



CBRE LOAN SERVICING LIMITED

# NEMUS II (ARDEN) PLC

## SERVICER SUMMARY REPORT TO INVESTORS

**REPORT AUTHOR**

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**INTEREST PERIOD:**

**15/11/2013 - 17/2/2014**

**CBRE**

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## Executive Summary

Unless stated otherwise all amounts in this report are in GBP (£)

|                                                        | Current     | Previous    | Issue       |
|--------------------------------------------------------|-------------|-------------|-------------|
| Effective Date                                         | 17/02/2014  | 15/11/2013  | 14/12/2006  |
| Loan Balance                                           | 179,501,895 | 179,705,522 | 260,872,748 |
| Scheduled Amortisation for Period                      | 203,628     | 129,975     |             |
| Unscheduled Amortisation for Period                    | 0           | 0           |             |
| Partial Repayment                                      | 0           | 0           |             |
| Full Repayment                                         | 0           | 0           |             |
| Number of Loans                                        | 3           | 3           | 6           |
| Number of Properties                                   | 5           | 5           | 22          |
| Number of Tenants (Commercial)                         | 47          | 47          | 86          |
| Number of Delinquencies                                | 0           | 0           | 0           |
| Number of Loans not Current (Whole Loan)               | 0           | 0           | 0           |
| Weighted Average ICR on securitised loan balance       | 567.6%      | 565.2%      | 130.6%      |
| Weighted Average LTV Ratio on securitised loan balance | 78.5%       | 78.6%       | 69.9%       |
| # Loans currently in Special Servicing                 | 2           | 2           |             |
| Outstanding Loan Balance of Loans in Special Servicing | 53,105,905  | 53,105,905  |             |
| % of Total Pool of Loans in Special Servicing          | 29.59       | 29.55       |             |

### Summary Comments:

**Loan 3 (Kirkglade)** All terms attaching to the extension option were satisfied on the 31st October 2013 and the loan has been formally extended until 31 October 2016.

**Loan 5 (Fern)**, The Loan matured on the 31st October 2013 with the Borrower failing to repay. The Special Servicer agreed an initial two month Standstill until the 31st December 2013, this is currently being extended to 30 April 2014 whilst discussions continue with the Borrower on an exit strategy. Further information will be made available to Investors as soon as the strategy is agreed, this is expected to be on or before 30 April 2014

**Loan 4 (Carlton House)**, This loan remains in Special Servicing and the Servicer continues to monitor and control all property related cash flow.

## Loan Distribution

| Loan Name                                                                               | ORIGINAL BALANCES  |                     |                   | CURRENT BALANCES   |                     |                   | Next Period Interest Rate (incl. of Margin)% |                           |                          |                          |                         |                            |                    |            |                     |                                  |
|-----------------------------------------------------------------------------------------|--------------------|---------------------|-------------------|--------------------|---------------------|-------------------|----------------------------------------------|---------------------------|--------------------------|--------------------------|-------------------------|----------------------------|--------------------|------------|---------------------|----------------------------------|
|                                                                                         | Whole Loan         | Securitised Portion | B Loan            | Whole Loan         | Securitised Portion | B Loan            | Loan Maturity                                | Original Securitised LTV% | Current Securitised LTV% | Original Whole Loan LTV% | Current Whole Loan LTV% | Remaining Loan Term (Mths) | Escrow Balance GBP | Whole Loan | Securitised Portion | Mortgage Repayment Type          |
| 1 - Castle Properties (Jersey) Limited                                                  | 11,320,000         | 11,320,000          |                   | 0                  | 0                   |                   | 31/01/2011                                   | 79.2                      |                          | 79.2                     |                         |                            |                    |            |                     | Loan Prepaid 25/10/2010          |
| 2 - Chainmill Properties Limited                                                        | 46,290,000         | 40,000,000          | 6,290,000         | 0                  | 0                   | 0                 | 12/05/2013                                   | 65.6                      |                          | 75.9                     |                         |                            |                    |            |                     | Loan Prepaid 4/9/2012            |
| 3 - Kirkglade Limited                                                                   | 149,810,000        | 129,810,000         | 20,000,000        | 145,870,000        | 126,395,990         | 19,474,010        | 31/10/2016                                   | 69.4                      | 67.7                     | 80.1                     | 78.2                    | 33                         | 8,164,903          | 1.4213%    | 1.3444%             | Amortising                       |
| 4 - Carlton House Investments Limited                                                   | 12,440,000         | 12,440,000          |                   | 11,925,000         | 11,925,000          |                   | 31/10/2014                                   | 80.3                      | 111.9                    | 80.3                     | 111.9                   | 9                          |                    | 1.5713%    | 1.5713%             | Amortising (currently suspended) |
| 5 - Fern Trustee 1 Ltd and Fern Trustee 2 Ltd as Trustees for Buchanan House Unit Trust | 49,873,073         | 43,873,073          | 6,000,000         | 46,812,748         | 41,180,905          | 5,631,843         | 31/10/2013                                   | 75.0                      | 101.9                    | 85.3                     | 115.9                   | 0                          | 180,178            | 1.4213%    | 1.3053%             | Loan Expired                     |
| 6 - Oriol Property Limited                                                              | 32,999,542         | 23,429,675          | 9,569,867         | 0                  | 0                   | 0                 | 31/10/2011                                   | 60.0                      |                          | 84.5                     |                         |                            |                    |            |                     | Loan Repaid 5/3/2012             |
| <b>Totals</b>                                                                           | <b>302,732,615</b> | <b>260,872,748</b>  | <b>41,859,867</b> | <b>204,607,748</b> | <b>179,501,895</b>  | <b>25,105,853</b> |                                              | <b>Weighted Average</b>   |                          |                          |                         |                            |                    |            |                     |                                  |
|                                                                                         |                    |                     |                   |                    |                     |                   |                                              | <b>69.9</b>               | <b>78.5</b>              | <b>80.8</b>              | <b>88.7</b>             |                            |                    |            |                     |                                  |

**Notes:**

Interest is calculated on an Actual/365 day count basis.  
LTVs have been calculated using the most recently available property valuations.

ICR / DSCR SUMMARY - MOST RECENT PERIOD

| Whole Loan Basis |          |                              |                                        |                         |          |                              |                                        |                         |
|------------------|----------|------------------------------|----------------------------------------|-------------------------|----------|------------------------------|----------------------------------------|-------------------------|
| ICR SUMMARY      |          |                              |                                        | DSCR SUMMARY            |          |                              |                                        |                         |
| Loan No.         | Facility | Gross Interest<br>See note 1 | Net Interest (inc Hedge)<br>See note 2 | Agreement<br>See note 3 | Facility | Gross Interest<br>See note 1 | Net Interest (inc Hedge)<br>See note 2 | Agreement<br>See note 3 |
| 1                |          |                              |                                        |                         |          |                              |                                        |                         |
| 2                |          |                              |                                        |                         |          |                              |                                        |                         |
| 3                | 105.0    | 449.9                        | 108.8                                  | 112.9                   | N/A      | 331.1                        | 100.1                                  | N/A                     |
| 4                | 115.0 A  | 442.3                        | 116.0                                  | 120.9                   | N/A      | 442.3                        | 116.0                                  | N/A                     |
| 5                | 105.0    | 532.9                        | 155.0                                  | 124.5                   | N/A      | 348.5                        | 134.3                                  | N/A                     |
| 6                |          |                              |                                        |                         |          |                              |                                        |                         |

A- Cash Trap Trigger 125%

| Securitized Loan Basis |          |                              |                                        |          |                              |                                        |
|------------------------|----------|------------------------------|----------------------------------------|----------|------------------------------|----------------------------------------|
| ICR SUMMARY            |          |                              | DSCR SUMMARY                           |          |                              |                                        |
| Loan No.               | Facility | Gross Interest<br>See note 1 | Net Interest (inc Hedge)<br>See note 2 | Facility | Gross Interest<br>See note 1 | Net Interest (inc Hedge)<br>See note 2 |
| 1                      |          |                              |                                        |          |                              |                                        |
| 2                      |          |                              |                                        |          |                              |                                        |
| 3                      | 105.0    | 549.2                        | 127.2                                  | N/A      | 398.1                        | 117.0                                  |
| 4                      | 115.0    | 442.3                        | 116.0                                  | N/A      | 442.3                        | 116.0                                  |
| 5                      | 105.0    | 660.1                        | 180.5                                  | N/A      | 418.8                        | 155.9                                  |
| 6                      |          |                              |                                        |          |                              |                                        |

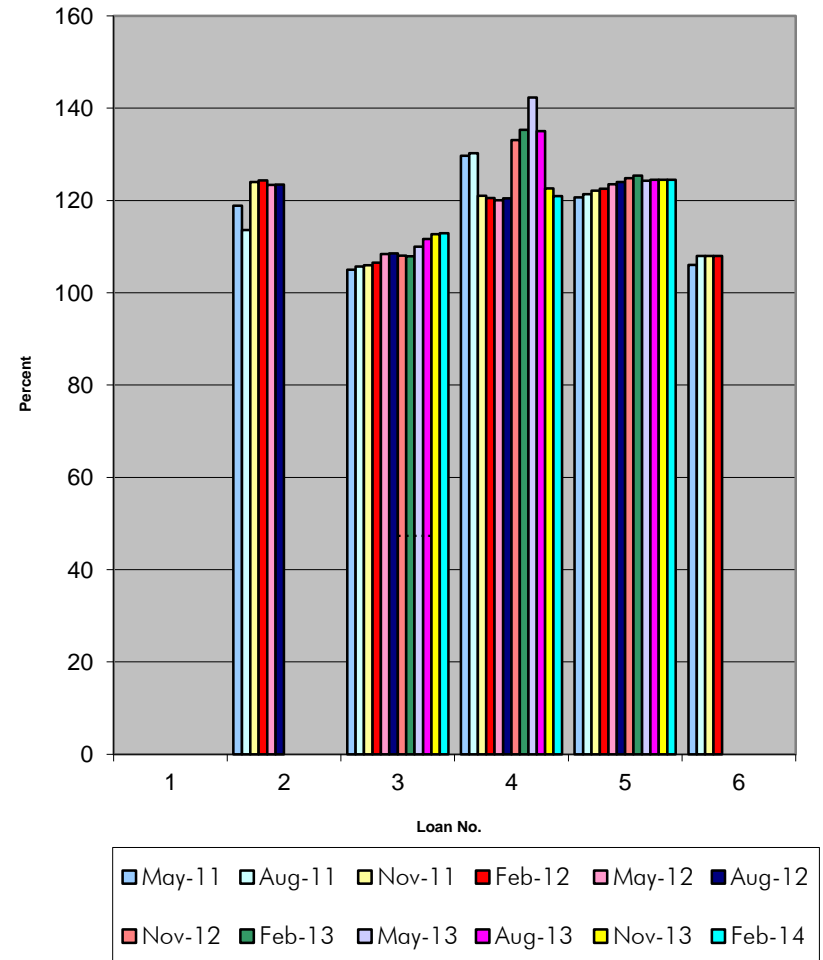
|               |                                                                                                                                                                      |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Note 1</b> | Ratio calculated per requirement of CREFC report i.e. Gross Interest / Finance Cost <b>excluding</b> the benefit/cost of hedge, on a 12 month Trailing Actual basis. |
| <b>Note 2</b> | Ratio calculated <b>including</b> the benefit/cost of hedge, on a 12 month Trailing Actual basis.                                                                    |
| <b>Note 3</b> | Calculated in accordance with the requirements of the Facility Agreement i.e. forecast on a <b>12 month forward looking</b> basis.                                   |

## Repayments/Prepayments

| Reference Obligation                    | Whole Loan          |                            | Securitisation     |                   |                   |                                   |                                     |                     |                            |
|-----------------------------------------|---------------------|----------------------------|--------------------|-------------------|-------------------|-----------------------------------|-------------------------------------|---------------------|----------------------------|
|                                         | Original Whole Loan | Current Amount Outstanding | Original Loan      | Repayment Amount  | Prepayment Amount | Cumulative Scheduled Amortisation | Cumulative Unscheduled Amortisation | Unpaid Amortisation | Current Amount Outstanding |
| Castle Properties (Jersey) Limited      | 11,320,000          | 0                          | 11,320,000         | 9,731,330         | 1,588,670         | 0                                 | 0                                   | 0                   | 0                          |
| Chainmill Properties Limited            | 46,290,000          | 0                          | 40,000,000         | 0                 | 40,000,000        | 0                                 | 0                                   | 0                   | 0                          |
| Kirkglade Limited                       | 149,810,000         | 145,870,000                | 129,810,000        | 0                 | 0                 | 3,414,011                         | 0                                   | 0                   | 126,395,990                |
| Carlton House Investments Limited       | 12,440,000          | 11,925,000                 | 12,440,000         | 0                 | 0                 | 515,000                           | 0                                   | 0                   | 11,925,000                 |
| Fern Trustee 1 Ltd & Fern Trustee 2 Ltd | 49,873,073          | 46,812,748                 | 43,873,073         | 0                 | 0                 | 2,692,168                         | 0                                   | 0                   | 41,180,905                 |
| Oriel Property Limited                  | 32,999,542          | 0                          | 23,429,675         | 5,088,804         | 17,734,182        | 143,855                           | 462,834                             | 0                   | 0                          |
| <b>Total</b>                            | <b>302,732,615</b>  | <b>204,607,748</b>         | <b>260,872,748</b> | <b>14,820,134</b> | <b>59,322,852</b> | <b>6,765,033</b>                  | <b>462,834</b>                      | <b>0</b>            | <b>179,501,895</b>         |

### ICR History (per Facility Agreement covenant)

| Loan No.          | 1     | 2     | 3     | 4     | 5     | 6     | WA    |
|-------------------|-------|-------|-------|-------|-------|-------|-------|
| Covenant          | 120.0 | 105.0 | 105.0 | 115.0 | 105.0 | 100.0 | 105.5 |
| Cash Trap Trigger | 140.0 | 112.0 | n/a   | 125.0 | n/a   | n/a   |       |
| Closing           | 170.9 | 112.0 | 106.2 | 122.5 | 107.9 | 100.3 | 108.4 |
| Feb-07            | 177.8 | 112.0 | 106.0 | 129.4 | 107.9 | 100.3 | 108.5 |
| May-07            | 186.1 | 112.0 | 105.8 | 133.8 | 107.7 | 100.3 | 110.6 |
| Aug-07            | 181.5 | 112.0 | 105.8 | 131.9 | 109.6 | 100.3 | 110.7 |
| Nov-07            | 184.1 | 112.0 | 105.6 | 131.5 | 109.3 | 100.3 | 110.6 |
| Feb-08            | 188.2 | 112.0 | 106.4 | 132.7 | 109.1 | 100.2 | 111.1 |
| May-08            | 177.6 | 112.0 | 105.9 | 129.3 | 109.1 | 101.0 | 110.4 |
| Aug-08            | 170.8 | 112.7 | 105.1 | 128.5 | 109.2 | 100.9 | 110.4 |
| Nov-08            | 170.8 | 112.7 | 103.8 | 129.0 | 109.3 | 101.9 | 109.3 |
| Feb-09            | 155.9 | 113.4 | 106.5 | 123.6 | 109.6 | 102.7 | 110.1 |
| May-09            | 174.1 | 118.6 | 105.2 | 117.0 | 109.7 | 102.6 | 110.5 |
| Aug-09            | 178.0 | 118.6 | 105.0 | 117.9 | 109.9 | 103.5 | 110.7 |
| Nov-09            | 155.2 | 118.6 | 105.0 | 115.2 | 110.2 | 104.2 | 109.9 |
| Feb-10            | 156.2 | 119.0 | 105.0 | 119.9 | 119.9 | 104.2 | 111.8 |
| May-10            | 156.5 | 119.0 | 105.1 | 122.2 | 120.2 | 105.4 | 112.1 |
| Aug-10            | 158.7 | 118.3 | 105.1 | 127.2 | 120.6 | 106.1 | 112.4 |
| Nov-10            | 0.0   | 120.3 | 105.1 | 126.4 | 120.3 | 106.2 | 111.1 |
| Feb-11            | 0.0   | 121.1 | 105.4 | 131.2 | 121.3 | 106.1 | 111.7 |
| May-11            | 0.0   | 118.8 | 105.0 | 129.7 | 120.7 | 106.1 | 111.0 |
| Aug-11            | 0.0   | 113.6 | 105.7 | 130.3 | 121.4 | 108.0 | 110.9 |
| Nov-11            | 0.0   | 124.0 | 105.9 | 121.0 | 122.1 | 108.0 | 112.5 |
| Feb-12            | 0.0   | 124.4 | 106.6 | 120.5 | 122.5 | 108.0 | 113.2 |
| May-12            | 0.0   | 123.4 | 108.4 | 120.0 | 123.6 | 0.0   | 114.6 |
| Aug-12            | 0.0   | 123.5 | 108.5 | 120.5 | 124.0 | 0.0   | 114.7 |
| Nov-12            | 0.0   | 0.0   | 108.1 | 133.1 | 124.9 | 0.0   | 113.4 |
| Feb-13            | 0.0   | 0.0   | 107.9 | 135.3 | 125.4 | 0.0   | 113.5 |
| May-13            | 0.0   | 0.0   | 110.0 | 142.3 | 124.3 | 0.0   | 115.2 |
| Aug-13            | 0.0   | 0.0   | 111.7 | 135.1 | 124.5 | 0.0   | 115.9 |
| Nov-13            | 0.0   | 0.0   | 112.7 | 122.6 | 124.5 | 0.0   | 116.0 |
| Feb-14            | 0.0   | 0.0   | 112.9 | 120.9 | 124.5 | 0.0   | 116.0 |

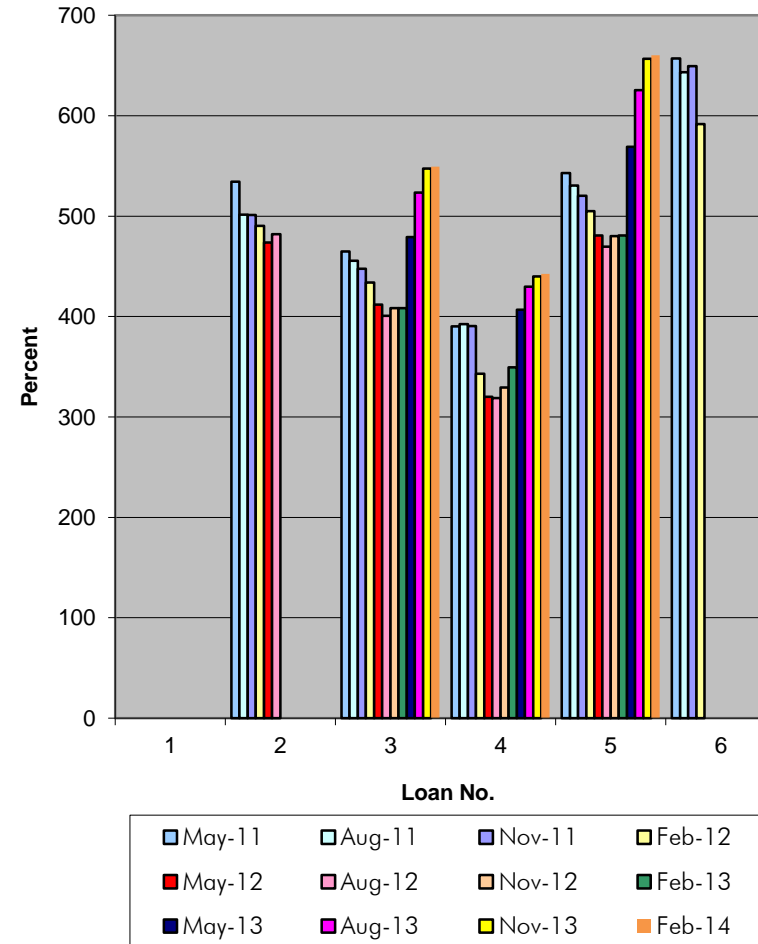


#### Commentary:

The above ICR covenants have been calculated in accordance with the requirements of the respective Whole Loan Facility Agreements (i.e. 12 month forward looking basis).

## ICR History (Securitized Loan Basis)

| Loan No.          | 1     | 2     | 3     | 4     | 5     | 6     | WA    |
|-------------------|-------|-------|-------|-------|-------|-------|-------|
| Covenant          | 120.0 | 105.0 | 105.0 | 115.0 | 105.0 | 100.0 |       |
| Cash Trap Trigger | 140.0 | 112.0 | n/a   | 125.0 | n/a   | n/a   |       |
| Closing per OC    | 179.4 | 131.8 | 123.7 | 133.7 | 125.2 | 151.9 | 130.6 |
| Feb-07            | 167.4 | 131.9 | 118.3 | 131.0 | 120.7 | 142.9 | 122.1 |
| May-07            | 165.6 | 129.6 | 115.0 | 137.2 | 118.1 | 137.0 | 123.0 |
| Aug-07            | 163.0 | 128.0 | 114.0 | 128.0 | 117.0 | 136.0 | 121.4 |
| Nov-07            | 160.0 | 125.0 | 111.0 | 126.0 | 115.0 | 134.0 | 120.1 |
| Feb-08            | 155.0 | 119.0 | 107.0 | 122.0 | 112.0 | 129.0 | 114.5 |
| May-08            | 153.2 | 117.6 | 106.8 | 120.7 | 112.0 | 129.1 | 114.0 |
| Aug-08            | 151.8 | 116.4 | 106.4 | 120.9 | 112.0 | 129.2 | 113.5 |
| Nov-08            | 151.1 | 117.3 | 107.6 | 123.5 | 112.9 | 131.2 | 114.7 |
| Feb-09            | 152.9 | 116.8 | 109.5 | 127.1 | 115.3 | 134.6 | 116.4 |
| May-09            | 173.4 | 132.8 | 124.7 | 135.4 | 132.3 | 155.8 | 132.4 |
| Aug-09            | 212.1 | 165.3 | 153.5 | 156.7 | 163.8 | 201.3 | 163.8 |
| Nov-09            | 281.7 | 221.7 | 208.0 | 196.4 | 223.6 | 271.4 | 220.8 |
| Feb-10            | 438.5 | 375.7 | 336.9 | 298.4 | 373.2 | 457.2 | 362.0 |
| May-10            | 526.9 | 473.1 | 411.4 | 348.7 | 466.1 | 572.2 | 446.2 |
| Aug-10            | 584.9 | 531.9 | 466.9 | 394.1 | 541.2 | 660.2 | 508.0 |
| Nov-10            | 0.0   | 565.6 | 479.8 | 410.1 | 567.2 | 683.1 | 524.6 |
| Feb-11            | 0.0   | 548.3 | 467.9 | 390.0 | 549.8 | 663.7 | 509.8 |
| May-11            | 0.0   | 534.3 | 464.9 | 390.3 | 542.9 | 656.9 | 504.1 |
| Aug-11            | 0.0   | 501.6 | 455.7 | 392.6 | 530.4 | 643.3 | 486.7 |
| Nov-11            | 0.0   | 501.0 | 447.6 | 390.4 | 520.3 | 649.2 | 480.7 |
| Feb-12            | 0.0   | 490.2 | 433.8 | 343.1 | 504.9 | 591.5 | 455.7 |
| May-12            | 0.0   | 473.7 | 411.7 | 320.1 | 480.8 | 0.0   | 431.1 |
| Aug-12            | 0.0   | 482.0 | 400.9 | 318.8 | 469.5 | 0.0   | 424.1 |
| Nov-12            | 0.0   | 0.0   | 408.3 | 329.2 | 480.0 | 0.0   | 419.6 |
| Feb-13            | 0.0   | 0.0   | 408.4 | 349.3 | 480.6 | 0.0   | 421.1 |
| May-13            | 0.0   | 0.0   | 479.0 | 406.9 | 569.0 | 0.0   | 494.9 |
| Aug-13            | 0.0   | 0.0   | 523.5 | 429.8 | 625.5 | 0.0   | 540.6 |
| Nov-13            | 0.0   | 0.0   | 547.2 | 439.9 | 656.6 | 0.0   | 565.2 |
| Feb-14            | 0.0   | 0.0   | 549.2 | 442.3 | 660.1 | 0.0   | 567.6 |



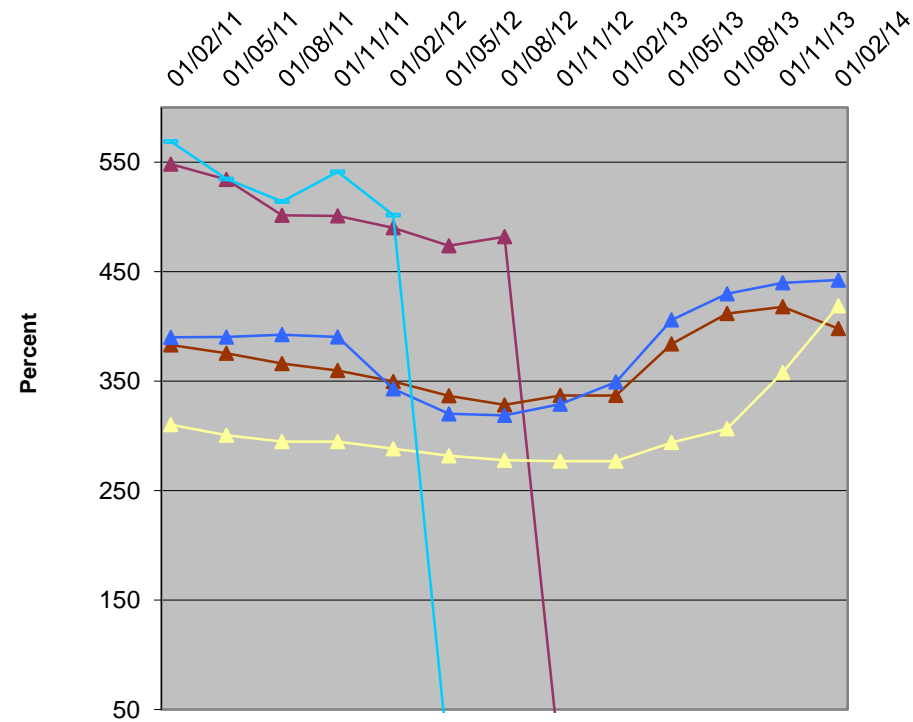
### Commentary:

The ICR is calculated on the basis of NOI as a ratio to gross loan interest payable on the securitized loan (The interest cost **EXCLUDES** any financial benefit / cost derived from Interest Rate hedging arrangements). The low interest rate environment that presently exists accounts for the improvement in the ratios.



## DSCR History Securitised Loan Basis (NOI)

| %      | 1   | 2   | 3   | 4   | 5   | 6   |
|--------|-----|-----|-----|-----|-----|-----|
| Feb-07 | 167 | 132 | 113 | 101 | 115 | 143 |
| May-07 | 167 | 131 | 110 | 100 | 111 | 140 |
| Aug-07 | 163 | 128 | 108 | 99  | 110 | 136 |
| Nov-07 | 160 | 125 | 107 | 97  | 109 | 133 |
| Feb-08 | 155 | 119 | 102 | 95  | 104 | 129 |
| May-08 | 153 | 118 | 102 | 94  | 104 | 129 |
| Aug-08 | 152 | 116 | 102 | 94  | 104 | 129 |
| Nov-08 | 151 | 117 | 103 | 96  | 105 | 127 |
| Feb-09 | 153 | 117 | 105 | 98  | 107 | 130 |
| May-09 | 173 | 133 | 118 | 111 | 118 | 150 |
| Aug-09 | 212 | 165 | 143 | 135 | 146 | 191 |
| Nov-09 | 282 | 222 | 189 | 182 | 191 | 264 |
| Feb-10 | 439 | 376 | 287 | 298 | 276 | 428 |
| May-10 | 527 | 473 | 343 | 349 | 309 | 522 |
| Aug-10 | 585 | 532 | 383 | 394 | 320 | 576 |
| Nov-10 | 0   | 566 | 391 | 410 | 312 | 593 |
| Feb-11 | 0   | 548 | 383 | 390 | 310 | 569 |
| May-11 | 0   | 534 | 376 | 390 | 301 | 535 |
| Aug-11 | 0   | 502 | 366 | 393 | 295 | 514 |
| Nov-11 | 0   | 501 | 360 | 390 | 295 | 541 |
| Feb-12 | 0   | 490 | 350 | 343 | 288 | 502 |
| May-12 | 0   | 474 | 337 | 320 | 282 | 0   |
| Aug-12 | 0   | 482 | 328 | 319 | 278 | 0   |
| Nov-12 | 0   | 0   | 337 | 329 | 277 | 0   |
| Feb-13 | 0   | 0   | 337 | 349 | 277 | 0   |
| May-13 | 0   | 0   | 384 | 406 | 294 | 0   |
| Aug-13 | 0   | 0   | 412 | 430 | 307 | 0   |
| Nov-13 | 0   | 0   | 418 | 440 | 358 | 0   |
| Feb-14 | 0   | 0   | 398 | 442 | 419 | 0   |

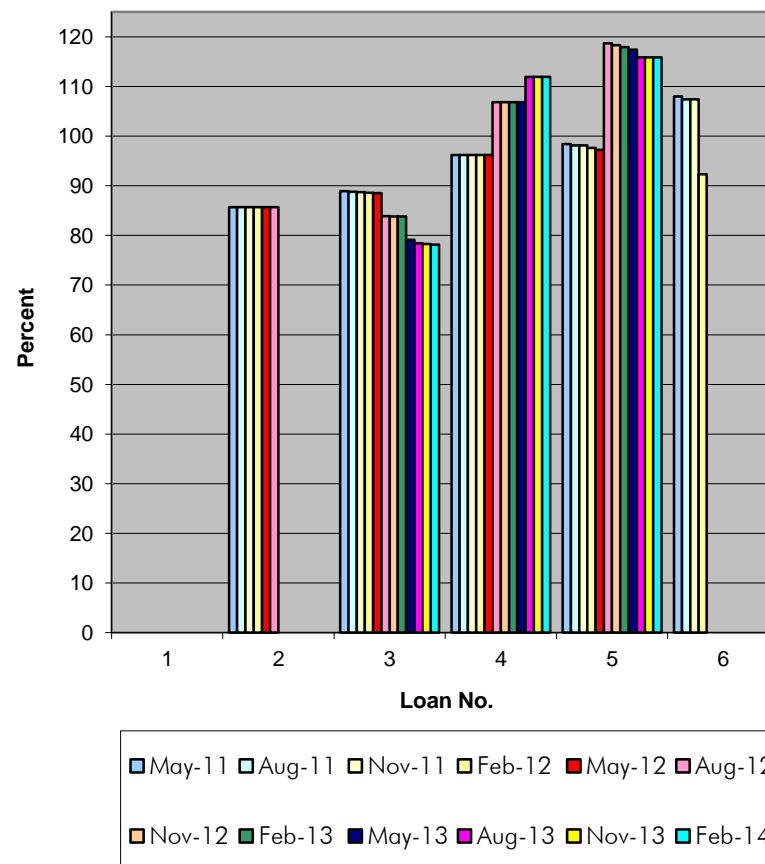


### Commentary

DSCR is calculated on the basis of NOI as ratio to Debt Service on securitised loan. (The interest cost **EXCLUDES** any financial benefit/cost relating to Interest Rate hedging arrangements). The low interest rate environment that presently exists accounts for the improvement in the ratios. The increase in ratio for Loan 5 is due to the lower debt service requirement following the maturity of the Interest rate Swap in October 2013 and also the suspension of amortisation payments post maturity of the Loan (31/10/2013)

## LTV History (Whole Loan Basis)

| Loan No. | 1    | 2    | 3     | 4     | 5     | 6     | WA    |
|----------|------|------|-------|-------|-------|-------|-------|
| Covenant | 75.0 | n/a  | 80.2  | 85.0  | 85.5  | 85.0  |       |
| Closing  | 79.2 | 75.9 | 80.2  | 80.3  | 85.3  | 84.5  | 80.8  |
| Feb-07   | 79.2 | 75.9 | 80.1  | 80.3  | 85.2  | 84.5  | 80.8  |
| May-07   | 79.2 | 75.9 | 80.0  | 79.5  | 85.2  | 84.5  | 80.7  |
| Aug-07   | 79.2 | 75.9 | 80.0  | 79.1  | 85.0  | 84.5  | 80.6  |
| Nov-07   | 79.2 | 75.9 | 79.9  | 79.1  | 85.0  | 84.5  | 80.6  |
| Feb-08   | 79.2 | 75.9 | 79.9  | 78.3  | 84.9  | 84.5  | 80.5  |
| May-08   | 74.5 | 75.9 | 79.7  | 77.9  | 84.6  | 84.5  | 80.2  |
| Aug-08   | 74.5 | 75.9 | 79.7  | 77.6  | 84.5  | 93.7  | 81.2  |
| Nov-08   | 73.4 | 75.9 | 79.6  | 77.2  | 84.4  | 93.5  | 81.0  |
| Feb-09   | 73.0 | 75.9 | 104.2 | 76.9  | 84.3  | 93.5  | 93.2  |
| May-09   | 72.8 | 75.9 | 104.1 | 96.2  | 120.1 | 93.5  | 99.8  |
| Aug-09   | 72.5 | 75.9 | 104.0 | 96.2  | 120.0 | 108.5 | 101.4 |
| Nov-09   | 72.5 | 75.9 | 103.9 | 96.2  | 119.8 | 108.4 | 101.3 |
| Feb-10   | 70.0 | 75.9 | 103.8 | 96.2  | 119.4 | 108.4 | 101.2 |
| May-10   | 70.0 | 75.9 | 103.7 | 96.2  | 119.1 | 108.3 | 101.0 |
| Aug-10   | 70.0 | 85.7 | 89.1  | 96.2  | 99.4  | 108.3 | 92.1  |
| Nov-10   | 0.0  | 85.7 | 89.1  | 96.2  | 99.1  | 108.2 | 92.7  |
| Feb-11   | 0.0  | 85.7 | 89.0  | 96.2  | 98.8  | 108.1 | 92.6  |
| May-11   | 0.0  | 85.7 | 88.9  | 96.2  | 98.4  | 108.0 | 92.5  |
| Aug-11   | 0.0  | 85.7 | 88.8  | 96.2  | 98.1  | 107.4 | 92.0  |
| Nov-11   | 0.0  | 85.7 | 88.7  | 96.2  | 98.1  | 107.4 | 91.9  |
| Feb-12   | 0.0  | 85.7 | 88.6  | 96.2  | 97.6  | 92.3  | 90.3  |
| May-12   | 0.0  | 85.7 | 88.5  | 96.2  | 97.2  | 0.0   | 90.0  |
| Aug-12   | 0.0  | 85.7 | 83.9  | 106.9 | 118.7 | 0.0   | 91.9  |
| Nov-12   | 0.0  | 0.0  | 83.8  | 106.9 | 118.3 | 0.0   | 93.1  |
| Feb-13   | 0.0  | 0.0  | 83.8  | 106.9 | 117.9 | 0.0   | 93.0  |
| May-13   | 0.0  | 0.0  | 79.1  | 106.9 | 117.4 | 0.0   | 89.5  |
| Aug-13   | 0.0  | 0.0  | 78.4  | 111.9 | 115.9 | 0.0   | 88.9  |
| Nov-13   | 0.0  | 0.0  | 78.3  | 111.9 | 115.9 | 0.0   | 88.8  |
| Feb-14   | 0.0  | 0.0  | 78.2  | 111.9 | 115.9 | 0.0   | 88.7  |



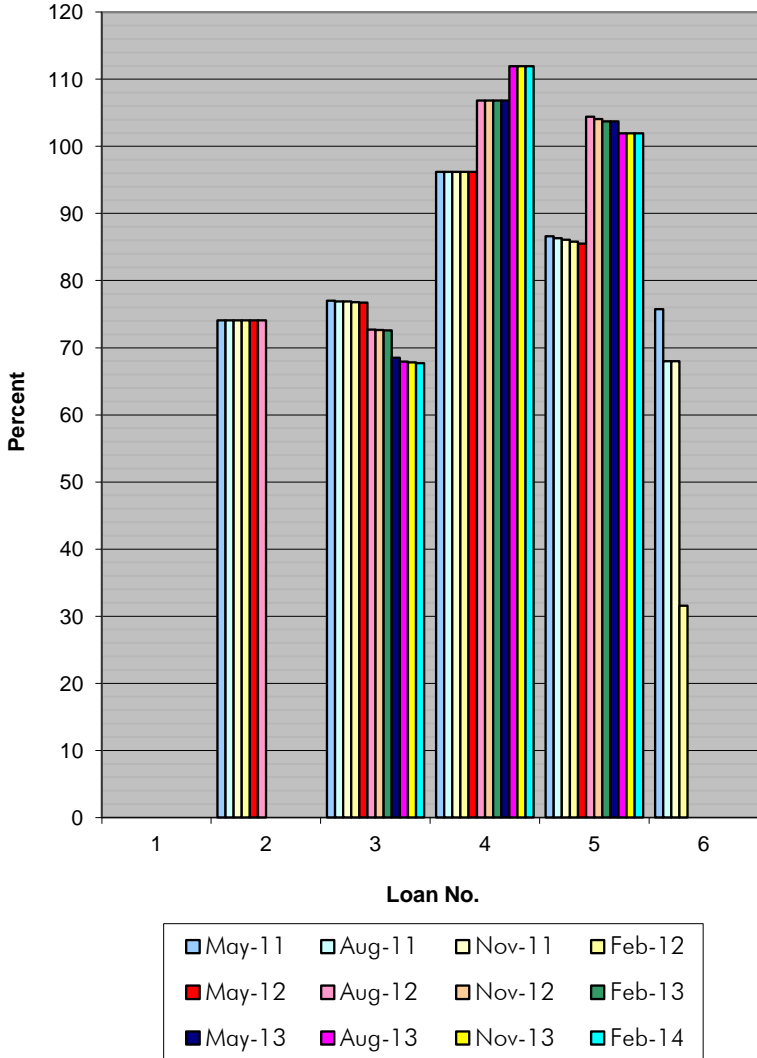
### Commentary

The LTV covenant calculations are made in accordance with the requirements of the respective Whole Loan facility agreements.

The calculation for the LTV ratio in respect of Loan 3 includes an LTV Cure Deposit of £8,000,000.

LTV History (Securitised Loan Basis)

| Loan No.              | 1    | 2    | 3    | 4     | 5     | 6    | WA   |
|-----------------------|------|------|------|-------|-------|------|------|
| Covenant (Whole Loan) | 75.0 | n/a  | 80.2 | 85.0  | 85.5  | 85.0 |      |
| Closing per OC        | 79.2 | 65.6 | 69.4 | 80.3  | 75.0  | 60.0 | 69.9 |
| Feb-07                | 79.2 | 65.6 | 69.4 | 79.8  | 75.0  | 60.0 | 69.8 |
| May-07                | 79.2 | 65.6 | 69.4 | 79.5  | 74.9  | 60.0 | 69.8 |
| Aug-07                | 79.2 | 65.6 | 69.2 | 79.1  | 74.7  | 60.0 | 69.6 |
| Nov-07                | 79.2 | 65.6 | 69.2 | 79.1  | 74.7  | 60.0 | 69.6 |
| Feb-08                | 79.2 | 65.6 | 69.2 | 78.3  | 74.6  | 60.0 | 69.6 |
| May-08                | 74.5 | 65.6 | 69.1 | 77.9  | 74.5  | 60.0 | 69.3 |
| Aug-08                | 74.5 | 65.6 | 69.0 | 77.6  | 74.4  | 66.5 | 69.8 |
| Nov-08                | 73.4 | 65.6 | 69.0 | 77.2  | 74.3  | 66.4 | 69.7 |
| Feb-09                | 73.0 | 65.6 | 90.3 | 76.9  | 74.2  | 66.4 | 80.3 |
| May-09                | 72.8 | 65.6 | 90.2 | 96.2  | 105.7 | 66.1 | 86.4 |
| Aug-09                | 72.5 | 65.6 | 90.1 | 96.2  | 105.5 | 76.6 | 87.3 |
| Nov-09                | 72.5 | 65.6 | 90.0 | 96.2  | 105.4 | 76.5 | 87.2 |
| Feb-10                | 70.0 | 65.6 | 90.0 | 96.2  | 105.1 | 76.5 | 87.0 |
| May-10                | 70.0 | 65.6 | 89.9 | 96.2  | 104.8 | 76.2 | 86.9 |
| Aug-10                | 70.0 | 74.1 | 77.2 | 96.2  | 87.4  | 76.1 | 79.0 |
| Nov-10                | 0.0  | 74.1 | 77.2 | 96.2  | 87.1  | 76.0 | 79.2 |
| Feb-11                | 0.0  | 74.1 | 77.1 | 96.2  | 86.9  | 75.9 | 79.1 |
| May-11                | 0.0  | 74.1 | 77.0 | 96.2  | 86.6  | 75.7 | 79.0 |
| Aug-11                | 0.0  | 74.1 | 76.9 | 96.2  | 86.3  | 68.0 | 78.4 |
| Nov-11                | 0.0  | 74.1 | 76.9 | 96.2  | 86.1  | 68.0 | 78.4 |
| Feb-12                | 0.0  | 74.1 | 76.8 | 96.2  | 85.8  | 31.6 | 78.0 |
| May-12                | 0.0  | 74.1 | 76.7 | 96.2  | 85.5  | 0.0  | 78.9 |
| Aug-12                | 0.0  | 74.1 | 72.7 | 106.9 | 104.4 | 0.0  | 80.8 |
| Nov-12                | 0.0  | 0.0  | 72.6 | 106.9 | 104.1 | 0.0  | 82.1 |
| Feb-13                | 0.0  | 0.0  | 72.6 | 106.9 | 103.7 | 0.0  | 82.0 |
| May-13                | 0.0  | 0.0  | 68.5 | 106.9 | 103.7 | 0.0  | 79.1 |
| Aug-13                | 0.0  | 0.0  | 67.9 | 111.9 | 101.9 | 0.0  | 78.6 |
| Nov-13                | 0.0  | 0.0  | 67.8 | 111.9 | 101.9 | 0.0  | 78.6 |
| Feb-14                | 0.0  | 0.0  | 67.7 | 111.9 | 101.9 | 0.0  | 78.5 |

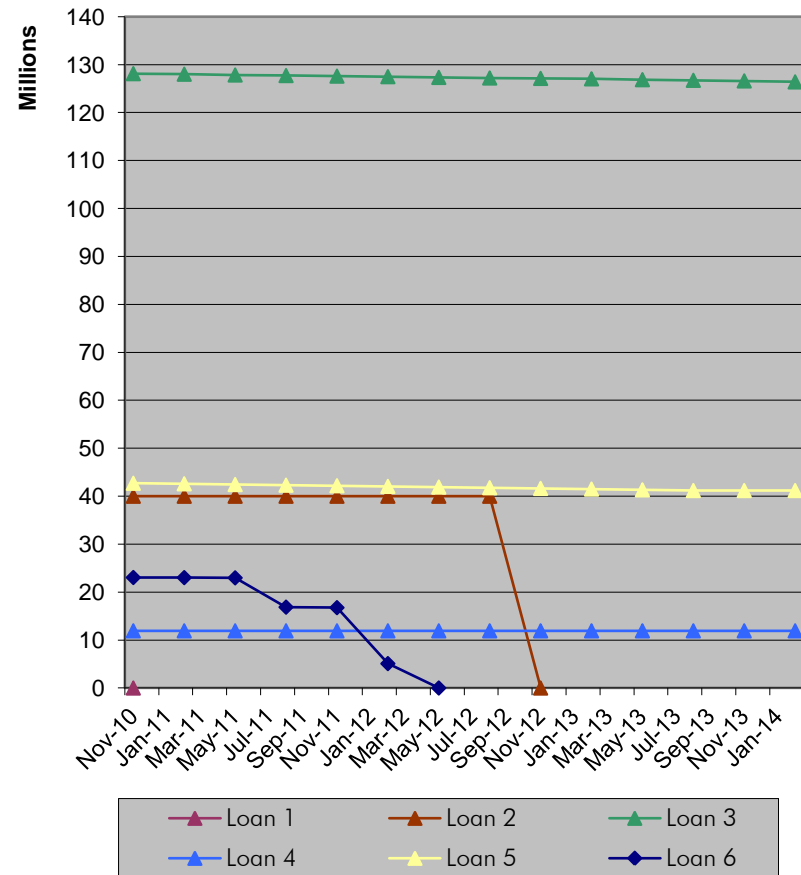


**Commentary**

The above calculations have been made on the basis of the most recent valuations against the securitised loan balance outstanding.  
 The calculation of the LTV ratio in respect of Loan 3 includes a pro rata share (86.65%) of an LTV Cure Deposit of £8,000,000.

## Balance History (Securitized Loans)

|         | 1          | 2          | 3           | 4          | 5          | 6          |
|---------|------------|------------|-------------|------------|------------|------------|
| Closing | 11,320,000 | 40,000,000 | 129,810,000 | 12,440,000 | 43,873,073 | 23,429,675 |
| Feb-07  | 11,320,000 | 40,000,000 | 129,723,350 | 12,380,000 | 43,842,207 | 23,424,978 |
| May-07  | 11,320,000 | 40,000,000 | 129,576,045 | 12,320,000 | 43,772,758 | 23,424,742 |
| Aug-07  | 11,320,000 | 40,000,000 | 129,485,063 | 12,260,000 | 43,723,883 | 23,424,440 |
| Nov-07  | 11,320,000 | 40,000,000 | 129,394,080 | 12,200,000 | 43,674,269 | 23,423,963 |
| Feb-08  | 11,320,000 | 40,000,000 | 129,303,097 | 12,140,000 | 43,623,904 | 23,423,479 |
| May-08  | 11,320,000 | 40,000,000 | 129,168,790 | 12,080,000 | 43,558,433 | 23,423,332 |
| Aug-08  | 11,320,000 | 40,000,000 | 129,073,475 | 12,020,000 | 43,506,316 | 23,422,838 |
| Nov-08  | 10,720,000 | 40,000,000 | 128,986,825 | 11,960,000 | 43,453,411 | 23,378,152 |
| Feb-09  | 10,720,000 | 40,000,000 | 128,900,175 | 11,925,000 | 43,392,562 | 23,375,097 |
| May-09  | 10,289,876 | 40,000,000 | 128,744,205 | 11,925,000 | 43,323,667 | 23,279,166 |
| Aug-09  | 9,881,330  | 40,000,000 | 128,644,558 | 11,925,000 | 43,268,000 | 23,234,318 |
| Nov-09  | 9,881,330  | 40,000,000 | 128,540,578 | 11,925,000 | 43,204,376 | 23,197,159 |
| Feb-10  | 9,731,330  | 40,000,000 | 128,436,598 | 11,925,000 | 43,080,756 | 23,159,824 |
| May-10  | 9,731,330  | 40,000,000 | 128,306,623 | 11,925,000 | 42,955,288 | 23,122,309 |
| Aug-10  | 9,731,330  | 40,000,000 | 128,219,973 | 11,925,000 | 42,827,941 | 23,084,613 |
| Nov-10  | Repaid     | 40,000,000 | 128,111,660 | 11,925,000 | 42,698,690 | 23,046,722 |
| Feb-11  |            | 40,000,000 | 128,003,348 | 11,925,000 | 42,588,566 | 23,020,394 |
| May-11  |            | 40,000,000 | 127,834,380 | 11,925,000 | 42,434,726 | 22,970,171 |
| Aug-11  |            | 40,000,000 | 127,721,735 | 11,925,000 | 42,299,592 | 16,865,825 |
| Nov-11  |            | 40,000,000 | 127,604,758 | 11,925,000 | 42,183,299 | 16,757,495 |
| Feb-12  |            | 40,000,000 | 127,487,780 | 11,925,000 | 42,051,338 | 5,088,804  |
| May-12  |            | 40,000,000 | 127,331,810 | 11,925,000 | 41,903,554 | Repaid     |
| Aug-12  |            | 40,000,000 | 127,210,500 | 11,925,000 | 41,767,362 |            |
| Nov-12  |            | Repaid     | 127,123,850 | 11,925,000 | 41,629,109 |            |
| Feb-13  |            |            | 127,037,200 | 11,925,000 | 41,488,766 |            |
| May-13  |            |            | 126,855,235 | 11,925,000 | 41,325,836 |            |
| Aug-13  |            |            | 126,729,593 | 11,925,000 | 41,180,905 |            |
| Nov-13  |            |            | 126,599,618 | 11,925,000 | 41,180,905 |            |
| Feb-14  |            |            | 126,395,990 | 11,925,000 | 41,180,905 |            |



### Commentary

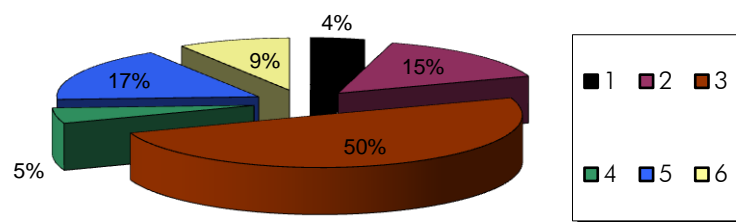
Balance history relates to securitized loan balances only.

**Loan 1** (Castle) Repaid in full on the 25/10/2010, **Loan 6** (Oriol) Repaid in full on the 5/3/2012, **Loan 2** (Chainmill) Repaid in full on the 4/9/2012

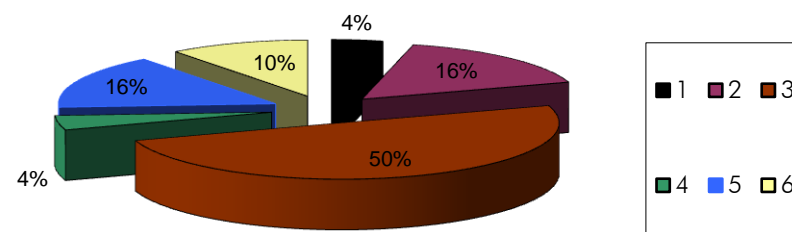
## Balance / Valuation History (Cut Off)

| Reference Obligation | No of Properties | No of Tenants | Reference Obligation Amount (Cut Off) | Cut off Valuation  | Valuer                                  | Valuation Date | Property Type                             | Region       |
|----------------------|------------------|---------------|---------------------------------------|--------------------|-----------------------------------------|----------------|-------------------------------------------|--------------|
| 1                    | 5                | 26            | 11,320,000                            | 14,300,000         | Cushman and Wakefield, Healey and Baker | 28/10/2005     | Mixed Use - Industrial, Retail and Office | Jersey, UK   |
| 2                    | 1                | 3             | 40,000,000                            | 61,000,000         | GVA Grimley LLP                         | 03/05/2006     | Office                                    | London, UK   |
| 3                    | 1                | 9             | 129,810,000                           | 187,000,000        | Jones Lang Lasalle                      | 03/08/2006     | Office                                    | London, UK   |
| 4                    | 3                | 43            | 12,440,000                            | 15,500,000         | GVA Grimley LLP                         | 27/06/2006     | Mixed Use Commercial                      | Midlands, UK |
| 5                    | 1                | 3             | 43,873,073                            | 58,500,000         | Jones Lang Lasalle                      | 02/08/2006     | Office                                    | Scotland, UK |
| 6                    | 11               | 1             | 23,429,675                            | 39,050,000         | Colliers CRE                            | 29/08/2006     | Retail                                    | UK, various  |
| <b>Total</b>         | <b>22</b>        | <b>85</b>     | <b>260,872,748</b>                    | <b>375,350,000</b> |                                         |                |                                           |              |

Obligation Amount



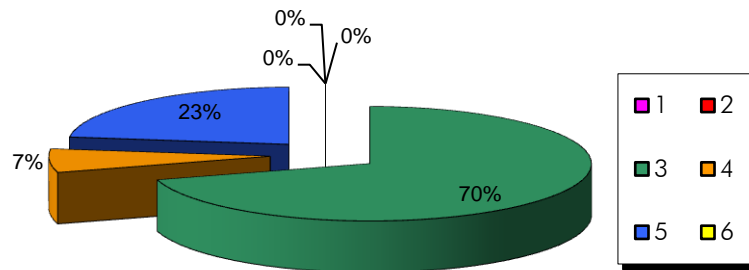
Cut off Valuation



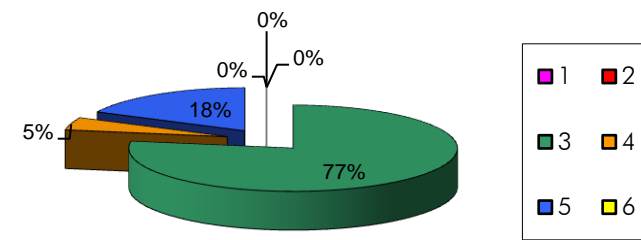
## Balance / Valuation History (Current)

| Reference Obligation | No of Properties | No of Tenants (Commercial) | Reference Obligation Amount (Current) | Current Valuation  | Valuer             | Valuation Date | Property Type        | Region       |
|----------------------|------------------|----------------------------|---------------------------------------|--------------------|--------------------|----------------|----------------------|--------------|
| 1                    | 0                | 0                          | 0                                     | 0                  |                    |                |                      |              |
| 2                    | 0                | 0                          | 0                                     | 0                  |                    |                |                      |              |
| 3                    | 1                | 9                          | 126,395,990                           | 176,400,000        | Jones Lang Lasalle | 01/05/2013     | Office               | London, UK   |
| 4                    | 3                | 35                         | 11,925,000                            | 10,655,000         | GVA Grimley LLP    | 01/05/2013     | Mixed Use Commercial | Midlands, UK |
| 5                    | 1                | 3                          | 41,180,905                            | 40,400,000         | Jones Lang Lasalle | 11/06/2013     | Office               | Scotland, UK |
| 6                    | 0                | 0                          | 0                                     | 0                  |                    |                |                      |              |
| <b>Total</b>         | <b>5</b>         | <b>47</b>                  | <b>179,501,895</b>                    | <b>227,455,000</b> |                    |                |                      |              |

Balance History

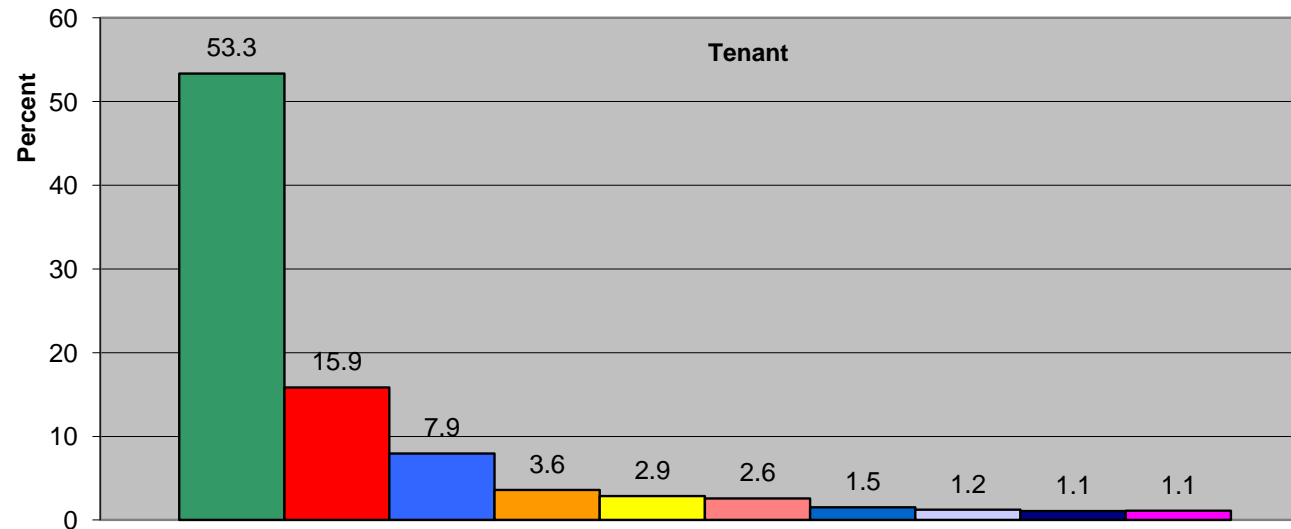


Current Valuation



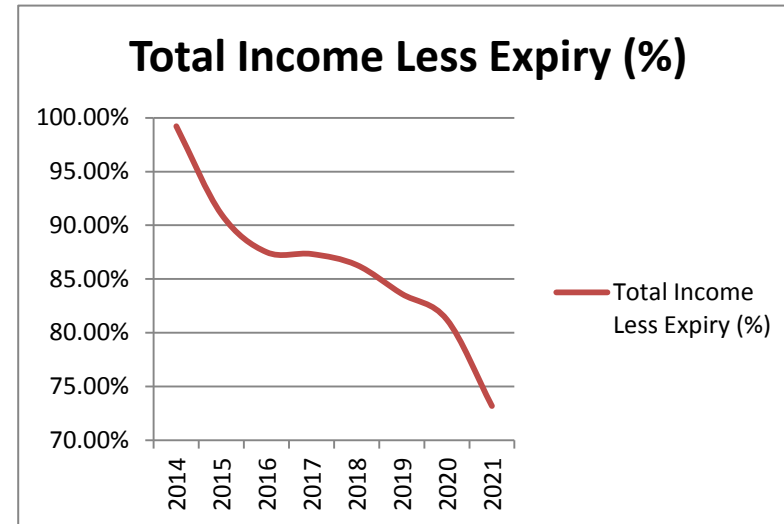
## Top 10 Tenants

| Rank | Tenant                          | Loan No. | Net Rental Income p.a (£) | %of Net Annual rent | Cumulative % |
|------|---------------------------------|----------|---------------------------|---------------------|--------------|
| 1    | John Lewis Partnership          | 3        | 7,400,000                 | 53.3                | 53.3         |
| 2    | Network Rail Infrastructure     | 5        | 2,190,456                 | 15.9                | 69.2         |
| 3    | Transport Scotland              | 5        | 1,097,635                 | 7.9                 | 77.1         |
| 4    | National Westminster Bank plc   | 3        | 495,000                   | 3.6                 | 80.7         |
| 5    | Mc Donalds Property Company Ltd | 3        | 397,500                   | 2.9                 | 83.6         |
| 6    | DSG Retail Ltd                  | 3        | 360,000                   | 2.6                 | 86.2         |
| 7    | Scott Wilson Railways           | 5        | 213,248                   | 1.5                 | 87.7         |
| 8    | People Phone Limited            | 3        | 170,500                   | 1.2                 | 89.0         |
| 9    | Holland & Barrett               | 3        | 150,000                   | 1.1                 | 90.1         |
| 10   | ITSU Ltd                        | 3        | 150,000                   | 1.1                 | 91.2         |



## Lease Expiry Profile

| Year           | Rental Income Expiring (%) | Total Income Less Expiry (%) | Rental Income Expiring / Breaking (£) | Total Income Less Expiry (£) |
|----------------|----------------------------|------------------------------|---------------------------------------|------------------------------|
| 2014           | 0.79%                      | 99.21%                       | 109,800                               | 13,718,970                   |
| 2015           | 8.18%                      | 91.03%                       | 1,131,300                             | 12,587,670                   |
| 2016           | 3.53%                      | 87.50%                       | 487,640                               | 12,100,030                   |
| 2017           | 0.17%                      | 87.33%                       | 23,756                                | 12,076,274                   |
| 2018           | 1.02%                      | 86.31%                       | 140,775                               | 11,935,499                   |
| 2019           | 2.68%                      | 83.63%                       | 371,049                               | 11,564,450                   |
| 2020           | 2.40%                      | 81.22%                       | 332,204                               | 11,232,246                   |
| 2021           | 8.03%                      | 73.19%                       | 1,111,090                             | 10,121,156                   |
| 2022           | 0.86%                      | 72.33%                       | 118,500                               | 10,002,656                   |
| 2024           | 17.61%                     | 54.73%                       | 2,434,656                             | 7,568,000                    |
| 2031 and later | 54.73%                     | 0.00%                        | 7,568,000                             | 0                            |





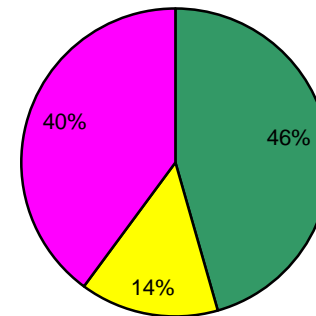
## Vacancies / Voids

| Loan         | Lettable area (Sq ft) | Vacant area (Sq ft) | Vacancy % (cut off) | Vacancy (previous quarter) | Vacancy (current) |
|--------------|-----------------------|---------------------|---------------------|----------------------------|-------------------|
| 1            | 0                     | 0                   | 0.0%                | 0.0%                       | 0.0%              |
| 2            | 0                     | 0                   | 0.0%                | 0.0%                       | 0.0%              |
| 3            | 224,935               | 0                   | 0.0%                | 0.0%                       | 0.0%              |
| 4            | 71,880                | 3,827               | 0.8%                | 5.3%                       | 5.3%              |
| 5            | 196,871               | 3,448               | 1.7%                | 1.8%                       | 1.8%              |
| 6            | 0                     | 0                   | 0.0%                | 0.0%                       | 0.0%              |
| <b>Total</b> | <b>493,686</b>        | <b>7,275</b>        | <b>0.81%</b>        | <b>1.47%</b>               | <b>1.47%</b>      |

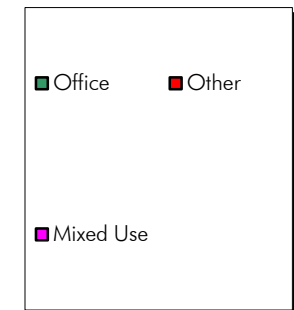
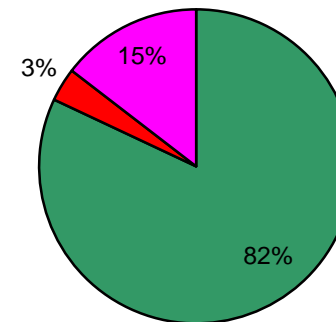
| Region        | Lettable area (Sq ft) | Vacant area (Sq ft) | Vacancy % (cut off) | Vacancy (previous quarter) | Vacancy (current) |
|---------------|-----------------------|---------------------|---------------------|----------------------------|-------------------|
| London        | 224,935               | 0                   | 0.0%                | 0.0%                       | 0.0%              |
| East Midlands | 71,880                | 3,827               | 5.3%                | 5.3%                       | 5.3%              |
| Scotland      | 196,871               | 3,448               | 1.6%                | 1.8%                       | 1.8%              |
| S W England   | 0                     | 0                   | 0.0%                | 0.0%                       | 0.0%              |
| Wales         | 0                     | 0                   | 0.0%                | 0.0%                       | 0.0%              |
| N W England   | 0                     | 0                   | 0.0%                | 0.0%                       | 0.0%              |
| Other         | 0                     | 0                   | 0.0%                | 0.0%                       | 0.0%              |
| <b>Total</b>  | <b>493,686</b>        | <b>7,275</b>        | <b>0.81%</b>        | <b>1.47%</b>               | <b>1.47%</b>      |

| Sector       | Lettable area (Sq ft) | Vacant area (Sq ft) | Vacancy % (cut off) | Vacancy (previous quarter) | Vacancy (current) |
|--------------|-----------------------|---------------------|---------------------|----------------------------|-------------------|
| Office       | 404,764               | 5,461               | 0.8%                | 1.3%                       | 1.3%              |
| Industrial   | 0                     | 0                   | 11.8%               | 0.0%                       | 0.0%              |
| Other        | 17,042                | 862                 | 5.1%                | 5.1%                       | 5.1%              |
| Mixed Use    | 71,880                | 438                 | 0.6%                | 0.6%                       | 0.6%              |
| Retail       | 0                     | 514                 | 0.0%                | 0.0%                       | 0.0%              |
| <b>Total</b> | <b>493,686</b>        | <b>7,275</b>        | <b>0.81%</b>        | <b>1.47%</b>               | <b>1.47%</b>      |

Lettable Area by Region (Sq Ft)

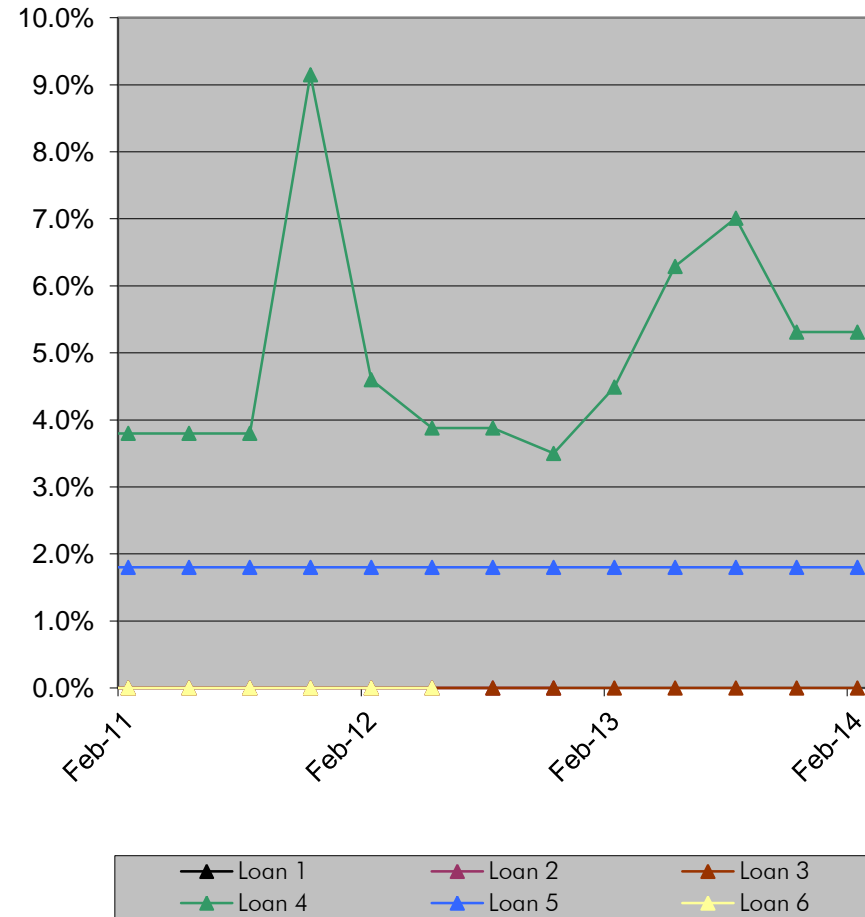


Lettable Area by Sector (Sq Ft)



### Vacancy History

|         | 1    | 2    | 3    | 4     | 5    | 6    |
|---------|------|------|------|-------|------|------|
| Closing | 2.6% | 0.0% | 0.0% | 0.9%  | 1.7% | 0.0% |
| Feb-07  | 2.6% | 0.0% | 0.0% | 0.9%  | 1.7% | 0.0% |
| May-07  | 2.6% | 0.0% | 0.0% | 0.9%  | 1.7% | 0.0% |
| Aug-07  | 2.6% | 0.0% | 0.0% | 0.8%  | 0.0% | 0.0% |
| Nov-07  | 2.6% | 0.0% | 0.0% | 0.8%  | 0.0% | 0.0% |
| Feb-08  | 2.6% | 0.0% | 0.0% | 0.8%  | 0.0% | 0.0% |
| May-08  | 2.6% | 0.0% | 0.0% | 0.8%  | 0.0% | 0.0% |
| Aug-08  | 2.6% | 0.0% | 0.0% | 0.8%  | 0.0% | 0.0% |
| Nov-08  | 5.1% | 0.0% | 0.0% | 3.0%  | 0.0% | 0.0% |
| Feb-09  | 9.7% | 0.0% | 0.0% | 0.0%  | 0.0% | 0.0% |
| May-09  | 8.5% | 0.0% | 0.0% | 13.8% | 0.0% | 0.0% |
| Aug-09  | 8.5% | 0.0% | 0.0% | 13.8% | 0.0% | 0.0% |
| Nov-09  | 8.4% | 0.0% | 0.0% | 16.8% | 0.0% | 0.0% |
| Feb-10  | 8.4% | 0.0% | 0.0% | 4.9%  | 1.8% | 0.0% |
| May-10  | 7.6% | 0.0% | 0.0% | 4.9%  | 1.8% | 0.0% |
| Aug-10  | 7.6% | 0.0% | 0.0% | 3.8%  | 1.8% | 0.0% |
| Nov-10  | 0.0% | 0.0% | 0.0% | 3.8%  | 1.8% | 0.0% |
| Feb-11  |      | 0.0% | 0.0% | 3.8%  | 1.8% | 0.0% |
| May-11  |      | 0.0% | 0.0% | 3.8%  | 1.8% | 0.0% |
| Aug-11  |      | 0.0% | 0.0% | 3.8%  | 1.8% | 0.0% |
| Nov-11  |      | 0.0% | 0.0% | 9.2%  | 1.8% | 0.0% |
| Feb-12  |      | 0.0% | 0.0% | 4.6%  | 1.8% | 0.0% |
| May-12  |      | 0.0% | 0.0% | 3.9%  | 1.8% | 0.0% |
| Aug-12  |      | 0.0% | 0.0% | 3.9%  | 1.8% | 0.0% |
| Nov-12  |      | 0.0% | 0.0% | 3.5%  | 1.8% | 0.0% |
| Feb-13  |      |      | 0.0% | 4.5%  | 1.8% | 0.0% |
| May-13  |      |      | 0.0% | 6.3%  | 1.8% | 0.0% |
| Aug-13  |      |      | 0.0% | 7.0%  | 1.8% | 0.0% |
| Nov-13  |      |      | 0.0% | 5.3%  | 1.8% | 0.0% |
| Feb-14  |      |      | 0.0% | 5.3%  | 1.8% | 0.0% |



#### Commentary

The current vacancy level (by area) across the entire portfolio is 1.46%

## Notes to Table

### Loan 1 Castle Properties (Jersey) Limited

| Loan Information           |                             |
|----------------------------|-----------------------------|
| Original Loan Balance £    | £11,320,000                 |
| Current Loan Balance       | £0                          |
| Amortisation per quarter £ | Nil                         |
| Prepayment                 | £9,731,330                  |
| Status                     | <b>Loan Repaid 25/10/10</b> |
| Dividend Trap exceeded     |                             |

| Property Information |  |
|----------------------|--|
| Number of Properties |  |
| Location/s           |  |
| Sector               |  |
| Total sq ft          |  |
| Vacancy sq ft        |  |
| Vacancy rate         |  |
| Passing Rent p.a.    |  |
| Net Rent p.a.        |  |
| No of Tenants        |  |

| Top 5 Tenants (Commercial) |           |             |                 |
|----------------------------|-----------|-------------|-----------------|
| Tenant                     | Rent p.a. | Expiry Date | % of total rent |
|                            |           |             |                 |
|                            |           |             |                 |
|                            |           |             |                 |
|                            |           |             |                 |

| Financial Information              |       |             |
|------------------------------------|-------|-------------|
| %                                  | Whole | Securitised |
| Calculation per CREFC              |       |             |
| Loan to Value                      |       |             |
| ICR                                |       |             |
| DSCR                               |       |             |
| Calculation per Facility Agreement |       |             |
| Loan to Value                      |       |             |
| ICR*                               |       |             |
| DSCR                               |       |             |

\* 12 month forward looking covenant

### Commentary

The Borrower prepaid the loan in full on the 25/10/2010

## Notes to Table

|               |                                     |
|---------------|-------------------------------------|
| <b>Loan 2</b> | <b>Chainmill Properties Limited</b> |
|---------------|-------------------------------------|

| Loan Information         |                      |
|--------------------------|----------------------|
| Original Loan Balance    | £40,000,000          |
| Current Loan Balance     | £0                   |
| Amortisation per quarter | Nil                  |
| Prepayment               | 0                    |
| Status                   | Loan Repaid 4/9/2012 |
| Dividend Trap exceeded   | No                   |

| Property Information |  |
|----------------------|--|
| Number of Properties |  |
| Location/s           |  |
| Sector               |  |
| Total sq ft          |  |
| Vacancy sq ft        |  |
| Vacancy rate         |  |
| Passing Rent p.a.    |  |
| Net Rent p.a.        |  |
| No of Tenants        |  |

| Top 5 Tenants |           |             |                 |
|---------------|-----------|-------------|-----------------|
| Tenant        | Rent p.a. | Expiry Date | % of total rent |
|               |           |             |                 |
|               |           |             |                 |
|               |           |             |                 |
|               |           |             |                 |
|               |           |             |                 |

| Financial Information              |       |             |
|------------------------------------|-------|-------------|
| %                                  | Whole | Securitised |
| Calculation per CREFC              |       |             |
| Loan to Value                      |       |             |
| ICR                                |       |             |
| DSCR                               |       |             |
| Calculation per Facility Agreement |       |             |
| Loan to Value                      |       |             |
| ICR*                               |       |             |
| DSCR                               |       |             |

\* 12 month forward looking covenant

| Commentary                                                          |
|---------------------------------------------------------------------|
| Loan fully repaid ahead of scheduled maturity on 4th September 2012 |

## Notes to Table

### Loan 3 Kirkglade Limited

| Loan Information         |                           |
|--------------------------|---------------------------|
| Original Loan Balance    | £129,810,000              |
| Current Loan Balance     | £126,395,990              |
| Amortisation per quarter | per amortisation schedule |
| Prepayment               | 0                         |
| Status                   | <b>Watch List</b>         |
| Dividend Trap exceeded   | No                        |

| Property Information |            |
|----------------------|------------|
| Number of Properties | 1          |
| Location/s           | London     |
| Sector               | Office     |
| Total sq ft          | 224,935    |
| Vacancy sq ft        | 0          |
| Vacancy rate         | 0.0%       |
| Passing Rent p.a.    | £9,280,600 |
| Net Rent p.a.        | £9,280,600 |
| No of Tenants        | 9          |

| Top 5 Tenants           |            |             |                 |
|-------------------------|------------|-------------|-----------------|
| Tenant                  | Rent p.a.  | Expiry Date | % of total rent |
| John Lewis Partnership  | £7,400,000 | 20/04/2031* | 79.7%           |
| Nat West Bank plc       | £495,000   | 29/09/2015  | 5.3%            |
| Mc Donalds Property Ltd | £397,500   | 28/09/2015  | 4.3%            |
| DSG Retail Ltd          | £360,000   | 24/03/2016  | 3.9%            |
| People Phone Limited    | £170,500   | 20/11/2015  | 1.8%            |

\* First Break Option Date

| Financial Information              |       |             |
|------------------------------------|-------|-------------|
| %                                  | Whole | Securitised |
| Calculation per CREFC              |       |             |
| Loan to Value                      | 78.2  | 67.7        |
| ICR                                | 449.9 | 549.2       |
| DSCR                               | 331.1 | 398.1       |
| Calculation per Facility Agreement |       |             |
| Loan to Value                      | 78.2  | 67.7        |
| ICR*                               | 112.9 | N/A         |
| DSCR                               | N/A   | N/A         |

\* 12 month forward looking covenant

### Commentary

The CREFC calculations for ICR and DSCR both **exclude** the **cost** of hedging.

An amount of £8,000,000 remains on Cure Deposit in respect of the LTV covenant breach. The Whole Loan LTV ratio (including Cure Deposit) is 78.2% (Covenant 80.21%), the securitised loan LTV ratio is 67.7%.

The loan extension process was formally completed on the 31st October 2013, the Loan has been extended until 31st October 2016. The projected exit balance of the loan at Maturity is £124,355,748

## Notes to Table

### Loan 4 Carlton House Investments Limited

| Loan Information         |                           |
|--------------------------|---------------------------|
| Original Loan Balance    | £12,440,000               |
| Current Loan Balance     | £11,925,000               |
| Amortisation per quarter | per amortisation schedule |
| Prepayment               | 0                         |
| Status                   | <b>Special Servicing</b>  |
| Dividend Trap exceeded   | Yes                       |

| Property Information |                      |
|----------------------|----------------------|
| Number of Properties | 3                    |
| Location/s           | Midlands             |
| Sector               | Mixed Use Commercial |
| Total sq ft          | 71,880               |
| Vacancy sq ft        | 3,827                |
| Vacancy rate         | 5.3%                 |
| Passing Rent p.a.    | £1,022,377           |
| Net Rent p.a.        | £1,022,377           |
| No of Tenants        | 35 (commercial)      |

| Top 5 Tenants            |           |             |                 |
|--------------------------|-----------|-------------|-----------------|
| Tenant                   | Rent p.a. | Expiry Date | % of total rent |
| Town & Country Inns plc  | £93,500   | 01/09/2034  | 9.15%           |
| Four Oaks Medical Centre | £92,500   | 30/06/2022  | 9.05%           |
| Fitness First Clubs      | £80,000   | 30/12/2024  | 7.82%           |
| 99p Stores Ltd           | £68,000   | 22/12/2019  | 6.65%           |
| Majestic Wines           | £50,540   | 20/09/2016  | 4.94%           |

| Financial Information              |       |             |
|------------------------------------|-------|-------------|
| %                                  | Whole | Securitized |
| Calculation per CREFC              |       |             |
| Loan to Value                      | 111.9 | 111.9       |
| ICR                                | 442.3 | 442.3       |
| DSCR                               | 442.3 | 442.3       |
| Calculation per Facility Agreement |       |             |
| Loan to Value                      | 111.9 | 111.9       |
| ICR*                               | 120.9 | 120.9       |
| DSCR                               | N/A   | N/A         |

\* 12 month forward looking covenant

### Commentary

The loan remains in Special Servicing and is subject to close monitoring of the cash flow, the Servicer continues to approve all items of expenditure in accordance with a pre agreed property cash flow.

## Notes to Table

### Loan 5 Fern Trustee 1 Ltd and Fern Trustee 2 Ltd

| Loan Information         |                           |
|--------------------------|---------------------------|
| Original Loan Balance    | £43,873,073               |
| Current Loan Balance     | £41,180,905               |
| Amortisation per quarter | per amortisation schedule |
| Prepayment               | 0                         |
| Status                   | <b>Special Servicing</b>  |
| Dividend Trap exceeded   | No                        |

| Property Information |            |
|----------------------|------------|
| Number of Properties | 1          |
| Location/s           | Scotland   |
| Sector               | Office     |
| Total sq ft          | 196,871    |
| Vacancy sq ft        | 3,448      |
| Vacancy rate         | 1.8%       |
| Passing Rent p.a.    | £3,525,793 |
| Net Rent p.a.        | £3,525,793 |
| No of Tenants        | 3          |

| Top 5 Tenants               |            |             |                 |
|-----------------------------|------------|-------------|-----------------|
| Tenant                      | Rent p.a.  | Expiry Date | % of total rent |
| Network Rail Infrastructure | £2,190,456 | 28/11/2024  | 62.1%           |
| Transport Scotland          | £1,097,635 | 28/04/2021  | 31.1%           |
| Scott Wilson Railways       | £213,248   | 28/11/2019  | 6.0%            |
|                             |            |             |                 |

| Financial Information              |       |             |  |
|------------------------------------|-------|-------------|--|
| %                                  | Whole | Securitised |  |
| Calculation per CREFC              |       |             |  |
| Loan to Value                      | 115.9 | 101.9       |  |
| ICR                                | 532.9 | 660.1       |  |
| DSCR                               | 348.5 | 418.8       |  |
| Calculation per Facility Agreement |       |             |  |
| Loan to Value                      | 115.9 | 101.9       |  |
| ICR*                               | 124.5 | N/A         |  |
| DSCR                               | N/A   | N/A         |  |

\* 12 month forward looking covenant

### Commentary

The increase in DSCR coverage ratios is due to the expiration of the SWAP in October and the suspension of amortisation post expiry of the Loan. All surplus rental income is being cash swept and retained on Deposit pending completion of the strategic review. Nemus II Investors continue to receive interest, interest payments to the B Lender have been suspended.

The Borrower failed to repay the Loan at Maturity on the 31st October 2013. The Special Servicer initially agreed a two month Standstill to allow discussions to continue with the Borrower on an agreed exit strategy, an extension to the Standstill period to 30 April 2014 is currently in process. In the meantime due to the sensitivity of this matter it is not possible to release any further information to Investors, however as soon as a strategy has been agreed details will be made available, this is now expected by the end of April 2014.

## Notes to Table

|               |                               |
|---------------|-------------------------------|
| <b>Loan 6</b> | <b>Oriel Property Limited</b> |
|---------------|-------------------------------|

| Loan Information         |                             |
|--------------------------|-----------------------------|
| Original Loan Balance    | £23,429,675                 |
| Current Loan Balance     | £0                          |
| Amortisation per quarter | per amortisation schedule   |
| Prepayment               | 0                           |
| Status                   | <b>Loan Repaid 5/3/2012</b> |
| Dividend Trap exceeded   | No                          |

| Property Information |  |
|----------------------|--|
| Number of Properties |  |
| Location/s           |  |
| Sector               |  |
| Total sq ft          |  |
| Vacancy sq ft        |  |
| Vacancy rate         |  |
| Passing Rent p.a.    |  |
| Net Rent p.a.        |  |
| No of Tenants        |  |

| Top 5 Tenants |           |             |                 |
|---------------|-----------|-------------|-----------------|
| Tenant        | Rent p.a. | Expiry Date | % of total rent |
|               |           |             |                 |
|               |           |             |                 |
|               |           |             |                 |
|               |           |             |                 |
|               |           |             |                 |

| Financial Information              |       |             |
|------------------------------------|-------|-------------|
| %                                  | Whole | Securitised |
| Calculation per CREFC              |       |             |
| Loan to Value                      |       |             |
| ICR                                |       |             |
| DSCR                               |       |             |
| Calculation per Facility Agreement |       |             |
| Loan to Value                      |       |             |
| ICR*                               |       |             |
| DSCR                               |       |             |

\* 12 month forward looking covenant

| Commentary                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The loan matured on 31/10/2011. Through a combination of property sales and a refinancing exercise full repayment of the loan was finally completed on the 5th March 2012.</p> |



Amortisation

| Loan No: | 3                                          |                                         | 4                                          |                                         | 5                                          |                                         | 6                                          |                                         |
|----------|--------------------------------------------|-----------------------------------------|--------------------------------------------|-----------------------------------------|--------------------------------------------|-----------------------------------------|--------------------------------------------|-----------------------------------------|
| Period   | Scheduled Amortisation on Securitised Loan | Actual Amortisation on Securitised Loan | Scheduled Amortisation on Securitised Loan | Actual Amortisation on Securitised Loan | Scheduled Amortisation on Securitised Loan | Actual Amortisation on Securitised Loan | Scheduled Amortisation on Securitised Loan | Actual Amortisation on Securitised Loan |
| Jan-07   | 86,650                                     | 86,650                                  | 60,000                                     | 60,000                                  | 30,866                                     | 30,866                                  | 295                                        | 4,697                                   |
| Apr-07   | 147,305                                    | 147,305                                 | 60,000                                     | 60,000                                  | 69,449                                     | 69,499                                  | 236                                        | 236                                     |
| Jul-07   | 90,983                                     | 90,983                                  | 60,000                                     | 60,000                                  | 48,875                                     | 48,875                                  | 302                                        | 302                                     |
| Oct-07   | 90,983                                     | 90,983                                  | 60,000                                     | 60,000                                  | 49,614                                     | 49,614                                  | 477                                        | 477                                     |
| Jan-08   | 90,983                                     | 90,983                                  | 60,000                                     | 60,000                                  | 50,365                                     | 50,365                                  | 484                                        | 484                                     |
| Apr-08   | 134,308                                    | 134,308                                 | 60,000                                     | 60,000                                  | 65,471                                     | 65,471                                  | 146                                        | 146                                     |
| Jul-08   | 95,315                                     | 95,315                                  | 60,000                                     | 60,000                                  | 52,117                                     | 52,117                                  | 494                                        | 494                                     |
| Oct-08   | 86,650                                     | 86,650                                  | 60,000                                     | 60,000                                  | 52,905                                     | 52,905                                  | 258                                        | 44,687                                  |
| Jan-09   | 86,650                                     | 86,650                                  | 35,000 *                                   | 35,000                                  | 60,850                                     | 60,850                                  | 3,054                                      | 3,054                                   |
| Apr-09   | 155,970                                    | 155,970                                 | NIL *                                      | NIL                                     | 68,894                                     | 68,894                                  | 7,074                                      | 95,931                                  |
| Jul-09   | 99,648                                     | 99,648                                  | NIL *                                      | NIL                                     | 55,668                                     | 55,668                                  | 420                                        | 420                                     |
| Oct-09   | 103,980                                    | 103,980                                 | NIL *                                      | NIL                                     | 63,624                                     | 63,624                                  | 11,422                                     | 11,422                                  |
| Jan-10   | 103,980                                    | 103,980                                 | NIL *                                      | NIL                                     | 123,619                                    | 123,619                                 | 11,598                                     | 11,598                                  |
| Apr-10   | 129,975                                    | 129,975                                 | NIL *                                      | NIL                                     | 125,469                                    | 125,469                                 | 11,777                                     | 11,777                                  |
| Jul-10   | 86,650                                     | 86,650                                  | NIL *                                      | NIL                                     | 127,346                                    | 127,346                                 | 11,959                                     | 11,959                                  |
| Oct-10   | 108,313                                    | 108,313                                 | NIL *                                      | NIL                                     | 129,251                                    | 129,251                                 | 20,532                                     | 20,532                                  |
| Jan-11   | 108,313                                    | 108,313                                 | NIL *                                      | NIL                                     | 110,124                                    | 110,124                                 | 8,969                                      | 8,969                                   |
| Apr-11   | 168,968                                    | 168,968                                 | NIL *                                      | NIL                                     | 153,839                                    | 153,839                                 | 32,863                                     | 32,863                                  |
| Jul-11   | 112,645                                    | 112,645                                 | NIL *                                      | NIL                                     | 135,135                                    | 135,135                                 | 21,495                                     | 21,495                                  |
| Oct-11   | 116,978                                    | 116,978                                 | NIL *                                      | NIL                                     | 116,292                                    | 116,292                                 | 23,285,820                                 | 0                                       |
| Jan-12   | 116,978                                    | 116,978                                 | 130,000                                    | NIL                                     | 131,961                                    | 131,961                                 |                                            |                                         |
| Apr-12   | 155,970                                    | 155,970                                 | 130,000                                    | NIL                                     | 147,785                                    | 147,785                                 |                                            |                                         |
| Jul-12   | 121,310                                    | 121,310                                 | 130,000                                    | NIL                                     | 136,192                                    | 136,192                                 |                                            |                                         |
| Oct-12   | 86,650                                     | 86,650                                  | 140,000                                    | NIL                                     | 138,252                                    | 138,252                                 |                                            |                                         |
| Jan-13   | 86,650                                     | 86,650                                  | 140,000                                    | NIL                                     | 140,343                                    | 140,343                                 |                                            |                                         |
| Apr-13   | 181,965                                    | 181,965                                 | 140,000                                    | NIL                                     | 162,930                                    | 162,930                                 |                                            |                                         |
| Jul-13   | 125,643                                    | 125,643                                 | 140,000                                    | NIL                                     | 144,931                                    | 144,931                                 |                                            |                                         |
| Oct-13   | 129,975                                    | 129,975                                 | 150,000                                    | NIL                                     | 41,180,905                                 | NIL                                     |                                            |                                         |
| Jan-14   | 203,628                                    | 203,628                                 | 150,000                                    | NIL                                     |                                            |                                         |                                            |                                         |
| Apr-14   | 259,950                                    |                                         | 150,000                                    |                                         |                                            |                                         |                                            |                                         |
| Jul-14   | 207,960                                    |                                         | 150,000                                    |                                         |                                            |                                         |                                            |                                         |
| Oct-14   | 212,293                                    |                                         | 10,365,000                                 |                                         |                                            |                                         |                                            |                                         |
| Jan-15   | 216,625                                    |                                         |                                            |                                         |                                            |                                         |                                            |                                         |
| Apr-15   | 272,948                                    |                                         |                                            |                                         |                                            |                                         |                                            |                                         |
| Jul-15   | 220,958                                    |                                         |                                            |                                         |                                            |                                         |                                            |                                         |
| Oct-15   | 77,985                                     |                                         |                                            |                                         |                                            |                                         |                                            |                                         |
| Jan-16   | 77,985                                     |                                         |                                            |                                         |                                            |                                         |                                            |                                         |
| Apr-16   | 264,283                                    |                                         |                                            |                                         |                                            |                                         |                                            |                                         |
| Jul-16   | 229,623                                    |                                         |                                            |                                         |                                            |                                         |                                            |                                         |
| Oct-16   | 124,355,748                                |                                         |                                            |                                         |                                            |                                         |                                            |                                         |

highlighted section denotes extension period amortisation

\* amortisation holiday period

## Delinquency Information

### 1 Arrears, Losses and Recoveries

#### 1.1 Loan arrears at the end of the Collection Period .

| Days in Arrears | No. of Accounts | Arrears Balance | Total Balance |
|-----------------|-----------------|-----------------|---------------|
| 1-90            | 1               |                 |               |
| 91-180          | 1               |                 |               |
| > 180           | 1               |                 |               |

| Commentary: |
|-------------|
|             |

#### 1.2 No loan enforcement proceedings had begun at the end of the Collection Period

| Months in Arrears | No. of Accounts | Arrears Balance | Total Balance | Status | Provision | Comments |
|-------------------|-----------------|-----------------|---------------|--------|-----------|----------|
| 1-3               | Nil             | Nil             | Nil           | N/A    | N/A       | N/A      |
| 4-6               | Nil             | Nil             | Nil           | N/A    | N/A       | N/A      |
| 7-9               | Nil             | Nil             | Nil           | N/A    | N/A       | N/A      |
| 10-12             | Nil             | Nil             | Nil           | N/A    | N/A       | N/A      |
| >12               | Nil             | Nil             | Nil           | N/A    | N/A       | N/A      |

| Commentary: |
|-------------|
|             |

#### 1.3 There are no ongoing loan enforcement proceedings

| Borrower | Amount Written Off | Provision | Enforcement | Comments |
|----------|--------------------|-----------|-------------|----------|
| N/A      | Nil                | N/A       | N/A         | N/A      |

| Commentary: |
|-------------|
|             |

There are no breaches of any terms of the Loans known to the Servicer likely to prejudice the value of the Loan

#### 1.4

| Borrower | Nature of Breach | Commenced | Comments |
|----------|------------------|-----------|----------|
|          |                  |           |          |

| Commentary |
|------------|
|            |

Orders for possession have been granted in respect of:  
N/A

Orders for possession are pending in respect of:  
N/A

| SPECIAL NOTICES ISSUED<br>NEMUS II (Arden) plc |
|------------------------------------------------|
| No notices issued in the last period           |

## Loan SWAP Rate Information

| Loan      | Rate Management | Fixed rate maturity date | Original Notional (£m) | Current Notional (£)                 | Swap Fixed Rate (excl. Margin) | Whole Loan Margin | Interest Rate (Incl. Margin) | Swap Counterparty |
|-----------|-----------------|--------------------------|------------------------|--------------------------------------|--------------------------------|-------------------|------------------------------|-------------------|
| Loan No 1 | Swap            |                          | 9,622,000              | Swap closed out on repayment of loan |                                |                   |                              |                   |
| Loan No 2 | Swap            | 10/07/2013               | 46,290,000             | Swap closed out on repayment of loan |                                |                   |                              |                   |
| Loan No 3 | Extendable Swap | 31/10/2016               | 150,000,000            | 145,870,000                          | 4.750%                         | 0.9000%           | 5.6500%                      | HSBC Bank plc     |
| Loan No 4 | Swap            | 31/10/2014               | 12,500,000             | 10,500,000                           | 5.400%                         | 1.0500%           | 6.4500%                      | HSBC Bank plc     |
| Loan No 5 | Swap            | 31/10/2013               | 50,000,000             | Swap expired 31/10/2013              |                                |                   |                              |                   |
| Loan No 6 | Swap            |                          | 26,575,250             | Swap closed out on repayment of loan |                                |                   |                              |                   |
|           | Swap            |                          | 6,424,532              | Swap closed out on repayment of loan |                                |                   |                              |                   |

|                                                                                                                                 |                                                                                                                         |                                                                                                                                           |                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b><u>Issuer</u></b></p> <p>NEMUS II (Arden) plc<br/>35 Great St. Helen's<br/>London EC3A 6AP</p>                            | <p><b><u>Swap Counterparty</u></b></p> <p>HSBC Bank plc<br/>8 Canada Square<br/>London E14 5HQ</p>                      | <p><b><u>Calculation and Reporting Agent</u></b></p> <p>Wells Fargo Securitisation Services Limited, 25 Canada Square, London E14 5LQ</p> | <p><b><u>Loan Servicer and Special Servicer</u></b></p> <p>CBRE Loan Servicing Limited, Henrietta House, Henrietta Place, London W1G 0NB</p>                            |
| <p><b><u>Loan Security Agent</u></b></p> <p>HSBC Trustee (CI) Limited, 1 Grenville Street<br/>St Helier,<br/>Jersey JE4 9PF</p> | <p><b><u>Principal Paying Agent, Operating Bank</u></b></p> <p>HSBC Bank plc<br/>8 Canada Square<br/>London E14 5HQ</p> | <p><b><u>Cash Manager and Agent Bank</u></b></p> <p>HSBC Bank plc<br/>8 Canada Square<br/>London E14 5HQ</p>                              | <p><b><u>Note Trustee and Issuer Security Trustee</u></b></p> <p>The Law Debenture Trust Corporation plc<br/>Fifth Floor,<br/>100 Wood Street,<br/>London, EC2V 7EX</p> |

This report has been prepared by CBRE Loan Servicing Limited.

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This report and all previous reports can be viewed on a dedicated Investor website, please go to [www.cbre.eu/nemus](http://www.cbre.eu/nemus)