PMF 2026-1 PLC

Report for Distribution dated Sep 16, 2026

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

PMF 2026-1 PLC

Monthly Investor Report

September 2026

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Distribution Date	16-Sep-26	**U.S. Bank Global Corporate Trust Website**	https://pivot.usbank.com

General Information

Interest Payment Date:	16-Sep-26
Prior Interest Payment Date:	17-Aug-26
Next Interest Payment Date:	16-Oct-26
Distribution Count:	3
Closing Date:	5-Jun-26
Final Maturity Date:	16-Feb-63
Interest Determination Date:	9-Sep-26
Next Interest Determination Date:	9-Oct-26
Index:	Compounded Daily SONIA
Currency:	GBP (£)

Content

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Deal Summary

Notes	Original Principal Balance	Credit Enhancement on Closing	Fitch/Moody's Initial Ratings		Outstanding Principal Balance	Pool Factor	Current Credit Enhancement	Fitch/Moody's Current Ratings		Fitch/Moody's Watch
Class A Notes	500,050,000.00	10.00%	AAA	Aaa	492,896,514.33	0.985694	10.12%	AAA	Aaa	
Class Z Notes	47,951,000.00	1.25%	NR	NR	47,951,000.00	1.000000	1.26%	NR	NR	
Class X Notes	6,851,000.00	n.a.	NR	NR	1,611,419.17	0.235209	n.a.	NR	NR	
Total	**554,852,000.00**				**542,458,933.50**					

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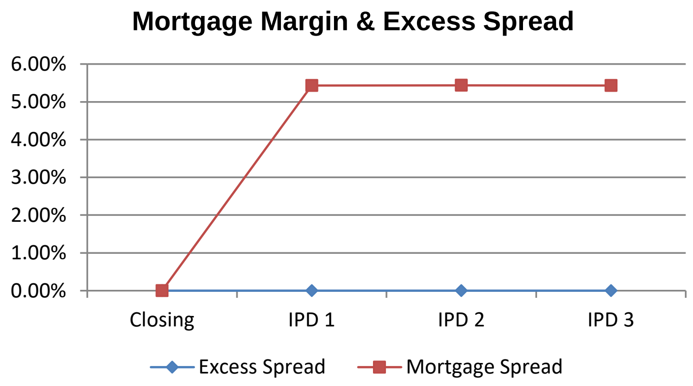
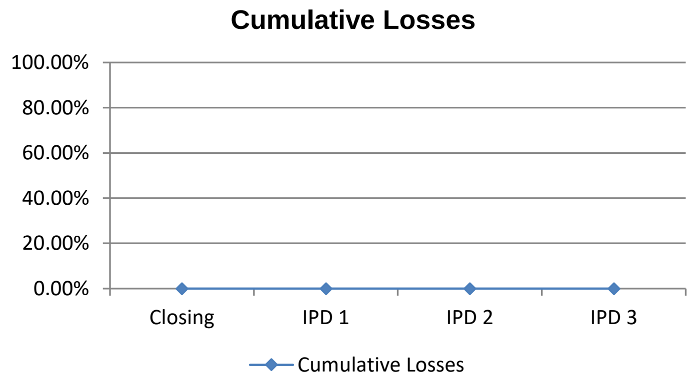
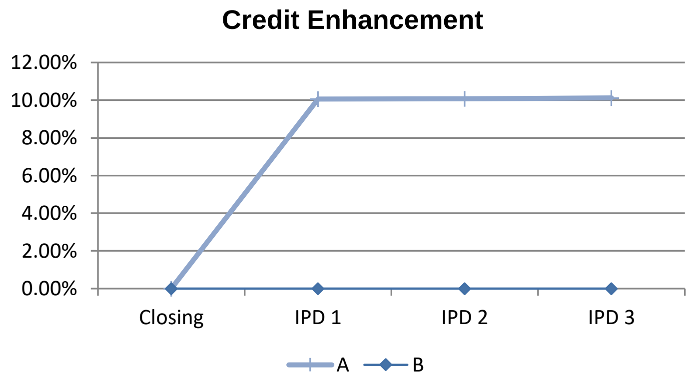
Deal Performance Summary - Last 4 IPD

	Cut off	IPD 1	IPD 2	IPD 3	IPD 4
Delinquencies					
1-2 Months in Arrears		0.15%	0.15%	0.15%	
2-3 Months in Arrears		0.00%	0.00%	0.00%	
3-4 Months in Arrears		0.00%	0.00%	0.00%	
4+ Months in Arrears		0.00%	0.00%	0.00%	
Excess Spread					
Amount during Period		0.00	0.00	0.00	
Percentage of Pool (Annualised)		0.00%	0.00%	0.00%	
Principal Payment Rate (PPR)					
Total Principal Payments in Period		3,613,436.57	1,263,694.95	2,276,354.15	
Principal Cut off Balance	548,001,310.11	544,913,039.52	543,659,350.99	541,429,990.17	
Percentage of Cut off Balance (%)		0.66%	0.23%	0.42%	
Payment Rate					
Percentage of Interest Due (%)		100.00%	100.00%	100.00%	
Cumulative Losses					
Percentage of Initial Principal Balance (%)		0.00%	0.00%	0.00%	

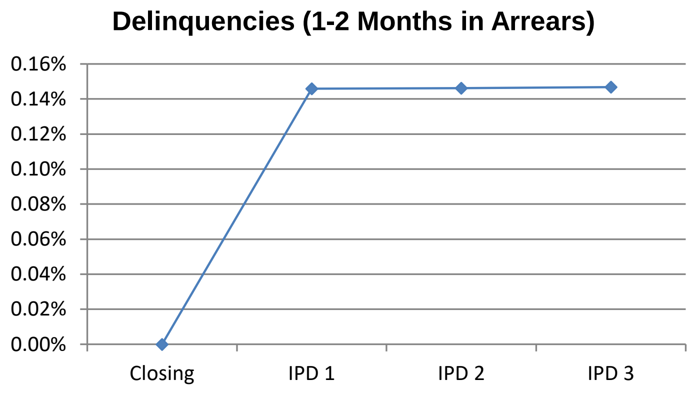
Collateral Performance Graphs

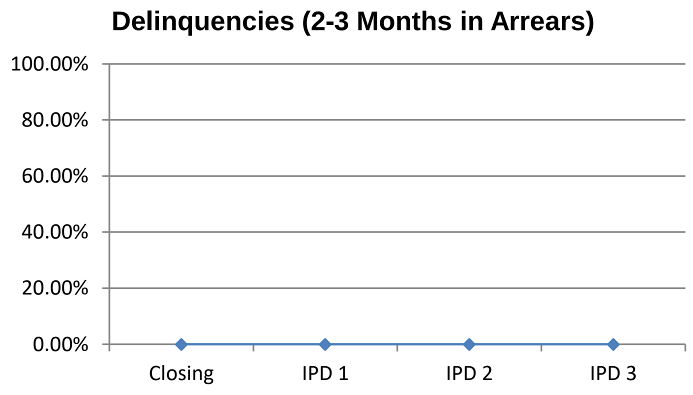


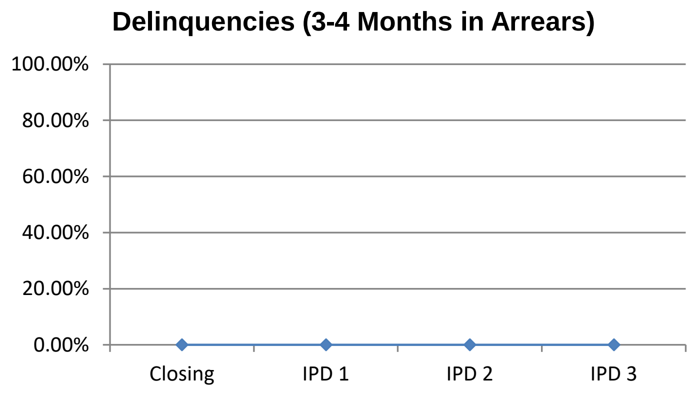


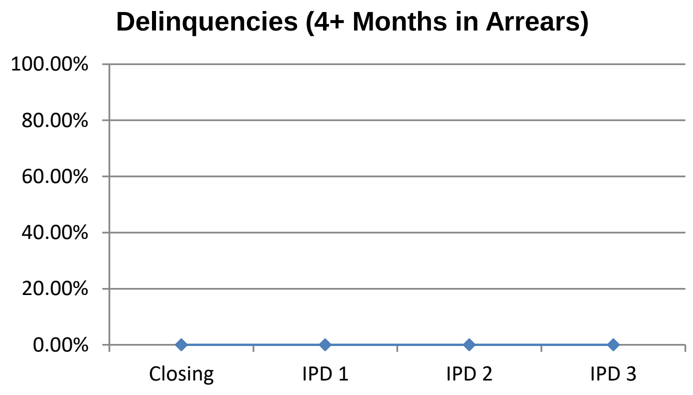


Delinquencies Graphs









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Deal Counterparties

Role	Counterparty	Fitch Long-Term	Fitch Short-Term	Fitch Rating Trigger	Moody's Long-Term	Moody's Short-Term	Moody's Rating Trigger	comments
Issuer	PMF 2026-1 PLC							
Holdings	PMF 2026-1 Holdings Limited							
Servicer	Charter Court Financial Services Limited							
Seller	Charter Court Financial Services Limited							
Cash Manager	U.S. Bank Global Corporate Trust Limited							
Swap Provider	Royal Bank of Canada							
Issuer Account Bank	U.S. Bank Europe DAC, UK Branch	A+	F1	A/F1	A2	P-1	A3/P-1	
Custodian	U.S. Bank Europe DAC, UK Branch							
Collection Account Bank	Barclays Bank PLC							
Security Trustee	U.S. Bank Trustees Limited							
Note Trustee	U.S. Bank Trustees Limited							
Principal Paying Agent	U.S. Bank Europe DAC, UK Branch							
Agent Bank	U.S. Bank Europe DAC, UK Branch							
Registrar	U.S. Bank Europe DAC, UK Branch							
Corporate Services Provider	CSC Capital Markets UK Limited							
Back-Up Servicer Facilitator	CSC Capital Markets UK Limited							
Share Trustee	CSC Corporate Services (UK) Limited							
Arranger	Merrill Lynch International							
Joint Lead Manager	Merrill Lynch International							
Joint Lead Manager	RBC Europe Limited							
Joint Lead Manager	BNP Paribas							

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Note Distribution Detail

Notes	ISIN / Common Code	Original Principal Balance	No. Of Notes	Beginning Principal Balance	Total Principal Distribution	Ending Principal Balance	Total Interest Distribution
Class A Notes	XS3344457125 / 334445712	500,050,000.00	5,001	495,172,868.48	2,276,354.15	492,896,514.33	1,829,833.32
Class Z Notes	XS3344457471 / 334445747	47,951,000.00	480	47,951,000.00	0.00	47,951,000.00	0.00
Class X Notes	XS3344457638 / 334445763	6,851,000.00	69	2,116,108.51	504,689.35	1,611,419.17	0.00
Total		**554,852,000.00**	**5,549**	**545,239,976.99**	**2,781,043.50**	**542,458,933.50**	**1,829,833.32**

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Note Interest Reconciliation - Accrual

Notes	ISIN / Common Code	Method	Days	Beginning Principal Balance	Rate of Interest	Total Interest Accrued	Other Interest	Total Interest Distribution
Class A Notes	XS3344457125 / 334445712	Actual/365 (Fixed)	30	495,172,868.48	4.49600%	1,829,833.32	0.00	1,829,833.32
Class Z Notes	XS3344457471 / 334445747	Actual/365 (Fixed)	30	47,951,000.00	0.00000%	0.00	0.00	0.00
Class X Notes	XS3344457638 / 334445763	Actual/365 (Fixed)	30	2,116,108.51	0.00000%	0.00	0.00	0.00
Total				**545,239,976.99**		**1,829,833.32**	**0.00**	**1,829,833.32**

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Note Interest Reconciliation - Deferred

Notes	ISIN / Common Code	Beginning Deferred Interest	Interest Accrued on Deferred Interest	Current Period Deferred Interest	Deferred Interest Payments	Ending Deferred Interest
Class A Notes	XS3344457125 / 334445712	0.00	0.00	0.00	0.00	0.00
Class Z Notes	XS3344457471 / 334445747	0.00	0.00	0.00	0.00	0.00
Class X Notes	XS3344457638 / 334445763	0.00	0.00	0.00	0.00	0.00
Total		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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Note Principal Reconciliation

Notes	Beginning Principal Balance	Total Principal Distribution	Ending Principal Balance	--- Credit Support --- Original (1)	Current (2)
Class A Notes	495,172,868.48	2,276,354.15	492,896,514.33	10.00%	10.12%
Class Z Notes	47,951,000.00	0.00	47,951,000.00	1.25%	1.26%
Class X Notes	2,116,108.51	504,689.35	1,611,419.17	n.a.	n.a.
Total	**545,239,976.99**	**2,781,043.50**	**542,458,933.50**		

(1) Determined as follows: Original Principal Balance of all subordinate classes/Total Original Principal Balance

(2) Determined as follows: Ending Principal Balance of all subordinate classes/Total Ending Principal Balance

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Ratings Information

Notes	ISIN / Common Code	--- Original Ratings --- Fitch	Moody's	--- Ratings Change / Change Date[1] --- Fitch	Moody's
Class A Notes	XS3344457125 / 334445712	AAA	Aaa		
Class Z Notes	XS3344457471 / 334445747	NR	NR		
Class X Notes	XS3344457638 / 334445763	NR	NR		

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

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Cash Reconciliation

Available Collections	
Available Revenue Receipts	
(a) Revenue Receipts	2,530,244.72
(b) Interest accrued on the account	32,706.65
(c) Amounts received under the Swap Agreement	1,658,562.23
(d) Debit from the General Reserve Fund	0.00
(e) General Reserve Fund Excess Amount	15,796.19
(f) Reconciliation Amounts deemed to be Available Revenue Receipts	0.00
(g) Item (o) of the Pre-Enforcement Revenue Priority of Payments	0.00
(h) Amounts representing the Optional Purchase Price	0.00
(i) Other net income of the Issuer	0.00
(j) Item (d) of the Pre-Enforcement Redemption Priority of Payments	0.00
(k) Subscription proceeds of the Class X Notes on the Closing Date	0.00
Less	
(l) Third Party Amounts	135.00
(m) Tax payments paid	0.00
(n) Amounts to remedy any overdraft	0.00
Plus	
General Reserve Fund Release Amount to cover any Revenue Deficit	0.00
Available Revenue Receipts	**4,237,174.79**
Available Redemption Receipts	
(a) Rdemption Receipts	2,276,354.15
(b) Principal Deficiency Ledger	0.00
(c) Enhanced Amortisation Amounts	0.00
(d) Reconciliation Amounts deemed to be Available Redemption Receip	0.00
Available Redemption Receipts	**2,276,354.15**
Total Available Collections	**6,513,528.94**

Distributions	
Amounts Distributed by the Issuer	
(see Other Required Information page for further detail)	
Amounts Distributed by the Issuer	**1,902,552.12**
Distributions to Noteholders	
Interest Distribution	1,829,833.32
Principal Distribution	2,781,043.50
Distributions to Noteholders	**4,610,876.82**
Other Distributions	
Credit to the Issuer Profit Ledger	100.00
Credit to the General Reserve Fund	0.00
Credit to the Principal Deficiency Ledger	0.00
Enhanced Amortisation Amounts	0.00
Item (o) of the Pre-Enforcement Revenue Priority of Payments	0.00
Deferred Consideration	0.00
Item (d) of the Pre-Enforcement Redemption Priority of Payments	0.00
Other Distributions	**100.00**
Total Distributions	**6,513,528.94**

Other Required Information

Amounts Distributed by the Issuer	
Note Trustee Fee	0.00
Security Trustee Fee	0.00
Agent Bank, Registrar and Paying Agents Fee	0.00
Cash Manager Fee	0.00
Servicer Fee	116,090.59
Back-Up Servicer Facilitator Fee	0.00
Corporate Services Provider Fee	0.00
Issuer Account Bank and Custodian Fee	0.00
Collection Account Bank Fee	0.00
Third Party Website Provider Fee	0.00
Third Parties Fee	0.00
Transfer Costs	0.00
Amounts to the Swap Provider	1,786,461.53
Amounts Distributed by the Issuer	**1,902,552.12**

Mortgage Principal Analysis

	Current Period	Since Issue
Opening mortgage principal balance - close		548,442,845.31
Opening mortgage principal balance - current	543,659,350.99	
Total opening mortgage principal balance	**543,659,350.99**	**548,442,845.31**
Unscheduled payments (Redemptions)	2,176,175.17	6,583,273.37
Scheduled payments	100,178.98	570,212.30
Principal Losses	0.00	0.00
Principal Recoveries	0.00	0.00
Principal Introduced	46,993.33	140,630.53
Closing mortgage principal balance	**541,429,990.17**	**541,429,990.17**

Principal Deficiency Ledger

Current Period Principal Deficiency

	Beginning PDL Balance	Deficiency Allocation	PDL Repayment	Ending PDL Balance
Class Z Notes PDL	0.00	0.00	0.00	0.00
Class A Notes PDL	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**

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Reserve Fund Ledger

		Credits	Debits
Issuer Profit Ledger			
Original Issuer Profit Ledger Amount	0.00		
Issuer Profit Ledger Amount as at Close / Previous IPD	200.00		
Issuer Profit Amount per Current IPD	100.00		
Top ups on IPD		100.00	
Drawings			0.00
Closing Balance	**300.00**		
General Reserve Fund			
Original General Reserve Fund Amount	6,850,012.50		
General Reserve Fund Amount as at Close / Previous IPD	6,804,844.54		
General Reserve Fund Required Amount per Current IPD	6,789,048.36		
Top ups on IPD		0.00	
Drawings			15,796.19
Closing Balance	**6,789,048.36**		

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Triggers

	Event of Default	Breach (Y/N)
(a)	subject to Condition 17 (Subordination by Deferral), if default is made in the payment of any principal or interest due in respect of the Notes and the default continues for: (i) a period of five Business Days in the case of principal, or (ii) three Business Days in the case of interest; or	No
(b)	if the Issuer fails to perform or observe any of its other obligations under these Conditions or any Transaction Document to which it is a party and the failure continues for a period of 15 days (or such longer period as the Note Trustee may permit) (except that in any case where the Note Trustee considers the failure to be incapable of remedy, then no continuation or notice as is aforementioned will be required) following the service by the Note Trustee on the Issuer of notice requiring the same to be remedied; or	No
(c)	if any representation or warranty made by the Issuer under any Transaction Document is incorrect when made and the matters giving rise to such misrepresentation are not remedied within a period of 15 days (or such longer period as the Note Trustee may permit) (except that in any case where the Note Trustee considers the matters giving rise to such misrepresentation to be incapable of remedy, then no continuation or notice as is hereinafter mentioned will be required) following the service by the Note Trustee on the Issuer of notice requiring the same to be remedied; or	No
(d)	if any order is made by any competent court or any resolution is passed for the winding up or dissolution of the Issuer, save for the purposes of reorganisation on terms approved in writing by the Note Trustee or by Extraordinary Resolution of the Noteholders; or	No
(e)	if (i) the Issuer ceases or threatens to cease to carry on the whole or a substantial part of its business, save for the purposes of reorganisation on terms approved in writing by the Note Trustee or by Extraordinary Resolution of the Noteholders, or (ii) the Issuer stops or threatens to stop payment of, or is unable to, or admits inability to, pay its debts (or any class of its debts) as they fall due or the value of its assets falls to less than the amount of its liabilities (taking into account its contingent and prospective liabilities) or (iii) the Issuer is deemed unable to pay its debts pursuant to or for the purposes of any applicable law or is adjudicated or found bankrupt or insolvent; or	No
(f)	if proceedings are initiated against the Issuer under any applicable liquidation, insolvency, composition, reorganisation or other similar laws or an application is made (or documents filed with a court) for the appointment of an administrative or other receiver, manager, administrator or other similar official, or an administrative or other receiver, manager, administrator or other similar official is appointed, in relation to the Issuer or, as the case may be, in relation to the whole or any part of the undertaking or assets of the Issuer, and in any such case (other than the appointment of an administrator or an administrative receiver appointed following presentation of a petition for an administration order), unless initiated by the Issuer, is not discharged within 30 days; or	No
(g)	if the Issuer (or its directors or shareholders) initiates or consents to judicial proceedings relating to itself under any applicable liquidation, insolvency, composition, reorganisation or other similar laws or makes a conveyance or assignment for the benefit of, or enters into any composition or other arrangement with, its creditors generally (or any class of its creditors) or takes steps with a view to obtaining a moratorium in respect of any of its indebtedness or any meeting is convened to consider a proposal for an arrangement or composition with its creditors generally (or any class of its creditors).	No

Portfolio Performance

As at: 31/08/2026

	This Period				Last Period			
	No.	**Balance**	**Arrears**	**%**	**No.**	**Balance**	**Arrears**	**%**
Total								
No. of Loans Paying => Monthly CMS	2,991	539,315,785.82	3,837.59	99.70%	3,002	542,064,353.53	3,971.78	99.67%
No. of Loans Paying => 75% Monthly CMS	0	0.00	0.00	0.00%	1	152,199.58	0.00	0.03%
No. of Loans Paying < 75% Monthly CMS	0	0.00	0.00	0.00%	2	529,365.24	0.00	0.07%
No. of Loans That Made No Payment	9	2,114,204.35	860.00	0.30%	7	913,432.64	725.81	0.23%
Total	**3,000**	**541,429,990.17**	**4,697.59**	**100.00%**	**3,012**	**543,659,350.99**	**4,697.59**	**100.00%**
% Original Principal Balance				**93.22%**				**93.70%**
% Outstanding Principal Balance				**99.61%**				**99.71%**
1 to 2 Months								
No. of Loans Paying => Monthly CMS	5	794,718.60	3,837.59	0.17%	4	650,448.06	3,111.78	0.13%
No. of Loans Paying => 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying < 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans That Made No Payment	0	0.00	0.00	0.00%	1	144,196.81	725.81	0.03%
Total	**5**	**794,718.60**	**3,837.59**	**0.17%**	**5**	**794,644.87**	**3,837.59**	**0.17%**
% Original Principal Balance				**0.14%**				**0.14%**
% Outstanding Principal Balance				**0.15%**				**0.15%**
2 to 3 Months								
No. of Loans Paying => Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying => 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying < 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans That Made No Payment	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
Total	**0**	**0.00**	**0.00**	**0.00%**	**0**	**0.00**	**0.00**	**0.00%**
% Original Principal Balance				**0.00%**				**0.00%**
% Outstanding Principal Balance				**0.00%**				**0.00%**

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Portfolio Performance

As at: 31/08/2026

	This Period				Last Period			
	No.	**Balance**	**Arrears**	**%**	**No.**	**Balance**	**Arrears**	**%**
3 to 4 Months								
No. of Loans Paying => Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying => 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying < 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans That Made No Payment	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
Total	**0**	**0.00**	**0.00**	**0.00%**	**0**	**0.00**	**0.00**	**0.00%**
% Original Principal Balance				**0.00%**				**0.00%**
% Outstanding Principal Balance				**0.00%**				**0.00%**
4+ Months								
No. of Loans Paying => Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying => 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans Paying < 75% Monthly CMS	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
No. of Loans That Made No Payment	0	0.00	0.00	0.00%	0	0.00	0.00	0.00%
Total	**0**	**0.00**	**0.00**	**0.00%**	**0**	**0.00**	**0.00**	**0.00%**
% Original Principal Balance				**0.00%**				**0.00%**
% Outstanding Principal Balance				**0.00%**				**0.00%**

NB: The Administrator does not report Days in Arrears but Month in Arrears as referred to by the deal documentation

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Collateral Report

As at: 31/08/2026

	At Close	This Period	Last Period
Original Principal Balance as at close	548,442,845.31		
Total Original Number of Loans	3,036		
Outstanding Principal Balance as at prior month end		541,429,990.17	543,659,350.99
Total Current Number of Loans		3,000	3,012
Total number of performing loans		2,995	3,007
Total value of performing loans		540,635,271.57	542,864,706.12
Total number of 3+ months		0	0
Total value of 3+ months		0.00	0.00
Percentage 3+ months on Original Balance		0.00%	0.00%
Percentage 3+ months on Outstanding Balance		0.00%	0.00%
Total Value of Arrears Cases		794,718.60	794,644.87
Total Number of Arrears Cases		5	5
% Original Principal Balance		0.14%	0.14%
% Outstanding Principal Balance		0.15%	0.15%

Collateral Report

As at: 31/08/2026

	This Period	Last Period
REPOSSESSIONS		
Number of repossessions this Month	0	0
Number of LPA's this Month	0	0
Repossessions cured	0.00	0.00
Total number of properties unsold	0	0
Principal balance unsold	0.00	0.00
Principal balance cured	0.00	0.00
% Original principal balance	0.00%	0.00%
% Outstanding principal balance	0.00%	0.00%
Value of properties repossessed this Month	0.00	0.00
Cumulative value of properties repossessed since close	0.00	0.00

SALES OF REPOSSESSIONS	**This Period** Current Balance	**Last Period** Current Balance
Total number of repossessions sold since close	0	0
Total value of property sold	0.00	0.00
Number of properties sold this Month	0	0
Value of property sold this Month	0.00	0.00
Cumulative loss on sale	0.00	0.00
Cumulative loss on sale % of original principal balance	0.00%	0.00%
Cumulative redemption shortfalls incurred	0.00	0.00
Period principal losses	0.00	0.00
Cumulative principal losses	0.00	0.00
Total principal losses as a % of original balance	0.00%	0.00%

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Pre-Enforcement Revenue Priority of Payments

		This IPD	Last IPD
Available Revenue Receipts		**4,237,174.79**	**4,335,801.20**
(a)	first, in or towards satisfaction, pro rata and pari passu, according to the respective amounts thereof of:		
	(i) any fees, costs, charges, Liabilities, expenses and all other amounts then due to the Note Trustee and any Appointee under the provisions of the Trust Deed and the other Transaction Documents together with (if payable) VAT thereon as provided therein; and	0.00	1,800.00
	(ii) any fees, costs, charges, Liabilities, expenses and all other amounts then due to the Security Trustee and any Appointee under the provisions of the Deed of Charge and the other Transaction Documents together with (if payable) VAT thereon as provided therein;	0.00	1,800.00
(b)	second, in or towards satisfaction, pro rata and pari passu, according to the respective amounts thereof (in each case without double counting) of:		
	(i) any remuneration then due and payable to the Agent Bank, the Registrar and the Paying Agents and any fees, costs, charges, Liabilities and expenses then due to them under the provisions of the Agency Agreement, together with (if payable) VAT thereon as provided therein;	0.00	1,100.00
	(ii) any amounts then due and payable to the Cash Manager and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Cash Management Agreement, together with VAT (if payable) thereon as provided therein;	0.00	14,500.00
	(iii) any amounts then due and payable to the Servicer and any fees (including the Servicer Fee), costs, charges, Liabilities and expenses then due under the provisions of the Servicing Agreement, together with VAT (if payable) thereon as provided therein;	116,090.59	98,464.72
	(iv) any amounts then due and payable to the Back-Up Servicer Facilitator and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Servicing Agreement, together with (if payable) VAT thereon as provided therein;	0.00	0.00
	(v) any amounts then due and payable to the Corporate Services Provider and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Corporate Services Agreement, together with (if payable) VAT thereon as provided therein;	0.00	0.00
	(vi) any amounts then due and payable to the Issuer Account Bank and the Custodian and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Bank Account Agreement and of the Custody Agreement, together with (if applicable) VAT thereon as provided therein;	0.00	2,000.00
	(vii) any amounts then due and payable to the Collection Account Bank and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Collection Account Agreement, together with (if applicable) VAT thereon as provided therein; and	0.00	0.00
	(viii) if applicable, the fees, costs, liabilities and expenses of the securitisation repository or any other third party website provider, together with (if payable) VAT thereon as provided for under the provisions of the applicable engagement letter or agreement with such repository or provider;	0.00	0.00

Pre-Enforcement Revenue Priority of Payments

(c)	third, in or towards satisfaction pro rata and pari passu according to the respective amounts thereof of:		
	(i) any amounts due and payable by the Issuer to third parties and incurred without breach by the Issuer of the Transaction Documents to which it is a party (and for which payment has not been provided for elsewhere) and any amounts required to pay or discharge any liability of the Issuer for corporation tax of the Issuer (but only to the extent not capable of being satisfied out of amounts retained by the Issuer under item (e) below); and	0.00	30,888.00
	(ii) any Transfer Costs which the Servicer has failed to pay pursuant to clause 21.6 (Transfer of Servicing) of the Servicing Agreement;	0.00	0.00
(d)	fourth, to provide for amounts due on the relevant Swap Payment Date, to pay, in or towards satisfaction of any amounts due to the Swap Provider in respect of the Swap Agreement (including any termination payment due and payable by the Issuer to the extent it is not satisfied by the payment by the Issuer to the Swap Provider of any Replacement Swap Premium or from the Swap Collateral Account Priority of Payments but excluding, if applicable, any related Hedge Subordinated Amounts);	1,786,461.53	1,911,801.03
(e)	fifth, to pay the Issuer an amount equal to £100 to be retained by the Issuer as profit in respect of the business of the Issuer (the Issuer Profit Amount);	100.00	100.00
(f)	sixth, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, interest due and payable on the Class A Notes;	1,829,833.32	1,957,195.03
(g)	seventh, (so long as the Class A Notes remain outstanding following such Interest Payment Date), to credit the Class A Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon (such amounts to be applied in repayment of principal as Available Redemption Receipts);	0.00	0.00
(h)	eighth, to credit the General Reserve Fund Ledger up to the General Reserve Fund Required Amount;	0.00	0.00
(i)	ninth, (so long as the Class Z Notes remain outstanding following such Interest Payment Date), to credit the Class Z Principal Deficiency Sub-Ledger in an amount sufficient to eliminate any debit thereon (such amounts to be applied in repayment of principal as Available Redemption Receipts);	0.00	0.00
(j)	tenth, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, interest due and payable on the Class Z Notes;	0.00	0.00
(k)	eleventh, on any Interest Payment Date occurring on or after the Optional Redemption Date or on or after the Final Redemption Date an amount equal to the lesser of: (i) all remaining amounts (if any); and (ii) the amount required by the Issuer to pay in full all amounts payable under items (a) to (c) (inclusive) of the Pre-Enforcement Redemption Priority of Payments, less any Available Redemption Receipts (other than item (c) of the definition thereof) otherwise available to the Issuer, to be applied as Available Redemption Receipts;	0.00	0.00
(l)	twelfth, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, interest due and payable on the Class X Notes;	0.00	0.00
(m)	thirteenth, to provide for amounts due on the relevant Interest Payment Date, to pay, pro rata and pari passu, principal due and payable on the Class X Notes until the Principal Amount Outstanding on the Class X Notes has been reduced to zero;	504,689.35	316,152.42

Pre-Enforcement Revenue Priority of Payments

(n)	fourteenth, to provide for amounts due on the relevant Interest Payment Date, to pay in accordance with the terms of the Swap Agreement to the Swap Provider in respect of any Hedge Subordinated Amounts (to the extent not satisfied by payment to the Swap Provider by the Issuer of any applicable Replacement Swap Premium or from the Swap Collateral Account Priority of Payments);	0.00	0.00
(o)	fifteenth, on any Interest Payment Date falling within a Determination Period, all remaining amounts to be credited to the Deposit Account to be applied on the next Interest Payment Date as Available Revenue Receipts; and	0.00	0.00
(p)	sixteenth, to pay Deferred Consideration to the Seller.	0.00	0.00
	Total paid	**4,237,174.79**	**4,335,801.20**

Pre-Enforcement Redemption Priority of Payments

		This IPD	Last IPD
Available Redemption Receipts		**2,276,354.15**	**1,263,694.95**
(a)	first, any Principal Addition Amounts to be applied to meet any Senior Expenses Deficit;	0.00	0.00
(b)	second, in or towards repayment, pro rata and pari passu, of principal amounts outstanding on the Class A Notes until the Principal Amount Outstanding on the Class A Notes has been reduced to zero;	2,276,354.15	1,263,694.95
(c)	third, in or towards repayment, pro rata and pari passu, of principal amounts outstanding on the Class Z Notes until the Principal Amount Outstanding on the Class Z Notes has been reduced to zero; and	0.00	0.00
(d)	fourth, any excess amounts as Available Revenue Receipts.	0.00	0.00
	Total paid	**2,276,354.15**	**1,263,694.95**

Post-Enforcement Priority of Payments

		This IPD	Last IPD
	Available Receipts	**0.00**	**0.00**
(i)	first, in or towards satisfaction, pro rata and pari passu, according to the respective amounts thereof of:		
	(A) any fees, costs, charges, Liabilities, expenses and all other amounts then due and payable to the Note Trustee, the Receiver and any Appointee under the provisions of the Trust Deed and the other Transaction Documents, together with (if payable) VAT thereon as provided therein; and	0.00	0.00
	(B) any fees, costs, charges, Liabilities, expenses and all other amounts then due and payable to the Security Trustee, the Receiver and any Appointee under the provisions of the Deed of Charge and the other Transaction Documents, together with (if payable) VAT thereon as provided therein;	0.00	0.00
(ii)	second, in or towards satisfaction, pro rata and pari passu, according to the respective amounts thereof of:		
	(A) any remuneration then due and payable to the Agent Bank, the Registrar and the Paying Agents and any costs, charges, Liabilities and expenses then due and payable to them under the provisions of the Agency Agreement, together with (if payable) VAT thereon as provided therein;	0.00	0.00
	(B) any amounts then due and payable to the Cash Manager and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Cash Management Agreement, together with VAT (if payable) thereon as provided therein;	0.00	0.00
	(C) any amounts then due and payable to the Servicer and any fees (including the Servicer Fee), costs, charges, Liabilities and expenses then due under the provisions of the Servicing Agreement, together with VAT (if payable) as provided therein;	0.00	0.00
	(D) any amounts then due and payable to the Back-Up Servicer Facilitator and any fees, costs, charges, Liabilities and expenses then due under the provisions of the Servicing Agreement, together with (if payable) VAT thereon as provided therein;	0.00	0.00
	(E) any amounts then due and payable to the Corporate Services Provider and any fees, costs, charges, Liabilities and expenses then due and payable to the Corporate Services Provider under the provisions of the Corporate Services Agreement, together with (if payable) VAT thereon as provided therein;	0.00	0.00
	(F) any amounts then due and payable to the Issuer Account Bank and the Custodian and any fees, costs, charges, Liabilities and expenses then due and payable to the Issuer Account Bank and the Custodian under the provisions of the Bank Account Agreement and of the Custody Agreement, together with (if payable) VAT thereon as provided therein;	0.00	0.00
	(G) any amounts then due and payable to the Collection Account Bank and any fees, costs, charges, Liabilities and expenses then due and payable to the Collection Account Bank under the provisions of the Collection Account Agreement, together with (if payable) VAT thereon as provided therein; and	0.00	0.00
	(H) if applicable, the fees, costs, liabilities and expenses of the securitisation repository or any other third party website provider, together with (if payable) VAT thereon as provided for under the provisions of the applicable engagement letter or agreement with such repository or provider;	0.00	0.00

Post-Enforcement Priority of Payments

(iii)	third, to pay in or towards satisfaction of any amounts due to the Swap Provider in respect of the Swap Agreement (including any termination payment due and payable by the Issuer to the extent it is not satisfied by any payments by the Issuer to the Swap Provider under the Swap Collateral Account Priority of Payments but excluding, if applicable, any related Hedge Subordinated Amounts);	0.00	0.00
(iv)	fourth, to pay, pro rata and pari passu, according to the respective outstanding amounts thereof, interest and principal due and payable on the Class A Notes until the Principal Amount Outstanding on the Class A Notes has been reduced to zero;	0.00	0.00
(v)	fifth, to pay in accordance with the terms of the Swap Agreement to the Swap Provider in respect of any Hedge Subordinated Amounts (to the extent not satisfied by payment to the Swap Provider by the Issuer of any applicable amount under the Swap Collateral Account Priority of Payments);	0.00	0.00
(vi)	sixth, to pay, pro rata and pari passu, according to the respective outstanding amounts thereof, interest and principal due and payable on the Class X Notes until the Principal Amount Outstanding on the Class X Notes has been reduced to zero;	0.00	0.00
(vii)	seventh, to pay, pro rata and pari passu, according to the respective outstanding amounts thereof, interest and principal due and payable on the Class Z Notes until the Principal Amount Outstanding on the Class Z Notes has been reduced to zero;	0.00	0.00
(viii)	eighth, to pay the Issuer Profit Amount; and	0.00	0.00
(ix)	ninth, to pay Deferred Consideration to the Seller.	0.00	0.00
	Total paid	**0.00**	**0.00**

Swap Collateral Account Priority of Payments

		This IPD	Last IPD
Amounts and securities standing to the credit of each Swap Collateral Account		**0.00**	**0.00**
(a)	to pay an amount equal to any Swap Tax Credits received by the Issuer to the relevant Swap Provider;	0.00	0.00
(b)	prior to the designation of an Early Termination Date (as defined in the Swap Agreement, the Early Termination Date) in respect of the Swap Agreement, solely in or towards payment or discharge of any Return Amounts (as defined in the Swap Credit Support Annex), Interest Amounts and Distributions (as defined in the Swap Credit Support Annex), on any day, directly to the Swap Provider;	0.00	0.00
(c)	following the designation of an Early Termination Date in respect of the Swap Agreement where (A) such Early Termination Date has been designated following a Swap Provider Default or Swap Provider Downgrade Event and (B) the Issuer enters into a Replacement Swap Agreement in respect of the Swap Agreement on or around the Early Termination Date of the Swap Agreement, on the later of the day on which such Replacement Swap Agreement is entered into, the day on which a termination payment (if any) payable to the Issuer has been received and the day on which a Replacement Swap Premium (if any) payable to the Issuer has been received, in the following order of priority:		
	(i) first, in or towards payment of a Replacement Swap Premium (if any) payable by the Issuer to a replacement swap provider in order to enter into a Replacement Swap Agreement with the Issuer with respect to the Swap Agreement being terminated;	0.00	0.00
	(ii) second, in or towards payment of any termination payment due to the outgoing Swap Provider; and	0.00	0.00
	(iii) third, the surplus (if any) on such day to be transferred to the Deposit Account to be applied as Available Revenue Receipts;	0.00	0.00
(d)	following the designation of an Early Termination Date in respect of the Swap Agreement where: (A) such Early Termination Date has been designated otherwise than as a result of one of the events specified at item (c)(A) above , and (B) the Issuer enters into a Replacement Swap Agreement in respect of the Swap Agreement on or around the Early Termination Date of the Swap Agreement, on the later of the day on which such Replacement Swap Agreement is entered into, the day on which a termination payment (if any) payable to the Issuer has been received and the day on which a Replacement Swap Premium (if any) payable to the Issuer has been received, in the following order of priority:		
	(i) first, in or towards payment of any termination payment due to the outgoing Swap Provider;	0.00	0.00
	(ii) second, in or towards payment of a Replacement Swap Premium (if any) payable by the Issuer to a replacement swap provider in order to enter into a Replacement Swap Agreement with the Issuer with respect to the Swap Agreement being terminated; and	0.00	0.00
	(iii) third, any surplus on such day to be transferred to the Deposit Account to be applied as Available Revenue Receipts;	0.00	0.00
(e)	following the designation of an Early Termination Date in respect of the Swap Agreement for any reason where the Issuer does not enter into a Replacement Swap Agreement in respect of the Swap Agreement on or around the Early Termination Date of the Swap Agreement and, on the date on which the relevant payment is due, in or towards payment of any termination payment due to the outgoing Swap Provider; and	0.00	0.00

Swap Collateral Account Priority of Payments

(f)	following payments of amounts due pursuant to item (e) above, if amounts remain standing to the credit of a Swap Collateral Account, such amounts may be applied only in accordance with the following provisions:		
	(i) first, in or towards payment of a Replacement Swap Premium (if any) payable by the Issuer to a replacement swap provider in order to enter into a Replacement Swap Agreement with the Issuer with respect to the Swap Agreement; and	0.00	0.00
	(ii) second, any surplus remaining after payment of such Replacement Swap Premium to be transferred to the Deposit Account to be applied as Available Revenue Receipts,	0.00	0.00
	Total paid	**0.00**	**0**

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Portfolio Analysis

Current Balance	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 75,000	27,373,449.04	5.05%	470	15.67%
75,000 <=x< 100,000	39,559,786.60	7.29%	451	15.03%
100,000 <=x< 125,000	41,173,369.71	7.59%	367	12.23%
125,000 <=x< 150,000	40,984,778.42	7.56%	300	10.00%
150,000 <=x< 175,000	39,383,473.14	7.26%	244	8.13%
175,000 <=x< 200,000	33,719,876.64	6.22%	180	6.00%
200,000 <=x< 225,000	36,476,751.11	6.72%	172	5.73%
225,000 <=x< 250,000	32,318,175.71	5.96%	136	4.53%
250,000 <=x< 275,000	34,135,737.14	6.29%	130	4.33%
275,000 <=x< 300,000	30,586,753.37	5.64%	107	3.57%
300,000 <=x< 325,000	25,290,712.15	4.66%	81	2.70%
325,000 <=x< 350,000	20,165,384.72	3.72%	60	2.00%
350,000 <=x< 375,000	24,293,567.88	4.48%	67	2.23%
375,000 <=x	116,962,176.48	21.56%	235	7.83%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

Original Balance	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 75,000	25,943,898.19	4.78%	447	14.90%
75,000 <=x< 100,000	39,474,283.66	7.28%	454	15.13%
100,000 <=x< 125,000	41,552,941.71	7.66%	374	12.47%
125,000 <=x< 150,000	40,685,158.28	7.50%	300	10.00%
150,000 <=x< 175,000	38,230,349.90	7.05%	238	7.93%
175,000 <=x< 200,000	35,403,848.82	6.53%	190	6.33%
200,000 <=x< 225,000	35,914,153.45	6.62%	171	5.70%
225,000 <=x< 250,000	33,500,719.43	6.18%	142	4.73%
250,000 <=x< 275,000	34,121,480.87	6.29%	131	4.37%
275,000 <=x< 300,000	29,221,466.92	5.39%	103	3.43%
300,000 <=x< 325,000	26,450,946.16	4.88%	85	2.83%
325,000 <=x< 350,000	21,374,727.55	3.94%	64	2.13%
350,000 <=x< 375,000	23,375,864.35	4.31%	65	2.17%
375,000 <=x	117,174,152.82	21.60%	236	7.87%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

Portfolio Analysis

Original LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 40%	4,918,268.75	0.91%	42	1.40%
40% <=x< 50%	10,847,704.16	2.00%	63	2.10%
50% <=x< 60%	35,897,617.58	6.62%	172	5.73%
60% <=x< 70%	85,813,448.69	15.82%	386	12.87%
70% <=x< 80%	347,877,378.11	64.13%	1,954	65.13%
80% <=x< 90%	57,069,574.82	10.52%	383	12.77%
90% <=x	0.00	0.00%	0	0.00%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

Current LTV	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 20%	878,516.99	0.16%	10	0.33%
20% <=x< 30%	2,024,481.94	0.37%	20	0.67%
30% <=x< 40%	3,766,702.90	0.69%	34	1.13%
40% <=x< 50%	14,258,642.92	2.63%	86	2.87%
50% <=x< 60%	36,719,232.62	6.77%	195	6.50%
60% <=x< 70%	91,460,654.50	16.86%	438	14.60%
70% <=x< 80%	332,366,370.12	61.27%	1,836	61.20%
80% <=x< 90%	60,949,390.12	11.24%	381	12.70%
90% <=x	0.00	0.00%	0	0.00%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

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Origination Year	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
2016	1,214,707.50	0.22%	5	0.17%
2017	15,408,288.40	2.84%	81	2.70%
2018	21,421,782.29	3.95%	96	3.20%
2019	34,236,872.88	6.31%	185	6.17%
2020	15,102,068.41	2.78%	59	1.97%
2021	19,628,476.79	3.62%	99	3.30%
2022	49,829,175.26	9.19%	294	9.80%
2023	226,513,028.25	41.76%	1,263	42.10%
2024	101,904,439.76	18.79%	533	17.77%
2025	54,407,027.17	10.03%	361	12.03%
2026	2,758,125.40	0.51%	24	0.80%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

Original Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 15	19,289,022.66	3.56%	120	4.00%
15 <=x< 17	27,312,099.26	5.04%	155	5.17%
17 <=x< 19	10,804,861.65	1.99%	60	2.00%
19 <=x< 21	85,635,112.08	15.79%	460	15.33%
21 <=x< 23	8,564,437.11	1.58%	58	1.93%
23 <=x< 25	7,756,513.77	1.43%	41	1.37%
25 <=x< 27	279,188,795.02	51.47%	1,505	50.17%
27 <=x< 29	6,246,429.81	1.15%	25	0.83%
29 <=x	97,626,720.75	18.00%	576	19.20%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

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Remaining Term (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 5	1,910,704.22	0.35%	15	0.50%
5 <=x< 8	13,247,025.00	2.44%	68	2.27%
8 <=x< 11	15,399,721.47	2.84%	83	2.77%
11 <=x< 14	31,810,220.92	5.86%	180	6.00%
14 <=x< 17	65,204,718.67	12.02%	350	11.67%
17 <=x< 20	83,507,058.10	15.40%	437	14.57%
20 <=x< 23	197,159,619.76	36.35%	1,052	35.07%
23 <=x< 26	44,400,187.92	8.19%	284	9.47%
26 <=x	89,784,736.05	16.55%	531	17.70%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

Repayment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Repayment	40,257,251.49	7.42%	370	12.33%
Interest Only	502,166,740.62	92.58%	2,630	87.67%
Part & Part	0.00	0.00%	0	0.00%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

Current Interest	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0.00% <=x< 2.50%	0.00	0.00%	0	0.00%
2.50% <=x< 3.00%	2,128,385.09	0.39%	10	0.33%
3.00% <=x< 3.25%	4,177,845.19	0.77%	14	0.47%
3.25% <=x< 3.50%	8,950,653.07	1.65%	40	1.33%
3.50% <=x< 3.75%	3,770,828.01	0.70%	17	0.57%
3.75% <=x< 4.00%	8,504,585.86	1.57%	50	1.67%
4.00% <=x< 4.25%	8,512,113.62	1.57%	32	1.07%
4.25% <=x< 4.50%	15,629,785.43	2.88%	85	2.83%
4.50% <=x< 4.75%	25,160,481.48	4.64%	129	4.30%
4.75% <=x< 5.00%	69,042,097.31	12.73%	299	9.97%
5.00% <=x	396,547,217.05	73.11%	2,324	77.47%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

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Current Margin Over Rel	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0.00% <=x< 2.50%	0.00	0.00%	0	0.00%
2.50% <=x< 3.00%	2,128,385.09	0.39%	10	0.33%
3.00% <=x< 3.25%	4,177,845.19	0.77%	14	0.47%
3.25% <=x< 3.50%	8,950,653.07	1.65%	40	1.33%
3.50% <=x< 3.75%	3,770,828.01	0.70%	17	0.57%
3.75% <=x< 4.00%	8,504,585.86	1.57%	50	1.67%
4.00% <=x< 4.25%	8,512,113.62	1.57%	32	1.07%
4.25% <=x< 4.50%	15,629,785.43	2.88%	85	2.83%
4.50% <=x< 4.75%	25,160,481.48	4.64%	129	4.30%
4.75% <=x< 5.00%	69,042,097.31	12.73%	299	9.97%
5.00% <=x	396,547,217.05	73.11%	2,324	77.47%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

Interest Rate Index	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
BBR	542,423,992.11	100.00%	3,000	100.00%
Other	0.00	0.00%	0	0.00%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

Loan Purpose	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Purchase	0.00	0.00%	0	0.00%
Re-Mortgage	287,455,451.82	52.99%	1,459	48.63%
Right to Buy	254,968,540.29	47.01%	1,541	51.37%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

Buy-To-Let	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	542,423,992.11	100.00%	3,000	100.00%
No	0.00	0.00%	0	0.00%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

Portfolio Analysis

Arrears Multiple	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
x <=0	540,050,284.66	99.56%	2,989	99.63%
0 <x< 1	0.00	0.00%	0	0.00%
1 <=x< 2	2,089,546.08	0.39%	9	0.30%
2 <=x<3	284,161.37	0.05%	2	0.07%
3 <=x	0.00	0.00%	0	0.00%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

Self-Certified Product	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	0.00	0.00%	0	0.00%
No	542,423,992.11	100.00%	3,000	100.00%
No Data	0.00	0.00%	0	0.00%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

First-time Buyer	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Yes	7,205,271.61	1.33%	32	1.07%
No	535,218,720.50	98.67%	2,968	98.93%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

Region	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
East	47,075,594.57	8.68%	238	7.93%
East Midlands	39,353,920.24	7.26%	279	9.30%
London	158,935,231.64	29.30%	443	14.77%
North East	17,461,570.66	3.22%	206	6.87%
North West	52,835,377.34	9.74%	442	14.73%
Scotland	14,576,396.39	2.69%	151	5.03%
South East	87,536,968.34	16.14%	362	12.07%
South West	36,093,963.47	6.65%	176	5.87%
Wales	11,894,172.90	2.19%	105	3.50%
West Midlands	48,827,587.19	9.00%	326	10.87%
Yorkshire and the Humber	27,833,209.37	5.13%	272	9.07%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

PMF 2026-1 PLC
Monthly Investor Report

September 2026

Portfolio Analysis

Valuation Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Full, Internal and External	542,423,992.11	100.00%	3,000	100.00%
Other	0.00	0.00%	0	0.00%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

Year Built	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
x< 1900	38,269,077.96	7.06%	223	7.43%
1900 <=x< 1920	161,161,370.76	29.71%	984	32.80%
1920 <=x< 1940	113,613,149.25	20.95%	507	16.90%
1940 <=x< 1960	41,677,199.56	7.68%	247	8.23%
1960 <=x< 1980	66,787,338.57	12.31%	376	12.53%
1980 <=x< 2000	41,354,212.79	7.62%	246	8.20%
2000 <=x< 2002	8,088,270.05	1.49%	37	1.23%
2002 <=x< 2004	1,857,271.71	0.34%	14	0.47%
2004 <=x< 2006	9,562,582.69	1.76%	57	1.90%
2006 <=x<=2013	60,053,518.77	11.07%	309	10.30%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

Seasoning (years)	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
0 <=x< 5	441,316,626.22	81.36%	2,511	83.70%
5 <=x< 6	17,755,994.93	3.27%	83	2.77%
6 <=x< 7	17,327,510.59	3.19%	69	2.30%
7 <=x	66,023,860.37	12.17%	337	11.23%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

Employment Type	Current Balance	Current Balance (%)	Number of Accounts	Number of Accounts (%)
Self Employed	257,267,577.75	47.43%	1,380	46.00%
Employed	262,987,382.88	48.48%	1,505	50.17%
Other	22,169,031.48	4.09%	115	3.83%
Total	**542,423,992.11**	**100.00%**	**3,000**	**100.00%**

Portfolio Analysis

Date	8/31/2026	Weighted Average Seasoning (yrs)	3.67
Current Balance	542,423,992.11	Weighted Average Remaining Maturity (yrs)	20.74
Number of Accounts	3,000	Buy To Let	542,423,992.11
Average Loan Balance	180,808.00	Interest Only	502,166,740.62
Maximum Loan Balance	936,281.04	Weighted Average Original LTV	0.72%
Weighted Average Interest Rate	5.43%	Weighted Average Current LTV	0.72%
Weighted Average Mortgage Margin	5.43%		

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