Longstone Finance plc

Reporting Tables for the Payment Period ending 19 October 2026

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1. Note Level Information

Closing Date: 24-Mar-2006

Interest Determination Date 20-Jul-2026

Interest Payment Date: 19-Oct-2026

The outstanding balance of the Notes is £435,545,040.

a. Current Capital Structure

Class	ISIN	Principal at Closing	Current Principal (£)	Fixed Coupon	Initial LTV (%) [1]	Current LTV (%) [2]	Current ICR [3]	Current DSCR [3]
A	XS0248510280	£542,500,000	£110,045,040	4.791%	35.0%	5.6%	24.0x	3.7x
B	XS0248510793	£46,500,000	£46,500,000	4.774%	38.0%	8.0%	17.2x	3.4x
C	XS0248511254	£279,000,000	£279,000,000	4.896%	56.0%	22.2%	6.3x	2.6x
Total		**£868,000,000**	**£435,545,040**	**4.824%**	**56.0%**	**22.2%**	**6.3x**	**2.6x**

1) Based on portfolio Investment valuation of £1,549,700,000 as at closing

2) Based on portfolio Investment valuation of £1,959,700,000 as at 1 March 2026

3) As defined in the Prospectus

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b. Current Principal Payment

Class	Balance at Closing	Balance Start Current Period	Amortisation Payments	Principal Prepayments	Cumulative Total Principal Redeemed	Balance End Current Period
A	£542,500,000.00	£117,901,525.00	£7,856,485.00	£0.00	£432,454,960.00	£110,045,040.00
B	£46,500,000.00	£46,500,000.00	£0.00	£0.00	£0.00	£46,500,000.00
C	£279,000,000.00	£279,000,000.00	£0.00	£0.00	£0.00	£279,000,000.00
Total	**£868,000,000.00**	**£443,401,525.00**	**£7,856,485.00**	**£0.00**	**£432,454,960.00**	**£435,545,040.00**

c. Current Interest Payment

Class	Fixed Coupon	Interest Paid for Current Period
A	4.791%	£1,412,165.52
B	4.774%	£554,977.50
C	4.896%	£3,414,960.00
Total		**£5,382,103.02**

d. Drawings from Liquidity

£0

2. Property Portfolio

a. Portfolio Summary as at the Calculation Date

Investment Value at 20 March 2006	**£1,549,700,000**
Vacant Possession Value at 20 March 2006	**£1,600,705,000**
Number of properties at 20 March 2006	**52**
Freehold/Leasehold:	48/4

*	**Investment Value at 1 March 2026**	**£1,959,700,000**
*	Vacant Possession Value at 24 March 2011	£2,209,500,000
	Number of properties at 1 March 2026	**48**
	Freehold/Leasehold:	44/4

Number of properties at 19 October 2026	**48**
Rental Income Received:	£33,861,899.33
% from Sainsbury's Supermarkets	100.0%
% from Other Tenants	0.0%
Rental Income Inc/(Dec) from previous period:	£0
Rent in Arrears:	£0
Property Management Fee Paid:	£0

* **Notes on Valuation**

Independent estate valuation undertaken by BNP Paribas Real Estate
Basis of Valuations
- **Investment Value based on existing 30 year leases to Sainsbury's Supermarkets Ltd (note, rent is not paid on any refurbishments or extensions undertaken since closing)**
- **Vacant Possession Value based on individual stores current trading potential including refurbishments and extensions undertaken since closing**

b. Lease Activity during Period

New Sublets	**Property**	**Rental Income**
Bristol, Emersons Green	Costa Limited	0
Birmingham, Northfield	Northfield Arts	0
Wrexham	Compass Coffee	20,000
Bristol, Winterstoke Road	Costa Limited	50,000

Lease Assignments

Lease Expiry	**Property**	**Rental Income**
Wrexham	Compass Coffee	0
Bristol, Winterstoke Road	Costa Limited	0

c. Tenant Summary as at the Calculation Date

Breakdown of Tenants

Tenant	Property	Rent (£ MM)	% of Total	Sales area (excl. checkouts) sq ft	% of Total	Lease Expiry
Sainsbury's Supermarkets	*Various*	33,861,899	100.0%	2,062,922	100.0%	24/03/2036
Other Major Tenant						
Others						
Total		**33,861,899.33**	**0.0%**	**2,062,922**	**0.0%**	

1) Most recent valuation available

d. Since 2006 the following properties have been substituted in the security package:

Property Substitutions - Cumulative

	Outgoing Store	IV (£) at date of Substitution	VPV (£) at date of Substitution	Rental Income (£) as at date of Substitution	Geographic Region	VPV (£) at date of Origination	Original property VPV as % Original total VPV
Total Portfolio						**1,600,705,000.0**	
Dec-08	Brentwood	28,190,000	50,180,000	1,589,073.54	Eastern	53,500,000	3.3%
Jun-10	Nantwich	32,400,000	41,380,000	1,713,105.81	North West	27,400,000	1.7%
Jun-10	Fulham	32,900,000	33,570,000	1,620,291.25	London	30,250,000	1.9%
Total		**93,490,000**	**125,130,000**	**4,922,470.60**		**111,150,000**	**6.9%**

	Incoming Store	IV (£) at date of Substitution	VPV (£) at date of Substitution	Rental Income (£) as at date of Substitution	Geographic Region
Dec-08	Chesterfield	21,915,000	20,190,000	1,332,200.00	East Midlands
Dec-08	Luton	30,425,000	32,690,000	1,849,700.00	East Midlands
Jun-10	Leeds Moortown	38,520,000	53,650,000	1,935,000.00	Yorks & Humber
Jun-10	Sleaford	7,790,000	5,720,000	412,000.00	Eastern
Jun-10	Chislehurst	19,650,000	20,930,000	1,091,000.00	London
Total		**118,300,000**	**133,180,000**	**6,619,900.00**	

e. The following properties have been released from the security package:

Property Withdrawals

	Disposals	IV(£) at date of Origination	VPV(£) at date of Origination	IV(£) at date of Withdrawal	Rental Income (£) as at date of Withdrawal		
Jul-12	Norwich Longwater	30,400,000	40,650,000	36,500,000	1,839,550		
Jul-12	Ashford Bybrook	29,400,000	34,500,000	37,900,000	1,878,937		
Jul-12	Northfleet Pepper Hill	43,000,000	44,500,000	49,400,000	2,600,983		
Aug-13	Godalming	36,500,000	46,300,000	45,700,000	2,212,004		
Aug-13	Street	16,400,000	26,500,000	21,200,000	1,043,482		
Aug-13	Poole Talbot Heath	29,400,000	29,700,000	38,100,000	1,874,665		
Total		**185,100,000**	**222,150,000**	**228,800,000**	**11,449,621**		

On 2 July 2012 and 27 August 2013, the Note Trustee consented to the Borrower withdrawing the above properties from the portfolio without any associated prepayment of the loan notes in accordance with the terms and conditions of the Substitution Agreement.

Property Disposals

	Disposals	IV (£)	VPV (£)	Allocated Loan Amount (£)	Disposal Proceeds (£)	Loan Release Pricing (%)	Loan Release Amount (£)
Total							