



NEMUS II (Arden) plc

Quarterly Servicer Report to Investors

Note Interest Period 15/02/2013 - 15/05/2013



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**\*Front Page shows 171 Victoria Street (Loan No.3)**

## Executive Summary

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

	Current	Previous	Issue
Effective Date	15/05/2013	15/02/2013	14/12/2006
Loan Balance	180,106,071	180,450,966	260,872,748
Scheduled Amortisation for Period	344,895	226,993	
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)	48	49	86
Number of Delinquencies	0	0	0
Number of Loans not Current (Whole Loan)	0	0	0
Weighted Average ICR on securitised loan balance	494.9%	421.1%	130.6%
Weighted Average LTV Ratio on securitised loan balance	79.1%	82.0%	69.9%
# Loans currently in Special Servicing	2	1	
Outstanding Loan Balance of Loans in Special Servicing	53,250,836	11,925,000	
% of Total Pool of Loans in Special Servicing	29.57	6.61	

### Summary Comments:

**Loan 3 (Kirkglade)** The previously reported LTV breach was cured by the Borrower in February 2013 by way of a Cure Deposit of £8,000,000. The loan however remains on the Watch List due to the impending maturity (31/10/2013). The Borrower has an option to extend the loan by 3 years, this option can only be exercised on the 31/7/2013.

**Loan 5 (Fern)**, This loan transferred into Special Servicing on the 15 April 2013

**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	Securitized 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	146,400,000	126,855,235	19,544,765	31/10/2013	69.4	68.5	80.1	79.1	6	158,396	1.4044%	1.3275%	Amortising
4 - Carlton House Investments Limited	12,440,000	12,440,000		11,925,000	11,925,000		31/10/2014	80.3	106.9	80.3	106.9	18		1.5544%	1.5544%	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	46,977,498	41,325,836	5,651,662	31/10/2013	75.0	103.7	85.3	117.4	6	180,143	1.4044%	1.2884%	Amortising
6 - Oriel 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>205,302,498</b>	<b>180,106,071</b>	<b>25,196,427</b>		<b>Weighted Average</b>								
								<b>69.9</b>	<b>79.1</b>	<b>80.8</b>	<b>89.5</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								
Loan No.	ICR SUMMARY				DSCR SUMMARY			
	Facility	Gross Interest See note 1	Net Interest (inc Hedge) See note 2	Agreement See note 3	Facility	Gross Interest See note 1	Net Interest (inc Hedge) See note 2	Agreement See note 3
1								
2								
3	105.0	395.1	108.4	110.0	N/A	320.1	101.9	N/A
4	115.0 A	406.9	117.5	142.3	N/A	406.9	117.5	N/A
5	105.0	464.2	123.9	124.3	N/A	248.9	100.6	N/A
6								

A- Cash Trap Trigger 125%

Securitised Loan Basis						
Loan No.	ICR SUMMARY			DSCR SUMMARY		
	Facility	Gross Interest See note 1	Net Interest (inc Hedge) See note 2	Facility	Gross Interest See note 1	Net Interest (inc Hedge) See note 2
1						
2						
3	105.0	479.0	126.8	N/A	384.4	119.1
4	115.0	406.9	117.5	N/A	406.9	117.5
5	105.0	569.0	143.6	N/A	294.3	116.2
6						

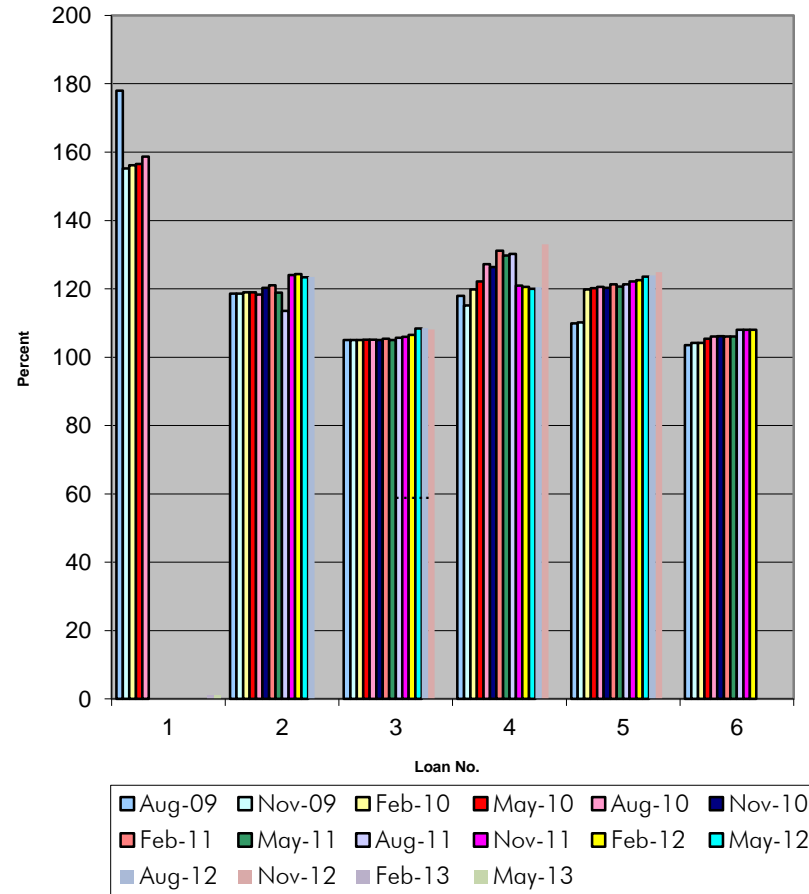
<b>Note 1</b>	Ratio calculated per requirement of CREFC report i.e. Gross Interest / Finance Cost <b>excluding</b> the benefit/cost of hedge, on a 12 month Trailing Actual basis.
<b>Note 2</b>	Ratio calculated <b>including</b> the benefit/cost of hedge, on a 12 month Trailing Actual basis.
<b>Note 3</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	146,400,000	129,810,000	0	0	2,954,765	0	0	126,855,235
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	46,977,498	43,873,073	0	0	2,547,237	0	0	41,325,836
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>205,302,498</b>	<b>260,872,748</b>	<b>14,820,134</b>	<b>59,322,852</b>	<b>6,160,857</b>	<b>462,834</b>	<b>0</b>	<b>180,106,071</b>

### ICR History (per Facility Agreement covenant)

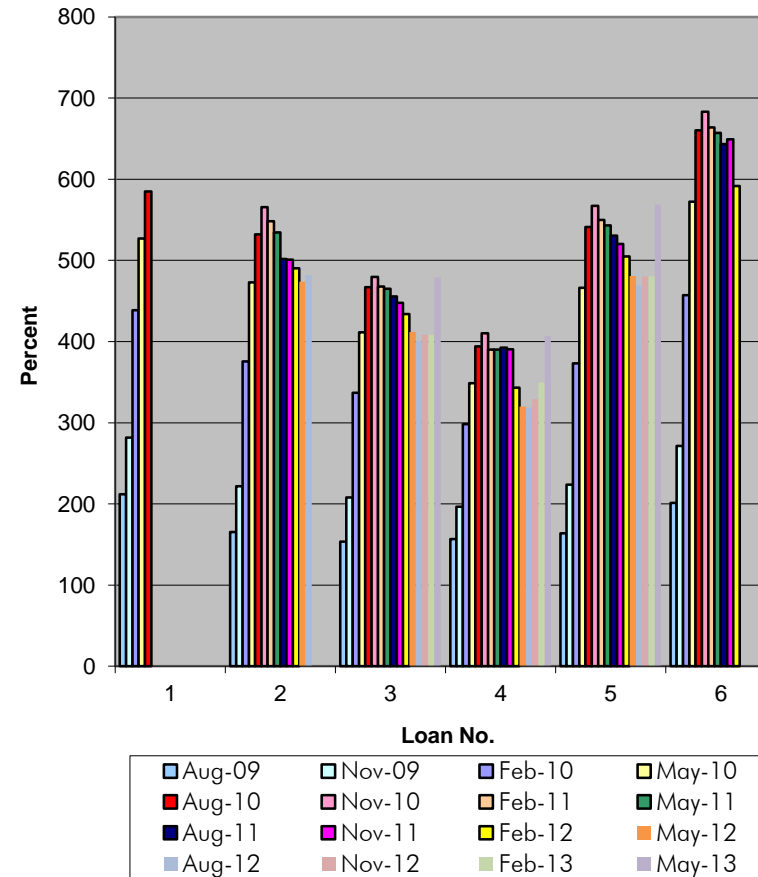
Loan No.	1	2	3	4	5	6	WA
Covenant	120.0	105.0	105.0	115.0	105.0	100.0	105.5
Cash Trap Trigger	140.0	112.0	n/a	125.0	n/a	n/a	
Closing	170.9	112.0	106.2	122.5	107.9	100.3	108.4
Feb-07	177.8	112.0	106.0	129.4	107.9	100.3	108.5
May-07	186.1	112.0	105.8	133.8	107.7	100.3	110.6
Aug-07	181.5	112.0	105.8	131.9	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



**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 (Securitised 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

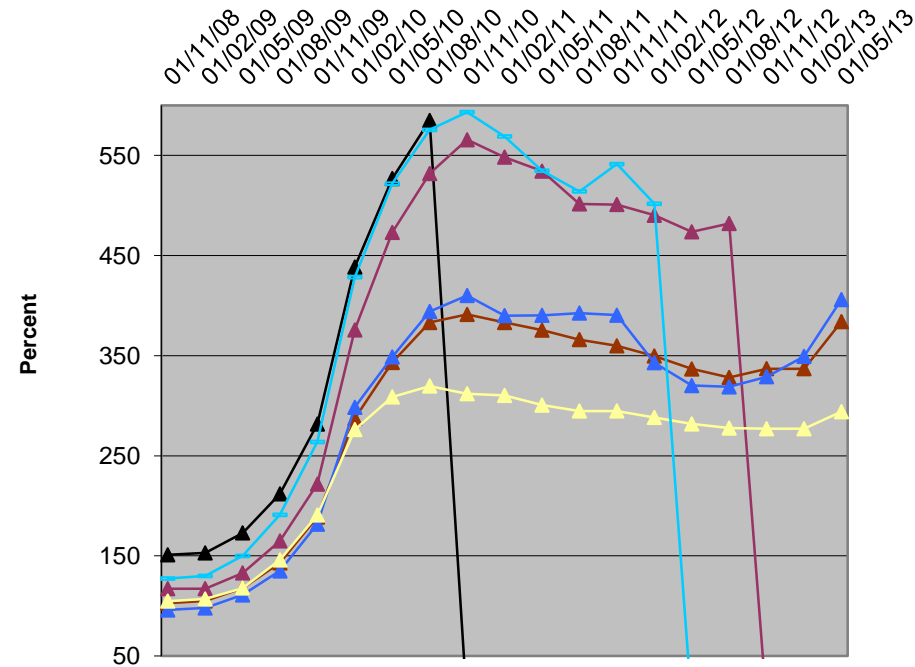


**Commentary:**  
 The ICR is calculated on the basis of NOI as a ratio to gross loan interest payable on the securitised loan (The interest cost **EXCLUDES** any financial benefit / cost derived from Interest Rate hedging arrangements). The low interest rate environment that presently exists accounts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



## DSCR History Securitized 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

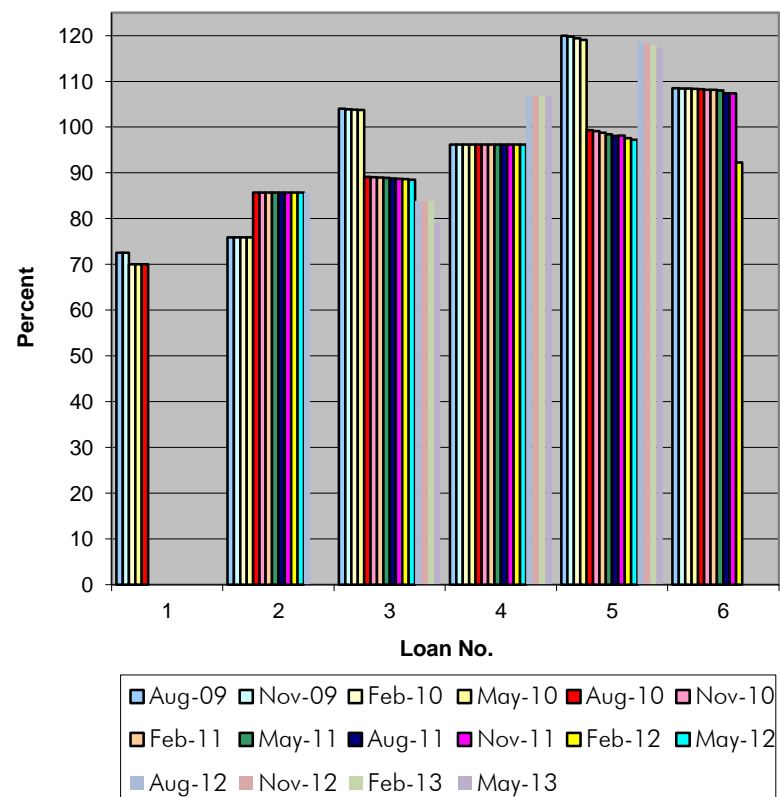


### Commentary

DSCR is calculated on the basis of NOI as ratio to Debt Service on securitized 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.

## 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



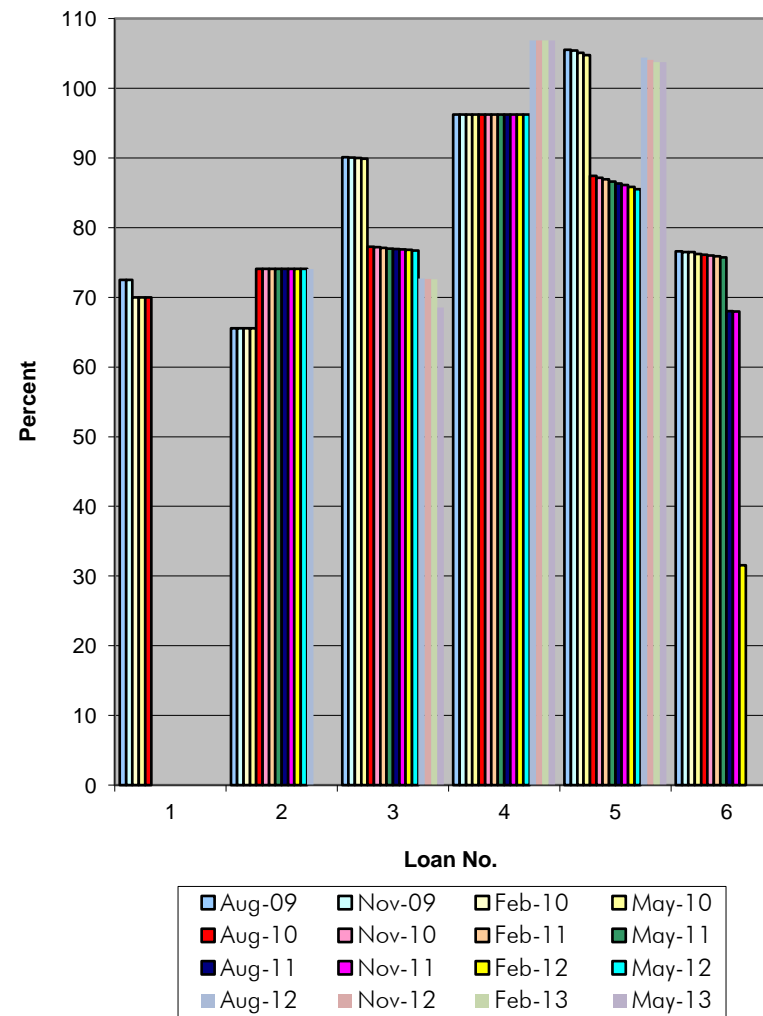
### Commentary

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

Improvement to LTV ratio in respect of Loan 3 is due to an LTV Cure Deposit of £8,000,000 being placed in February 2013.

### LTV History (Securitised Loan Basis)

Loan No.	1	2	3	4	5	6	WA
<b>Covenant (Whole Loan)</b>	75.0	n/a	80.2	85.0	85.5	85.0	
<b>Closing per OC</b>	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

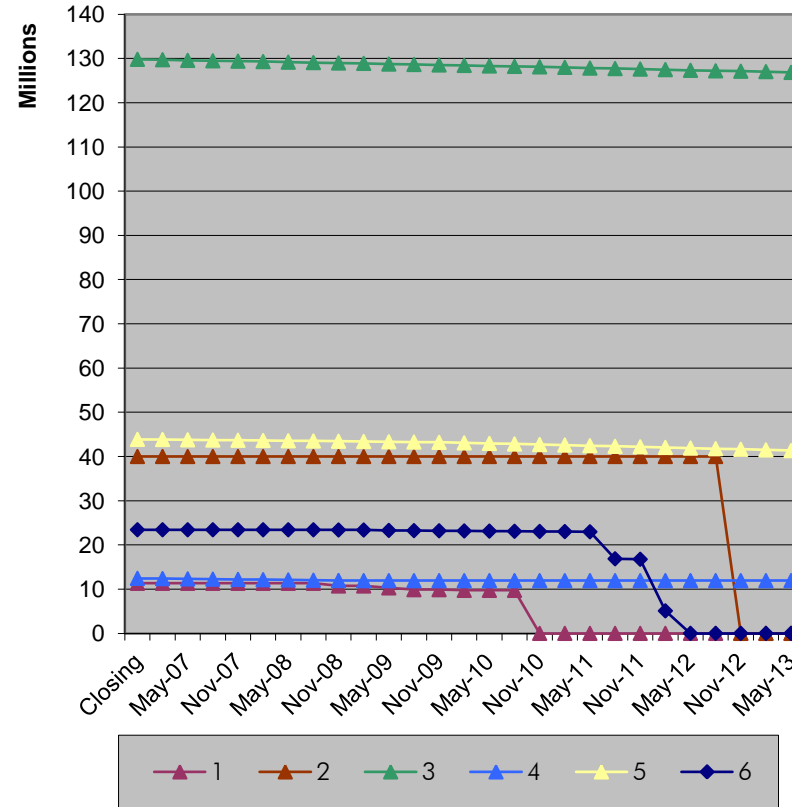


**Commentary**

The above calculations have been made on the basis of the most recent valuations against the securitised loan balance outstanding.

## Balance History (Securitised 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	0	40,000,000	128,111,660	11,925,000	42,698,690	23,046,722
Feb-11	0	40,000,000	128,003,348	11,925,000	42,588,566	23,020,394
May-11	0	40,000,000	127,834,380	11,925,000	42,434,726	22,970,171
Aug-11	0	40,000,000	127,721,735	11,925,000	42,299,592	16,865,825
Nov-11	0	40,000,000	127,604,758	11,925,000	42,183,299	16,757,495
Feb-12	0	40,000,000	127,487,780	11,925,000	42,051,338	5,088,804
May-12	0	40,000,000	127,331,810	11,925,000	41,903,554	0
Aug-12	0	40,000,000	127,210,500	11,925,000	41,767,362	0
Nov-12	0	0	127,123,850	11,925,000	41,629,109	0
Feb-13	0	0	127,037,200	11,925,000	41,488,766	0
May-13	0	0	126,855,235	11,925,000	41,325,836	0



### Commentary

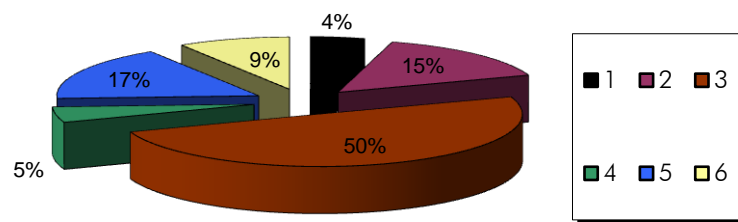
Balance history relates to securitised loan balances only.

**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

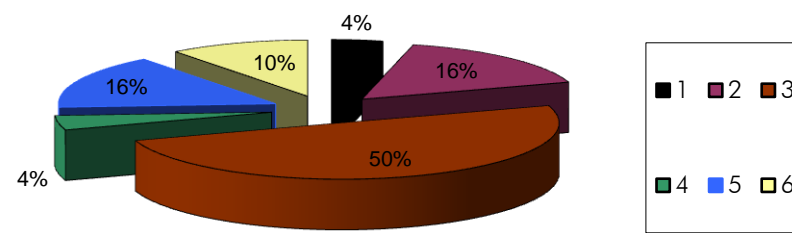
## Balance / Valuation History (Cut Off)

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



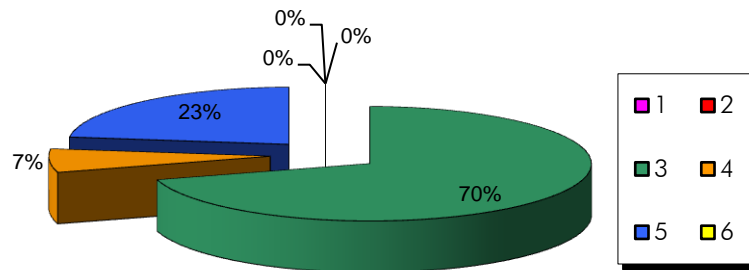
Cut off Valuation



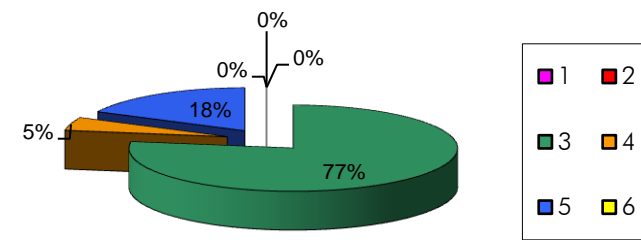
## Balance / Valuation History (Current)

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	126,855,235	175,000,000	Jones Lang Lasalle	30/06/2012	Office	London, UK
4	3	37	11,925,000	11,160,000	GVA Grimley LLP	01/05/2012	Mixed Use Commercial	Midlands, UK
5	1	3	41,325,836	40,000,000	Jones Lang Lasalle	19/06/2012	Office	Scotland, UK
6	0	0	0	0				
<b>Total</b>	<b>5</b>	<b>49</b>	<b>180,106,071</b>	<b>226,160,000</b>				

Balance History

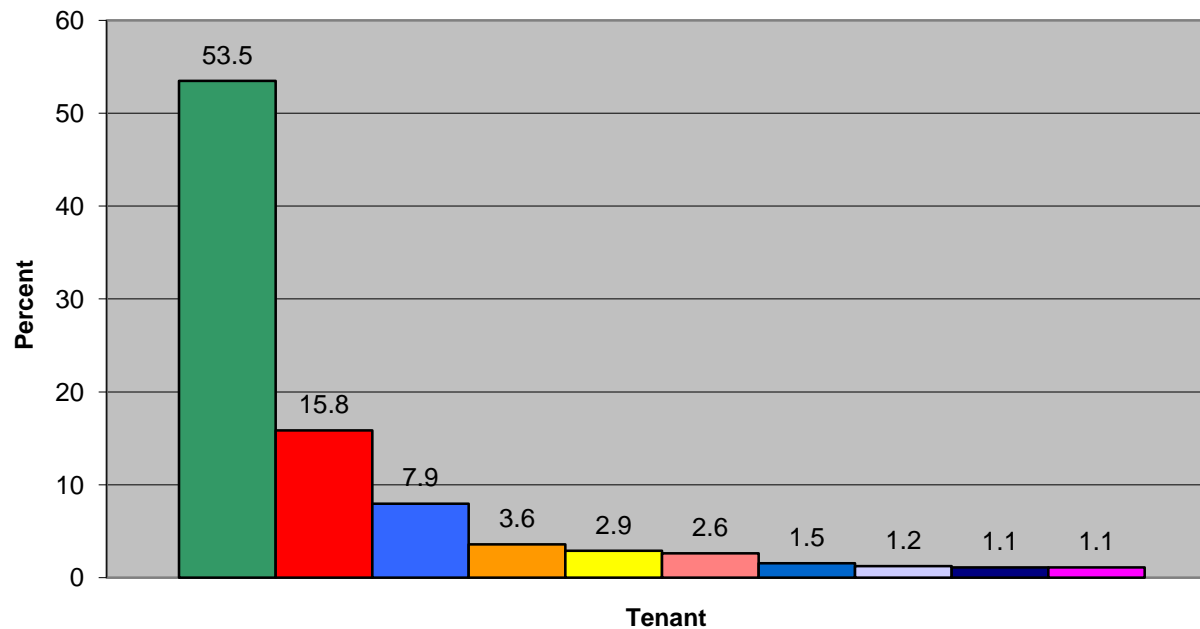


Current Valuation



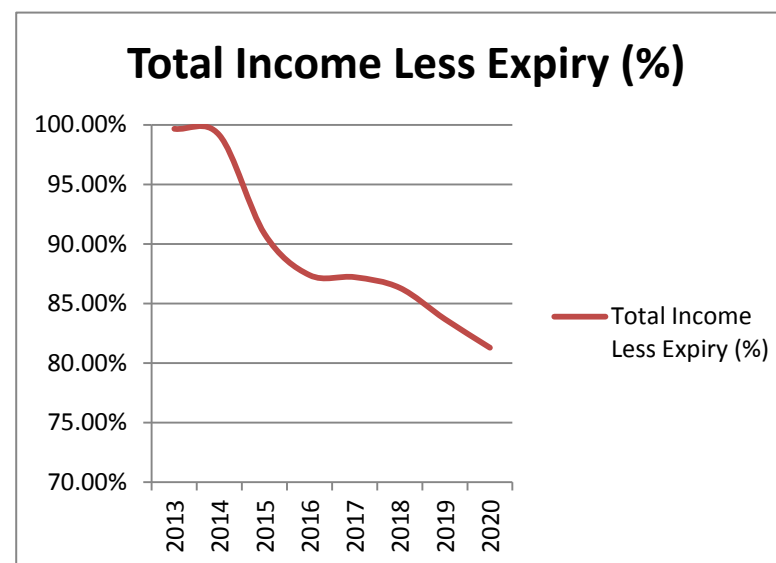
## Top 10 Tenants

Rank	Tenant	Net Rental Income p.a (£)	%of Net Annual rent	Cumulative %
1	John Lewis Partnership	7,400,000	53.5	53.5
2	Network Rail Infrastructure	2,190,456	15.8	69.3
3	Transport Scotland	1,097,635	7.9	77.3
4	National Westminster Bank plc	495,000	3.6	80.8
5	Mc Donalds Property Company Ltd	397,500	2.9	83.7
6	DSG Retail Ltd	360,000	2.6	86.3
7	Scott Wilson Railways	213,248	1.5	87.8
8	People Phone Limited	170,500	1.2	89.1
9	Holland & Barrett	150,000	1.1	90.2
10	ITSU Ltd	150,000	1.1	91.3



## Lease Expiry Profile

Year	Rental Income Expiring (%)	Total Income Less Expiry (%)	Rental Income Expiring / Breaking (£)	Total Income Less Expiry (£)
2013	0.34%	99.66%	46,880	13,789,070
2014	0.54%	99.13%	74,100	13,714,970
2015	8.28%	90.84%	1,145,800	12,569,170
2016	3.46%	87.38%	479,140	12,090,030
2017	0.17%	87.21%	23,756	12,066,274
2018	0.89%	86.31%	123,775	11,942,499
2019	2.62%	83.69%	363,049	11,579,450
2020	2.40%	81.29%	332,204	11,247,246
2021	8.03%	73.26%	1,111,090	10,136,156
2022	0.86%	72.40%	118,500	10,017,656
2024	17.60%	54.81%	2,434,656	7,583,000
2031 and later	54.81%	0.00%	7,583,000	0





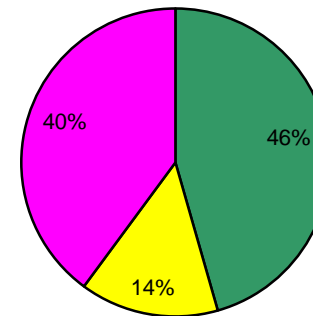
## Vacancies / Voids

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	4,539	0.8%	4.5%	6.3%
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>7,987</b>	<b>0.81%</b>	<b>1.35%</b>	<b>1.62%</b>

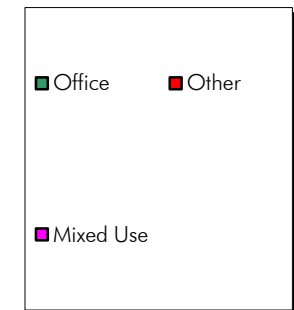
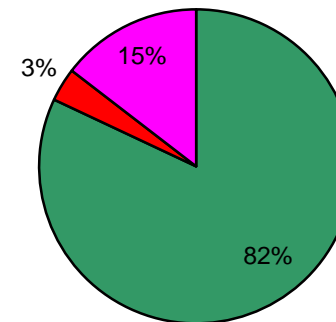
Region	Lettable area (Sq ft)	Vacant area (Sq ft)	Vacancy % (cut off)	Vacancy (previous quarter)	Vacancy (current)
London	224,935	0	0.0%	0.0%	0.0%
East Midlands	71,880	4,539	6.3%	4.5%	6.3%
Scotland	196,871	3,448	1.6%	1.8%	1.8%
S W England	0	0	0.0%	0.0%	0.0%
Wales	0	0	0.0%	0.0%	0.0%
N W England	0	0	0.0%	0.0%	0.0%
Other	0	0	0.0%	0.0%	0.0%
<b>Total</b>	<b>493,686</b>	<b>7,987</b>	<b>0.81%</b>	<b>1.35%</b>	<b>1.62%</b>

Sector	Lettable area (Sq ft)	Vacant area (Sq ft)	Vacancy % (cut off)	Vacancy (previous quarter)	Vacancy (current)
Office	404,764	7,549	0.8%	1.5%	1.9%
Industrial	0	0	11.8%	0.0%	0.0%
Other	17,042	0	0.0%	0.0%	0.0%
Mixed Use	71,880	438	0.6%	0.6%	0.6%
Retail	0	0	0.0%	0.0%	0.0%
<b>Total</b>	<b>493,686</b>	<b>7,987</b>	<b>0.81%</b>	<b>1.35%</b>	<b>1.62%</b>

Lettable Area by Region (Sq Ft)

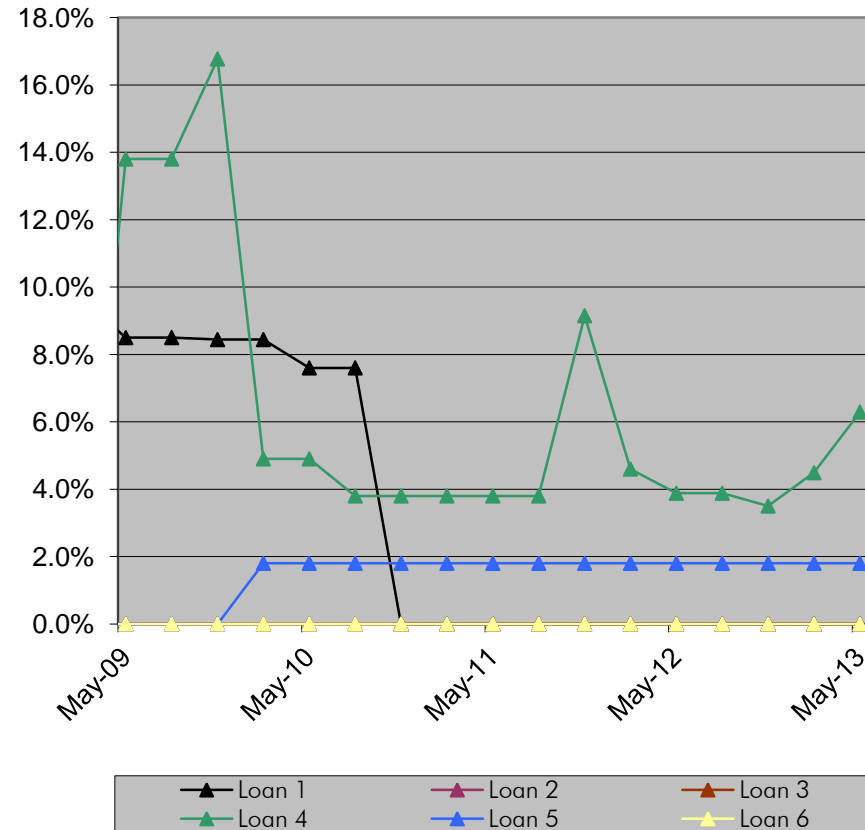


Lettable Area by Sector (Sq Ft)



### 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%	0.0%	3.8%	1.8%	0.0%
May-11	0.0%	0.0%	0.0%	3.8%	1.8%	0.0%
Aug-11	0.0%	0.0%	0.0%	3.8%	1.8%	0.0%
Nov-11	0.0%	0.0%	0.0%	9.2%	1.8%	0.0%
Feb-12	0.0%	0.0%	0.0%	4.6%	1.8%	0.0%
May-12	0.0%	0.0%	0.0%	3.9%	1.8%	0.0%
Aug-12	0.0%	0.0%	0.0%	3.9%	1.8%	0.0%
Nov-12	0.0%	0.0%	0.0%	3.5%	1.8%	0.0%
Feb-13	0.0%	0.0%	0.0%	4.5%	1.8%	0.0%
May-13	0.0%	0.0%	0.0%	6.3%	1.8%	0.0%



**Commentary**

## 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

### Loan 2 Chainmill Properties Limited

Loan Information	
Original Loan Balance	£40,000,000
Current Loan Balance	£0
Amortisation per quarter	Nil
Prepayment	0
Status	<b>Loan Repaid 4/9/2012</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	Securitized
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	£126,855,235
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	79.1	68.5	
ICR	395.1	479.0	
DSCR	320.1	384.4	
Calculation per Facility Agreement			
Loan to Value	79.1	68.5	
ICR*	110.0	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.

The Borrower remedied the Whole Loan LTV covenant breach on the 15th February 2013 by placing £8,000,000 on Cure Deposit.

The loan is scheduled to mature in October 2013, the Borrower however has an option to extend the loan on the same terms and conditions for three years subject to satisfying certain conditions, which include no continuing default. Notice to extend the option can only be given by the Borrower on the 31st July 2013.

## 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	Special Servicing
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	4,539
Vacancy rate	6.3%
Passing Rent p.a.	£1,029,557
Net Rent p.a.	£1,029,557
No of Tenants	36 (commercial)

Top 5 Tenants			
Tenant	Rent p.a.	Expiry Date	% of total rent
Town & Country Inns plc	£93,500	01/09/2034	9.08%
Four Oaks Medical Centre	£92,500	30/06/2022	8.98%
Fitness First Clubs	£80,000	30/12/2024	7.77%
99p Stores Ltd	£60,000	22/12/2019	5.83%
Majestic Wines	£50,540	20/09/2016	4.91%

Financial Information			
%	Whole	Securitized	
Calculation per CREFC			
Loan to Value	106.9	106.9	
ICR	406.9	406.9	
DSCR	406.9	406.9	
Calculation per Facility Agreement			
Loan to Value	106.9	106.9	
ICR*	142.3	142.3	
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	£41,325,836
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	Securitized
Calculation per CREFC		
Loan to Value	117.4	103.7
ICR	464.2	569.0
DSCR	248.9	294.3
Calculation per Facility Agreement		
Loan to Value	117.4	103.7
ICR*	124.3	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.

The loan was transferred into Special Servicing on the 15th April 2013 when in addition to the ongoing breach in the LTV covenant it emerged that due to a defect with the property that requires significant remedial attention the Borrower would be unable to repay the loan on the scheduled maturity date of the 31 October 2013. The Special Servicer is now working with the Borrower to formulate a strategy to have the remedial works done and make the property available either for refinancing or sale. Discussions are at an early stage, it is likely that the loan will be extended for up to 2 years beyond the current maturity date to allow time for the remedial works to be completed and a reasonable marketing period to sell the property. In the meantime the tenants continue to pay rent and the loan is fully serviced.

## 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		140,000		144,931			
Oct-13	126,729,593		150,000		41,180,905			
Jan-14			150,000					
Apr-14			150,000					
Jul-14			150,000					
Oct-14			10,365,000					

\* 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

NEMUS II (Arden) plc

The following notice was issued via the ISE on the 17th April 2013

**BUCHANAN HOUSE LOAN**

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

We hereby notify you of the following in respect of the Buchanan House Loan which was acquired by Nemus II (Arden) plc, with a principal loan balance outstanding of £43,873,073, secured by a first ranking mortgage on a freehold property comprising office space known as Buchanan House, 58 Port Dundas Road, Glasgow (the **Property**).

A continuing Loan to Value Default has existed since May 2009; the loan has been subject to an ongoing Default Notice for which all rights have been reserved. Upon receipt of information relating to construction defects with the Property the Servicer determined a Material Adverse Effect had occurred. In addition, the Borrower has advised that this could prejudice the Borrower's ability to repay the Loan on the Termination Date (31<sup>st</sup> October 2013). The Servicer therefore issued a further notice of Default on the 9<sup>th</sup> April 2013.

Discussions are ongoing to seek a resolution but at this time it is expected that remedial work to the Property will take up to 18 months to complete. The Servicer has therefore determined that a Servicing Transfer Event has occurred. Notice has been given to each of the Issuer Security Trustee, Loan Security Agent, B Lender and Special Servicer as required under the terms of the Servicing Agreement.

The Special Servicer has served a notice on the relevant parties stating that the Servicing Transfer Event became effective on 15<sup>th</sup> April 2013 and served a further notice on 16<sup>th</sup> April 2013 stating that a Control Valuation Event has occurred.

The loan remains current in all other respects, with all payments of principal and interest due under the loan documents currently being made in full.

## 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	31/10/2013	150,000,000	146,400,000	4.990%	0.9000%	5.8900%	HSBC Bank plc
Loan No 4	Swap	31/10/2014	12,500,000	10,740,000	5.400%	1.0500%	6.4500%	HSBC Bank plc
Loan No 5	Swap	31/10/2013	50,000,000	46,977,498	5.100%	0.9000%	6.0000%	HSBC Bank plc
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 35 Great St. Helen's London EC3A 6AP</p>	<p><b><u>Swap Counterparty</u></b></p> <p>HSBC Bank plc 8 Canada Square 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 St Helier, Jersey JE4 9PF</p>	<p><b><u>Principal Paying Agent, Operating Bank</u></b></p> <p>HSBC Bank plc 8 Canada Square London E14 5HQ</p>	<p><b><u>Cash Manager and Agent Bank</u></b></p> <p>HSBC Bank plc 8 Canada Square London E14 5HQ</p>	<p><b><u>Note Trustee and Issuer Security Trustee</u></b></p> <p>The Law Debenture Trust Corporation plc Fifth Floor, 100 Wood Street, London, EC2V 7EX</p>

This report has been prepared by CBRE Loan Servicing Limited.  
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