

# MONUMENT SECURITISATION (CMBS) NO. 2 Limited

## QUARTERLY INVESTOR REPORT

Calculation Date:	09-Sep-02
Payment Date:	17-Sep-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. 2 Limited

Calculation Date:	09-Sep-02
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## ***Table of Contents***

	page
Transaction Summary Table - at Closing	3
Transaction Summary Table - excluding New/ Substitute Loans	4
Transaction Summary Table - including New/ Substitute Loans	5
Collateral Summary	6
Notes Summary - Interest Payments	7
Notes Summary - Principal Balances	8
Mortgage Trustee Receipts	9
Application of Mortgage Trustee Receipts	10
Issuer Revenue	11
Application of Issuer Revenue	12
Senior Notes Outstandings	13
Issuer Principal	14
Application of Issuer Principal	15
Aggregate Senior Note Target Balances	16
Credit Structure	17
Summary of Changes to Portfolio Balances	18
Aggregate Summary of Loans classified as Watchlist	19
Aggregate Summary of Loans with 60 - 90 days arrears	20
Aggregate Summary of Loans with 90 or more days arrears	21
Aggregate Summary of Loans subject to Receivership/Repossession	22
General Commentary	23
Details of New and Substitute Loans	24-25
Details of Further Advances Loans	26

# Monument Securitisation (CMBS) No. 2 Limited

Calculation Date: 09-Sep-02

Payment Date: 17-Sep-02

## *Transaction Summary Table - at closing*

Drawn Balance (£)	£331,366,718
Number of Clients	91
Number of Loans	150
Number of Properties	368
Number of Tenants	1,701
Largest Loan as % of Total	9.37%
5 Largest Loans as % of Total	29.82%

	<i>Weighted Average</i>	<i>Minimum</i>	<i>Maximum</i>
Current LTV	67.85%	11.76%	84.52%
LTV Ratio at Maturity	64.66%	11.76%	82.00%
Interest Coverage Ratio	2.13	1.01	13.58
Debt Service Coverage ratio	1.86	0.99	13.58
Commitment	£3,574,649	£50,000	£30,483,000
Margin	1.72%	0.63%	3.00%
Remaining Term (Years)	4.29	0.33	9.30

# Monument Securitisation (CMBS) No. 2 Limited

Calculation Date: 09-Sep-02

Payment Date: 17-Sep-02

## ***Transaction Summary Table - excluding New / Substitute Loans***

Drawn Balance (£)	£298,516,760
Number of Clients	89
Number of Loans	147
Number of Properties	357
Number of Tenants	1,713
Largest Loan as % of Total	7.90%
5 Largest Loans as % of Total	29.31%

	<b><i>Weighted Average</i></b>	<b><i>Minimum</i></b>	<b><i>Maximum</i></b>
Current LTV	66.64%	11.76%	84.20%
LTV Ratio at Maturity	63.39%	11.76%	81.20%
Interest Coverage Ratio	2.29	1.01	13.71
Debt Service Coverage ratio	1.99	0.99	13.71
Commitment	£3,354,121	£50,000	£23,582,990
Margin	1.71%	0.63%	3.00%
Remaining Term (Years)	3.88	0.05	9.02

# Monument Securitisation (CMBS) No. 2 Limited

Calculation Date:	09-Sep-02
Payment Date:	17-Sep-02

## ***Transaction Summary Table - including New / Substitute Loans***

Drawn Balance (£)	£350,443,474
Number of Clients	102
Number of Loans	171
Number of Properties	415
Number of Tenants	1,879
Largest Loan as % of Total	9.08%
5 Largest Loans as % of Total	28.93%

	<b><i>Weighted Average</i></b>	<b><i>Minimum</i></b>	<b><i>Maximum</i></b>
Current LTV	68.90%	11.76%	84.20%
LTV Ratio at Maturity	65.88%	11.76%	81.20%
Interest Coverage Ratio	2.16	1.01	13.71
Debt Service Coverage ratio	1.87	0.99	13.71
Commitment	£3,435,720	£50,000	£31,835,334
Margin	1.71%	0.63%	3.00%
Remaining Term (Years)	3.84	0.02	9.86

*This table includes the New Loans, Substitute Loans, Over Collateralisation Loans and Further Advances acquired on 17 September 2002 from Anglo Irish Bank Corporation plc.*

# Monument Securitisation (CMBS) No. 2 Limited

Previous Calculation Date:	13-Jun-02
Calculation Date:	09-Sep-02
Payment Date:	17-Sep-02
Start Date:	13-Jun-02

<b><i>Collateral Summary</i></b>	<b>June 13, 2002</b>	<b>September 9, 2002</b>
<b>Arrears (60-90 days)</b>		
Number of Loans	None	None
Loans as a percentage of total		
Amount	Nil	Nil
Amount as a % of Collateral Balance		
<b>Arrears (90+ days)</b>		
Number of Loans	None	None
Loans as a percentage of total		
Amount	Nil	Nil
Amount as a % of Collateral Balance		
<b>Watch List</b>		
Number of Loans	None	None
Loans as a percentage of total		
Amount	Nil	Nil
Amount as a % of Collateral Balance		
<b>Repossessions</b>		
Number of Loans	None	None
Loans as a percentage of total		
Amount	Nil	Nil
Amount as a % of Collateral Balance		

# Monument Securitisation (CMBS) No. 2 Limited

Calculation Date:	09-Sep-02
Payment Date:	17-Sep-02
Start Date:	13-Jun-02

## Notes Summary - Interest Payments

Class of Notes	Number of Notes	% issued	Margin	LIBOR		Interest rate	
				Current Period	Next Period	Current Period	Next Period
A	31,200	100%	0.30%	4.19656%	4.00875%	4.49656%	4.30875%
B	3,240	100%	0.50%	4.19656%	4.00875%	4.69656%	4.50875%
C	2,580	100%	0.90%	4.19656%	4.00875%	5.09656%	4.90875%
D	2,000	100%	1.65%	4.19656%	4.00875%	5.84656%	5.65875%
E	980	100%	3.00%	4.19656%	4.00875%	7.19656%	7.00875%
F	3,500	32.40%	4.50%	4.19656%	4.00875%	8.69656%	8.50875%

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	3,690,024.00	-	3,690,024.00	118.27	118.27
B	400,237.20	-	400,237.20	123.53	123.53
C	345,849.00	-	345,849.00	134.05	134.05
D	307,540.00	-	307,540.00	153.77	153.77
E	60,103.40	-	60,103.40	61.33	61.33
F	84,035.00	-	-	24.01	-

# Monument Securitisation (CMBS) No. 2 Limited

Calculation Date:	09-Sep-02
Payment Date:	17-Sep-02
Start Date:	13-Jun-02

## Notes Summary - Principal Balances

Aggregate							
Class of Notes	Original Balance	Cumulative Repayments	Increase in Class F Notes	Period Beginning Balances	Principal Payment	Increase in Class F Notes	Closing Balance
A	312,000,000.00	-	-	312,000,000.00	-	-	312,000,000.00
B	32,400,000.00	-	-	32,400,000.00	-	-	32,400,000.00
C	25,800,000.00	-	-	25,800,000.00	-	-	25,800,000.00
D	20,000,000.00	-	-	20,000,000.00	-	-	20,000,000.00
E	9,800,000.00	-	-	9,800,000.00	-	-	9,800,000.00
F	11,340,000.00	-	-	11,340,000.00	-	450,000.00	11,790,000.00
Total	411,340,000.00	-	-	411,340,000.00	-	450,000.00	411,790,000.00

Per £10,000 Note							
Class of Notes	Original Balance	Cumulative Repayments	Increase in Class F Notes	Period Beginning Balances	Principal Payment	Increase in Class F Notes	Closing Balance
A	10,000.00	-	-	10,000.00	-	-	10,000.00
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	-	-	10,000.00	-	-	10,000.00
F	3,240.00	-	-	3,240.00	-	128.57	3,368.57



# Monument Securitisation (CMBS) No. 2 Limited

Calculation Date:	09-Sep-02
Payment Date:	17-Sep-02

## ***Mortgage Trustee Receipts***

### **Loan Receipts**

Current Interest	2,177,949.35
Arrears of Interest	-
Prepayment Penalties	3,112.00
Other Fees on Loans	-
Interest on MT GIC Account	206,913.65

<b><i>Loan receipts representing amounts other than principal</i></b>	<u>2,387,975.00</u>
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Repayment of Principal	26,852,326.23
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<b><i>Loan receipts representing principal received</i></b>	<u>26,852,326.23</u>
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<b>Distributable Cash representing Loan Receipts</b>	<u>29,240,301.23</u>
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### **Enforcement Proceeds**

Interest Recoveries on Enforcement	-
Principal recoveries on Enforcement	-
Other Enforcement Proceeds	-

<b>Distributable Cash representing Enforcement Proceeds</b>	<u>-</u>
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<b>Distributable Cash</b>	29,240,301.23
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Less: Mortgage Trustee Fees and costs	-
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<b>Net Distributable Cash</b>	<u>29,240,301.23</u>
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# Monument Securitisation (CMBS) No.2 Limited

Calculation Date:	09-Sep-02
Payment Date:	17-Sep-02

## ***Application of Mortgage Trustee Receipts***

Loan receipts representing amounts other than principal		2,387,975.00
Less: Mortgage Trustee Fees and Costs	-	
Monument Securitisation Holdings No. 2 Limited	250.00	
Total Release Premiums outstanding confirmation re Multi-Loan Property	-	250.00
<b>Net Distributable Cash representing Loan Receipts other than principal</b>		<b>2,387,725.00</b>
Net Distributable Cash representing principal received		26,852,326.23
Net Distributable Cash representing Loan Receipts		<b>29,240,051.23</b>
Net Distributable Cash representing Enforcement Proceeds		-

# Monument Securitisation (CMBS) No.2 Limited

Calculation Date:	09-Sep-02
Payment Date:	17-Sep-02

## ***Issuer Revenue***

Net Distributable Cash representing amounts other than principal	2,387,725.00	
Issuer Enforcement Proceeds representing amounts other than principal	-	
<b>Issuer Loan Receipts and Issuer Enforcement Proceeds representing amounts other than principal</b>		2387725
Interest on New Loans Fund Account	732,601.66	
Interest on First Loss Fund Account	39,930.59	
Interest on Further Advances Fund Account	64,831.57	
Interest on Pre-funding Interest and Liquidity Shortfall Account	46,062.92	
Interest on Issuer Transaction Account	10,753.82	
Net Receipts from Swap Counterparty under the Swap Transactions	-	
Other Monies treated as Issuer Revenue	-	
<b>Issuer Direct Revenue Receipts</b>		894180.56
<b>Amounts transferred as Issuer Principal</b>		0
<b>ISSUER REVENUE</b>		3281905.56

# Monument Securitisation (CMBS) No.2 Limited

Calculation Date:	09-Sep-02
Payment Date:	17-Sep-02

## Application of Issuer Revenue

Issuer Revenue	3,281,905.56
Liquidity facility amount utilised	-
Pre-funding interest and liquidity shortfall amount utilised	2,879,950.39
Funds available	6,161,855.95

	Amount Due	Amount Paid from Issuer Revenue	Amount paid from Liquidity Facility**	Amount paid from Pre-funding Interest and Liquidity Shortfall Account	Shortfall	Funds available Carried Forward
(i) Amounts payable to the FRN Trustee	4,700.00	4,700.00				6,157,155.95
(ii) Servicing Fees and Expenses	68,445.22	68,445.22			-	6,088,710.73
(iii) Senior Liquidity Facility Amounts	6,627.95	6,627.95			-	6,082,082.78
(iv) pro rata (a) Interest due or overdue on Class A Notes, and	3,690,024.00	3,202,132.39		487,891.61	-	2,392,058.78
(B) Net amount payable to Swap Counterparty	429,815.10	-		429,815.10	-	1,962,243.68
(v) Interest due or overdue on Class B Notes	400,237.20	-		400,237.20	-	1,562,006.48
(vi) Interest due or overdue on Class C Notes	345,849.00	-		345,849.00	-	1,216,157.48
(vii) Interest due or overdue on Class D Notes	307,540.00	-		307,540.00	-	908,617.48
(viii) Interest due or overdue on Class E Notes	60,103.40	-		60,103.40	-	848,514.08
(ix) Sums due to other Third Parties (including taxes)	-	-		-	-	848,514.08
(x) Senior Note Target Balance Shortfall	-	-		-	-	848,514.08
(xi) Over Collateralised Loans	848,514.08	-		848,514.08	-	-
(xii) Replenishment of the First Loss Fund to the Minimum Required Balance	-	-		-	-	-
(xiii) Additional amounts due to Liquidity Facility Provider (including withholding tax)	-	-		-	-	-
(xiv) Replenishment of the Pre-Funding Interest and Liquidity Shortfall Account	-	-		-	-	-
(xv) Release Premium Amount to be paid into MT GIC Account	-	-		-	-	-
(xvi) Interest due or overdue on Class F Notes	84,035.00	-		-	84,035.00	-
(xvii) Expenses Amortisation Amount	361,552.80	-		-	361,552.80	-
(xviii) Repayment of Class E Notes - Transfer to Issuer Principal	-	-		-	-	-
(xvix) Repayment of Portion 1 of Class F Notes	-	-		-	-	-
(xx) Residual Distributions to be paid on Residual Certificates	-	-		-	-	-
(xxi) Quarterly dividends on the Issuer's share capital	-	-		-	-	-
	6,607,443.75	3,281,905.56	-	2,879,950.39	445,587.80	-

\*\* Established to cover the First Interest Period Shortfall as defined in the final Offering Circular dated 10 June 2002, page 8.

# Monument Securitisation (CMBS) No. 2 Limited

Calculation Date:	09-Sep-02
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## ***Senior Note Outstandings***

	Principal amount outstanding on the Senior Notes	400,000,000.00
<i>less:</i>	Principal Receipts	-26,852,326.23
<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	26,852,326.23
<i>less:</i>	Aggregate Senior Note Target Balance	-400,000,000.00
	Transfer to Issuer Principal	<u>0.00</u>

# Monument Securitisation (CMBS) No. 2 Limited

Calculation Date:	09-Sep-02
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## ***Issuer Principal***

### **Issuer Direct Principal Receipts**

- |     |  |               |
|-----|--|---------------|
| (a) | Issuer Loan Receipts and Issuer Enforcement Proceeds representing principal                | 26,852,326.23 |
| (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                        | 24,351,263.65 |
| (e) | Amounts transferred from the Substitute Loans Fund Account                                 | -             |
| (f) | Amounts transferred in respect of Overcollateralised Loans from issuer Revenue - Item (xi) | -             |
|     | Rounding from last quarter   | -             |

### **ISSUER DIRECT PRINCIPAL RECEIPTS**

51,203,589.88

### **Issuer Deemed Principal Receipts**

- |     |  |   |
|-----|--|---|
| (a) | Amounts transferred from the Pre-funding Interest and Liquidity Shortfall Account                      | - |
| (b) | Amounts transferred from Issuer Revenue in respect of Senior Note Target Balance Shortfall             | - |
| (c) | Amounts transferred from the First Loss Fund Account   | - |
| (d) | Expenses Amortisation Amount from Issuer Revenue item (xvii)   | - |
| (e) | Amounts of Principal Portion 2 of the Class E Notes not required                                       | - |
| (f) | Release of the part of the First Loss Fund Account pursuant to a First Loss Fund Adjustment            | - |
| (g) | Amounts from Issuer Revenue item (xviii) in respect of Class E Notes Repayments                        | - |
| (h) | Release of the First Loss Fund Account (only on the day on which the Notes are redeemed in full)       | - |
| (i) | Amounts transferred from the Substitute Loans Fund Account in respect of Substitute Loan Cancellations | - |
| (j) | Amounts on the Further Advances Fund, New Loans Fund and Substitute Loans Fund Account on 17 June 2004 | - |
| (k) | Amounts from Issuer Revenue (xix) in repayment of Portion 1 of the Class F Notes                       | - |

### **ISSUER DEEMED PRINCIPAL RECEIPTS**

-

### **ISSUER PRINCIPAL**

51,203,589.88

# Monument Securitisation (CMBS) No. 2 Limited

Calculation Date:	09-Sep-02
Payment Date:	17-Sep-02

## Application of Issuer Principal

Issuer Direct Principal Receipts

51,203,589.88

	Amount Due	Amount Paid	Shortfall	Available Funds Carried Forward
Purchase of OverCollateralisation Loans	-	-	-	51,203,589.88
Purchase of Substitute Loans on the Payment Date	-	-	-	51,203,589.88
Transfer to the Substitute Loans Fund Account	26,852,326.23	26,852,326.23	-	24,351,263.65
Purchase of Further Advances	-	-	-	24,351,263.65
Purchase of New Loans	24,351,263.65	24,351,263.65	-	-

Issuer Direct Principal Receipts remaining

-

Issuer Deemed Principal Receipts

-

remaining Issuer Principal

-

	Amount Due	Amount Paid	Rounding Difference	Available Funds Carried Forward
(i) Target Principal Payment of Class A Notes	-	-	-	-
(ii) Target Principal Payment of Class B Notes	-	-	-	-
(iii) Target Principal Payment of Class C Notes	-	-	-	-
(iv) Target Principal Payment of Class D Notes	-	-	-	-
(v) Target Principal Payment of Class E Notes	-	-	-	-
(v1) Target Principal Payment of Class F Notes	-	0.00	-	0.00
(vii) amounts transferred to Issuer Revenue	-	-	-	-

# Monument Securitisation (CMBS) No. 2 Limited

Calculation Date:	09-Sep-02
Payment Date:	17-Sep-02

## ***Aggregate Senior Note Target Balances***

Principal Balance of Loans at Calculation Date	298,440,691.37
Less Aggregate Loan Provisions at Calculation Date	-
Net Provisioned Balance	298,440,691.37

Balance of Further Advances Fund as of Calculation Date	6,073,700.40
Balance of New Loans Fund as of Calculation Date	68,633,282.00
Issuer Direct Principal Receipts used to purchase Substitute Loans	26,852,326.23
Amount to be transferred to the Substitute Loans Fund Account	-
Balance of Substitute Loans Fund as of Calculation Date	-

## **Aggregate Senior Note Target Balance**

Class A Target Balance	312,000,000.00
Class B Target Balance	32,400,000.00
Class C Target Balance	25,800,000.00
Class D Target Balance	20,000,000.00
Class E Target Balance	9,800,000.00

## **Aggregate Senior Note Target Balance**

### ***Class F Target Balance***

Principal Portion 1	4,315,373.11
Principal Portion 2	3,283,757.20
Principal Portion 3	4,190,869.70

## **Class F Target Balance**



# Monument Securitisation (CMBS) No. 2 Limited

Calculation Date:	09-Sep-02
Payment Date:	17-Sep-02

## Credit Structure

### Further Advances Fund

Beginning Balance	6,073,700.40
plus New Undrawn Commitments on New Loans	-
less Commitment Advanced	-
less Undrawn Commitment Cancellations	-
Balance at Calculation Date	6,073,700.40

### First Loss Fund

Beginning Balance	3,740,869.70
plus New Loan First Loss Fund Increases	-
plus Replenishment from Issuer Revenue	-
less Transfer to Issuer Principal	-
less Transfer to Issuer Revenue	-
Balance at Calculation Date	3,740,869.70

The First Loss Fund will be increased by £426,147.11 on 17 September 2002 in respect of the New Loans acquired on 17 September 2002 from Anglo Irish Bank.

### Liquidity Facility

Beginning Drawn Balance	-
plus Drawings	-
less Repayments	-
Ending Drawn Balance	-
Beginning Undrawn Balance	14,000,000.00
Ending Available Balance	14,000,000.00
Ending Liquidity Facility Amount	14,000,000.00

### New Loans Fund

Beginning Balance	68,633,282.00
less New Loans Advanced	-
less New Loans Cancellations	-
less Transfer to Further Advances Fund	-
Balance at Calculation Date	68,633,282.00

An amount of £24,351,263.65 will be transferred to Issuer Principal on 17 September 2002 to purchase New Loans from Anglo Irish Bank.

### Pre-Funding Interest Shortfall Fund

Beginning Balance	4,315,373.11
plus Increases for New Undrawn Commitments	-
plus Replenishment from Issuer Revenue	-
less Releases as Issuer Principal	-
less Transfer to Issuer Revenue	-
Balance at Calculation Date	4,315,373.11

An amount of £2,879,950.39 will be transferred on 17 September 2002 to Issuer Revenue in respect of First Interest Period Shortfalls and the fund was increased on the same date by £23,852.89 in respect of First Interest Shortfalls net of Interest Differentials.

### Substitute Loans Fund

Beginning Balance	-
less Purchase of Substitute Loans	-
less Substitute Loans Cancellations	-
plus Transfer from Issuer Direct Principal Receipts	-
Balance at Calculation Date	-

### Overcollateralisation of Loans

Overcollateralisation Loans Limit	1,951,758.11
less Overcollateralisation achieved in previous periods	-
less Overcollateralisation achieved in current period	848,514.08
Amount of Overcollateralisation yet to be achieved at interest payment date	1,103,244.03

# Monument Securitisation (CMBS) No.2 Limited

Calculation Date:	09-Sep-02
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## 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	13-Jun-02	325,293,017.60		325,293,017.60	-	-	-	-	325,293,017.60
Capitalised in the Period but outstanding at the Calculation Date				-	76,126.25	-	-56.87	-	76,069.38
Interest received but not yet due				-			0.00		-
Payments received during the Period in respect of above		-26,852,326.23		-26,852,326.23	0.00	0.00	0.00	0.00	-26,852,326.23
New Loans Advanced		-		-					-
Further Advances		-		-					-
Ending Balance	09-Sep-02	298,440,691.37	-	298,440,691.37	76,126.25	-	-	56.87	298,516,760.75

# Monument Securitisation (CMBS) No.2 Limited

Calculation Date:	09-Sep-02
Payment Date:	17-Sep-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
<b><i>NONE</i></b>								

# Monument Securitisation (CMBS) No.2 Limited

Calculation Date:	09-Sep-02
Payment Date:	17-Sep-02

## ***Aggregate Summary of Loans with 60-90 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
<b><i>NONE</i></b>								

# Monument Securitisation (CMBS) No. 2 Limited

Calculation Date:	09-Sep-02
Payment Date:	17-Sep-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
<b><i>NONE</i></b>								

# Monument Securirisation (CMBS) No. 2 Limited

Calculation Date:	09-Sep-02
Payment Date:	17-Sep-02

## ***Aggregate Summary of Loans subject to Receivership/Repossession***

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
<b><i>NONE</i></b>								

# Monument Securitisation (CMBS) No. 2 Limited

## **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. 2 Limited

## DETAILS OF NEW, SUBSTITUTE AND OVERCOLLATERALISATION 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	%
1	1	675,000	FIXED RATE	26-Jan-01	18-May-07	20	31	75.78%	75.78%	2.11	2.11	A	2.01%	Light Industrial	5.29%	North England	12.55%
	2	7,566,250	3 - MONTHLY	26-Jan-01	18-May-07							B	17.35%	Mixed	17.98%	Northwest	14.85%
												C	65.15%	Office	39.72%	South East	32.97%
												D	15.49%	Retail	37.01%	South West	14.76%
		<u>8,241,250</u>														Wales	13.79%
																West Midlands	9.43%
																Yorkshire & Humberside	1.66%
2	1	6,331,477	3 - MONTHLY	08-May-02	06-May-05	13	28	67.35%	64.69%	1.85	1.38	B	22.35%	Miscellaneous	22.39%	Greater London	70.64%
												C	47.75%	Mixed	65.91%	South East	29.36%
												D	29.91%	Retail	11.70%		
		<u>6,331,477</u>															
3	1	4,237,500	3 - MONTHLY	02-Aug-02	01-Jul-05	1	18	75.00%	71.11%	1.90	1.36	B	9.92%	Mixed	100.00%	Greater London	100.00%
												C	44.76%				
		<u>4,237,500</u>										D	45.31%				
4	1	3,996,411	3 - MONTHLY	22-Feb-02	26-Aug-04	1	25	61.48%	61.48%	1.97	1.97	C	71.69%	Retail	100.00%	East Midlands	100.00%
		<u>3,996,411</u>										D	28.31%				
5*	2	2,500,000	FIXED RATE	11-Jul-02	29-Dec-06	1	3	63.31%	63.32%	1.79	1.79	C	99.75%	Miscellaneous	100.00%	Greater London	100.00%
		<u>2,500,000</u>										D	0.25%				
6	1	1,577,000	3 - MONTHLY	26-Jul-02	27-Apr-06	2	11	73.86%	68.56%	2.12	1.47	B	9.91%	Mixed	36.36%	Northwest	63.64%
	2	860,500	3 - MONTHLY	26-Jul-02	27-Apr-06							C	87.12%	Office	63.64%	South East	36.36%
		<u>2,437,500</u>										D	2.97%				

\* The exposure for this client and for client ranking numbers 26 and 38 in the final offering circular dated 10 June 2002 are cross-collateralised



## Monument Securitisation (CMBS) No. 2 Limited

### DETAILS OF NEW, SUBSTITUTE AND OVERCOLLATERALISATION 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	%
7*	1	413,000	3 - MONTHLY	26-Apr-02	09-Mar-06	5	6	74.07%	73.69%	1.61	1.50	C	95.31%	Mixed	64.62%	Greater London	18.15%
	2	462,000	3 - MONTHLY	01-May-02	09-Mar-06							D	4.69%	Restaurant / Pub	35.38%	South East	43.08%
	3	77,000	3 - MONTHLY	31-May-02	09-Mar-06											South West	35.38%
	4	575,000	3 - MONTHLY	12-Jun-02	09-Mar-06											Wales	3.38%
	5	518,000	3 - MONTHLY	14-Jun-02	09-Mar-06												
		<u>2,045,000</u>															
8	1	1,750,000	3 - MONTHLY	24-Jun-02	15-May-09	1	1	74.47%	60.96%	2.09	1.08	D	100.00%	Office	100.00%	South East	100.00%
		<u>1,750,000</u>															
9	1	1,645,000	3 - MONTHLY	09-Aug-02	22-Nov-06	2	22	71.52%	71.52%	2.13	2.13	B C D	7.24% 86.00% 6.76%	Mixed Office	60.00% 40.00%	South East West Midlands	40.00% 60.00%
		<u>1,645,000</u>															
10	1	1,537,500	FIXED RATE	25-May-01	31-Mar-06	1	2	74.07%	73.69%	1.61	1.50	B	100.00%	Retail	100.00%	Northwest	100.00%
		<u>1,537,500</u>															
11	1	1,340,000	3 - MONTHLY	09-Aug-02	07-Mar-07	4	10	69.43%	65.03%	2.16	1.64	C	100.00%	Light Industrial Office Residential	22.28% 62.18% 15.54%	North England Scotland	37.82% 62.18%
		<u>1,340,000</u>															
12	1	620,000	3 - MONTHLY	30-Jun-00	14-Mar-05	6	8	65.96%	62.65%	1.80	1.29	B C D	22.54% 18.21% 59.26%	Light Industrial Mixed Office	6.30% 30.16% 19.56%	Greater London South East South West	67.19% 25.85% 6.96%
	4	375,000	3 - MONTHLY	17-Jul-02	14-Mar-05									Residential Retail	38.12% 5.87%		
		<u>995,000</u>															
13	1	350,000	3 - MONTHLY	02-Aug-02	26-Jul-12	1	1	55.12%	55.12%	1.53	1.53	D	100.00%	Retail	100.00%	South East	100.00%
		<u>350,000</u>															

\* The exposure for this client and for client ranking number 16 in the final offering circular dated 10 June 2002 are cross-collateralised

# MONUMENT SECURITISATION (CMBS) NO. 2 Limited

## DETAILS OF FURTHER ADVANCES ON EXISTING 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	%
2*	1	9,735,259	3 - MONTHLY	24-Sep-97	31-Aug-06	10	68	59.58%	59.58%	2.05	2.05	A	15.85%	Light Industr	11.12%	East Anglia	7.86%
	4	1,700,025	3 - MONTHLY	15-Jul-98	31-Aug-06							B	33.99%	Mixed	19.65%	East Midlands	2.64%
	11	9,000,000	FIXED RATE	20-Apr-00	31-Aug-06							C	45.88%	Office	69.23%	Greater London	47.34%
	12	1,000,000	FIXED RATE	03-Aug-00	31-Aug-06							D	4.29%			North England	21.44%
	14**	10,400,050	3 - MONTHLY	20-Jun-02	31-Aug-06											Northwest	8.49%
																South East	6.61%
																West Midlands	5.63%
		<u>31,835,334</u>															
5E*	3	750,000	3 - MONTHLY	27-Dec-01	30-Jun-07	4	18	72.79%	66.20%	2.18	1.56	C	13.83%	Mixed	52.51%	South East	100.00%
	4**	300,000	3 - MONTHLY	14-Jun-02	30-Jun-07							D	86.17%	Residential Retail	13.86%		
		<u>1,050,000</u>															
1*	1	7,827,490	3 - MONTHLY	03-Jan-01	31-Oct-06	13	80	61.31%	61.31%	2.70	2.68	A	0.37%	Miscellaneous	33.00%	East Anglia	6.97%
	2	2,000,000	3 - MONTHLY	03-Jan-01	31-Oct-06							B	10.81%	Light Industr	13.16%	East Midlands	4.89%
	3	3,022,500	3 - MONTHLY	12-Dec-01	31-Oct-06							C	80.06%	Mixed	36.85%	Greater London	31.53%
	4	10,733,000	3 - MONTHLY	11-Mar-02	31-Oct-06							D	8.76%	Office	16.99%	Northwest	3.06%
	6**	3,500,025	3 - MONTHLY	05-Jul-02	31-Oct-06											South East	47.18%
																South West	2.10%
																West Midlands	4.28%
		<u>27,083,015</u>															
15*	1	7,630,000	3 - MONTHLY	28-Feb-02	28-Feb-07	1	29	79.50%	75.25%	1.80	1.47	A	6.22%	Mixed	100.00%	South East	100.00%
	2**	320,000	3 - MONTHLY	26-Jun-02	28-Feb-07							B	9.02%				
												C	82.77%				
												D	1.99%				
		<u>7,950,000</u>															

\* Position in Table 24 of the Final Offring Circular dated 10 June 2002

\*\* Further advances included in loans acquired from Anglo Irish Bank Corporation plc on 17 September 2002