



Landlord name:	
RSL Reg. No.:	
Report generated date:	

Approval	
Date approved:	
Approver:	
Approver job title	

Submission	
Nil return	
Date of Return	
Accounting year-end	
Number of housing units owned by RSL	
Number of housing units used for Security	
Unencumbered housing units	
What Percentage of unencumbered housing units in Question (7) has a Positive value?	
Does a Lender have a floating charge over the company assets?	
Submission Comments	

## Covenants for Loans

Covenant Sequence Number	Type of Covenant applied	How is this Covenant calculated?	Required levels	Frequency of reporting to lender	Actual levels achieved at that date
1	Asset Cover	Value of charged properties > 100% of outstanding loan	>100%	Quarterly	234%
3	Net Debt per unit	Total borrowings less available cash, divided by the total number of units held for social housing	Must not exceed £25k per unit	Quarterly	£15k
4	Asset Cover	Value of charged properties > 110% of outstanding loan. Based on March 2009 valuation per Nationwide records - no requirements for updated valuations	>=110%	Quarterly	202%
5	Interest Cover	Operating Surplus plus Depreciation plus Impairment less Amortisation, divided by Net Interest	>=110%	Quarterly	342%
7	Interest Cover	Operating surplus plus depreciation less amortisation less capitalised component renewals, divided by net interest	>110%	Quarterly	256%
8	Net Worth	Loans divided by Housing Properties Cost	<40%	Quarterly	17%
9	Asset Cover	Value of charged properties > 125% of outstanding loan	>125%	Quarterly	188%
12	Interest Cover	Operating Surplus plus Depreciation less Amortisation, divided by Net Interest	>110%	Quarterly	342%

# Facilities

Facility Reference Number	Name of Lender	Charge holder	Security Trustee In place?	Start Date	End Date	Total Facility (£'000s)	Balance of Facility Outstanding (£'000s)	Facility Undrawn (£'000s)	Next five years?	Undrawn Facility for?	Details	Funds Committed?
RURBOS002	Bank of Scotland		No	22/03/1995	31/03/2033	1,865.0	944.6	0.0				
RURBOS004	Bank of Scotland		No	31/10/2012	31/08/2027	1,096.9	800.0	0.0				
RURBOS005	Bank of Scotland		No	31/10/2012	17/01/2020	503.1	0.0	0.0				
RURBOS2926	Bank of Scotland		No	02/12/2016	01/12/2034	2,000.0	1,936.7	0.0				
RURBOS3070	Bank of Scotland		No	01/02/2020	01/02/2045	620.0	597.9	0.0				
RURBOS3079	Bank of Scotland		No	01/04/2020	31/03/2045	5,500.0	100.0	5,400.0	Yes	New Build - Social Housing		Yes
RURNBS001	Nationwide Building Society		No	07/06/1992	01/05/2039	3,228.0	1,668.1	0.0				
RURRBS003	Royal Bank of Scotland plc		No	17/09/2010	17/09/2040	5,000.0	4,416.2	0.0				
Totals						19,813.0	10,463.5	5,400.0				

# Facilities

Facility Reference Number	Name of Lender	Fees - Arrangement	Fees - Non-utilisation	Fees - Other	Fees - Details	All lenders within this syndicate	Facility Comments
RURBOS002	Bank of Scotland	Yes	No	Yes	Legal & Valuation		
RURBOS004	Bank of Scotland	Yes	Yes	Yes	Legal & Valuation		This loan was in two parts: £800k fixed rate and balance was a variable rate loan. The margin was repriced on both parts as part of new loan deal. The £800k remains the same loan with reduced margin. The variable rate element was refinanced as part of the £620k new BOS loan facility.
RURBOS005	Bank of Scotland	Yes	No	Yes	Legal & Valuation		Refinanced as part of new loan deal - reprice of margin. See new facility for BOS.
RURBOS2926	Bank of Scotland	Yes	No	Yes	Legal & Valuation		
RURBOS3070	Bank of Scotland	Yes	No	Yes	Legal & Valuation		Refinance of existing debt as part of new loan deal to reprice margin
RURBOS3079	Bank of Scotland	Yes	No	Yes	Legal and valuation fees.		£5.5m new funding agreed with Bank of Scotland. 25 year funding; 2 years development period finance and 23 years term loan. Full amount fixed for full term.
RURNBS001	Nationwide Building Society	No	No	No			
RURRBS003	Royal Bank of Scotland plc	Yes	Yes	Yes	Legal & Valuation		

# Loans

Facility Reference Number	Loan Reference Number	Loan Type	Purpose of Loan	Loan Purpose Details	Total Loan Amt (£'000s)	Balance O/S (£'000s)	Repmnt Terms	Ref Int Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	First Cap Repmnt Date	Final Cap Repmnt Date	First Int Pmnt Date	Interest Is being
RURBOS002	BOSFIXED011	Fixed Rate Loan	Affordable Housing Development		96.0	21.3	Fully Amortising	Fixed Rate Percentage		5.5000%	31/03/1995	31/03/2025	31/03/1995	Paid
RURBOS002	BOSFIXED014	Fixed Rate Loan	Affordable Housing Development		400.0	210.6	Fully Amortising	Fixed Rate Percentage		4.1150%	31/03/2003	14/03/2033	31/03/2003	Paid
RURBOS002	BOSFIXED015	Fixed Rate Loan	Affordable Housing Development		867.0	487.3	Fully Amortising	Fixed Rate Percentage		4.1150%	31/03/2003	29/12/2032	31/03/2003	Paid
RURBOS002	BOSVAR012	Variable Rate Loan	Affordable Housing Development		312.0	134.8	Fully Amortising	Base	0.6000%		31/03/2003	31/03/2033	31/03/2003	Paid
RURBOS002	BOSVAR013	Variable Rate Loan	Affordable Housing Development		190.0	90.6	Fully Amortising	Base	0.6000%		31/03/2003	31/03/2033	31/03/2003	Paid
RURBOS004	BOSVWES023	Variable with embedded Interest Rate Swaps	Affordable Housing Development		1,096.9	800.0	Fully Amortising	Base	5.9500%		31/08/2015	31/08/2025	31/08/2015	Paid
RURBOS2926	BOSFIXED10996	Fixed Rate Loan	Affordable Housing Development		2,000.0	1,936.7	Fully Amortising	Fixed Rate Percentage		3.6250%	02/02/2020	01/12/2034	02/02/2020	Paid
RURBOS3070	BOSVAR10997	Variable Rate Loan	Refinancing		620.0	597.9	Fully Amortising	Base	1.9500%		28/02/2020	28/02/2045	28/02/2020	Paid
RURBOS3079	BOSDEVDF11020	Development Overdraft	Affordable Housing Development		5,500.0	100.0	Converted to loan	Base	3.0120%		31/03/2022	31/03/2022	30/04/2020	Paid

Facility Reference Number	Loan Reference Number	Loan Type	Purpose of Loan	Loan Purpose Details	Total Loan Amt (£'000s)	Balance O/S (£'000s)	Repmnt Terms	Ref Int Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	First Cap Repmnt Date	Final Cap Repmnt Date	First Int Pmnt Date	Interest is being
RURNBS001	NBSVAR001	Variable Rate Loan	Affordable Housing Development		55.0	17.7	Fully Amortising	Base	2.9900%		15/07/1993	01/08/2028	15/07/1993	Paid
RURNBS001	NBSVAR002	Variable Rate Loan	Affordable Housing Development		256.0	47.4	Fully Amortising	Base	2.9900%		13/10/1993	01/11/2028	13/10/1993	Paid
RURNBS001	NBSVAR003	Variable Rate Loan	Affordable Housing Development		57.0	10.5	Fully Amortising	Base	2.9900%		25/03/1994	01/05/2024	25/03/1994	Paid
RURNBS001	NBSVAR004	Variable Rate Loan	Affordable Housing Development		61.0	21.5	Fully Amortising	Base	2.9900%		23/12/1992	01/02/2028	23/12/1992	Paid
RURNBS001	NBSVAR005	Variable Rate Loan	Affordable Housing Development		95.0	31.4	Fully Amortising	Base	3.4900%		11/09/1992	01/10/2029	11/09/1992	Paid
RURNBS001	NBSVAR006	Variable Rate Loan	Affordable Housing Development		35.0	11.1	Fully Amortising	Base	2.9900%		26/06/1992	01/08/2027	26/06/1992	Paid
RURNBS001	NBSVAR007	Variable Rate Loan	Affordable Housing Development		420.0	200.1	Fully Amortising	LIBOR 3 month	0.4500%		07/06/2002	01/07/2032	07/06/2002	Paid
RURNBS001	NBSVAR008	Variable Rate Loan	Affordable Housing Development		1,034.0	541.7	Fully Amortising	LIBOR 3 month	0.5000%		12/08/2004	01/09/2034	12/08/2004	Paid
RURNBS001	NBSVAR009	Variable Rate Loan	Affordable Housing Development		450.0	274.0	Fully Amortising	LIBOR 3 month	0.4000%		02/10/2007	01/11/2037	02/10/2007	Paid
RURNBS001	NBSVAR010	Variable Rate Loan	Affordable Housing		765.0	512.7	Fully Amortising	LIBOR 3 month	1.2500%		26/03/2009	01/05/2039	26/03/2009	Paid

Facility Reference Number	Loan Reference Number	Loan Type	Purpose of Loan	Loan Purpose Details	Total Loan Amt (£'000s)	Balance O/S (£'000s)	Repmnt Terms	Ref Int Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	First Cap Repmnt Date	Final Cap Repmnt Date	First Int Pmnt Date	Interest is being
			Development											
RURRBS003	RBSVAR016	Variable Rate Loan	Affordable Housing Development		395.0	236.3	Fully Amortising	LIBOR 3 month	1.0000%		30/11/2010	03/11/2029	30/11/2010	Paid
RURRBS003	RBSVAR021	Variable Rate Loan	Affordable Housing Development		1,000.0	738.3	Interest only then capital and interest	LIBOR 3 month	1.7500%		17/12/2013	17/09/2040	17/12/2010	Paid
RURRBS003	RBSVWES025	Variable with embedded Interest Rate Swaps	Affordable Housing Development		3,611.5	3,441.6	Interest only then capital and interest	LIBOR 3 month	1.4500%		17/12/2013	17/09/2040	17/12/2010	Paid
Totals					19,316.4	10,463.5								

# Loans

Facility Reference Number	Loan Reference Number	Start Date	Fin cap Rep Date Ind	Current deal expiry date	Forward fixes neg with Lender?	Fees - Arrangement	Fees - Non-utilisation	Fees - Other	Fees - Details	Percentage of Security provided by Social Housing assets (%)	Value of Security provided by Social Housing units (£'000s)	Basis of valuation	Date of valuation	Loan Comments
RURBOS002	BOSFIXED011	22/03/1995	Yes			No	No	No		100.00%	22.4	EUV-SH without sales	01/11/2019	
RURBOS002	BOSFIXED014	22/03/1995	Yes			No	No	No		100.00%	221.1	EUV-SH without sales	01/11/2019	
RURBOS002	BOSFIXED015	22/03/1995	Yes			No	No	No		100.00%	511.5	EUV-SH without sales	01/11/2019	
RURBOS002	BOSVAR012	22/03/1995	Yes			No	No	No		100.00%	141.4	EUV-SH without sales	01/11/2019	
RURBOS002	BOSVAR013	22/03/1995	Yes			No	No	No		100.00%	95.1	EUV-SH without sales	01/11/2019	
RURBOS004	BOSVWES023	31/10/2012	Yes			Yes	No	No		100.00%	839.7	EUV-SH without sales	01/11/2019	Margin re-priced as part of new loan deal
RURBOS2926	BOSFIXED10996	02/12/2019	Yes			Yes	No	Yes	Legal & Valuation	100.00%	2,033.0	EUV-SH without sales	01/11/2019	£2m development facility converted to term loan
RURBOS3070	BOSVAR10997	01/02/2020	Yes			Yes	No	Yes	Legal & Valuation	100.00%	627.6	EUV-SH without sales	01/11/2019	
RURBOS3079	BOSDEVDF11020	01/04/2020	Yes			Yes	No	Yes	Legal and	100.00%	5,773.2	EUV-SH	01/11/2019	£5.5m BOS finance.



Facility Reference Number	Loan Reference Number	Start Date	Fin cap Rep Date Ind	Current deal expiry date	Forward fixes neg with Lender?	Fees - Arrangement	Fees - Non-utilisation	Fees - Other	Fees - Details	Percentage of Security provided by Social Housing assets (%)	Value of Security provided by Social Housing units (£'000s)	Basis of valuation	Date of valuation	Loan Comments
									valuation fees			without sales		First 2 years is development overdraft - interest only.
RURNBS001	NBSVAR001	07/06/1992	Yes			No	No	No		100.00%	35.8	EUV-SH without sales	31/03/2009	
RURNBS001	NBSVAR002	07/06/1992	Yes			No	No	No		100.00%	95.7	EUV-SH without sales	31/03/2009	
RURNBS001	NBSVAR003	07/06/1992	Yes			No	No	No		100.00%	21.3	EUV-SH without sales	31/03/2009	
RURNBS001	NBSVAR004	07/06/1992	Yes			No	No	No		100.00%	43.4	EUV-SH without sales	31/03/2009	
RURNBS001	NBSVAR005	07/06/1992	Yes			No	No	No		100.00%	63.4	EUV-SH without sales	31/03/2009	
RURNBS001	NBSVAR006	07/06/1992	Yes			No	No	No		100.00%	22.5	EUV-SH without sales	31/03/2009	
RURNBS001	NBSVAR007	07/06/1992	Yes			No	No	No		100.00%	404.5	EUV-SH without sales	31/03/2009	
RURNBS001	NBSVAR008	07/06/1992	Yes			No	No	No		100.00%	1,095.0	EUV-SH without sales	31/03/2009	

Facility Reference Number	Loan Reference Number	Start Date	Fin cap Rep Date Ind	Current deal expiry date	Forward fixes neg with Lender?	Fees - Arrangement	Fees - Non-utilisation	Fees - Other	Fees - Details	Percentage of Security provided by Social Housing assets (%)	Value of Security provided by Social Housing units (£'000s)	Basis of valuation	Date of valuation	Loan Comments
RURNBS001	NBSVAR009	07/06/1992	Yes			No	No	No		100.00%	554.0	EUV-SH without sales	31/03/2009	
RURNBS001	NBSVAR010	07/06/1992	Yes			No	No	No		100.00%	1,036.4	EUV-SH without sales	31/03/2009	
RURRBS003	RBSVAR016	17/09/2010	No	03/11/2029	No	No	No	No		100.00%	461.4	MV-ST	01/11/2019	
RURRBS003	RBSVAR021	17/09/2010	Yes			Yes	Yes	No		100.00%	1,441.9	MV-ST	01/11/2019	
RURRBS003	RBSVWES025	17/09/2010	Yes			Yes	Yes	Yes	Legal & Valuation	100.00%	6,721.7	MV-ST	01/11/2019	

# Loans Covenants

Facility Reference Number	Loan Reference Number	Covenant Sequence Number	Type of Covenant applied	How is this Covenant calculated?	Required levels	Frequency of reporting to lender	Actual levels achieved at that date
RURBOS002	BOSFIXED011	1	Asset Cover	Value of charged properties > 100% of outstanding loan	>100%	Quarterly	234%
RURBOS002	BOSFIXED011	3	Net Debt per unit	Total borrowings less available cash, divided by the total number of units held for social housing	Must not exceed £25k per unit	Quarterly	£15k
RURBOS002	BOSFIXED011	12	Interest Cover	Operating Surplus plus Depreciation less Amortisation, divided by Net Interest	>110%	Quarterly	342%
RURBOS002	BOSFIXED014	1	Asset Cover	Value of charged properties > 100% of outstanding loan	>100%	Quarterly	234%
RURBOS002	BOSFIXED014	3	Net Debt per unit	Total borrowings less available cash, divided by the total number of units held for social housing	Must not exceed £25k per unit	Quarterly	£15k
RURBOS002	BOSFIXED014	12	Interest Cover	Operating Surplus plus Depreciation less Amortisation, divided by Net Interest	>110%	Quarterly	342%
RURBOS002	BOSFIXED015	1	Asset Cover	Value of charged properties > 100% of outstanding loan	>100%	Quarterly	234%
RURBOS002	BOSFIXED015	3	Net Debt per unit	Total borrowings less available cash, divided by the total number of units held for social housing	Must not exceed £25k per unit	Quarterly	£15k
RURBOS002	BOSFIXED015	12	Interest Cover	Operating Surplus plus Depreciation less Amortisation, divided by Net Interest	>110%	Quarterly	342%
RURBOS002	BOSVAR012	1	Asset Cover	Value of charged properties > 100% of outstanding loan	>100%	Quarterly	234%
RURBOS002	BOSVAR012	3	Net Debt per unit	Total borrowings less available cash, divided by the total number of units held for social housing	Must not exceed £25k per unit	Quarterly	£15k
RURBOS002	BOSVAR012	12	Interest Cover	Operating Surplus plus Depreciation less Amortisation, divided by Net Interest	>110%	Quarterly	342%
RURBOS002	BOSVAR013	1	Asset Cover	Value of charged properties > 100% of outstanding loan	>100%	Quarterly	234%
RURBOS002	BOSVAR013	3	Net Debt per unit	Total borrowings less available cash, divided by the total number of units held for social housing	Must not exceed £25k per unit	Quarterly	£15k
RURBOS002	BOSVAR013	12	Interest Cover	Operating Surplus plus Depreciation less Amortisation, divided by Net Interest	>110%	Quarterly	342%
RURBOS004	BOSVWES023	1	Asset Cover	Value of charged properties > 100% of outstanding loan	>100%	Quarterly	234%

Facility Reference Number	Loan Reference Number	Covenant Sequence Number	Type of Covenant applied	How is this Covenant calculated?	Required levels	Frequency of reporting to lender	Actual levels achieved at that date
RURBOS004	BOSVWES023	3	Net Debt per unit	Total borrowings less available cash, divided by the total number of units held for social housing	Must not exceed £25k per unit	Quarterly	£15k
RURBOS004	BOSVWES023	12	Interest Cover	Operating Surplus plus Depreciation less Amortisation, divided by Net Interest	>110%	Quarterly	342%
RURBOS2926	BOSFIXED10996	1	Asset Cover	Value of charged properties > 100% of outstanding loan	>100%	Quarterly	234%
RURBOS2926	BOSFIXED10996	3	Net Debt per unit	Total borrowings less available cash, divided by the total number of units held for social housing	Must not exceed £25k per unit	Quarterly	£15k
RURBOS2926	BOSFIXED10996	12	Interest Cover	Operating Surplus plus Depreciation less Amortisation, divided by Net Interest	>110%	Quarterly	342%
RURBOS3070	BOSVAR10997	1	Asset Cover	Value of charged properties > 100% of outstanding loan	>100%	Quarterly	234%
RURBOS3070	BOSVAR10997	3	Net Debt per unit	Total borrowings less available cash, divided by the total number of units held for social housing	Must not exceed £25k per unit	Quarterly	£15k
RURBOS3070	BOSVAR10997	12	Interest Cover	Operating Surplus plus Depreciation less Amortisation, divided by Net Interest	>110%	Quarterly	342%
RURBOS3079	BOSDEVDF11020	1	Asset Cover	Value of charged properties > 100% of outstanding loan	>100%	Quarterly	234%
RURBOS3079	BOSDEVDF11020	3	Net Debt per unit	Total borrowings less available cash, divided by the total number of units held for social housing	Must not exceed £25k per unit	Quarterly	£15k
RURBOS3079	BOSDEVDF11020	12	Interest Cover	Operating Surplus plus Depreciation less Amortisation, divided by Net Interest	>110%	Quarterly	342%
RURNBS001	NBSVAR010	4	Asset Cover	Value of charged properties > 110% of outstanding loan. Based on March 2009 valuation per Nationwide records - no requirements for updated valuations	>=110%	Quarterly	202%
RURNBS001	NBSVAR010	5	Interest Cover	Operating Surplus plus Depreciation plus Impairment less Amortisation, divided by Net Interest	>=110%	Quarterly	342%
RURRBS003	RBSVAR016	7	Interest Cover	Operating surplus plus depreciation less amortisation less capitalised component renewals, divided by net interest	>110%	Quarterly	256%
RURRBS003	RBSVAR016	8	Net Worth	Loans divided by Housing Properties Cost	<40%	Quarterly	17%
RURRBS003	RBSVAR016	9	Asset Cover	Value of charged properties > 125% of outstanding loan	>125%	Quarterly	188%

Facility Reference Number	Loan Reference Number	Covenant Sequence Number	Type of Covenant applied	How is this Covenant calculated?	Required levels	Frequency of reporting to lender	Actual levels achieved at that date
RURRBS003	RBSVAR021	7	Interest Cover	Operating surplus plus depreciation less amortisation less capitalised component renewals, divided by net interest	>110%	Quarterly	256%
RURRBS003	RBSVAR021	8	Net Worth	Loans divided by Housing Properties Cost	<40%	Quarterly	17%
RURRBS003	RBSVAR021	9	Asset Cover	Value of charged properties > 125% of outstanding loan	>125%	Quarterly	188%
RURRBS003	RBSVWES025	7	Interest Cover	Operating surplus plus depreciation less amortisation less capitalised component renewals, divided by net interest	>110%	Quarterly	256%
RURRBS003	RBSVWES025	8	Net Worth	Loans divided by Housing Properties Cost	<40%	Quarterly	17%
RURRBS003	RBSVWES025	9	Asset Cover	Value of charged properties > 125% of outstanding loan	>125%	Quarterly	188%

## Embedded Interest Rate Derivatives

Facility Reference Number	Loan Reference Number	Sequence Number	Derivative Type	Amount (£'000s)	Date From	Date To	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)
RURBOS004	BOSVWES023	1,839	Embedded interest rate swap	800.0	28/08/2015	27/08/2025	5.9500%	
RURRBS003	RBSVWES025	2	Embedded interest rate swap	1,500.0	30/09/2013	30/09/2023	6.1100%	
Totals				2,300.0				

# IGF Lend

Sequence Number	Name of the organisation that the funding is provided to	Relationship to RSL	Amount Provided (£'000s)	Balance O/S (£'000s)	Purpose of loan	Details	Duration of funding arrangement (months)	Start Date	End Date	First repayment date	Is Funding Provided Part of Funds Borrowed?	Loan Reference Number	Lender aware of on Lending Arrangement?
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# IGF Lend

Sequence Number	Name of the organisation that the funding is provided to	Security taken?	Type of Security	Type of Security details	Value of Security (£'000s)	Loan Agreement in Place?	Loan Type	Repayment Period (months)	Repayment terms	Reference Interest Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	IGF Lend Comments
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# IGF Borrow

Sequence Number	Name of organisation that the funding is provided from	Relationship to RSL	Amount Received (£'000s)	Balance O/S (£'000s)	Purpose of loan	Details	Duration of funding arrangement (months)	Start Date	End Date	First repayment date
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# IGF Borrow

Sequence Number	Name of organisation that the funding is provided from	Security taken?	Type of security	Details	Value of security (£'000s)	Loan Agreement in place?	Loan Type	Repayment period (months)	Repayment terms	Reference Interest Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	IGF Borrow Comments
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# ISDAs

Sequence Number	Name of Lender	Amount (£'000s)	Start Date	End Date	Reference Interest Rate	Margin Over Ref Int Rate (%)	'All in' Fixed Rate (%)	Mark to Market Threshold before collateral calls (£'000s)	Mark to Market Value (£'000s)	Date of Mark to Market Valuation	Implied loss or gain on Mark to Market Valuation (£'000s)	Type of collateral calls	Under which method are they marked?	Frequency of Call	ISDA Comments

# ISDA Covenants

ISDA Sequence Number	Sequence Number	Type of covenant applied	How is this Covenant calculated?	Required levels	Frequency of reporting to lender	Date of last report to lender	Actual levels achieved at that date
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