

RIS Notification – Nemus II (Arden) plc

Date : 14 August 2013

Nemus II (Arden) plc
35 Great St. Helen's
London EC3A 6AP
(Registration number 5991262)
(The Issuer)

To the holders of the outstanding
£204,835,000 Class A Commercial Backed Floating Rate Notes due 2020 (ISIN: XS0278300487)
£16,615,000 Class B Commercial Backed Floating Rate Notes due 2020 (ISIN: XS0278300560)
£11,260,000 Class C Commercial Backed Floating Rate Notes due 2020 (ISIN: XS0278300727)
£10,175,000 Class D Commercial Backed Floating Rate Notes due 2020 (ISIN: XS0278301295)
£16,850,000 Class E Commercial Backed Floating Rate Notes due 2020 (ISIN: XS0278301378)
£1,135,000 Class F Commercial Backed Floating Rate Notes due 2020 (ISIN: XS0278301535)
being together, the “Notes”

The **Notes** are admitted to trading on the regulated market of The Irish Stock Exchange Limited.

Directive 2003/6/EC of the European Parliament and of the Council of 28 January 2003 on insider dealing and market manipulation together with implementing Directive 2003/12/EC as implemented by the relevant member state requires disclosure of inside information relating to the Issuer.

The Issuer has not been involved in the formulation of, nor has it approved, this notice and it expresses no opinion on the merits of the contents herein. In accordance with normal practice, the Issuer gives no advice as to the actions that the holders of the Notes should take and expresses no opinion as regards the merits or otherwise of any proposed course of action by the holders of the Notes. The Issuer has given no advice and expresses no opinion as regards the merits or otherwise of any proposed action set out below.

The below communication is made without prejudice to any and all of the Issuer's rights under the Transaction Documents relating to the Notes, all of which are expressly reserved.

This notice has been prepared by CBRE Loan Servicing Limited as Servicer and Special Servicer, and is issued at its request.

VICTORIA SECURITISED LOAN

Capitalised Terms not otherwise defined in this Notice have the meaning ascribed to them in the Offering Circular dated 13 December 2006.

We hereby notify you of the following in respect of the Victoria Loan which was acquired by Nemus II (Arden) plc, with a principal loan balance outstanding of £129,810,000 secured by a first ranking mortgage on a freehold property comprising office and retail space located at 155 to 171 (odd numbers) Victoria Street, London SW1 5NA (the 'Property').

Under the terms of the Victoria Facility Agreement, the Victoria Borrower may request that the term of the Victoria Whole Loan, currently due to terminate on the 31 October 2013, be extended so as to terminate on the Loan Payment Date falling on, or immediately before, 31 October 2016.

On the 31 July 2013 the Borrower requested to exercise the Extension Option.

The Servicer is satisfied that the stipulated conditions applicable to the request have been met and the request to extend the Termination Date to the 31 October 2016 has been approved.

The one remaining condition for the extension to become effective is that the Whole Loan shall not be in breach of any financial covenants and that no Default is continuing as at the current termination date (31 October 2013), this will be reviewed for compliance on the 31 October 2013.

Contact names: David Martin, Senior Director, CBRE Loan Servicing
Tel No: 0207 182 2468 email: david.martin@cbre.com

Steve Ambridge, Director CBRE Loan Servicing
Tel No: 0207 182 2896 email: steve.ambridge@cbre.com

This notice is prepared by and issued on behalf of CBRE Loan Servicing Limited (CBRELS) in its capacity as the servicer (the "Servicer") and Special Servicer (the "Special Servicer") solely to provide the existing Noteholders (as defined in the Offering Circular issued by Nemus II (Arden) plc (the "Issuer") dated 13 December 2006 relating to the offering of the Notes (the "Offering Circular")) as "Addressees" with respect to certain information regarding the Victoria Whole Loan (as defined in the Offering Circular). This Notice is solely directed at the Addressees and should not be relied upon or used by any other person. NOTHING IN THIS NOTICE CONSTITUTES ANY PROMOTION IN RESPECT OF OR ANY INVITATION, ENDORSEMENT OR OFFER TO INVEST OR DEAL IN THE VICTORIA WHOLE LOAN (AS DEFINED IN THE OFFERING CIRCULAR) OR THE NOTES OR IN ANY OTHER ASSETS, SECURITIES OR FINANCIAL INSTRUMENTS IN ANY JURISDICTION.

This Notice is not being distributed by, nor has it been approved for the purposes of section 21 of the Financial Services and Markets Act 2000 (FSMA) by, a person authorised under FSMA. This Notice does not constitute any form of commitment or recommendation on the part of CBRELS or its officers, affiliates, advisers, agents or representatives in relation to any transaction. Accordingly, Addressees should not rely on or use this Notice for any purpose, in particular trading any debt under the Victoria Whole Loan (as defined in the Offering Circular) or the Notes issued by the Issuer or any other entity.

The information contained herein has not been independently verified. Without prejudice to the foregoing (and without purporting to limit any person's liability for fraudulent misrepresentation), no responsibility or liability is or will be accepted by CBRELS or its officers, affiliates, advisers, agents and representatives in relation to the accuracy or completeness of this Notice or any other written or oral information made available to any Addressee or its advisers and any such liability is expressly disclaimed.

By:
Nemus II (Arden) plc
35 Great St. Helens
London
EC3A 6AP
Date: 14 August 2013

This announcement has been issued through the Companies Announcement Service of
the Irish Stock Exchange.

This information is provided by RNS
The company news service from the London Stock Exchange