

Company name **Nemus II (Arden) Plc**
Headline **Notice**

RNS Number : 2273X
Nemus II (Arden) Plc
10 February 2012

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NEMUS II (ARDEN) PLC
(the "Issuer")

NOTICE

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 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 Special Servicer and is issued at its request.

Somerfield Portfolio 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:

Further to the Notice issued on 31 October 2011, CBRE Loan Servicing Limited ("**CBRELS**") has been in continuing dialogue with the Borrower and the relevant B Lender.

As a result of the marketing of the properties as set out in the Notice of 31 October 2011, four further properties have been sold and the Net Sale Proceeds will be distributed on the next Interest Payment Date ("**IPD**"). These amounts are in excess of the Somerfield Allocated Loan Amounts.

The Borrower has failed to repay the remaining amounts outstanding, however the Servicer and Special Servicer continue to work with the Borrower, the relevant B Lender and others on a refinancing of the Somerfield Portfolio Whole Loan (the "**Loan**") and anticipate that this will result in the repayment of the Senior Tranche of the Loan in full. In the meantime, the rents received from the properties continue to be sufficient to pay interest on the Loan and contribute to its repayment.

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*This notice is prepared by and issued on behalf of CBRE Loan Servicing Limited in its capacity as the 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 Somerfield Portfolio 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 SOMERFIELD PORTFOLIO 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 the Special Servicer 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 Somerfield Portfolio 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 the Special Servicer or the Special Servicer's 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
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Date: 10 February 2012

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