

Investors Report for Interest Period Ended 6th August 2001

MONUMENT SECURITISATION (CMBS) NO. 1 PLC

QUARTERLY INVESTOR REPORT

Calculation Date:	24-Jul-01
Payment Date:	06-Aug-01

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.

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Amendments to Facility Letters

There was 1 amendment 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-Jul-01
Payment Date:	06-Aug-01

Transaction Summary Table - excluding New / Substitute Loans

Drawn Balance (£)	£306,115,983
Number of Clients	136
Number of Loans	193
Number of Properties	338
Number of Tenants	1,537
Largest Loan as % of Total	8.15%
5 Largest Loans as % of Total	17.37%

	<i>Weighted Average</i>	<i>Minimum</i>	<i>Maximum</i>
Current LTV	66.98%	13.29%	81.03%
LTV Ratio at Maturity	63.46%	2.67%	80.00%
Interest Coverage Ratio	2.02	1.20	12.48
Debt Service Coverage ratio	1.73	0.84	5.75
Commitment	£2,256,057	£56,250	£25,007,102
Margin	1.80%	0.50%	3.00%
Remaining Term (Years)	3.58	0.88	9.01

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

Investors Report for Interest Period Ended 6th August 2001

Calculation Date:	24-Jul-01
Payment Date:	06-Aug-01

Transaction Summary Table - including New / Substitute Loans

Drawn Balance (£)	£359,751,645
Number of Clients	167
Number of Loans	254
Number of Properties	400
Number of Tenants	1,833
Largest Loan as % of Total	6.92%
5 Largest Loans as % of Total	14.91%

	<i>Weighted Average</i>	<i>Minimum</i>	<i>Maximum</i>
Current LTV	67.83%	13.17%	81.03%
LTV Ratio at Maturity	64.35%	2.67%	80.00%
Interest Coverage Ratio	1.98	1.21	12.48
Debt Service Coverage ratio	1.70	0.84	5.75
Commitment	£2,162,798	£56,250	£25,007,102
Margin	1.80%	0.50%	3.00%
Remaining Term (Years)	3.58	0.83	8.96

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

Investors Report for Interest Period Ended 6th August 2001

Previous Calculation Date:	24-Apr-01
Calculation Date:	24-Jul-01
Payment Date:	06-Aug-01
Start Date:	08-May-01

Collateral Summary		
	April 24, 2001	July 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		

Investors Report for Interest Period Ended 6th August 2001

Calculation Date:	24-Jul-01
Payment Date:	06-Aug-01
Start Date:	08-May-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%	5.24875%	5.03422%	5.61875%	5.40422%
B	4,400	0.90%	5.24875%	5.03422%	6.14875%	5.93422%
C	2,440	1.85%	5.24875%	5.03422%	7.09875%	6.88422%
D	940	3.00%	5.24875%	5.03422%	8.24875%	8.03422%
E	1,394	4.00%	5.24875%	5.03422%	9.24875%	9.03422%

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	4,117,408.80	-	4,117,408.80	138.54	138.54
B	667,084.00	-	667,084.00	151.61	151.61
C	427,097.60	-	427,097.60	175.04	175.04
D	191,186.60	-	191,186.60	203.39	203.39
E	317,901.70	515,870.72	833,772.42	228.05	598.12

Investors Report for Interest Period Ended 6th August 2001

Calculation Date:	24-Jul-01
Payment Date:	06-Aug-01

Mortgage Trustee Receipts

Loan Receipts

Current Interest	6,361,375.11
Arrears of Interest	-
Prepayment Penalties	93,850.01
Other Fees on Loans	-
Interest on MT GIC Account	204,994.60

<i>Loan receipts representing amounts other than principal</i>	<u>6,660,219.72</u>
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Scheduled Principal	32,326,612.65
Arrears of Principal	-
Full Prepayments	-
Partial Prepayments	-
Other Principal Receipts	-
Other Receipts	-

<i>Loan receipts representing principal received</i>	<u>32,326,612.65</u>
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Distributable Cash representing Loan Receipts	<u>38,986,832.37</u>
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Enforcement Proceeds

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

Distributable Cash representing Enforcement Proceeds	<u>-</u>
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Distributable Cash	38,986,832.37
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Less: Mortgage Trustee Fees and costs	-
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Net Distributable Cash	<u>38,986,832.37</u>
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Investors Report for Interest Period Ended 6th August 2001

Calculation Date:	24-Jul-01
Payment Date:	06-Aug-01
Start Date:	08-May-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	-	-	297,200,000.00
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	-	870,000.00	13,940,000.00	-	560,000.00	14,500,000.00
Total	388,070,000.00	-	870,000.00	388,940,000.00	-	560,000.00	389,500,000.00

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	-	-	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	-	665.65	10,665.65	-	428.46	11,094.11

Investors Report for Interest Period Ended 6th August 2001

Calculation Date:	24-Jul-01
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Application of Mortgage Trustee Receipts

Loan receipts representing amounts other than principal		6,660,219.72
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		6,660,219.72
Net Distributable Cash representing principal received		32,326,612.65
Net Distributable Cash representing Loan Receipts		38,986,832.37
Net Distributable Cash representing Enforcement Proceeds		-

Investors Report for Interest Period Ended 6th August 2001

Calculation Date:	24-Jul-01
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Issuer Revenue

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

6,660,219.72
-

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

6,660,219.72

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

447,383.92
116,717.26
8,554.02
10,935.96
-
-

Issuer Direct Revenue Receipts

583,591.16

Amounts transferred as Issuer Principal

-

ISSUER REVENUE

7,243,810.88

Investors Report for Interest Period Ended 6th August 2001

Calculation Date:	24-Jul-01
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Application of Issuer Revenue

Issuer Revenue	7,243,810.88
Liquidity facility amount utilised	-
Pre-funding interest shortfall amount utilised	-
Funds available	7,243,810.88

	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				7,240,579.63
(ii) Servicing Fees and Expenses	74,275.51	74,275.51			-	7,166,304.12
(iii) Senior Liquidity Facility Amounts	8,090.75	8,090.75			-	7,158,213.37
(iv) pro rata (a) Interest due or overdue on Class A Notes, and	4,117,408.80	4,117,408.80			-	3,040,804.57
(B) Net amount payable to Swap Counterparty	413,263.96	413,263.96			-	2,627,540.61
(v) Interest due or overdue on Class B Notes	667,084.00	667,084.00			-	1,960,456.61
(vi) Interest due or overdue on Class C Notes	427,097.60	427,097.60		-	-	1,533,359.01
(vii) Interest due or overdue on Class D Notes	191,186.60	191,186.60		-	-	1,342,172.41
(viii) Sums due to other Third Parties (including taxes)	27,021.50	27,021.50		-	-	1,315,150.91
(ix) Transfer to Issuer Principal	-	-			-	1,315,150.91
(x) Replenishment of the First Loss Fund to the Minimum Required Balance	-	-			-	1,315,150.91
(xi) Additional amounts due to Liquidity Facility Provider (including withholding tax)	-	-			-	1,315,150.91
(xii) Replenishment of the Pre-Funding Interest Shortfall Account	481,378.49	481,378.49			-	833,772.42
(xiii) Interest due or overdue on Class E Notes	833,772.42	833,772.42			-	-
(xiv) Expenses Amortisation Amount	790,304.00	0.00			790,304.00	- 0.00
(xv) Residual Distributions to be paid on Residual Certificates	-	-			-	- 0.00
(xvi) Quarterly dividends on the Issuer's share capital	-	-			-	- 0.00
	8,034,114.88	7,243,810.88	-	-	790,304.00	-

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Senior Note Outstandings

	Principal amount outstanding on the Senior Notes	375,000,000.00
<i>less:</i>	Principal Receipts	-32,326,612.65
<i>less:</i>	Initial Issuer Principal Amount	0.00
<i>less:</i>	Undrawn Commitment Cancellations	-708,422.00
<i>less:</i>	New Loans Cancellations	0.00
<i>plus:</i>	Issuer Direct Principal Receipts used to purchase Substitute Loans	33,035,034.65
<i>less:</i>	Aggregate Senior Note Target Balance	-375,000,000.00
	Transfer to Issuer Principal	<u>0.00</u>

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Issuer Principal

Issuer Direct Principal Receipts

(a)	Issuer Loan Receipts and Issuer Enforcement Proceeds representing principal	32,326,612.65	
(b)	Initial Issuer Principal Amount	-	
(c)	Amounts transferred from the Further Advances Fund Account on payment date	708,422.00	
(d)	Amounts transferred from the New Loans Fund Account on payment date	-	
ISSUER DIRECT PRINCIPAL RECEIPTS			33,035,034.65

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)	-	
ISSUER DEEMED PRINCIPAL RECEIPTS			-

ISSUER PRINCIPAL

33,035,034.65

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Application of Issuer Principal

Issuer Direct Principal Receipts

33,035,034.65

	Amount Due	Amount Paid	Shortfall	Available Funds Carried Forward
Purchase of Substitute Loans on the Payment Date	33,035,034.65	33,035,034.65	-	-

Issuer Direct Principal Receipts remaining
Issuer Deemed Principal Receipts

-
-

remaining Issuer Principal

-

	Amount Due	Amount Paid	Shortfall	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	-	-	-	-
(vi) amounts transferred to Issuer Revenue	-	-	-	-

Investors Report for Interest Period Ended 6th August 2001

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Aggregate Senior Note Target Balances

Principal Balance of Loans at Calculation Date	306,102,752.68
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Less Aggregate Loan Provisions at Calculation Date	-
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Net Provisioned Balance	306,102,752.68
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Issuer Direct Principal Receipts used to purchase Substitute Loans	33,035,034.65
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Balance of New Loans Fund as of Calculation Date	35,862,212.67
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Balance of Further Advances Fund as of Calculation Date	-
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Aggregate Senior Note Target Balance	375,000,000.00
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Class A Target Balance	297,200,000.00
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Class B Target Balance	44,000,000.00
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Class C Target Balance	24,400,000.00
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Class D Target Balance	9,400,000.00
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Aggregate Senior Note Target Balance	375,000,000.00
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Class E Target Balance

Principal Portion 1	1,365,000.00
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Principal Portion 2	3,236,337.00
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Principal Portion 3	9,898,663.00
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Class E Target Balance	14,500,000.00
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Investors Report for Interest Period Ended 6th August 2001

Calculation Date:	24-Jul-01
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Credit Structure

Further Advances Fund

Beginning Balance	708,422.00
plus New Undrawn Commitments on New Loans	-
less Commitment Advanced	-
less Undrawn Commitment Cancellations	708,422.00
Balance at Calculation Date	-

First Loss Fund

Beginning Balance	8,538,663.00
plus New Loan First Loss Fund Increases	800,000.00
plus Replenishment from Issuer Revenue	-
less Transfer to Issuer Principal	-
less Transfer to Issuer Revenue	-
Balance at Calculation Date	9,338,663.00

The fund was increased by £560,000 on 6 August 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	64,936,285.38
less New Loans Advanced	29,074,072.71
less New Loans Cancellations	-
less Transfer to Further Advances Fund	-
Balance at Calculation Date	35,862,212.67

Pre-Funding Interest Shortfall Fund

Beginning Balance	457,013.17
plus Increases for New Undrawn Commitments	-
plus Replenishment from Issuer Revenue	426,631.58
less Releases as Issuer Principal	-
less Transfer to Issuer Revenue	-
Balance at Calculation Date	883,644.75

Note:

On 6 August 2001, £20,600,626.82 of the New Loans Fund was applied to New Loans.

On 6 August 2001, £481,378.49 was transferred from Issuer Revenue to the Pre-Funding Interest Shortfall Fund to reverse part of its usage in the previous quarter.

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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	297,919,847.69		297,919,847.69	67,318.99	8,500.25	- 12,817.75	-	297,982,849.18
Capitalised in the Period but outstanding			-	12,980.83	8,074.95	-7,825.33	-	13,230.45
Interest received but not yet due								
Payments received during the Period	-32,326,612.65		-32,326,612.65	-67,318.99	-8,500.25	12,817.75	0.00	-32,389,614.14
New Loans Advanced	40,509,517.64		40,509,517.64					40,509,517.64
Further Advances	-		-					-
Ending Balance	306,102,752.68	-	306,102,752.68	12,980.83	8,074.95	- 7,825.33	-	306,115,983.13

Investors Report for Interest Period Ended 6th August 2001

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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
<i>NONE</i>								

Investors Report for Interest Period Ended 6th August 2001

Calculation Date:	24-Jul-01
Payment Date:	06-Aug-01

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								

Investors Report for Interest Period Ended 6th August 2001

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Payment Date:	06-Aug-01

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
<i>NONE</i>								

Investors Report for Interest Period Ended 6th August 2001

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	%
1	1	4,500,000	3 - MONTHLY	05-Feb-01	09-Nov-03	1	22	65.03%	63.50%	1.70	1.52	B C D	31.32% 54.64% 14.04%	Retail	100.00%	Greater London	100.00%
		<u>4,500,000</u>															
2	1	4,485,000	3 - MONTHLY	14-Jan-00	22-Jan-06	1	1	73.31%	69.07%	1.49	1.26	C	100.00%	Office	100.00%	Greater London	100.00%
		<u>4,485,000</u>															
3	1	3,600,000	3 - MONTHLY	09-Apr-01	09-Apr-06	1	32	74.23%	74.23%	1.64	1.64	A C D	9.33% 87.12% 3.55%	Office	100.00%	Northwest	100.00%
		<u>3,600,000</u>															
4	1	3,515,000	3 - MONTHLY	23-Mar-01	23-Mar-06	2	7	71.92%	68.38%	1.73	1.50	B C	22.92% 77.08%	Mixed Office	76.77% 23.23%	Greater London	100.00%
		<u>3,515,000</u>															
5	1	980,000	3 - MONTHLY	27-Oct-98	12-Aug-03	3	29	69.39%	68.60%	2.11	1.96	B	18.12%	Mixed	100.00%	East Anglia	23.48%
	2	1,050,000	3 - MONTHLY	12-Aug-99	12-Aug-03							C	49.13%			South East	76.52%
	3	600,000	3 - MONTHLY	01-Sep-00	12-Aug-03							D	32.75%				
		<u>2,630,000</u>															
6	1	1,364,685	3 - MONTHLY	16-Jul-99	21-Jul-05	1	1	73.58%	62.94%	2.39	1.51	D	100.00%	Mixed	100.00%	Greater London	100.00%
	2	1,210,502	3 - MONTHLY	07-Jun-01	21-Jul-05												
		<u>2,575,187</u>															
7	1	2,200,000	3 - MONTHLY	31-Oct-00	31-Oct-05	1	1	74.58%	74.58%	1.44	1.44	B	100.00%	Office	100.00%	Greater London	100.00%
		<u>2,200,000</u>															
8	1	2,000,000	3 - MONTHLY	11-Dec-00	11-Dec-05	1	7	70.18%	55.26%	2.11	1.28	A B	83.34% 16.66%	Office	100.00%	Northwest	100.00%
		<u>2,000,000</u>															
9	1	1,998,925	3 - MONTHLY	05-Jun-01	30-Apr-06	5	11	67.30%	65.18%	1.78	1.62	B C D	29.28% 46.11% 24.61%	Restaurant / Pub Retail	53.37% 46.63%	East Midlands Greater London South East West Midlands	5.72% 47.31% 13.30% 33.67%
		<u>1,998,925</u>															

Investors Report for Interest Period Ended 6th August 2001

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	%
10	1	1,700,000	3 - MONTHLY	23-Nov-00	22-Nov-05	1	4	56.66%	56.66%	1.75	1.75	B C	91.42% 8.58%	Mixed	100.00%	Greater London	100.00%
		<u>1,700,000</u>															
11	1	1,319,750	3 - MONTHLY	29-May-01	30-Apr-06	6	8	69.74%	64.98%	1.65	1.36	B C D	51.15% 27.87% 20.98%	Retail	100.00%	East Midlands North England Northwest West Midlands	8.98% 60.77% 16.64% 13.61%
		<u>1,319,750</u>															
12	1	1,279,870	FIXED RATE	05-May-98	05-May-04	1	1	60.23%	60.23%	2.10	2.10	C	100.00%	Office	100.00%	Greater London	100.00%
		<u>1,279,870</u>															
13	1	1,226,759	3 - MONTHLY	27-Apr-01	27-Apr-06	1	6	72.16%	61.57%	2.15	1.49	C	100.00%	Office	100.00%	Northwest	100.00%
		<u>1,226,759</u>															
14	1	1,250,000	3 - MONTHLY	29-May-01	29-May-06	5	6	73.47%	67.42%	1.93	1.54	C D	45.63% 54.37%	Mixed Office Retail	13.38% 19.75% 66.88%	East Midlands Northwest Wales	31.85% 54.78% 13.38%
		<u>1,250,000</u>															
15	1	1,220,000	3 - MONTHLY	23-Dec-98	27-Nov-03	1	7	58.09%	58.09%	1.68	1.68	C	100.00%	Office	100.00%	Greater London	100.00%
		<u>1,220,000</u>															
16	1 2	500,000 470,000	FIXED RATE 3 - MONTHLY	23-Mar-01 23-Mar-01	27-Feb-06 27-Feb-06	1	14	74.23%	65.38%	1.80	1.41	D	100.00%	Light industrial	100.00%	West Midlands	100.00%
		<u>970,000</u>															
17	1 2	606,250 325,000	FIXED RATE FIXED RATE	22-May-98 27-May-99	05-May-04 05-May-04	4	8	71.09%	68.23%	6.05	5.06	B C	9.94% 90.06%	Mixed	100.00%	Greater London South East	67.56% 32.44%
		<u>931,250</u>															
18	1	795,000	3 - MONTHLY	26-Mar-01	23-Mar-06	1	4	68.53%	60.34%	2.79	2.05	B C	29.46% 70.54%	Mixed	100.00%	South East	100.00%
		<u>795,000</u>															

Investors Report for Interest Period Ended 6th August 2001

DETAILS OF NEW AND SUBSTITUTE LOANS - continued

<i>Loan Ranking</i>	<i>Tranche Number</i>	<i>Commitment (£)</i>	<i>Interest Basis</i>	<i>Initial Drawdown Date</i>	<i>Final Maturity Date</i>	<i>Total Number of Properties</i>	<i>Total Number of Tenants</i>	<i>Current LTV Ratio</i>	<i>LTV Ratio at Maturity</i>	<i>Interest Coverage Ratio</i>	<i>DSCR</i>	<i>Tenant Quality</i>	<i>%</i>	<i>Property Type</i>	<i>%</i>	<i>Region</i>	<i>%</i>
19	2	370,000	3 - MONTHLY	17-Feb-00	15-Dec-04	3	6	40.26%	36.01%	2.72	1.90	B	60.86%	Mixed	71.28%	Greater London	71.28%
	3	400,911	3 - MONTHLY	17-Mar-00	15-Dec-04							C	31.62%	Retail	28.72%	North England	28.72%
		<u>770,911</u>										D	7.53%				
20	1	598,750	3 - MONTHLY	26-Mar-01	23-Mar-06	1	2	71.92%	68.38%	1.64	1.47	C	59.44%	Mixed	100.00%	Greater London	100.00%
		<u>598,750</u>										D	40.56%				
21	1	79,998	3 - MONTHLY	06-Aug-93	11-Feb-05	2	2	43.85%	43.90%	2.68	2.68	B	40.85%	Mixed	100.00%	Greater London	100.00%
	2	99,998	3 - MONTHLY	06-Aug-93	11-Feb-05							C	59.15%				
		<u>179,996</u>															

Investors Report for Interest Period Ended 6th August 2001

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	%	
3 in Feb 2001	2	1,735,000	FIXED RATE	06-Aug-93	31-Mar-06	9	26	71.07%	71.07%	1.49	1.49	B	14.85%	Miscellaneous	23.47%	Greater London	100.00%	
	5	500,000	FIXED RATE	08-May-97	31-Mar-06							C	82.78%	Mixed	76.53%			
	8	900,000	FIXED RATE	01-Feb-99	31-Mar-06							D	2.37%					
	11	65,000	MONTHLY	03-Nov-99	31-Mar-06													
	12	3,800,000	FIXED RATE	19-Dec-00	31-Mar-06													
	*	2	2,500,000	FIXED RATE	01-Jun-01							31-Mar-06						
	*	3	1,250,000	FIXED RATE	01-Jun-01							31-Mar-06						
		10,750,000																
4 in Feb 2001	1	1,054,513	3 - MONTHLY	26-Nov-99	29-Oct-04	13	36	69.85%	65.10%	1.41	1.08	B	2.30%	Miscellaneous	18.83%	Greater London	100.00%	
	2	1,496,998	FIXED RATE	21-Jan-00	29-Oct-04							C	56.11%	Mixed	66.84%			
	3	150,000	3 - MONTHLY	21-Jan-00	29-Oct-04							D	41.59%	Office	5.99%			
	4	665,000	3 - MONTHLY	04-May-00	29-Oct-04									Restaurant / Pub	8.34%			
	5	1,297,500	3 - MONTHLY	18-Aug-00	29-Oct-04													
	*	1	556,000	3 - MONTHLY	08-Mar-01							29-Oct-04						
	*	2	301,500	3 - MONTHLY	08-Mar-01							29-Oct-04						
	*	3	321,500	3 - MONTHLY	26-Mar-01							29-Oct-04						
	*	4	325,000	FIXED RATE	26-Mar-01							29-Oct-04						
	*	5	284,500	3 - MONTHLY	19-Apr-01							29-Oct-04						
	*	6	287,000	3 - MONTHLY	19-Apr-01							29-Oct-04						
	*	7	283,500	3 - MONTHLY	27-Apr-01							29-Oct-04						
	*	8	283,500	3 - MONTHLY	27-Apr-01							29-Oct-04						
	*	9	165,000	3 - MONTHLY	15-May-01							29-Oct-04						
	*	10	165,000	FIXED RATE	15-May-01							29-Oct-04						
	*	11	262,500	3 - MONTHLY	06-Jun-01							29-Oct-04						
	*	12	262,500	FIXED RATE	06-Jun-01							29-Oct-04						
		8,161,511																
47	1	763,000	FIXED RATE	06-Aug-93	23-Dec-03	7	48	68.45%	68.45%	1.63	1.63	C	48.54%	Mixed	43.69%	Greater London	96.99%	
	2	889,900	FIXED RATE	03-Mar-94	23-Dec-03							D	51.46%	Office	12.33%			
	7	9,000	3 - MONTHLY	29-Aug-00	23-Dec-03									Residential	9.42%			
	9	38,100	3 - MONTHLY	29-Sep-00	23-Dec-03									Retail	34.56%			
	*	1	1,825,000	FIXED RATE	11-Sep-00							30-Sep-05						
		3,525,000																

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Investors Report for Interest Period Ended 6th August 2001

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	%	
53	*	1	1,295,000	FIXED RATE	28-Jul-99	05-Jul-04	2	7	73.60%	70.80%	1.26	1.08	B	84.28%	Office	100.00%	Greater London	100.00%
		1	1,722,750	3 - MONTHLY	25-Sep-00	05-Jul-04							D	15.72%				
			3,017,750															
	8 in May 2001	1	822,500	3 - MONTHLY	14-Dec-00	09-Nov-05	5	7	70.11%	65.13%	1.43	1.17	C	78.58%	Miscellaneous	15.13%	Greater London	100.00%
		2	182,500	FIXED RATE	14-Dec-00	09-Nov-05							D	21.42%	Mixed	49.81%		
		3	200,000	FIXED RATE	03-Jan-01	09-Nov-05									Office	35.06%		
		4	450,000	FIXED RATE	22-Feb-01	09-Nov-05												
	*	1	557,500	3 - MONTHLY	27-Mar-01	09-Nov-05												
	*	2	220,000	FIXED RATE	27-Mar-01	09-Nov-05												
	*	3	347,500	FIXED RATE	27-Mar-01	09-Nov-05												
		2,780,000																
17	*	1	2,798,947	3 - MONTHLY	09-Jun-98	09-Jun-03	11	60	64.88%	64.88%	2.00	2.00	B	1.36%	Miscellaneous	5.33%	Greater London	40.50%
	*	1	425,000	3 - MONTHLY	09-Jan-01	09-Jun-03							C	15.13%	Light Industrial	63.54%	South East	59.50%
	*	2	190,000	3 - MONTHLY	26-Mar-01	09-Jun-03							D	83.51%	Mixed	31.13%		
			3,413,947															
	9	1	6,077,500	3 - MONTHLY	10-Mar-99	10-Mar-04	7	49	60.35%	60.35%	2.39	1.93	B	5.49%	Mixed	39.04%	East Midlands	12.95%
2		2,200,000	3 - MONTHLY	10-Mar-99	10-Mar-99							C	86.61%	Office	60.96%	Greater London	13.35%	
3		457,974	3 - MONTHLY	24-Nov-00	10-Mar-04							D	7.90%			Northwest	14.14%	
4		100,000	3 - MONTHLY	31-Jan-01	10-Mar-04											South East	9.56%	
			8,835,474														Wales	16.53%
																West Midlands	33.47%	
89	*	1	290,000	3 - MONTHLY	06-Aug-93	10-Aug-05	5	13	38.40%	38.40%	3.37	3.37	B	4.85%	Light Industrial	40.36%	Greater London	14.80%
		1	500,000	3 - MONTHLY	24-Oct-00	10-Aug-05							C	74.33%	Mixed	14.80%	South East	40.36%
													D	20.82%	Office	44.84%	Wales	44.84%
		790,000																
1 in May 2001	*	1	9,577,500	3 - MONTHLY	30-Nov-00	30-Nov-05	10	26	68.74%	62.79%	2.65	2.06	C	4.42%	Mixed	62.55%	Greater London	37.45%
		1	322,500	3 - MONTHLY	18-May-01	30-Nov-05							D	95.58%	Office	37.45%	North England	20.47%
			9,900,000														Northwest	17.50%
																	Wales	8.75%
																	Yorkshire & Humberside	15.84%

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Investors Report for Interest Period Ended 6th August 2001

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	%
54	1	0 3 - MONTHLY		10-Jul-96	28-Jan-04	5	12	68.84%	65.27%	2.72	2.09	C	82.98%	Miscellaneous	8.63%	Greater London	100.00%
	2	190,000 FIXED RATE		26-Jul-96	28-Jan-04							D	17.02%	Office	91.37%		
	3	819,750 FIXED RATE		29-Jan-99	28-Jan-04												
	4	158,000 FIXED RATE		19-Mar-99	28-Jan-04												
	5	112,500 FIXED RATE		18-Aug-99	28-Jan-04												
	6	70,000 FIXED RATE		06-Dec-99	28-Jan-04												
*	1	165,000 FIXED RATE		19-Dec-00	28-Jan-04												
		<u>1,515,250</u>															
86	1	570,000 FIXED RATE		15-Apr-99	15-Oct-02	4	4	63.44%	62.32%	1.45	1.20	C	44.38%	Office	31.88%	South East	66.72%
	2	85,000 FIXED RATE		05-Nov-99	15-Oct-02							D	55.62%	Residential	33.28%	South West	33.28%
	3	93,750 3 - MONTHLY		17-Aug-00	15-Oct-02									Retail	34.84%		
*	1	107,000 3 - MONTHLY		04-May-01	15-Oct-02												
		<u>855,750</u>															
63	1	1,087,195 FIXED RATE		13-Jan-95	13-Jan-03	8	14	61.23%	59.55%	2.32	1.62	B	6.37%	Office	38.25%	East Anglia	7.88%
*	3	100,000 FIXED RATE		22-Mar-01	13-Jan-03							C	6.90%	Retail	61.75%	Greater London	77.95%
		<u>1,187,195</u>										D	86.73%			Northwest	4.41%
																South East	9.77%
19	1	5,070,000 3 - MONTHLY		25-Mar-99	23-Apr-04	1	30	70.93%	67.36%	2.10	1.64	B	59.53%	Mixed	100.00%	South East	100.00%
*	2	100,000 3 - MONTHLY		13-Nov-00	23-Mar-04							C	28.58%				
		<u>5,170,000</u>										D	11.88%				
86	1	585,000 FIXED		15-Apr-99	15-Oct-02	3	3	63.44%	62.32%	1.45	1.20	C	47.98%	Office	34.40%	South East	72.00%
	2	85,000 FIXED		05-Nov-99	15-Oct-02							D	52.02%	Residential	28.00%	South West	28.00%
*	3	93,750 3 - MONTHLY		17-Aug-00	15-Oct-02									Retail	37.60%		
		<u>763,750</u>															
110		315,000 FIXED		23-Jul-99	09-Apr-04	1	1	42.50%	41.53%	2.22	2.14	B	100.00%	Mixed	100.00%	Greater London	100.00%
*	2	67,500 3 - MONTHLY		07-Jun-01	09-Apr-04												
		<u>382,500</u>															

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Investors Report for Interest Period Ended 6th August 2001

DETAILS OF FURTHER ADVANCES ON EXISTING LOANS

<i>Loan Ranking</i>	<i>Tranche Number</i>	<i>Commitment (£)</i>	<i>Interest Basis</i>	<i>Initial Drawdown Date</i>	<i>Final Maturity Date</i>	<i>Total Number of Properties</i>	<i>Total Number of Tenants</i>	<i>Current LTV Ratio</i>	<i>LTV Ratio at Maturity</i>	<i>Interest Coverage Ratio</i>	<i>DSCR</i>	<i>Tenant Quality</i>	<i>%</i>	<i>Property Type</i>	<i>%</i>	<i>Region</i>	<i>%</i>
47	1	763,000	FIXED	06-Aug-93	23-Dec-03	6	8	68.45%	68.45%	1.63	1.63	C	49.08%	Mixed	13.43%	Greater London	95.37%
	2	889,900	FIXED	03-Mar-94	23-Dec-03							D	50.92%	Office	18.96%	South West	4.63%
*	9	38,100	3 - MONTHLY	29-Sep-00	23-Dec-03									Residential	14.48%		
														Retail	53.13%		
		<u>1,691,000</u>															
119	1	241,500	3 - MONTHLY	15-Oct-99	12-Aug-04	1	3	60.06%	53.16%	2.05	1.39	D	100.00%	Retail	100.00%	Greater London	100.00%
*	2	30,000	3 - MONTHLY	09-Jan-01	12-Aug-04												
		<u>271,500</u>															

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