

**MORTIMER BTL 2023-1 PLC**

**ANNUAL REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED  
31 MARCH 2025**

**REGISTERED NUMBER: 15175725**

**WEDNESDAY**



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**FOR THE YEAR ENDED 31 MARCH 2025**

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**MORTIMER BTL 2023-1 PLC**

**REGISTERED NUMBER: 15175725**

**FOR THE YEAR ENDED 31 MARCH 2025**

**COMPANY INFORMATION**

**Directors**

L.D.C. Securitisation Director No. 1 Limited  
L.D.C. Securitisation Director No. 2 Limited  
M.H. Filer

**Secretary**

Law Debenture Corporate Services Limited

**Registered Office**

8<sup>th</sup> Floor  
100 Bishopsgate  
London EC2N 4AG

**Registered Number**

15175725

**Auditor**

BDO LLP  
55 Baker Street  
London W1U 7EU

**Bankers**

Citibank N.A.  
Canada Square  
Canary Wharf  
London E14 5LB

## STRATEGIC REPORT

## FOR THE YEAR ENDED 31 MARCH 2025

The directors present their strategic report for Mortimer BTL 2023-1 Plc (the "Company") for the year ended 31 March 2025.

**General company information**

The Company was incorporated in England and Wales on 29 September 2023 as a public limited company with the registered number of 15175725.

**Principal activities and review of business**

The principal activity of the Company is to act solely as a special purpose vehicle to purchase a portfolio of residential buy-to-let mortgages (the "mortgage loans"), financed through the issuance of asset backed floating rate and unrated notes (the loan notes").

On 29 November 2023, the Company issued the loan notes to finance and acquire a portfolio of mortgage loans originated by LendInvest BTL Limited (the "Sellers") which is wholly owned by LendInvest Loan Holdings Limited. LendInvest Loans Holdings Limited is wholly owned by LendInvest Limited ("LendInvest"). The finance obtained is limited recourse in nature and repayment is restricted to the income received by the Company on the mortgage loans acquired and is secured against the assets of the Company with Citicorp Trustee Company Limited acting as Security Trustee. All payments made by the Company are subject to a payment waterfall as set out in the documents underlying the transaction. Citibank, UK branch act as the Cash Manager under the transaction documents.

The loan notes issued by the Company on 29 November 2023, as described in the offering circular, and are listed on the London Stock Exchange consist of as follows:

Class of Notes	Initial Principal Amount	Issue Price	Base rate	Margin	Final Maturity Date	Balance outstanding at 31 March 2025
	£000					£000
A	366,876	100.00%	4.62098%	1.17%	22 Dec 2056	240,631
B	22,546	100.00%	4.62098%	2.00%	22 Dec 2056	22,546
C	8,198	100.00%	4.62098%	3.00%	22 Dec 2056	8,198
D	8,198	100.00%	4.62098%	4.05%	22 Dec 2056	8,198
E	4,100	100.00%	4.62098%	5.84%	22 Dec 2056	4,100
X	5,124	100.00%	4.62098%	6.68%	22 Dec 2056	1,913
	<b>415,042</b>					<b>285,586</b>

As part of the transaction the Company has entered into a servicing agreement with Lendinvest BTL Limited to service and administer the mortgage loans (the "Servicer"), for which they receive a servicing fee.

The sale of the mortgage loans by the Sellers to the Company are deemed to have achieved derecognition under IFRS 9. The Sellers were deemed to have transferred significantly all the risks and rewards of ownership to the Company and therefore that the mortgage loans have been recognised directly on the balance sheet of the Company.

**Performance in the period**

The Company recorded a profit of £1,057k (2023: profit of 12,167k) before tax charge for the period and an issuer profit of £1.2k before tax which is pre-determined under the terms of the transaction documents. As per the terms of transaction documents, the amount of issuer profit is £300 on each interest payment date ("IPD") following the initial interest payment date of 22 March 2024.

**STRATEGIC REPORT (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2025****Principal risks and uncertainties**

The Board has the overall responsibility for the establishment and oversight of the Company's risk management framework. The risk management policies are established to identify and analyse the risks faced by the Company, set appropriate risk limits and controls, and to monitor risks and ensure any limits are adhered to. The Company's activities are reviewed regularly, and potential risks are considered. The overall objective is to set policies that seek to reduce risk as far as possible without unduly affecting the business's competitiveness and flexibility.

The Company has exposure to the following risks from its use of financial instruments: credit risk, liquidity risk and interest rate risk. These risks are outlined in detail below.

***Credit risk management***

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the mortgage loans and cash and cash equivalents held at banks. The Company's maximum exposure to credit risk by class of financial asset is set out in Note 2 to the financial statements.

The Company has appointed the Servicers to service the mortgage loans. They manage the Company's exposure to credit losses by assessing a borrowers' ability to repay the mortgage loans, the borrower's risk profile, and their stability during the underwriting process. Impairments are monitored and provided for using various techniques. Such techniques are:

- Making conscious IENDED decisions aligned to policy, considering both the suitability of the product and the ability to repay and service any debt.
- Credit decisioning based on data from a number of different sources, internal expertise and the existence of development track record.

***Liquidity risk management***

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. The Company's ability to meet the payments on the loan notes as they fall due is dependent on the timely receipt of funds which may be delayed due to slow repayments on the mortgage loans.

In the event that the Company has insufficient funds available to pay interest and/or principal on the loan notes, then it is obliged to draw on the liquidity reserve fund to meet its obligations to the holders of the loan notes. If, following drawing upon the liquidity reserve fund, on any interest payment date ("IPD"), the Company has insufficient funds to make payment in full of all interest, (other than the Class A Notes) then the Company is entitled to defer payment of that amount until the following IPD.

The Company's primary asset, the mortgage loans are financed principally by the issuance of the loan notes. The financing policy substantially reduces the Company's liquidity by matching the maturity profile of the Company's funding to the profile of the mortgage loans at the date of acquisition. The loan notes are limited recourse in nature, meaning that if the proceeds from the mortgage loans are insufficient to pay amounts due to the holders of the loan notes, such amounts will cease to be due and payable by the Company.

***Interest rate risk management***

Interest rate risk exists where assets and liabilities have interest rates set under different bases or which reset at different times.

Interest paid on the loan notes is at a floating rate whilst interest received on the mortgage loans is at fixed and floating rates. The Company mitigates its interest rate risk on the fixed rate mortgage loans by entering into interest rate swap agreements with suitably rated counterparties on the acquisition of the mortgage loans. As a result, the Company is not considered to have a material net interest rate risk exposure.

The Company entered into an interest rate swap to manage and economically hedge the difference between the variable rate applicable to the loan notes issued and the fixed interest rate mortgages acquired.

**STRATEGIC REPORT (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2025****Derivatives and other financial instruments**

The Company's financial instruments, other than derivatives and fixed and variable mortgage loans, comprise the loan notes, and cash and other liquid resources. Further details are set out in Note 11 of the financial statements.

**Key performance indicators (KPIs)**

The Company uses key performance indicators to track progress against its plans. The net interest income and performance of the mortgage loans are key performance indicators. The Company monitors the monthly servicer reports that contain a range of data on the performance of the mortgage loans portfolio including payment arrears, Loan to Value percentages and restructured mortgages.

The Company generated a profit before tax of £1,057k for the year. The Company generated an issuer profit of £1.2k for the year as pre-determined under the terms of the transaction documents. As per the terms of transaction documents, the amount of issuer profit is £300 on each interest payment date ("IPD") following the initial interest payment date of 22 March 2024. The Company is financed by the issuance of loan notes which amounted to £415,042k at inception and amounted to £285,586k at the year end.

**Section 172(1) of the companies Act 2016**

Section 172(1) of Companies Act 2006 requires the directors to act in the way they consider, in good faith, would be most likely to promote the success of the Company for the benefit of its members as a whole, and in doing so have regard (amongst other matters) to:

- a) the likely consequences of any decision in the long term,
- b) the interests of the Company's employees,
- c) the need to foster the Company's business relationships with suppliers, customers and others,
- d) the impact of the Company's operations on the community and the environment,
- e) the desirability of the Company maintaining a reputation for high standards of business conduct, and
- f) the need to act fairly as between members of the Company.

As a special purpose vehicle, the governance structure of the Company is such that the key policies have been predetermined at the time the Company issued the loan notes. The loan notes are listed on the London Stock Exchange. The Directors have had regards to the matters set out in section 172(1) of the Companies Act 2006 as follows:

- the transaction documents, which cannot be changed without Noteholder consent, have been formulated to achieve the Company's purpose and business objectives, safeguard the assets and promote the success of the Company with a long term view and as disclosed in note 1. The transaction documents only allow the Company to retain a minimal profit and due to the limited recourse nature of the structure, the returns to Noteholders are limited by the cashflows received;
- the company has no employees;
- the Company is a securitisation vehicle and therefore a key stakeholder are the Noteholders. The transaction documents determine the nature and quality of assets that can be securitised and how the cash flows from securitised assets are distributed. Relationships are also fostered with suppliers and others via professional third parties who have been assigned operational roles with their roles strictly governed by the transaction documents and fee arrangements agreed in advance. The Company has no customers;
- as a securitisation vehicle the Company has no physical presence or operations and accordingly has minimal impact on the community and the environment;
- the Company maintains a reputation for high standards of business conduct via professional third parties who have contracted with the Company to provide specific operational roles. Fee arrangements have been agreed in advance and supplier invoices paid strictly in accordance with the transaction documents including a priority of payments, if applicable; and
- the Company has a sole member Mortimer BTL 2023-1 Parent Limited and the entire issued share capital is held under a discretionary trust basis for charitable purposes.

**STRATEGIC REPORT (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2025**

**Future outlook**

The directors expect the business will continue in its principal activities described above for the foreseeable future.

Further details in relation to Going Concern are included in the Director's report.

Signed on behalf of the Board.



.....  
Shamiso Magaisa - For and on behalf of L.D.C Securitisation No. 1 Director Limited  
Director

Date: 1 October 2025

**DIRECTORS' REPORT****FOR THE YEAR ENDED 31 MARCH 2025**

The directors present their report and the audited financial statements of the Company for the year ended 31 March 2025.

**Future outlook**

See strategic report.

**Principal risks and uncertainties**

See strategic report.

**Going concern**

The Company has reported a £1,057k profit before taxation for the current year and is in a net asset position as at 31 March 2025.

It is the intention of the directors of the Company to continue in its operations in accordance with the transaction documents. Ultimately due to the limited recourse nature of the loan notes, any shortfall in the proceeds of the mortgage loans will be a risk to the holders of the loan notes. If the proceeds from the mortgage loans are insufficient to pay amounts due to the holders of the loan notes, such amounts will cease to be due and payable by the Company.

The impact of world events and the resultant cost of living crisis has been assessed at a LendInvest Group level and several financial plans have been prepared for the forthcoming year across a range of potential scenarios. The directors have reviewed these plans and consider the Company to have sufficient resources to continue its activities for 12 months from the report signing date, including against the most severe but plausible outcome and do not consider there to be any material uncertainty.

Therefore, the directors consider that the Company is able to meet its liabilities as they fall due and accordingly, the financial statements have been prepared on a going concern basis.

**Results and dividends**

The Company recorded a profit of £1,057k before tax charge for the year and an issuer profit of £1.2k before tax for the period which is pre-determined under the terms of the transaction documents. The Company paid no dividends during the period and the directors do not recommend a final dividend.

**Political and charitable donations**

The Company did not make any political or charitable donations during the current year.

**Directors**

The directors of the Company who were in office during the period up to the date of signing the financial statements were:

L.D.C. Securitisation Director No. 1 Limited

L.D.C. Securitisation Director No. 2 Limited

M.H.Filer

None of the directors who held office during the period and up to the date of this report held any beneficial interest in the share capital of the company and nor did they have any material contract or arrangement with the Company.

The Company has no employees.

**DIRECTOR'S REPORT (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2025**

**Directors' indemnities**

The directors are provided by Law Debenture Corporate Services Limited under a Corporate Services Agreement which contains certain indemnities for the directors which were in place during the period and remain in force at the date of this report. Law Debenture Corporate Services Limited maintains its own insurance for the services it provides.

**Disclosure of information to auditor**

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware and;
- each director has taken all the steps he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

**Auditor**

BDO LLP have been appointed as auditors to the company and have expressed their willingness to continue in office and a resolution for their reappointment as auditors to the Company will be proposed at the forthcoming Annual General Meeting in accordance with section 485 of the Companies Act 2006.

**Greenhouse Gas Emissions**

The Company is out of scope of the Greenhouse Gas Emissions Reporting as it does not meet the numerical thresholds in relation to turnover and number of employees.

Signed on behalf of the Board



.....  
Shamiso Magaisa - For and on behalf of L.D.C Securitisation No. 1 Director Limited  
Director

Date: 1 October 2025

**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

**FOR THE YEAR ENDED 31 MARCH 2025**

The Directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that year.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company's and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MORTIMER BTL 2023-1 PLC

### Opinion on the financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2025 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of Mortimer BTL 2023-1 plc ("the Company") for the year ended 31 March 2025 which comprise the statement of comprehensive income, the statement of financial position, the statement of cash flows and the statement of changes in equity and notes to the financial statements, and notes to the financial statements and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Independence

We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a year of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Directors with respect to going concern are described in the relevant sections of this report.

### Other information

The Directors are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

### **Other Companies Act 2006 reporting**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic report and the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic report and the Directors' report have been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic report or the Directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

### **Responsibilities of Directors**

As explained more fully in the Statement of Directors Responsibilities, the Directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

### *Extent to which the audit was capable of detecting irregularities, including fraud*

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

#### *Non-compliance with laws and regulations*

Based on:

- Our understanding of the company and the industry in which it operates;
- Discussion with management and those charged with governance;
- Obtaining and understanding of the Company's policies and procedures regarding compliance with laws and regulations; and
- we considered the significant laws and regulations to be the applicable accounting framework and Companies Act 2006.

#### *Fraud*

We assessed the susceptibility of the financial statements to material misstatement, including fraud. Our risk assessment procedures included:

- Enquiry with management and those charged with governance regarding any known or suspected instances of fraud;
- Obtaining an understanding of the company's policies and procedures relating to:
  - Detecting and responding to the risks of fraud; and
  - Internal controls established to mitigate risks related to fraud.
- Review of minutes of meeting of those charged with governance for any known or suspected instances of fraud;
- Discussion amongst the engagement team as to how and where fraud might occur in the financial statements;
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud; and
- Considering remuneration incentive schemes and performance targets and the related financial statement areas impacted by these.

Based on our risk assessment, we considered the areas most susceptible to fraud to be manual elements of the control environment.

Our procedures in respect of the above included:

- Testing a sample of journal entries throughout the year, which met a defined risk criteria, by agreeing to supporting documentation; and
- Assessing significant estimates made by management for bias.

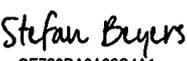
We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members who were all deemed to have appropriate competence and capabilities and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

### Use of our report

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:  
  
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Stefan Beyers (Senior Statutory Auditor)  
For and on behalf of BDO LLP, Statutory Auditor  
London, UK  
1 October 2025

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

## STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2025

		31 March 2025	29 September 2023 to 31 March 2024
	Note	£000	£000
Finance income	3	24,616	16,502
Finance expense	4	(21,848)	(9,279)
<b>Net finance income</b>		<b>2,768</b>	<b>7,223</b>
Administrative expenses		(1,081)	(293)
Expected credit loss	7	(57)	(387)
Fair value movement on derivative	11	(573)	5,624
<b>Profit from operations and before tax</b>		<b>1,057</b>	<b>12,167</b>
Tax charge	6	-	-
<b>Profit for the year/ period</b>		<b>1,057</b>	<b>12,167</b>
<b>Other comprehensive income:</b>			
Other comprehensive income for the year/ period, net of tax		-	-
<b>Total comprehensive profit for the year/ period</b>		<b>1,057</b>	<b>12,167</b>

The above amounts relate exclusively to continuing operations.

The notes form part of these financial statements.

**STATEMENT OF FINANCIAL POSITION**

**AS AT 31 MARCH 2025**

	Note	2025 £000	2024 £000
<b>NON-CURRENT ASSETS</b>			
Mortgage loans	7	255,250	248,799
Derivative financial instrument	11	<u>3,385</u>	<u>2,254</u>
		<b>258,635</b>	<b>251,053</b>
<b>CURRENT ASSETS</b>			
Mortgage loans	7	25,839	121,640
Trade and other receivables	8	62	4,326
Cash and cash equivalents		13,173	16,339
Derivative financial instrument	11	<u>1,667</u>	<u>3,370</u>
<b>TOTAL CURRENT ASSETS</b>		<b>40,741</b>	<b>145,675</b>
<b>CURRENT LIABILITIES</b>			
Loan notes	9	26,161	125,745
Trade and other payables	10	194	729
		<u>14,386</u>	<u>19,201</u>
<b>NET CURRENT ASSETS</b>		<b>273,021</b>	<b>270,254</b>
<b>NON-CURRENT LIABILITIES</b>			
Loan notes	9	259,747	258,037
<b>NET ASSETS</b>		<u><b>13,274</b></u>	<u><b>12,217</b></u>
<b>EQUITY</b>			
Share capital	12	50	50
Retained earnings		<u>13,224</u>	<u>12,167</u>
<b>TOTAL EQUITY</b>		<u><b>13,274</b></u>	<u><b>12,217</b></u>

The notes form part of these financial statements.

Approved and authorised for issue by the directors and signed on the Company's behalf by:



.....  
Shamiso Magaisa - For and on behalf of L.D.C Securitisation No. 1 Director Limited  
Director

Date: 1 October 2025

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 MARCH 2025

	Share Capital	Retained earnings	Total
	£000	£000	£000
Issued share capital	50	-	50
Profit for the period	-	12,167	12,167
<b>Balance as at 31 March 2024</b>	<b>50</b>	<b>12,167</b>	<b>12,217</b>
Profit for the year	-	1,057	1,057
Other comprehensive income	-	-	-
<b>Balance as at 31 March 2025</b>	<b>50</b>	<b>13,224</b>	<b>13,274</b>

The notes form part of these financial statements.

**STATEMENT OF CASH FLOW****FOR THE YEAR ENDED 31 MARCH 2025**

	<b>2025</b>	<b>2024</b>
	<b>£000</b>	<b>£000</b>
<b>Cash flows from operating activities</b>		
Profit from operations before taxation	1,057	12,167
Derivative settlement	(4,079)	(2,510)
EIR adjustment	(1,298)	(4,490)
Expected credit loss	57	387
Fair value movement of swap	573	(5,624)
Decrease/(increase) in debtors	4,467	(4,480)
(Decrease)/increase in creditors	(213)	728
<b>Net cash generated from/ used in operating activities</b>	<b>564</b>	<b>(3,822)</b>
<b>Cash flows used in investing activities</b>		
Purchase of mortgage loans	-	(409,918)
Repayment of mortgage loans	90,388	43,786
Derivative settlement	4,079	2,510
<b>Net cash generated from/ used in investing activities</b>	<b>94,467</b>	<b>(363,622)</b>
<b>Cash flows from financing activities</b>		
Proceeds from loan notes	-	415,042
Repayment of loan notes	(98,197)	(31,259)
<b>Cash used in/ generated from financing activities</b>	<b>(98,197)</b>	<b>383,783</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(3,166)</b>	<b>16,339</b>
Cash and cash equivalents at the start of the year/ period	16,339	-
<b>Cash and cash equivalent at year/ period end</b>	<b>13,173</b>	<b>16,339</b>

Interest received was £20k and interest paid was £22k.

The notes form part of these financial statements.

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 MARCH 2025

#### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

##### General information

Mortimer BTL 2023-1 Plc was incorporated on 29 September 2023 in the United Kingdom under the Companies Act 2006. The address of its registered office is given on page 2.

The Company was established as a special purpose vehicle for the sole purposes of entering into a securitisation transaction to acquire a portfolio of residential buy-to-let mortgages (the "mortgage loans") financed through issuance of asset backed floating rate and unrated notes (the Loan notes").

##### Significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have all been applied consistently throughout the period unless otherwise stated. The financial statements are presented in Sterling (£) to the nearest thousand.

##### Basis of accounting

These financial statements have been prepared in accordance with applicable accounting standards and in accordance with Financial Reporting Standard 102 applicable in the United Kingdom and Republic of Ireland and in accordance with the Companies Act 2006.

The preparation of the financial statements in compliance with FRS 102 require the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies. The provisions of IFRS 9 have been adopted with respect to the recognition and measurement of financial instruments.

##### Going concern

The Directors have assessed the likelihood that the Company will be able to meet its debts as they fall due for at least the next 12 months from the date of approval of the financial statements. In concluding that the Company is a going concern, the Directors have considered the following factors:

1. The limited recourse nature of the transaction, which forms part of the terms and conditions of the loan notes, means that the Company is only required to pay out funds to the extent that it has received them from the mortgage loans. As the notes are secured against the mortgage loans, any shortfall in the repayment of the notes following the realisation of the underlying mortgage loans will result in the write-down and cancellation of any remaining unpaid notes.
2. The loan notes contain provisions whereby, if certain covenant conditions set out in the transaction documents are not met, the notes may be deemed to be in breach of those covenants. To the best knowledge of the Directors, no such trigger events have occurred up to the date of this report. The effect of such triggers may result in a reordering of the priority of payments on the notes and could lead to the early termination of the securitisation transaction.
3. The Directors are not aware of any concerns regarding the financial strength of the Company's counterparties, Servicers, or agents.
4. The Directors are not aware of any exposures to potential liabilities, including legal proceedings or guarantees, that could affect this going concern assessment.
5. The UK has experienced significant economic uncertainty in recent years, including a cost of living crisis. The going concern assessment included consideration of downside scenarios arising from ongoing global conflicts, the imposition of trade tariffs, and the potential impact of economic conditions on the collectability of the mortgage loans and the Company's ability to make payments on the notes.

## NOTES TO THE FINANCIAL STATEMENTS (*CONTINUED*)

FOR THE YEAR ENDED 31 MARCH 2025

### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (*CONTINUED*)

#### Going concern (*continued*)

6. The notes includes a call option date from which the Mortgage Pool Option Holder - being the holders of more than two-thirds of the Certificates - may elect to redeem all outstanding notes in full on or after any Interest Payment Date following the call option date. As at the reporting date, no Exercise Notices have been received, and the Directors are not aware of any current intention to exercise the call option.

Based on the above considerations, the Directors are satisfied that the Company will have adequate resources to continue in business for the foreseeable future, being at least 12 months from the date of approval of these financial statements, and that it is appropriate to adopt the going concern basis in preparing the financial statements.

#### Finance income

Finance income represents interest and other income on the mortgage loans. Finance income is accounted for under IFRS 9 on an effective interest rate ("EIR") basis, inclusive of directly attributable incremental transaction costs and fees including arrangement and broker fees, valuation and solicitor costs, discounts and premiums where appropriate. The EIR basis spreads the interest income over the expected life of each instrument.

The EIR is the rate that, at the inception of the instrument, exactly discounts expected future cash payments and receipts through the expected life of the instrument back to the initial carrying amount. When calculating the EIR, the Company estimates cash flows considering all contractual terms of the instrument (for example, prepayment options) but does not consider assets' future credit losses. All the revenue recorded in the financial statements is generated in the UK and sourced from transactions relating to mortgage loans.

#### Finance expense

Finance expense represents interest expense on loan notes which are accounted for on an EIR basis, inclusive of directly attributable incremental transaction costs and fees including structuring fees, uncommitted fees, and set up costs (legal fees).

#### Administration expenses

Administration expenses are recognised in the statement of comprehensive income on an accrual basis.

#### Taxation

The Company is within the permanent regime for taxation of securitisation companies, under which they are taxed by reference to their contractually retained profits (to the extent that they are realised). Taxable profits under the permanent regime will normally equal the contractual profit as defined by the transaction documentation. Consequently, neither current tax nor deferred tax will be affected by any fair value gains or losses arising on derivatives and other financial instruments.

#### Mortgage loans

The sale of the mortgage loans by the Seller to the Company are deemed to have achieved derecognition under IFRS 9. The Seller was deemed to have transferred significantly all the risks and rewards of ownership to the Company and therefore that the mortgage loans have been recognised directly in the balance sheet of the Company.

Mortgage loans are initially measured at fair value plus incremental direct transaction costs, and subsequently measured at their amortised cost using the effective interest method.

In applying FRS 102 the Company has made an accounting policy choice by applying the recognition and measurement requirement of IFRS 9. The Company has designated that the mortgage loans upon initial recognition are measured at fair value and subsequently at amortised cost.

## NOTES TO THE FINANCIAL STATEMENTS (*CONTINUED*)

### FOR THE YEAR ENDED 31 MARCH 2025

#### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (*CONTINUED*)

##### **Mortgage loans (continued)**

The amortised cost of the mortgages is the amount at which the mortgage is measured at initial recognition, minus principal repayment, plus or minus the cumulative amortisation using the effective interest method (see income recognition) of any difference between the initial amount recognised and the maturity amount minus any reduction for impairment.

##### **Mortgage impairment provisions**

Impairment of the mortgage loans is calculated in accordance with IFRS 9. Further information is detailed under Significant accounting estimates and judgements.

##### **Recognition and de-recognition of assets**

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial assets expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The assets' residual values are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

##### **Financial Instruments**

Financial assets and financial liabilities are recognised in the Company's Statement of financial position when the Company becomes a party to the contractual provisions of the instrument.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in the Statement of Comprehensive Income in finance costs or income as appropriate. The company does not currently apply hedge accounting for interest rate and foreign exchange derivatives.

##### **Financial liabilities**

Financial liabilities comprise the mortgage-backed floating rate loan notes and deferred consideration to the residual noteholders. Financial liabilities are initially recorded in the Balance sheet as the proceeds received net of any direct issue costs. On subsequent reporting dates, financial liabilities are measured at amortised cost based on the original effective interest rate.

## NOTES TO THE FINANCIAL STATEMENTS (*CONTINUED*)

### FOR THE YEAR ENDED 31 MARCH 2025

#### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (*CONTINUED*)

##### **Significant accounting judgements and estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires the use of estimates and judgements that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Although these estimates are based on management's knowledge of the amount, actual results may differ from these estimates. If actual results differ from the estimates, the impact will be recorded in future periods.

##### *Impairment*

Impairment provisions are calculated on an expected credit loss ('ECL') basis. Financial assets are classified individually into one of the categories below:

- Stage 1 – assets are allocated to this stage on initial recognition and remain in this stage if there is no significant increase in credit risk since initial recognition. Impairment provisions are recognised to cover 12-month ECL, being the proportion of lifetime ECL arising from default events expected within 12 months of the reporting date.
- Stage 2 – assets where it is determined that there has been a significant increase in credit risk since initial recognition, but where there is no objective evidence of impairment. Impairment provisions are recognised to cover lifetime probability of default. An asset is deemed to have a significant increase in credit risk where:
  - The creditworthiness of the borrower deteriorates such that their risk grade increases by at least one grade compared with that at origination;
  - The borrower falls more than one month in arrears; and
  - LTV exceeds 85%
- Stage 3 – assets where there is objective evidence of impairment, i.e. they are considered to be in default. Impairment provisions are recognised against lifetime ECL. For assets allocated to stage 3, interest income is recognised on the balance net of impairment provision.

Purchased or originated credit impaired ('POCI') – POCI assets are financial assets that are credit impaired on initial recognition. On initial recognition, they are recorded at fair value. ECLs are only recognised or released to the extent that there is a subsequent change in the ECLs. Their ECLs are always measured on a lifetime basis. Where there is objective evidence that asset quality has improved, assets will be allocated to a lower risk category. For example, loans no longer in default (stage 3) will be allocated to either stage 2 or stage 1. Evidence that asset quality has improved will include:

- repayment of arrears;
- improved credit worthiness; and
- term extensions and the ability to service outstanding debt.

If a loss is ultimately realised, it is written off against the provision previously provided for with any excess charged to the impairment provision in the statement of profit and loss.

The Company incorporates forward-looking information into the calculation of ECLs and the assessment of whether there has been a significant increase in credit risk ('SICR'). The use of forward-looking information represents a key source of estimation uncertainty. The Company uses three forward-looking economic scenarios:

- a central scenario aligned to the Company's business plan;
- a downside scenario as modelled in the Company's risk management process; and
- an upside scenario representing the impact of modest improvements to assumptions used in the central scenario.

## NOTES TO THE FINANCIAL STATEMENTS (*CONTINUED*)

### FOR THE YEAR ENDED 31 MARCH 2025

#### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (*CONTINUED*)

##### Significant accounting judgements and estimates (*continued*)

The macroeconomic data inputs applied in determining the Company's expected credit losses are sourced from Oxford Economics (a third-party provider of global economic forecasting and analysis). Oxford Economics combines two decades of forecast errors with its quantitative assessment of the current risks facing the global and domestic economy to produce robust forward-looking distributions for the economy. Using specific percentile points in the distribution of several key metrics such as GDP, unemployment, house prices and commercial real estate prices, we receive three alternative scenarios relating to a base case (most likely), downside (broadly equivalent to a one-in-ten year event) and a moderate upside scenario.

##### *Effective interest rate*

In order to determine the EIR applicable to the mortgage loans an estimate must be made of the expected life of each mortgage loan and the cash flows related thereto. Any changes in these estimates would result in an adjustment to the carrying value of the deferred consideration. The corresponding charge or release to the profit and loss will be included in the period in which the estimates are revised.

For all financial assets and liabilities measured at amortised cost, income and expenses are recognised in the Statement of Comprehensive Income on an EIR basis.

The EIR basis is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset. The expected life of the financial asset is a significant area of judgement which is estimated using the observed behavioural performance of the assets over time and the business model under which they are managed by the Company. Using these metrics a repayment profile is derived and applied in determining the performing capital balance used to calculate expected future interest receipts.

A 100bp increase in the interest rate will result in a £1,861k increase in the EIR adjustment, whilst a 100bp decrease in the interest rate will result in a £732k reduction in the EIR adjustment.

##### *Fair value*

Fair values are used in these financial statements for recognition (derivatives) and disclosure purposes.

Fair value is the amount for which an asset could be exchanged, or a liability settled, between knowledgeable and willing parties in an arm's length transaction. The existence of published price quotations in an active market is the best evidence of fair value and when they are available, they are used. If the market for a financial instrument is not active, fair value is established using a valuation technique. Fair value represents point-in-time estimates that may change in subsequent reporting periods due to market conditions or other factors.

##### **Segmental reporting**

The Company has not disclosed segmental information because in the opinion of the directors the Company operates in one business sector and generates all income in the United Kingdom.

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 MARCH 2025

#### 2. FINANCIAL RISK MANAGEMENT

The Directors have overall responsibility for the establishment and oversight of the Company's risk management framework. The risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and ensure any limits are adhered to. The Company's activities are reviewed regularly and potential risks are considered. The overall objective is to set policies that seek to reduce risk as far as possible without unduly affecting the business.

The Company has exposure to the following risks from its use of financial instruments: credit risk, liquidity risk, interest rate risk:

##### *Credit risk management*

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the mortgage loans and cash and cash equivalents held at banks. The Company's maximum exposure to credit risk by class of financial asset is as follows:

	2025	2024
Assets	£ 000	£ 000
Mortgage loans	281,089	370,439
Cash and cash equivalents	13,173	16,339
Trade and other receivables	62	4,326
Derivative financial instrument	5,052	5,624
	<u>299,376</u>	<u>396,728</u>

The Company has appointed the Servicer to originate and service the mortgage loans. They manage the Company's exposure to credit losses by assessing and monitoring a borrowers' ability to repay the mortgage loans, the borrower's risk profile, and their stability during the underwriting process. Impairments are monitored by the Servicer and provided for using statistical modelling.

The fair value of cash and cash equivalents at 31 March 2025 approximates the carrying value. Further details regarding cash and cash equivalents can be found in note 11. Credit risk relating to cash and cash equivalents is mitigated as cash and cash equivalents are held with suitably rated counterparties under the terms of the transaction documents.

##### *Liquidity risk management*

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. The Company's ability to meet the payments on the loan notes as they fall due is dependent on the timely receipt of funds which may be delayed due to slow repayments on the mortgage loans.

In the event that the Company has insufficient funds available to pay interest and/or principal on the loan notes then it is obliged to draw on the general reserve fund to meet its obligations to the holders of the loan notes. If, on any interest payment date ("IPD"), the Company has insufficient funds to make payment in full of all interest, (other than the Class A Notes) then the Company is entitled to defer payment of that amount until the following IPD.

The Company's primary assets, the mortgage loans, are financed principally by the issuance of the loan notes. The financing policy substantially reduces the Company's liquidity by matching the maturity profile of the Company's funding to the profile of the mortgage loans at the date of acquisition. The loan notes are limited recourse in nature, meaning that if the proceeds from the mortgage loans are insufficient to pay amounts due to the holders of the loan notes, such amounts will cease to be due and payable by the Company.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2025**

**2. FINANCIAL RISK MANAGEMENT (CONTINUED)**

The tables below analyses the Company's contractual undiscounted cash flows of its financial assets and liabilities:

	Carrying amount	Gross nominal inflow/ (outflow)	Amount due within one year	Amount due between one and five years	Amount due post five years
	£000	£000	£000	£000	£000
<b>2025</b>					
<b>Financial assets</b>					
Mortgage loans	281,089	315,487	35,867	191,810	87,810
Trade and other receivables	62	62	62	-	-
Cash and cash equivalents	13,173	13,173	13,173	-	-
Derivative Financial Instrument	5,052	5,435	1,766	3,385	284
<b>Financial liabilities</b>					
Loan notes	285,908	310,275	32,004	185,444	92,827
Trade and other payables	194	516	516	-	-
<b>2024</b>					
<b>Financial assets</b>					
Mortgage loans	370,439	428,348	116,357	231,714	80,277
Trade and other receivables	4,326	3,713	3,713	-	-
Cash and cash equivalents	16,339	16,339	16,339	-	-
Derivative Financial Instrument	5,624	5,927	3,575	2,254	98
<b>Financial liabilities</b>					
Loan notes	383,782	397,849	132,947	264,902	-
Trade and other payables	729	729	729	-	-

*Interest rate risk management*

Interest rate risk exists where assets and liabilities have interest rates set under different bases or which reset at different times.

Interest paid on the loan notes is at a floating rate whilst interest received on the mortgage loans is at fixed and floating rates. The Company mitigates its interest rate risk on the fixed rate mortgage loans by entering into interest rate swap agreements with suitably rated counterparties on the acquisition of the mortgage loans. As a result, the Company is not considered to have a material net interest rate risk exposure.

*Capital management*

The Company is not subject to any externally proposed capital requirements except for the minimum requirement under the Companies Act 2006 in relation to its share capital. The Company has not breached the minimum requirement.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2025**

**3. FINANCE INCOME**

	<b>Year ended 31 March 2025</b>	29 September 2023 to 31 March 2024
		£000
Interest receivable on mortgage loans	<b>18,060</b>	9,110
Bank interest	<b>1,179</b>	392
EIR Adjustment	<b>1,298</b>	4,490
Swap income	<b>4,079</b>	2,510
	<b><u>24,616</u></b>	<b><u>16,502</u></b>

**4. FINANCE EXPENSE**

	<b>31 March 2025</b>	29 September 2023 to 31 March 2024
	£000	£000
Interest on loan notes	<b>21,526</b>	9,234
Payments to residual note holders	<b>322</b>	45
	<b><u>21,848</u></b>	<b><u>9,279</u></b>

**5. AUDITOR'S REMUNERATION**

	<b>31 March 2025</b>	29 September 2023 to 31 March 2024
	£000	£000
Fees payable to the Company's auditors for the audit of the Company's financial statements (VAT exclusive)	<b>56</b>	54
	<b><u>56</u></b>	<b><u>54</u></b>

No non-audit services were provided in the period.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

6. TAXATION

	31 March 2025	29 September 2023 to 31 March 2024
	£000	£000
<b>Current taxation</b>		
UK corporation tax	-	-
<b>Total current income tax charge</b>	<u>-</u>	<u>-</u>
<b>Deferred taxation</b>		
Arising from origination and reversal of temporary differences	-	-
<b>Total deferred tax</b>	<u>-</u>	<u>-</u>
<b>Total tax charge for the year</b>	<u>-</u>	<u>-</u>

The tax on profit before tax for the period is higher than the standard rate of corporation tax in the UK of 25%. The differences are reconciled below:

	31 March 2025	29 September 2023 to 31 March 2024
	£000	£000
<b>b) Factors affecting the Company current tax charge for the period:</b>		
Profit on ordinary activities before tax	<u>1,057</u>	<u>12,167</u>
Current tax charge at 25%	264	3,042
Effect of:		
Accounting profits not taxed in accordance with SI2006/3296	(264)	(3,042)
Cash retained profit taxed in accordance with SI2006/3296	-	-
	<u>-</u>	<u>-</u>

The charge above has been calculated in accordance with the permanent regime for taxation of securitisation companies.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 MARCH 2025****7. MORTGAGE LOANS**

	<b>2025</b>	<b>2024</b>
	<b>£000</b>	<b>£000</b>
Mortgage loans brought forward	<b>370,439</b>	-
Mortgage loans acquired	-	409,918
Mortgage loans repaid	<b>(90,388)</b>	<b>(43,786)</b>
	<b>280,051</b>	366,132
EIR adjustment	<b>1,298</b>	4,490
ECL provision	<b>(57)</b>	<b>(387)</b>
Accretion of interest	<b>(203)</b>	204
	<b>281,089</b>	<b>370,439</b>

The Company has provided security to its loan notes holder by granting charges over its rights to receive principal and interest on the mortgage loans.

**Reconciliation of ECL provision**

	<b>2025</b>	<b>2024</b>
	<b>£000</b>	<b>£000</b>
At the start of the year/ period	<b>387</b>	-
Provisions made during the year/ period	<b>57</b>	387
Utilised in the year/ period	-	-
<b>Under IFRS 9 at 31 March</b>	<b>444</b>	<b>387</b>

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2025**

**7. MORTGAGE LOANS (continued)**

<b>Analysis of mortgage loans by stage</b>	<b>Stage 1 £'000</b>	<b>Stage 2 £'000</b>	<b>Stage 3 £'000</b>	<b>Total £'000</b>
Mortgage loans	222,543	52,525	2,347	277,415
ECL	(43)	(272)	(129)	(444)
<b>Mortgage loans at March 2025</b>	<b>222,500</b>	<b>52,253</b>	<b>2,218</b>	<b>276,971</b>
Mortgage loans	312,723	52,405	1,004	366,132
ECL	(125)	(124)	(138)	(387)
<b>Mortgage loans at March 2024</b>	<b>312,598</b>	<b>52,281</b>	<b>866</b>	<b>365,745</b>
<b>Movement analysis of mortgage loans by stage</b>	<b>Stage 1 £'000</b>	<b>Stage 2 £'000</b>	<b>Stage 3 £'000</b>	<b>Total £'000</b>
New financial assets originated	-	-	-	-
Financial assets which have repaid	(90,388)	-	-	(90,388)
Balance movement in loans	(90,388)	-	-	(90,388)
Transfer to stage 2	(52,525)	52,525	-	-
Transfer to stage 3	(2,347)	-	2,347	-
<b>Total movement in loan and advances</b>	<b>(145,260)</b>	<b>52,525</b>	<b>2,347</b>	<b>(90,388)</b>
<b>As at 31 March 2025</b>	<b>(145,260)</b>	<b>52,525</b>	<b>2,347</b>	<b>(90,388)</b>
New financial assets originated	409,918	-	-	409,918
Financial assets which have repaid	(43,786)	-	-	(43,786)
Balance movement in loans	366,132	-	-	366,132
Transfer to stage 2	(52,405)	52,405	-	-
Transfer to stage 3	(1,004)	-	1,004	-
<b>Total movement in loan and advances</b>	<b>312,723</b>	<b>52,405</b>	<b>1,004</b>	<b>366,132</b>
<b>As at 31 March 2024</b>	<b>312,723</b>	<b>52,405</b>	<b>1,004</b>	<b>366,132</b>

The table below provides information on the Company's loans and advances by stage and risk grade.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2025**

**7. MORTGAGE LOANS (continued)**

<b>Credit risk on gross loans and advances</b>	<b>Stage 1 £'000</b>	<b>Stage 2 £'000</b>	<b>Stage 3 £'000</b>	<b>Total £'000</b>
Risk grade 1-5	222,543	44,214	-	266,757
Risk grade 6-9	-	8,311	-	8,311
Default 10	-	-	2,347	2,347
<b>Total at March 2025</b>	<b>222,543</b>	<b>52,525</b>	<b>2,347</b>	<b>277,415</b>
Risk grade 1-5	312,723	47,380	-	360,103
Risk grade 6-10	-	5,025	-	5,025
Risk grade 11-15	-	-	-	-
Default	-	-	1,004	1,004
<b>Total at March 2024</b>	<b>312,723</b>	<b>52,405</b>	<b>1,004</b>	<b>366,132</b>

**8. TRADE AND OTHER RECEIVABLES**

	<b>2025 £000</b>	<b>2024 £000</b>
Other debtors - cash held by the Share Trustee in relation to the paid-up share capital	13	13
Other debtors - unpaid share capital	37	37
Due from LendInvest BTL Limited	-	4,267
Prepayments	12	9
	<b>62</b>	<b>4,326</b>

**9. LOAN NOTES**

	<b>2025 £000</b>	<b>2024 £000</b>
Loan notes	285,586	383,782
Interest payable on loan notes	322	-
	<b>285,908</b>	<b>383,782</b>

The mortgage loans are financed by issuance of SONIA indexed loan notes, the terms of which are shown below.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2025**

**9. LOAN NOTES (continued)**

Class of Notes	Initial Principal Amount	Base rate	Margin	Final Maturity Date	Balance outstanding at 31 March 2025 £000	Balance outstanding at 31 March 2024 £000
	£000					
A	366,876	4.62098%	1.17%	22-Dec-56	240,631	336,674
B	22,546	4.62098%	2.00%	22-Dec-56	22,546	22,546
C	8,198	4.62098%	3.00%	22-Dec-56	8,198	8,198
D	8,198	4.62098%	4.05%	22-Dec-56	8,198	8,198
E	4,100	4.62098%	5.84%	22-Dec-56	4,100	4,100
X	5,124	4.62098%	6.68%	22-Dec-56	1,913	4,066
	<b>415,042</b>				<b>285,586</b>	<b>383,782</b>

Interest is payable quarterly on the 22nd day of March, June, September and December. The loan notes are secured on the mortgage loans and any other collateral security relating to those mortgage loans.

The finance obtained is limited recourse in nature and repayment is restricted to the income received by the Company on the mortgage loans acquired and is subject to a payment waterfall under the transaction documents.

Net debt represents loan notes, less cash at bank and in hand, and excludes unamortised issue costs but includes accrued interest relating to the Company's third-party indebtedness. A reconciliation of net debt is shown below:

	31 March 2024	Cash flows	Other non-cash changes	31 March 2025
	£'000	£'000	£'000	£'000
<b>Cash and cash equivalents</b>				
Cash	16,339	(3,166)	-	13,173
<b>Borrowings</b>				
Loan notes	(383,782)	98,196	322	(285,264)
<b>Total</b>	<b>(367,443)</b>	<b>95,030</b>	<b>322</b>	<b>(272,091)</b>

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2025**

**10. TRADE AND OTHER PAYABLES**

	2025 £000	2024 £000
Accrued interest expense	-	628
Other creditors	194	101
	<u>194</u>	<u>729</u>

**11. FINANCIAL INSTRUMENTS**

The principal financial instruments used by the Company, from which financial instrument risk arises, are: the mortgage loans, cash and cash equivalents, loan notes and trade and other payables. A summary of the financial instruments held is provided below:

	2025 £000 Amortised cost	2025 £000 Fair value
<b>Financial asset: amortised cost</b>		
Mortgage loans	281,089	-
Cash and cash equivalents	13,173	-
Derivative financial instruments	-	5,052
	<u>294,262</u>	<u>5,052</u>

<b>Financial liabilities at amortised cost</b>		
Loan notes	285,908	383,782
Trade and other payables	194	729
Derivative financial instruments	-	5,624
	<u>286,102</u>	<u>390,135</u>

	2024 £000 Amortised cost	2024 £000 Fair value
<b>Financial asset: amortised cost</b>		
Mortgage loans	370,439	-
Cash and cash equivalents	16,339	-
Derivative financial instruments	-	5,624
	<u>386,778</u>	<u>5,624</u>

<b>Financial liabilities at amortised cost</b>		
Loan notes	383,782	-
Trade and other payables	729	-
	<u>384,511</u>	<u>-</u>

## NOTES TO THE FINANCIAL STATEMENTS (*CONTINUED*)

FOR THE YEAR ENDED 31 MARCH 2025

### 11. FINANCIAL INSTRUMENTS (*CONTINUED*)

#### Fair value hierarchy

##### *Quoted market prices - Level 1*

Financial instruments, the valuations of which are determined by reference to unadjusted quoted prices for identical assets or liabilities in active markets where the quoted price is readily available, and the price represents actual and regularly occurring market transactions on an arm's length basis. An active market is one in which transactions occur with sufficient volume and frequency to provide pricing information on an ongoing basis.

##### *Valuation techniques using observable inputs - Level 2*

Financial instruments that have been valued using inputs other than quoted prices as described for level 1 but which are observable for the asset or liability, either directly or indirectly.

##### *Valuation techniques using significant unobservable inputs - Level 3*

Financial instruments, the valuation of which incorporate significant inputs for the asset or liability that are not based on observable market data (unobservable inputs). Unobservable inputs are those not readily available in an active market due to market illiquidity or complexity of the product. These inputs are generally determined based on observable inputs of a similar nature, historic observations on the level of the input or analytical techniques.

The derivative financial instruments are considered to be level 2. They are valued on the basis of predicting the future cash flows and discounting these cash flows using the appropriate yield curve. The valuation is obtained from the swap provider.

### 12. SHARE CAPITAL

	<b>31 March 2025 £'000</b>	31 March 2024 £'000
Issued - 50,000 Ordinary share of £1 each :		
49,999 £1 ordinary shares 25p paid	12	12
1 £1 ordinary share fully paid	1	1
49,999 £1 ordinary shares 75p unpaid	37	37
	<b>50</b>	<b>50</b>

### 13. RELATED PARTY TRANSACTIONS

Law Debenture Corporate Services Limited ("Law Deb") has agreed to provide certain corporate services to the Company and charges a management fee for the provision of these services including the provision of the directors (Mark Filer, L.D.C. Securitisation Director No. 1 Limited and L.D.C. Securitisation Director No. 2 Limited).

LendInvest BTL Limited is the Originator, Seller and Servicer of the mortgage loans.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 MARCH 2025**

**13. RELATED PARTY TRANSACTIONS (CONTINUED)**

The related party transactions between the Company and its related parties are summarised below:

	<b>Related party</b>	<b>31 March 2025</b>	<b>29 September 2023 to 31 March 2024</b>
		<b>£000</b>	<b>£000</b>
<b>Statement of comprehensive income</b>			
Corporate service fee	LawDeb	51	(7)
<b>Statement of financial position</b>			
Accrued corporate servicer fees	LawDeb	(8)	(7)

**14. ULTIMATE CONTROLLING PARTY**

The entire issued share capital of the Company is held by the legal parent company, Mortimer BTL 2023-1 Parent Limited, a company incorporated in the United Kingdom and registered in England and Wales. The entire issued share capital of Mortimer BTL 2023-1 Parent Limited is held by The Law Debenture Intermediary Corporation Plc, a share trustee, which holds the entire share capital under a declaration of trust for discretionary charitable purposes.

**15. EVENTS AFTER THE REPORTING DATE**

On 7 May 2025, the Bank of England cut interest rates from 4.50% to 4.25% and on 7 August 2025 there was a further interest rate cut from 4.25% to 4.00%. As at the report date there has been no material impact from this interest rate cut on the Company's financial performance or cash flows.