.89%
225,000 <=x< 250,000	11,227,806.01	5.87%	47	3.45%
250,000 <=x< 275,000	9,905,119.06	5.18%	38	2.79%
275,000 <=x< 300,000	7,179,135.96	3.75%	25	1.84%
300,000 <=x< 325,000	7,172,637.10	3.75%	23	1.69%
325,000 <=x< 350,000	6,348,978.87	3.32%	19	1.40%
350,000 <=x< 375,000	6,168,400.57	3.23%	17	1.25%
375,000 <=x	31,125,324.28	16.27%	58	4.26%
Total	191,250,758.87	100.00%	1,361	100.00%

Original Balance (£)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 75,000	23,760,940.21	12.42%	435	31.96%
75,000 <=x< 100,000	17,961,102.09	9.39%	210	15.43%
100,000 <=x< 125,000	18,231,598.00	9.53%	168	12.34%
125,000 <=x< 150,000	16,453,455.78	8.60%	125	9.18%
150,000 <=x< 175,000	10,540,219.40	5.51%	65	4.78%
175,000 <=x< 200,000	13,981,995.89	7.31%	77	5.66%
200,000 <=x< 225,000	10,366,135.03	5.42%	50	3.67%
225,000 <=x< 250,000	11,620,015.72	6.08%	49	3.60%
250,000 <=x< 275,000	9,563,558.61	5.00%	37	2.72%
275,000 <=x< 300,000	6,589,952.72	3.45%	23	1.69%
300,000 <=x< 325,000	9,597,984.58	5.02%	31	2.28%
325,000 <=x< 350,000	4,955,788.92	2.59%	15	1.10%
350,000 <=x< 375,000	6,190,247.47	3.24%	17	1.25%
375,000 <=x	31,437,764.45	16.44%	59	4.34%
Total	191,250,758.87	100.00%	1,361	100.00%



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

As at: 8/31/2021

Original LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 70%	51,439,171.64	26.90%	241	17.71%
70% <=x< 75%	18,274,978.71	9.56%	117	8.60%
75% <=x< 80%	97,211,419.61	50.83%	767	56.36%
80% <=x< 85%	24,325,188.91	12.72%	236	17.34%
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	191,250,758.87	100.00%	1,361	100.00%

Current LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 70%	62,867,079.84	32.87%	387	28.43%
70% <=x< 75%	19,398,489.71	10.14%	146	10.73%
75% <=x< 80%	87,638,445.04	45.82%	635	46.66%
80% <=x< 85%	21,346,744.28	11.16%	193	14.18%
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	191,250,758.87	100.00%	1,361	100.00%

Origination Year	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
<=2014	219,880.28	0.11%	2	0.15%
2015	7,532,509.56	3.94%	59	4.34%
2016	41,857,378.25	21.89%	236	17.34%
2017	111,104,846.23	58.09%	852	62.60%
2018	30,536,144.55	15.97%	212	15.58%
Total	191,250,758.87	100.00%	1,361	100.00%



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

As at: 8/31/2021

Original Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 15	15,494,255.92	8.10%	107	7.86%
15 <=x< 17	14,205,023.78	7.43%	104	7.64%
17 <=x< 19	3,113,745.82	1.63%	27	1.98%
19 <=x< 21	41,347,986.20	21.62%	277	20.35%
21 <=x< 23	4,152,240.78	2.17%	24	1.76%
23 <=x< 25	5,495,930.83	2.87%	29	2.13%
25 <=x< 27	88,210,291.58	46.12%	642	47.17%
27 <=x< 29	465,647.14	0.24%	5	0.37%
29 <=x	18,765,636.82	9.81%	146	10.73%
Total	191,250,758.87	100.00%	1,361	100.00%

Remaining Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 5	2,863,746.34	1.50%	23	1.69%
5 <=x< 8	8,809,876.71	4.61%	57	4.19%
8 <=x< 11	10,485,631.84	5.48%	79	5.80%
11 <=x< 14	11,362,085.74	5.94%	80	5.88%
14 <=x< 17	41,702,997.18	21.81%	283	20.79%
17 <=x< 20	19,177,477.06	10.03%	106	7.79%
20 <=x< 23	77,937,842.09	40.75%	585	42.98%
23 <=x< 26	6,453,777.07	3.37%	42	3.09%
26 <=x	12,457,324.84	6.51%	106	7.79%
Total	191,250,758.87	100.00%	1,361	100.00%

Repayment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Repayment	20,705,373.46	10.83%	240	17.63%
Interest Only	170,545,385.41	89.17%	1,121	82.37%
Part & Part	0.00	0.00%	0	0.00%
Total	191,250,758.87	100.00%	1,361	100.00%



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

As at: 8/31/2021

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%	8,311,322.08	4.35%	22	1.62%
3.00% <=x< 3.25%	20,775,902.95	10.86%	159	11.68%
3.25% <=x< 3.50%	57,217,555.02	29.92%	382	28.07%
3.50% <=x< 3.75%	24,526,638.66	12.82%	140	10.29%
3.75% <=x< 4.00%	34,818,177.35	18.21%	228	16.75%
4.00% <=x< 4.25%	1,949,688.61	1.02%	18	1.32%
4.25% <=x< 4.50%	8,977,766.99	4.69%	80	5.88%
4.50% <=x< 4.75%	18,897,835.90	9.88%	161	11.83%
4.75% <=x< 5.00%	15,740,369.96	8.23%	170	12.49%
5.00% <=x	35,501.35	0.02%	1	0.07%
Total	191,250,758.87	100.00%	1,361	100.00%

Current Margin Over Relevant Index ¹	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0.00% <=x< 2.50%	0.00	0.00%	0	0.00%
2.50% <=x< 3.00%	8,311,322.08	4.35%	22	1.62%
3.00% <=x< 3.25%	20,775,902.95	10.86%	159	11.68%
3.25% <=x< 3.50%	57,217,555.02	29.92%	382	28.07%
3.50% <=x< 3.75%	24,526,638.66	12.82%	140	10.29%
3.75% <=x< 4.00%	35,427,091.07	18.52%	232	17.05%
4.00% <=x< 4.25%	1,631,403.40	0.85%	18	1.32%
4.25% <=x< 4.50%	17,014,303.97	8.90%	149	10.95%
4.50% <=x< 4.75%	26,237,565.55	13.72%	257	18.88%
4.75% <=x< 5.00%	108,976.17	0.06%	2	0.15%
5.00% <=x	0.00	0.00%	0	0.00%
Total	191,250,758.87	100.00%	1,361	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: 8/31/2021

Interest Rate Index	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
BBR	0.00	0.00%	0	0.00%
3 Month Libor	191,250,758.87	100.00%	1,361	100.00%
Total	191,250,758.87	100.00%	1,361	100.00%

Loan Purpose	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Purchase	0.00	0.00%	0	0.00%
Re-Mortgage	100,116,103.63	52.35%	577	42.40%
Investment Mortgage	91,134,655.24	47.65%	784	57.60%
Total	191,250,758.87	100.00%	1,361	100.00%

Buy-To-Let	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	191,250,758.87	100.00%	1,361	100.00%
No	0.00	0.00%	0	0.00%
Total	191,250,758.87	100.00%	1,361	100.00%

Arrears Multiple	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
x= 0	190,047,871.38	99.37%	1,353	99.41%
0 <x< 1	764,479.35	0.40%	5	0.37%
1 <=x< 2	0.00	0.00%	0	0.00%
2 <=x<3	352,249.25	0.18%	2	0.15%
3 <=x	86,158.89	0.05%	1	0.07%
Total	191,250,758.87	100.00%	1,361	100.00%

Self-Certified Product	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	0.00	0.00%	0	0.00%
No	191,250,758.87	100.00%	1,361	100.00%
Total	191,250,758.87	100.00%	1,361	100.00%



Precise Mortgage Funding 2018-2B plc
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September 2021

Mortgage Portfolio Analysis (Contd.)

As at: 8/31/2021

Valuation Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Full, Internal and External	191,250,758.87	100.00%	1,361	100.00%
Other	0.00	0.00%	0	0.00%
Total	191,250,758.87	100.00%	1,361	100.00%

Region	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
East	15,514,566.93	8.11%	79	5.80%
East Midlands	16,075,304.10	8.41%	138	10.14%
London	25,434,502.10	13.30%	62	4.56%
North East	6,346,059.30	3.32%	98	7.20%
North West	24,440,455.79	12.78%	262	19.25%
Scotland	0.00	0.00%	0	0.00%
South East	34,843,013.43	18.22%	146	10.73%
South West	23,092,626.04	12.07%	137	10.07%
Wales	7,526,609.82	3.94%	78	5.73%
West Midlands	28,693,192.30	15.00%	241	17.71%
Yorkshire and the Humber	9,284,429.06	4.85%	120	8.82%
Total	191,250,758.87	100.00%	1,361	100.00%



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

As at: 8/31/2021

Year Built	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
x< 1900	20,037,155.29	10.48%	104	7.64%
1900 <=x< 1920	56,507,739.77	29.55%	456	33.50%
1920 <=x< 1940	31,196,639.36	16.31%	195	14.33%
1940 <=x< 1960	12,231,832.90	6.40%	90	6.61%
1960 <=x< 1980	24,301,418.73	12.71%	179	13.15%
1980 <=x< 2000	17,744,722.47	9.28%	127	9.33%
2000 <=x< 2002	2,517,819.71	1.32%	12	0.88%
2002 <=x< 2004	3,173,914.76	1.66%	19	1.40%
2004 <=x< 2006	4,248,591.42	2.22%	32	2.35%
2006 <=x<=2013	19,290,924.46	10.09%	147	10.80%
Total	191,250,758.87	100.00%	1,361	100.00%

Seasoning (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 5	155,398,137.78	81.25%	1,161	85.30%
5 <=x< 6	33,796,282.20	17.67%	184	13.52%
6 <=x< 7	2,056,338.89	1.08%	16	1.18%
7 <=x	0.00	0.00%	0	0.00%
Total	191,250,758.87	100.00%	1,361	100.00%

Employment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Self Employed	102,408,106.16	53.55%	680	49.96%
Employed	78,808,755.82	41.21%	616	45.26%
Other	10,033,896.89	5.25%	65	4.78%
Total	191,250,758.87	100.00%	1,361	100.00%



Precise Mortgage Funding 2018-2B plc
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September 2021

Mortgage Portfolio Analysis (Contd.)

As at: 8/31/2021

Property Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
House, Detached, Semi-detach	42,096,991.30	22.01%	268	19.69%
Flat, Apartment	31,953,468.50	16.71%	245	18.00%
Bungalow	4,692,702.69	2.45%	31	2.28%
Terraced House	46,198,181.02	24.16%	522	38.35%
HMO properties	20,626,697.13	10.79%	109	8.01%
Large HMO	45,682,718.23	23.89%	186	13.67%
Large HMO	191,250,758.87	100.00%	1,361	100.00%

Date	31-Aug-21
Current Balance (£)*	191,250,758.87
Number of Accounts	1,361
Average Loan Balance (£)	140,522.23
Weighted Average Original Loan To Original LTV	71.06%
Weighted Average Current Loan To Current LTV	70.90%
Maximum Loan Balance (£)	1,011,433.20
Weighted Average Interest Rate	3.79%
Weighted Average Mortgage Margin	3.76%
Weighted Average Seasoning (yrs)	4.27
Weighted Average Remaining Maturity (yrs)	18.27
Weighted Average Loss Severity	0.00%
Buy To Let	100.00%
Interest Only	89.17%

*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>



Precise Mortgage Funding 2018-2B plc
 Monthly Investor Report

September 2021

COVID-19 Payment Holiday Details - Remaining payment holiday

As at: 8/31/2021

	#	Duration remaining (months)							
		0	1	2	3	4	5	6	
44136	187508.44	0	1	2	3	4	5	6	
Mar-20	0	0	0	0	0	0	0	0	
Apr-20	39	39	0	0	0	0	0	0	
May-20	193	193	0	0	0	0	0	0	
Jun-20	25	25	0	0	0	0	0	0	
Jul-20	4	4	0	0	0	0	0	0	
Aug-20	2	2	0	0	0	0	0	0	
Sep-20	0	0	0	0	0	0	0	0	
Oct-20	0	0	0	0	0	0	0	0	
Nov-20	1	1	0	0	0	0	0	0	
Dec-20	0	0	0	0	0	0	0	0	
Jan-21	0	0	0	0	0	0	0	0	
Feb-21	1	1	0	0	0	0	0	0	
Mar-21	0	0	0	0	0	0	0	0	
Apr-21	0	0	0	0	0	0	0	0	
May-21	0	0	0	0	0	0	0	0	
Jun-21	0	0	0	0	0	0	0	0	
Jul-21	0	0	0	0	0	0	0	0	
Total	265	265	0	0	0	0	0	0	
Loans outstanding (July -21 ME)	1,375								
% affected	19.27%	19.27%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Loans with currently active PH	0								
% of pool affected	0.00%								



Precise Mortgage Funding 2018-2B plc
Monthly Investor Report

September 2021

COVID-19 Payment Holiday Details - Remaining payment holiday

As at: 8/31/2021

44136	£		Duration remaining (months)					
	GBP	0	1	2	3	4	5	6
Mar-20	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Apr-20	£6,754,570.38	£6,754,570.38	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
May-20	£33,611,722.06	£33,611,722.06	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Jun-20	£3,708,474.20	£3,708,474.20	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Jul-20	£1,276,958.77	£1,276,958.77	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Aug-20	£131,714.34	£131,714.34	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Sep-20	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Oct-20	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Nov-20	£188,123.36	£188,123.36	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Dec-20	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Jan-21	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Feb-21	£181,601.53	£181,601.53	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Mar-21	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Apr-21	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
May-21	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Jun-21	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Jul-21	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Total	£45,853,164.64	£45,853,164.64	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Pool Balance (July-21 ME)	£192,867,695.00							
% affected	23.77%	23.77%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Balance with currently active PH	£0.00							
% of pool affected	0.00%							



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