

Monument Securitisation (CMBS) No. 1 plc

MONUMENT SECURITISATION (CMBS) NO. 1 PLC

QUARTERLY INVESTOR REPORT

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |

All amounts quoted in this report are in GBP£.

This report is not an advertisement inviting persons to enter or offer to enter into an investment agreement or to exercise any rights conferred by an investment to acquire, dispose of, underwrite or convert an investment and does not contain information calculated to lead directly or indirectly to persons doing so and is not to be construed as an investment advertisement for the purposes of Section 57 of the Financial Services Act 1986.

Monument Securitisation (CMBS) No. 1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |

Table of Contents

| | page |
|---|------|
| General Commentary | 3 |
| Transaction Summary Table - excluding New/ Substitute Loans | 4 |
| Collateral Summary | 5 |
| Notes Summary - Interest Payments | 6 |
| Notes Summary - Principal Balances | 7 |
| Mortgage Trustee Receipts | 8 |
| Application of Mortgage Trustee Receipts | 9 |
| Issuer Revenue | 10 |
| Application of Issuer Revenue | 11 |
| Senior Notes Outstandings | 12 |
| Issuer Principal | 13 |
| Application of Issuer Principal | 14 |
| Aggregate Senior Note Target Balances | 15 |
| Credit Structure | 16 |
| Summary of Changes to Portfolio Balances | 17 |
| Aggregate Summary of Loans classified as Watchlist | 18 |
| Aggregate Summary of Loans with 90 or more days arrears | 19 |
| Aggregate Summary of Loans subject to Receivership/Repossession | 20 |
| Details of New and Substitute Loans | 21 |
| Details of Further Advances Loans | 22 |

Monument Securitisation (CMBS) No. 1 plc

Amendments to Facility Letters

There were 3 amendments to the Facility Letters underlying the Portfolio of Loans where prior Rating Agency approval was not required under the Servicing Agreement.

Monument Securitisation (CMBS) No. 1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |

Transaction Summary Table - excluding New / Substitute Loans

| | |
|-------------------------------|--------------|
| Drawn Balance (£) | £285,412,107 |
| Number of Clients | 162 |
| Number of Loans | 235 |
| Number of Properties | 344 |
| Number of Tenants | 1,521 |
| Largest Loan as % of Total | 5.08% |
| 5 Largest Loans as % of Total | 8.31% |

| | <i>Weighted Average</i> | <i>Minimum</i> | <i>Maximum</i> |
|-----------------------------|------------------------------------|-----------------------|-----------------------|
| Current LTV | 65.90% | 5.85% | 80.00% |
| LTV Ratio at Maturity | 62.70% | 2.64% | 80.00% |
| Interest Coverage Ratio | 2.42 | 1.28 | 33.09 |
| Debt Service Coverage ratio | 2.02 | 0.14 | 33.09 |
| Commitment | £1,766,380 | £52,500 | £14,540,000 |
| Margin | 1.81% | 0.50% | 3.00% |
| Remaining Term (Years) | 3.19 | 0.11 | 8.59 |

*This table includes the New Loans, Substitute Loans and Further Advances acquired on 5 February 2001
8 May 2001, 6 August 2001 and 5 November 2001 from Anglo Irish Bank Corporation plc.*

Monument Securitisation (CMBS) No. 1 plc

| | |
|----------------------------|-----------|
| Previous Calculation Date: | 24-Jan-02 |
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |
| Start Date: | 05-Feb-02 |

| <i>Collateral Summary</i> | | |
|-------------------------------------|-------------------------|-----------------------|
| | January 24, 2002 | April 24, 2002 |
| Arrears (90+ days) | | |
| Number of Loans | None | None |
| Loans as a percentage of total | | |
| Amount | Nil | Nil |
| Amount as a % of Collateral Balance | | |
| Watch List | | |
| Number of Loans | None | None |
| Loans as a percentage of total | | |
| Amount | Nil | Nil |
| Amount as a % of Collateral Balance | | |
| Repossessions | | |
| Number of Loans | None | None |
| Loans as a percentage of total | | |
| Amount | Nil | Nil |
| Amount as a % of Collateral Balance | | |

Monument Securitisation (CMBS) No.1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |
| Start Date: | 05-Feb-02 |

Notes Summary - Interest Payments

| Class of Notes | Number of Notes | Margin | LIBOR | | Interest rate | |
|----------------|-----------------|--------|----------------|-------------|----------------|-------------|
| | | | Current Period | Next Period | Current Period | Next Period |
| A | 29,720 | 0.37% | 4.04407% | 4.13250% | 4.41407% | 4.50250% |
| B | 4,400 | 0.90% | 4.04407% | 4.13250% | 4.94407% | 5.03250% |
| C | 2,440 | 1.85% | 4.04407% | 4.13250% | 5.89407% | 5.98250% |
| D | 940 | 3.00% | 4.04407% | 4.13250% | 7.04407% | 7.13250% |
| E | 1,307 | 4.00% | 4.04407% | 4.13250% | 8.04407% | 8.13250% |

| Per £10,000 Note | | | | | |
|------------------|---------------------------------------|-------------------------|-------------------|-----------------------------|------------------|
| Class of Notes | Aggregate Interest due for the period | Arrears of Interest Due | Interest Payments | Interest due for the period | Interest payment |
| A | 2,715,219.20 | - | 2,715,219.20 | 91.36 | 91.36 |
| B | 542,344.00 | - | 542,344.00 | 123.26 | 123.26 |
| C | 358,558.00 | - | 358,558.00 | 146.95 | 146.95 |
| D | 165,082.80 | - | 165,082.80 | 175.62 | 175.62 |
| E | 245,624.51 | - | 245,624.51 | 187.93 | 187.93 |

Monument Securitisation (CMBS) No. 1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |

| | |
|---|-----------------------------|
| <i>Mortgage Trustee Receipts</i> | |
| Loan Receipts | |
| Current Interest | 5,457,593.72 |
| Arrears of Interest | - |
| Prepayment Penalties | 76,775.74 |
| Other Fees on Loans | - |
| Interest on MT GIC Account | 206,353.82 |
| <i>Loan receipts representing amounts other than principal</i> | <u>5,740,723.28</u> |
| Scheduled Principal | 39,118,247.30 |
| Arrears of Principal | - |
| Full Prepayments | - |
| Partial Prepayments | - |
| Other Principal Receipts | - |
| Other Receipts | - |
| <i>Loan receipts representing principal received</i> | <u>39,088,247.30</u> |
| Distributable Cash representing Loan Receipts | <u>44,828,970.58</u> |
| Enforcement Proceeds | |
| Interest Recoveries on Enforcement | - |
| Principal recoveries on Enforcement | - |
| Other Enforcement Proceeds | - |
| Distributable Cash representing Enforcement Proceeds | <u>-</u> |
| Distributable Cash | 44,828,970.58 |
| Less: Mortgage Trustee Fees and costs | - |
| Net Distributable Cash | <u>44,828,970.58</u> |

Monument Securitisation (CMBS) No. 1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |
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Notes Summary - Principal Balances

| Aggregate | | | | | | | |
|----------------|------------------|-----------------------|---------------------------|---------------------------|-------------------|---------------------------|-----------------|
| Class of Notes | Original Balance | Cumulative Repayments | Increase in Class E Notes | Period Beginning Balances | Principal Payment | Increase in Class E Notes | Closing Balance |
| A | 297,200,000.00 | 50,467,532.00 | - | 246,732,468.00 | 39,088,041.20 | - | 207,644,426.80 |
| B | 44,000,000.00 | - | - | 44,000,000.00 | - | - | 44,000,000.00 |
| C | 24,400,000.00 | - | - | 24,400,000.00 | - | - | 24,400,000.00 |
| D | 9,400,000.00 | - | - | 9,400,000.00 | - | - | 9,400,000.00 |
| E | 13,070,000.00 | 2,667,617.80 | 1,845,201.00 | 12,247,583.20 | 403,287.92 | - | 11,844,295.28 |
| Total | 388,070,000.00 | 53,135,149.80 | 1,845,201.00 | 336,780,051.20 | 39,491,329.12 | - | 297,288,722.08 |

| Per £10,000 Note | | | | | | | |
|------------------|------------------|-----------------------|---------------------------|---------------------------|-------------------|---------------------------|-----------------|
| Class of Notes | Original Balance | Cumulative Repayments | Increase in Class E Notes | Period Beginning Balances | Principal Payment | Increase in Class E Notes | Closing Balance |
| A | 10,000.00 | 1,698.10 | - | 8,301.90 | 1,315.21 | - | 6,986.69 |
| B | 10,000.00 | - | - | 10,000.00 | - | - | 10,000.00 |
| C | 10,000.00 | - | - | 10,000.00 | - | - | 10,000.00 |
| D | 10,000.00 | - | - | 10,000.00 | - | - | 10,000.00 |
| E | 10,000.00 | 2,041.02 | 1,411.78 | 9,370.76 | 308.56 | - | 9,062.20 |

Monument Securitisation (CMBS) No.1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |

Application of Mortgage Trustee Receipts

| | |
|---|----------------------|
| Loan receipts representing amounts other than principal | 5,740,723.28 |
| Less: Anglo Irish Bank Corporation plc's pre-acquisition interest entitlement | - |
| Mortgage Trustee Fees and Costs | - |
| Net Distributable Cash representing Loan Receipts other than principal | 5,740,723.28 |
| Net Distributable Cash representing principal received | 39,088,247.30 |
| Net Distributable Cash representing Loan Receipts | 44,828,970.58 |
| Net Distributable Cash representing Enforcement Proceeds | - |

Monument Securitisation (CMBS) No.1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |

Issuer Revenue

Net Distributable Cash representing amounts other than principal
 Issuer Enforcement Proceeds representing amounts other than principal

| |
|--------------|
| 5,740,723.28 |
| - |

Issuer Loan Receipts and Issuer Enforcement Proceeds representing amounts other than principal

5,740,723.28

Interest on New Loans Fund Account
 Interest on First Loss Fund Account
 Interest on Further Advances Fund Account
 Interest on Pre-funding Interest Shortfall Account
 Net Receipts from Swap Counterparty under the Swap Transactions
 Other Monies treated as Issuer Revenue

| |
|-----------|
| - |
| 98,451.37 |
| - |
| - |
| - |
| - |

Issuer Direct Revenue Receipts

98,451.37

Amounts transferred as Issuer Principal

-

ISSUER REVENUE

| |
|--------------|
| 5,839,174.65 |
|--------------|

Monument Securitisation (CMBS) No.1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |

Application of Issuer Revenue

| | |
|--|--------------|
| Issuer Revenue | 5,839,174.65 |
| Liquidity facility amount utilised | - |
| Pre-funding interest shortfall amount utilised | - |
| Funds available | 5,839,174.65 |

| | Amount Due | Amount Paid from Issuer Revenue | Amount paid from Liquidity Facility | Amount paid from Pre-funding Interest Shortfall Account | Shortfall | Funds available Carried Forward |
|---|--------------|---------------------------------|-------------------------------------|---|-----------|---------------------------------|
| (i) Amounts payable to the FRN Trustee | 3,231.25 | 3,231.25 | | | | 5,835,943.40 |
| (ii) Servicing Fees and Expenses | 80,021.70 | 80,021.70 | | | - | 5,755,921.70 |
| (iii) Senior Liquidity Facility Amounts | 8,180.65 | 8,180.65 | | | - | 5,747,741.05 |
| (iv) pro rata (a) Interest due or overdue on Class A Notes, and (B) Net amount payable to Swap Counterparty | 2,715,219.20 | 2,715,219.20 | | | - | 3,032,521.85 |
| (v) Interest due or overdue on Class B Notes | 392,008.09 | 392,008.09 | | | - | 2,640,513.76 |
| (vi) Interest due or overdue on Class C Notes | 542,344.00 | 542,344.00 | | | - | 2,098,169.76 |
| (vii) Interest due or overdue on Class D Notes | 358,558.00 | 358,558.00 | | - | - | 1,739,611.76 |
| (viii) Interest due or overdue on Class D Notes | 165,082.80 | 165,082.80 | | - | - | 1,574,528.96 |
| (viii) Sums due to other Third Parties (including taxes) | 11,692.24 | 11,692.24 | | - | - | 1,562,836.72 |
| (ix) Transfer to Issuer Principal | - | - | | | - | 1,562,836.72 |
| (x) Replenishment of the First Loss Fund to the Minimum Required Balance | - | - | | | - | 1,562,836.72 |
| (xi) Additional amounts due to Liquidity Facility Provider (including withholding tax) | - | - | | | - | 1,562,836.72 |
| (xii) Replenishment of the Pre-Funding Interest Shortfall Account | - | - | | | - | 1,562,836.72 |
| (xiii) Interest due or overdue on Class E Notes | 245,624.51 | 245,624.51 | | | - | 1,317,212.21 |
| (xiv) Expenses Amortisation Amount | 403,288.51 | 403,288.51 | | | - | 913,923.70 |
| (xv) Residual Distributions to be paid on Residual Certificates | 905,504.20 | 905,504.20 | | | - | 8,419.50 |
| (xvi) Quarterly dividends on the Issuer's share capital | 8,419.50 | - | | | - | 8,419.50 |
| | 5,839,174.65 | 5,830,755.15 | - | - | - | - |

Monument Securitisation (CMBS) No. 1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |

Senior Note Outstandings

| | | |
|--------------|--|-----------------|
| | Principal amount outstanding on the Senior Notes | 324,532,468.00 |
| <i>less:</i> | Principal Receipts | -39,088,247.30 |
| <i>less:</i> | Initial Issuer Principal Amount | 0.00 |
| <i>less:</i> | Undrawn Commitment Cancellations | 0.00 |
| <i>less:</i> | New Loans Cancellations | 0.00 |
| <i>plus:</i> | Issuer Direct Principal Receipts used to purchase Substitute Loans | 0.00 |
| <i>less:</i> | Aggregate Senior Note Target Balance | -285,444,185.29 |
| | Transfer to Issuer Principal | <u>35.41</u> |

Monument Securitisation (CMBS) No. 1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |

Issuer Principal

Issuer Direct Principal Receipts

- (a) Issuer Loan Receipts and Issuer Enforcement Proceeds representing principal
- (b) Initial Issuer Principal Amount
- (c) Amounts transferred from the Further Advances Fund Account on payment date
- (d) Amounts transferred from the New Loans Fund Account on payment date
- Rounding from last quarter

| |
|---------------|
| 39,088,247.30 |
| - |
| - |
| - |
| 35.41 |

ISSUER DIRECT PRINCIPAL RECEIPTS

39,088,282.71

Issuer Deemed Principal Receipts

- (a) Amounts transferred from the Pre-funding Interest Shortfall Account
- (b) Amounts transferred from Issuer Revenue
- (c) Amounts transferred from the First Loss Fund Account
- (d) Expenses Amortisation Amount
- (e) Amounts of Principal Portion 2 of the Class E Notes not required
- (f) Release of the First Loss Fund Account (only on the day on which the Notes are redeemed in full)

| |
|------------|
| - |
| - |
| - |
| 403,288.51 |
| - |
| - |

ISSUER DEEMED PRINCIPAL RECEIPTS

403,288.51

ISSUER PRINCIPAL

39,491,571.22

Monument Securitisation (CMBS) No. 1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |

Application of Issuer Principal

Issuer Direct Principal Receipts

39,088,282.71

| | Amount Due | Amount Paid | Shortfall | Available Funds Carried Forward |
|--|------------|-------------|-----------|---------------------------------|
| Purchase of Substitute Loans on the Payment Date | - | - | - | 39,088,282.71 |

Issuer Direct Principal Receipts remaining
Issuer Deemed Principal Receipts

39,088,282.71
403,288.51

remaining Issuer Principal

39,491,571.22

| | Amount Due | Amount Paid | Rounding Difference | Available Funds Carried Forward |
|---|---------------|---------------|---------------------|---------------------------------|
| (i) Target Principal Payment of Class A Notes | 39,088,282.71 | 39,088,041.20 | 241.51 | 403,530.02 |
| (ii) Target Principal Payment of Class B Notes | - | - | - | 403,530.02 |
| (iii) Target Principal Payment of Class C Notes | - | - | - | 403,530.02 |
| (iv) Target Principal Payment of Class D Notes | - | - | - | 403,530.02 |
| (v) Target Principal Payment of Class E Notes | 403,288.51 | 403,287.92 | 0.59 | 242.10 |
| (vi) amounts transferred to Issuer Revenue | - | - | - | 242.10 |

Monument Securitisation (CMBS) No. 1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |

Aggregate Senior Note Target Balances

| | |
|--|-----------------------|
| Principal Balance of Loans at Calculation Date | 285,444,185.29 |
| Less Aggregate Loan Provisions at Calculation Date | - |
| Net Provisioned Balance | 285,444,185.29 |
| Issuer Direct Principal Receipts used to purchase Substitute Loans | - |
| Balance of New Loans Fund as of Calculation Date | - |
| Balance of Further Advances Fund as of Calculation Date | - |
| Aggregate Senior Note Target Balance | 285,444,185.29 |
| Class A Target Balance | 207,644,185.29 |
| Class B Target Balance | 44,000,000.00 |
| Class C Target Balance | 24,400,000.00 |
| Class D Target Balance | 9,400,000.00 |
| Aggregate Senior Note Target Balance | 285,444,185.29 |
| <i>Class E Target Balance</i> | |
| Principal Portion 1 | - |
| Principal Portion 2 | 1,530,431.28 |
| Principal Portion 3 | 10,313,864.00 |
| Class E Target Balance | 11,844,295.28 |

Monument Securitisation (CMBS) No. 1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |

Credit Structure

Further Advances Fund

| | |
|--|---|
| Beginning Balance | - |
| <i>plus</i> New Undrawn Commitments on New Loans | - |
| <i>less</i> Commitment Advanced | - |
| <i>less</i> Undrawn Commitment Cancellations | - |
| Balance at Calculation Date | - |

New Loans Fund

| | |
|---|---|
| Beginning Balance | - |
| <i>less</i> New Loans Advanced | - |
| <i>less</i> New Loans Cancellations | - |
| <i>less</i> Transfer to Further Advances Fund | - |
| Balance at Calculation Date | - |

First Loss Fund

| | |
|--|---------------|
| Beginning Balance | 10,313,864.00 |
| <i>plus</i> New Loan First Loss Fund Increases | - |
| <i>plus</i> Replenishment from Issuer Revenue | - |
| <i>less</i> Transfer to Issuer Principal | - |
| <i>less</i> Transfer to Issuer Revenue | - |
| Balance at Calculation Date | 10,313,864.00 |

Pre-Funding Interest Shortfall Fund

| | |
|---|---|
| Beginning Balance | - |
| <i>plus</i> Increases for New Undrawn Commitments | - |
| <i>plus</i> Replenishment from Issuer Revenue | - |
| <i>less</i> Releases as Issuer Principal | - |
| <i>less</i> Transfer to Issuer Revenue | - |
| Balance at Calculation Date | - |

Liquidity Facility

| | |
|----------------------------------|---------------|
| Beginning Drawn Balance | - |
| <i>plus</i> Drawings | - |
| <i>less</i> Repayments | - |
| Ending Drawn Balance | - |
| Beginning Undrawn Balance | 13,125,000.00 |
| Ending Available Balance | 13,125,000.00 |
| Ending Liquidity Facility Amount | 13,125,000.00 |

Monument Securitisation (CMBS) No.1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |

Summary of Changes to Portfolio Balances

| Principal | | | Total Principal | Unpaid Interest | Interest Capitalised and due in next period | Interest paid in advance | Fees | Total Net Balance Outstanding |
|---|-----------|----------------|-----------------|-----------------|---|--------------------------|------|-------------------------------|
| Beginning Balance | 24-Jan-02 | 324,532,432.59 | 324,532,432.59 | 116,067.08 | 6,989.83 | - 60,431.31 | - | 324,595,058.19 |
| Capitalised in the Period but outstanding | | - | - | 17,122.83 | 6,354.08 | 0.00 | - | 23,476.91 |
| Interest received but not yet due | | - | - | | | -55,554.77 | | 55,554.77 |
| Payments received during the Period | | -39,088,247.30 | -39,088,247.30 | -116,067.08 | -6,989.83 | 60,431.31 | 0.00 | -39,150,872.90 |
| New Loans Advanced | | - | - | | | | | - |
| Further Advances | | - | - | | | | | - |
| Ending Balance | 24-Apr-02 | 285,444,185.29 | 285,444,185.29 | 17,122.83 | 6,354.08 | - 55,554.77 | - | 285,412,107.43 |

Monument Securitisation (CMBS) No.1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |

Aggregate Summary of Loans Classified as Watch List

| Ending Schedule Principal Balance | Ending Unpaid Principal | Ending Unpaid interest/ Fees | Total Ending Balance | Ending Customer Deposit account Balance | Net Ending Balance | Provision Amount | Ending Net Balance less Provision Amount | Comments |
|--|-------------------------------|---------------------------------------|----------------------------|---|-----------------------|---------------------|---|----------|
| <i>NONE</i> | | | | | | | | |

Monument Securitisation (CMBS) No. 1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |

Aggregate Summary of Loans with 90+ Days Arrears

| Ending Schedule Principal Balance | Ending Unpaid Principal | Ending Unpaid interest/ Fees | Total Ending Balance | Ending Customer Deposit account Balance | Net Ending Balance | Provision Amount | Ending Net Balance less Provision Amount | Comments |
|--|-------------------------------|---------------------------------------|----------------------------|---|-----------------------|---------------------|---|----------|
| <i>NONE</i> | | | | | | | | |

Monument Securirisation (CMBS) No. 1 plc

| | |
|-------------------|-----------|
| Calculation Date: | 24-Apr-02 |
| Payment Date: | 07-May-02 |

| <i>Aggregate Summary of Loans subject to Receivership/Repossession</i> | | | | | | | | |
|---|-------------------------------|---------------------------------------|----------------------------|---|-----------------------|---------------------|---|----------|
| Ending Schedule Principal Balance | Ending Unpaid Principal | Ending Unpaid interest/ Fees | Total Ending Balance | Ending Customer Deposit account Balance | Net Ending Balance | Provision Amount | Ending Net Balance less Provision Amount | Comments |
| <i>NONE</i> | | | | | | | | |

Monument Securitisation (CMBS) NO. 1 plc

| DETAILS OF NEW AND SUBSTITUTE LOANS | | | | | | | | | | | | | | | | | |
|--|----------------|----------------|----------------|-----------------------|---------------------|----------------------------|-------------------------|-------------------|-----------------------|-------------------------|------|----------------|---|---------------|---|--------|---|
| Loan Ranking | Tranche Number | Commitment (£) | Interest Basis | Initial Drawdown Date | Final Maturity Date | Total Number of Properties | Total Number of Tenants | Current LTV Ratio | LTV Ratio at Maturity | Interest Coverage Ratio | DSCR | Tenant Quality | % | Property Type | % | Region | % |
| The New Loans and Substitution Loans Period has expired. | | | | | | | | | | | | | | | | | |
| No further New Loans or Substitute Loans will be sold into this structure. | | | | | | | | | | | | | | | | | |

MONUMENT SECURITISATION (CMBS) NO. 1 PLC

| DETAILS OF FURTHER ADVANCES ON EXISTING LOANS | | | | | | | | | | | | | | | | |
|---|------------|----------|---------|----------|----------|-----------|-----------|-----------|-------------|----------|--------|----------|---|------|---|--------|
| Tranche | Commitment | Interest | Initial | Final | Total | Total | Current | LTV Ratio | Interest | | Tenant | Property | | | | |
| Loan Ranking | Number | (£) | Basis | Drawdown | Maturity | Number of | Number of | LTV Ratio | at Maturity | Coverage | DSCR | Quality | % | Type | % | Region |
| There are no further advances possible within this structure as the one year time period has expired. | | | | | | | | | | | | | | | | |