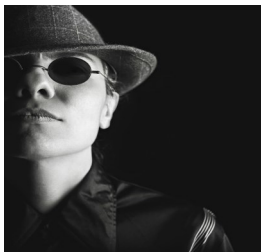


About Mensura Limited

Mensura was established to fill a gap in the market for smaller developers, their contractors and lenders. We address the need that small scale developers have for support from professional quantity surveying practices to ensure their projects are feasible and priced accurately for budget purposes. We provide fixed price Service Products that can be purchased via an on-line shop. In this way, smaller scale developers can assess their need and purchase suitable Service Products at a time that suits them and without having to commit to large fees.



Mensura. Good people to know!



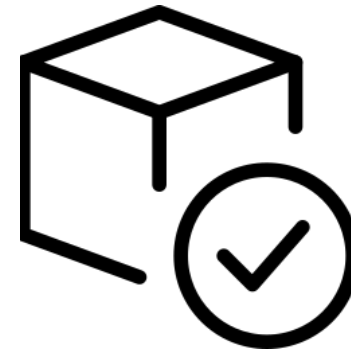
Mensura Limited

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Independent Monitoring Surveying



mensura.co.uk

Independent Monitoring Surveying



Managing Lender Risk

All good projects start with a sound approach to budgeting.

Mensura provides professional Independent Monitoring Surveying Services to Banks and Lenders who require assurance that funds lent to Developers and

Borrowers remain safely within their risk profiles and provide a return on investment. We offer services in connection with building and construction developments up to £5m within the Banking and Lending Sector. Our approach offers positive Independent Monitoring Surveying services, providing accurate and timely advice, whilst identifying and evaluating project risks to protect our Client's interests. Our expert knowledge and objective advice strengthens project delivery and supports a wide range of funding arrangements.

Our Services

We discuss and tailor our service to your lending criteria. We identify the risks relevant to your business whilst monitoring, tracking and report-



ing progress throughout the project life cycle. We pay particular attention to the project finance strategy to ensure you are in complete control of the lending facility. This safeguards against risks and ensures the facility works in your best interests.

Lender risk can sometimes be forgotten in the rush to reach Practical Completion.

Our services include:

- The Initial Report examining the proposed project and competency of the design and delivery team including an initial risk appraisal across all facets of the project that might affect the lending decision.
- Monthly Reports to review progress and update the risk profile including the recommendation of a Drawdown Certificate.

- Report at Practical Completion identifying any residual issues and making appropriate recommendations.

Benefits for Clients

By focusing on project related risk and funding arrangements, our Independent Monitoring Surveying service actively manages and protects your interests, whilst encouraging Borrower behaviour that manages risk that might otherwise affect the facility. And we do this in our unique “deconstructed” way making sure that the Lender is in control of the appointment of their independent monitoring surveyor con-

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