

MONUMENT SECURITISATION (CMBS) NO. 1 PLC

QUARTERLY INVESTOR REPORT

Calculation Date:	24-Oct-01
Payment Date:	5-Nov-01

All amounts quoted in this report are in GBPE.

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.

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Calculation Date:	24-Oct-01
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Amendments to Facility Letters

There were 12 amendments to the Facility Letters underlying the Portfolio of Loans where prior Rating Agency approval was not required under the Servicing Agreement.

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Calculation Date:	24-Oct-01
Payment Date:	5-Nov-01

Transaction Summary Table - excluding New / Substitute Loans

Drawn Balance (£)	£339,771,972
Number of Clients	164
Number of Loans	246
Number of Properties	385
Number of Tenants	1,778
Largest Loan as % of Total	7.36%
5 Largest Loans as % of Total	8.49%

	<i>Weighted Average</i>	<i>Minimum</i>	<i>Maximum</i>
Current LTV	67.11%	10.87%	81.03%
LTV Ratio at Maturity	64.02%	2.63%	80.00%
Interest Coverage Ratio	2.06	1.21	16.97
Debt Service Coverage ratio	1.77	0.93	16.97
Commitment	£2,071,221	£55,000	£25,000,000
Margin	1.81%	0.50%	3.00%
Remaining Term (Years)	3.34	0.61	8.74

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

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Calculation Date:	24-Oct-01
Payment Date:	5-Nov-01

Transaction Summary Table - including New / Substitute Loans

Drawn Balance (£)	£374,895,805
Number of Clients	192
Number of Loans	285
Number of Properties	429
Number of Tenants	2,079
Largest Loan as % of Total	6.67%
5 Largest Loans as % of Total	7.70%

	Weighted Average	Minimum	Maximum
Current LTV	67.13%	10.87%	81.03%
LTV Ratio at Maturity	63.93%	2.63%	80.00%
Interest Coverage Ratio	2.09	1.21	16.97
Debt Service Coverage ratio	1.80	0.93	16.97
Commitment	£1,952,091	£55,000	£25,000,000
Margin	1.82%	0.50%	3.00%
Remaining Term (Years)	3.45	0.58	9.05

This table includes the New Loans, Substitute Loans and Further Advances acquired on 5 November 2001 from Anglo Irish Bank Corporation plc.

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Previous Calculation Date:	24-Jul-01
Calculation Date:	24-Oct-01
Payment Date:	5-Nov-01
Start Date:	6-Aug-01

Collateral Summary		
	July 24, 2001	October 24, 2001
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		

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Calculation Date:	24-Oct-01
Payment Date:	5-Nov-01
Start Date:	6-Aug-01

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%	5.03422%	4.13438%	5.40422%	4.50438%
B	4,400	0.90%	5.03422%	4.13438%	5.93422%	5.03438%
C	2,440	1.85%	5.03422%	4.13438%	6.88422%	5.98438%
D	940	3.00%	5.03422%	4.13438%	8.03422%	7.13438%
E	1,450	4.00%	5.03422%	4.13438%	9.03422%	8.13438%

Class of Notes	Aggregate			Per £10,000 Note	
	Interest due for the period	Arrears of Interest Due	Interest Payments	Interest due for the period	Interest payment
A	4,004,472.80	-	4,004,472.80	134.74	134.74
B	650,980.00	-	650,980.00	147.95	147.95
C	418,777.20	-	418,777.20	171.63	171.63
D	188,291.40	-	188,291.40	200.31	200.31
E	326,598.00	-	326,598.00	225.24	225.24

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Mortgage Trustee Receipts

Loan Receipts

Current Interest	6,407,140.60
Arrears of Interest	-
Prepayment Penalties	22,188.94
Other Fees on Loans	-
Interest on MT GIC Account	101,010.37

<i>Loan receipts representing amounts other than principal</i>	<u>6,530,339.91</u>
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Scheduled Principal	20,029,276.22
Arrears of Principal	-
Full Prepayments	-
Partial Prepayments	-
Other Principal Receipts	-
Other Receipts	-

<i>Loan receipts representing principal received</i>	<u>20,029,276.22</u>
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Distributable Cash representing Loan Receipts	26,559,616.13
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Enforcement Proceeds

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

Distributable Cash representing Enforcement Proceeds	-
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Distributable Cash	26,559,616.13
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Less: Mortgage Trustee Fees and costs	-
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Net Distributable Cash	<u>26,559,616.13</u>
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Monument Securitisation (CMBS) No. 1 plc

Calculation Date:	24-Oct-01
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Start Date:	6-Aug-01

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	-	-	297,200,000.00	163,162.80	-	297,036,837.20
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	-	1,430,000.00	14,500,000.00	1,837,150.00	415,201.00	13,078,051.00
Total	388,070,000.00	-	1,430,000.00	389,500,000.00	2,000,312.80	415,201.00	387,914,888.20

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	-	-	10,000.00	5.49	-	9,994.51
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	-	1,094.11	11,094.11	1,405.62	317.67	10,006.16

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Application of Mortgage Trustee Receipts

Loan receipts representing amounts other than principal		6,530,339.91
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		6,530,339.91
Net Distributable Cash representing principal received		20,029,276.22
Net Distributable Cash representing Loan Receipts		26,559,616.13
Net Distributable Cash representing Enforcement Proceeds		-

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Issuer Revenue

Net Distributable Cash representing amounts other than principal	6,530,339.91	
Issuer Enforcement Proceeds representing amounts other than principal	-	
Issuer Loan Receipts and Issuer Enforcement Proceeds representing amounts other than principal		6,530,339.91
Interest on New Loans Fund Account	184,792.08	
Interest on First Loss Fund Account	119,796.54	
Interest on Further Advances Fund Account	-	
Interest on Pre-funding Interest Shortfall Account	16,519.59	
Net Receipts from Swap Counterparty under the Swap Transactions	-	
Other Monies treated as Issuer Revenue	-	
Issuer Direct Revenue Receipts		321,108.21
Amounts transferred as Issuer Principal		-
ISSUER REVENUE		6,851,448.12

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Application of Issuer Revenue

Issuer Revenue	6,851,448.12
Liquidity facility amount utilised	-
Pre-funding interest shortfall amount utilised	-
Funds available	6,851,448.12

	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				6,848,216.87
(ii) Servicing Fees and Expenses	77,154.67	77,154.67			-	6,771,062.20
(iii) Senior Liquidity Facility Amounts	8,180.65	8,180.65			-	6,762,881.55
(iv) pro rata (a) Interest due or overdue on Class A Notes, and	4,004,472.80	4,004,472.80			-	2,758,408.75
(B) Net amount payable to Swap Counterparty	433,994.48	433,994.48			-	2,324,414.27
(v) Interest due or overdue on Class B Notes	650,980.00	650,980.00			-	1,673,434.27
(vi) Interest due or overdue on Class C Notes	418,777.20	418,777.20		-	-	1,254,657.07
(vii) Interest due or overdue on Class D Notes	188,291.40	188,291.40		-	-	1,066,365.67
(viii) Sums due to other Third Parties (including taxes)	267,617.51	267,617.51		-	-	798,748.16
(ix) Transfer to Issuer Principal	-	-			-	798,748.16
(x) Replenishment of the First Loss Fund to the Minimum Required Balance	-	-			-	798,748.16
(xi) Additional amounts due to Liquidity Facility Provider (including withholding tax)	-	-			-	798,748.16
(xii) Replenishment of the Pre-Funding Interest Shortfall Account	-	-			-	798,748.16
(xiii) Interest due or overdue on Class E Notes	326,598.00	326,598.00			-	472,150.16
(xiv) Expenses Amortisation Amount	1,018,150.00	472,150.16			545,999.84	0.00
(xv) Residual Distributions to be paid on Residual Certificates	-	-			-	0.00
(xvi) Quarterly dividends on the Issuer's share capital	-	-			-	0.00
	7,397,447.96	6,851,448.12	-	-	545,999.84	-

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Senior Note Outstandings

	Principal amount outstanding on the Senior Notes	375,000,000.00
less:	Principal Receipts	(20,029,276.22)
less:	Initial Issuer Principal Amount	0.00
less:	Undrawn Commitment Cancellations	0.00
less:	New Loans Cancellations	(170,943.71)
plus:	Issuer Direct Principal Receipts used to purchase Substitute Loans	20,029,276.22
less:	Aggregate Senior Note Target Balance	(374,836,640.99)
	Transfer to Issuer Principal	<u>(7,584.70)</u>

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Issuer Principal

Issuer Direct Principal Receipts

(a)	Issuer Loan Receipts and Issuer Enforcement Proceeds representing principal	20,029,276.22	
(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	170,943.71	
ISSUER DIRECT PRINCIPAL RECEIPTS			20,200,219.93

Issuer Deemed Principal Receipts

(a)	Amounts transferred from the Pre-funding Interest Shortfall Account	1,365,000.00	
(b)	Amounts transferred from Issuer Revenue	-	
(c)	Amounts transferred from the First Loss Fund Account	-	
(d)	Expenses Amortisation Amount	472,150.00	
(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)	-	
ISSUER DEEMED PRINCIPAL RECEIPTS			1,837,150.00

ISSUER PRINCIPAL	22,037,369.93
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Application of Issuer Principal

Issuer Direct Principal Receipts	20,200,219.93
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	Amount Due	Amount Paid	Shortfall	Available Funds Carried Forward
Purchase of Substitute Loans on the Payment Date	20,029,276.22	20,029,276.22	-	170,943.71

Issuer Direct Principal Receipts remaining	170,943.71
Issuer Deemed Principal Receipts	1,837,150.00
remaining Issuer Principal	2,008,093.71

	Amount Due	Amount Paid	Shortfall	Available Funds Carried Forward
(i) Target Principal Payment of Class A Notes	163,359.01	163,162.80	196.21	1,844,930.91
(ii) Target Principal Payment of Class B Notes	-	-	-	1,844,930.91
(iii) Target Principal Payment of Class C Notes	-	-	-	1,844,930.91
(iv) Target Principal Payment of Class D Notes	-	-	-	1,844,930.91
(v) Target Principal Payment of Class E Notes	1,837,150.00	1,837,150.00	-	7,780.91
(vi) amounts transferred to Issuer Revenue	-	-	-	7,780.91

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Aggregate Senior Note Target Balances

Principal Balance of Loans at Calculation Date	339,709,137.93
Less Aggregate Loan Provisions at Calculation Date	-
Net Provisioned Balance	339,709,137.93
Issuer Direct Principal Receipts used to purchase Substitute Loans	20,029,276.22
Balance of New Loans Fund as of Calculation Date	15,098,226.84
Balance of Further Advances Fund as of Calculation Date	-
Aggregate Senior Note Target Balance	374,836,640.99
Class A Target Balance	297,036,640.99
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	374,836,640.99
<i>Class E Target Balance</i>	
Principal Portion 1	-
Principal Portion 2	2,764,187.00
Principal Portion 3	10,313,864.00
Class E Target Balance	13,078,051.00

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Credit Structure

Further Advances Fund

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

First Loss Fund

Beginning Balance	9,338,663.00
plus New Loan First Loss Fund Increases	560,000.00
plus Replenishment from Issuer Revenue	-
less Transfer to Issuer Principal	-
less Transfer to Issuer Revenue	-
Balance at Calculation Date	9,898,663.00

The fund was increased by £415,201 on 5 November 2001 in conjunction with the use of the New Loans Fund

Liquidity Facility

Beginning Drawn Balance	-
plus Drawings	-
less 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

New Loans Fund

Beginning Balance	35,862,212.67
less New Loans Advanced	20,593,042.12
less New Loans Cancellations	170,943.71
less Transfer to Further Advances Fund	-
Balance at Calculation Date	15,098,226.84

Pre-Funding Interest Shortfall Fund

Beginning Balance	883,644.75
plus Increases for New Undrawn Commitments	-
plus Replenishment from Issuer Revenue	481,355.25
less Releases as Issuer Principal	1,365,000.00
less Transfer to Issuer Revenue	-
Balance at Calculation Date	-

Note:

On 5 November 2001, £15,098,226.84 of the New Loans Fund was applied to New Loans.

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Summary of Changes to Portfolio Balances

	Principal	Unpaid Principal	Total Principal	Unpaid Interest	Interest Capitalised and due in next period	Interest paid in advance	Fees	Total Net Balance Outstanding	
Beginning Balance	306,102,752.68		306,102,752.68	12,980.83	8,074.95	-	7,825.33	-	306,115,983.13
Capitalised in the Period but outstanding			-	62,954.94	7,578.61		0.00	-	70,533.55
Interest received but not yet due			-				(7,699.48)	-	7,699.48
Payments received during the Period	(20,029,276.22)		(20,029,276.22)	(12,980.83)	(8,074.95)	7,825.33	0.00		(20,042,506.67)
New Loans Advanced	53,635,661.47		53,635,661.47						53,635,661.47
Further Advances	-		-						-
Ending Balance	339,709,137.93	-	339,709,137.93	62,954.94	7,578.61	-	7,699.48	-	339,771,972.00

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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
NONE								

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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
NONE								

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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
NONE								

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DETAILS OF NEW AND SUBSTITUTE LOANS - continued																		
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	%	
9	1	900,000	FIXED RATE	4-May-01	7-Feb-05	1	1	61.31%	61.31%	1.93	1.93	D	100.00%	Miscellaneous	100.00%	South West	100.00%	
	2	181,884	3 - MONTHLY	8-May-01	7-Feb-05													
	<u>1,081,884</u>																	
10	1	1,060,000	3 - MONTHLY	26-Jul-01	26-Jul-04	1	3	69.74%	68.01%	1.70	1.61	C	100.00%	Mixed	100.00%	South East	100.00%	
	<u>1,060,000</u>																	
11	1	995,000	3 - MONTHLY	12-Jun-01	12-Jun-06	1	31	71.07%	64.64%	2.63	2.02	B C D	2.19% 77.51% 20.30%	Light Industrial	100.00%	North England	100.00%	
	<u>995,000</u>																	
12	1	863,750	3 - MONTHLY	7-Dec-99	30-Sep-06	1	3	64.25%	53.17%	2.00	1.29	C D	99.92% 0.08%	Office	100.00%	Greater London	100.00%	
	2	100,000	3 - MONTHLY	9-Aug-01	30-Sep-06													
	<u>963,750</u>																	
13	1	950,000	FIXED RATE	29-Jun-98	29-Jun-05	3	11	66.43%	66.43%	2.12	2.12	B C D	10.27% 85.40% 4.33%	Office	100.00%	Greater London	100.00%	
	<u>950,000</u>																	
14	1	866,478	3 - MONTHLY	3-Feb-00	15-Jun-04	1	1	72.21%	68.59%	1.53	1.16	C	100.00%	Office	100.00%	Greater London	100.00%	
	<u>866,478</u>																	
15	1	768,450	FIXED RATE	29-Jun-99	8-Mar-04	1	35	61.45%	53.48%	5.13	3.10	B C D	3.84% 68.99% 27.18%	Mixed	100.00%	West Midlands	100.00%	
	2	12,000	3 - MONTHLY	20-Dec-99	8-Mar-04													
	<u>780,450</u>																	
16	1	709,293	3 - MONTHLY	22-Jan-97	17-Jan-05	1	22	59.11%	42.81%	2.94	1.35	B C D	7.49% 38.48% 54.02%	Retail	100.00%	North England	100.00%	
	<u>709,293</u>																	
17	1	700,000	3 - MONTHLY	12-Oct-00	9-Jul-05	1	10	68.97%	68.97%	3.39	3.39	C D	70.41% 29.59%	Miscellaneous	100.00%	South East	100.00%	
	<u>700,000</u>																	

MONUMENT SECURITISATION (CMBS) NO. 1 PLC

DETAILS OF NEW AND SUBSTITUTE LOANS - continued

Loan Ranking	Tranche Number	Commitment (£)	Interest Basis	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	%
18	1	330,700	3 - MONTHLY	25-Jun-01	30-Apr-04	1	7	69.52%	63.90%	2.03	1.37	C	100.00%	Mixed	100.00%	South East	100.00%
	2	336,700	FIXED RATE	25-Jun-01	30-Apr-04												
		<u>667,400</u>															
19	1	532,000	3 - MONTHLY	14-Dec-99	16-Dec-02	1	2	70.00%	70.00%	2.34	2.34	A C	43.16% 56.84%	Miscellaneous	100.00%	South East	100.00%
		<u>532,000</u>															
20	1	393,225	3 - MONTHLY	21-Jul-95	6-Jan-04	1	6	56.54%	50.83%	3.05	1.77	D	100.00%	Mixed	100.00%	Greater London	100.00%
		<u>393,225</u>															
21	1	355,000	3 - MONTHLY	23-Nov-98	23-Nov-03	1	9	66.36%	58.88%	2.76	1.59	C D	37.79% 62.21%	Retail	100.00%	Yorkshire & Humberside	100.00%
		<u>355,000</u>															
22	1	350,000	3 - MONTHLY	12-Aug-98	12-Aug-05	1	1	70.00%	70.00%	2.16	2.16	C	100.00%	Restaurant / Pub	100.00%	Greater London	100.00%
		<u>350,000</u>															
23	1	329,375	3 - MONTHLY	30-Nov-00	30-Nov-07	1	1	73.52%	63.48%	1.65	1.26	C	100.00%	Miscellaneous	100.00%	Greater London	100.00%
		<u>329,375</u>															
24	1	319,178	3 - MONTHLY	16-Feb-01	16-Feb-06	1	1	65.14%	65.14%	2.47	2.47	C	100.00%	Mixed	100.00%	North England	100.00%
		<u>319,178</u>															
25	1	306,250	3 - MONTHLY	1-Feb-00	9-Jan-05	2	8	49.00%	38.98%	2.79	1.26	C D	50.21% 49.79%	Mixed Retail	76.00% 24.00%	Greater London South East	76.00% 24.00%
		<u>306,250</u>															
26	1	297,500	3 - MONTHLY	10-Oct-95	9-Oct-05	1	7	54.09%	54.09%	3.34	3.34	C D	48.69% 51.31%	Retail	100.00%	North England	100.00%
		<u>297,500</u>															
27	1	281,000	3 - MONTHLY	14-Jun-00	14-Jun-05	1	6	71.68%	71.68%	2.51	2.51	D	100.00%	Retail	100.00%	Northwest	100.00%
		<u>281,000</u>															
28	1	214,997	3 - MONTHLY	13-Apr-00	13-Apr-05	1	1	61.43%	61.43%	2.31	2.31	C	100.00%	Mixed	100.00%	East Midlands	100.00%
		<u>214,997</u>															

MONUMENT SECURITISATION (CMBS) NO. 1 PLC

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	%
None this quarter.																	

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