

Closing Date	30-Aug-12
Loan Maturity / Note Maturity	28-Jul-16
Beginning Period Date	30-Aug-12
End Period Date (Loan IPD)	28-Jan-13
Note Interest Payment Date	29-Jan-13
New Loan IPD	29-Apr-13
Calculation Date	25-Jan-13

Utrecht Funding 1 B.V. CMBS Floating Rate Notes Due 2016

Quarterly Report to Investors

Reports available on Bloomberg: UTREF 1X A <Mtge><Go> or UTREF 1A A <Mtge><Go>; www.trepp.com; www.absnet.net; www.euroabs.com; www.absxchange.com; www.intex.com and www.markit.com; www.sfm europe.com/transactions/

Highlights

- Uni-Invest has changed its name to Merin. With its investors TPG Capital and Patron Capital, Merin is looking to invest significantly in improving its commercial premises and expanding its organisation and management. Bas van Holten has become the new CEO and together with Pieter Roozenboom (CFO/COO) they will form the management of Merin.

- 3 Assets were disposed of for gross proceeds of €5.9m. Net disposal proceeds were paid into the Capex Reserve Account

Loan ICR	3.94x	Coupon	3.46270%
WAVG to lease break	5.1 years	Tranche A Balance	214,627,033
Number of leases	688		
No of Properties	201		

Key providers

Function	
Paying Agent	Elavon Financial Services Ltd
Account Bank, Agent Bank	Elavon Financial Services Ltd
Registrar	U.S. Bank, National Association
Hedge Counterparty	n.a.

Transaction Documentation

Transaction documents are available upon request from the Issuer on www.sfm europe.com/transactions/.

Contact information

Function	Address
Trustee	Utrecht Stichting Note Trustee Claude Debussylaan 24 1082 MD Amsterdam The Netherlands Tel. +31 (0)20 522 25 55 Fax +31 (0)20 522 25 00 FAO Jeroen van Dijk
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Servicer	Hypotheekbank Frankfurt AG London 90 Long Acre London WC2E 9RA Tel. +44 20 7759 7600 Fax +44 20 7759 7670 FAO Gerhard von dem Hagen admin.servicing_london@hypotheekbankfrankfurt.com
Paying Agent	Elavon Financial Services Ltd
Calculation Agent	125 Old Broad Street, 5th Floor
Account Bank	London EC2N 1AR Tel. +44 207 330 2113 Fax +44 207 365 2577 FAO Structured Finance Relationship Management

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Distribution information (Issuer)

Amounts in Euros

No. days in period 151

ISIN	Margin	Current Coupon *	Original Face Value	Beginning Principal Balance	Principal Distribution	Interest Distribution	Total distribution	Realised Losses	PIK Balance (Capitalised)	Ending Principal Balance	ICR	LTV	Note Size (Beginning Balance)
XS0822193230 XS0822237037	3.00%	3.4627000%	214,800,066.00	214,800,066.00	1,074,000.33	3,119,756.16	4,193,756.49	-	900,966.94	214,627,032.61	394%	34.8%	100.0%
Total		3.462700%	214,800,066.00	214,800,066.00	1,074,000.33	3,119,756.16	4,193,756.49	-	900,966.94	214,627,032.61			

* Index rate: 3M EURIBOR 0.46270% Interest is calculated on an Actual/360 day count basis

ISIN	Beginning Pool Factor	Current Coupon	Original Face Value	Beginning Principal Balance	Principal Distribution	Interest Distribution	Total distribution	Realised Losses	PIK Balance	Ending Principal Balance	Ending Pool Factor	Notes Issued
XS0822193230 XS0822237037	1.00000000	3.4627000%	1.000000	1.000000	0.005000	0.014524	0.019524	-	0.004190	0.999190	0.999190	214,800,066
												214,800,066

Notes

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Note Amortisation Profile (Issuer)

29-Jan-13

Amounts in Euros

Note IPD	Note Balance b/f	Scheduled Amortisation	Other Principal Prepayments / Repayments	PIK Balance (Capitalised)	Note Balance c/f	Note Balance c/f per Note 214,800,066
30-Aug-12					214,800,066.00	1.00000
29-Jan-13	214,800,066.00	1,074,000.33	-	900,966.94	214,627,032.61	0.99919
30-Apr-13	214,627,032.61	-	-	-	214,627,032.61	0.99919
30-Jul-13	214,627,032.61	-	-	-	214,627,032.61	0.99919
29-Oct-13	214,627,032.61	-	-	-	214,627,032.61	0.99919
29-Jan-14	214,627,032.61	-	-	-	214,627,032.61	0.99919
29-Apr-14	214,627,032.61	-	-	-	214,627,032.61	0.99919
29-Jul-14	214,627,032.61	-	-	-	214,627,032.61	0.99919
29-Oct-14	214,627,032.61	-	-	-	214,627,032.61	0.99919
29-Jan-15	214,627,032.61	-	-	-	214,627,032.61	0.99919
29-Apr-15	214,627,032.61	-	-	-	214,627,032.61	0.99919
29-Jul-15	214,627,032.61	-	-	-	214,627,032.61	0.99919
29-Oct-15	214,627,032.61	-	-	-	214,627,032.61	0.99919
29-Jan-16	214,627,032.61	-	-	-	214,627,032.61	0.99919
29-Apr-16	214,627,032.61	-	-	-	214,627,032.61	0.99919
1 29-Jul-16	214,627,032.61	-	-	-	214,627,032.61	0.99919
31-Oct-16	214,627,032.61	-	-	-	214,627,032.61	0.99919
31-Jan-17	214,627,032.61	-	-	-	214,627,032.61	0.99919
2 2-May-17	214,627,032.61	-	-	-	214,627,032.61	0.99919
31-Jul-17	214,627,032.61	-	-	-	214,627,032.61	0.99919
31-Oct-17	214,627,032.61	-	-	-	214,627,032.61	0.99919
30-Jan-18	214,627,032.61	-	-	-	214,627,032.61	0.99919
1-May-18	214,627,032.61	-	-	-	214,627,032.61	0.99919
31-Jul-18	214,627,032.61	-	-	-	214,627,032.61	0.99919
					214,627,032.61	0.99919

Note

- 1 First Final Maturity Date; if Principal Amount Outstanding of the Notes < €180,000,000, maturity is extended by 1 year
- 2 Second Final Maturity Date; if Principal Amount Outstanding of the Notes < €180,000,000, maturity is extended by 1 year

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Pre-Enforcement Priority of Payments (Issuer)

Amounts in Euros

Receipts (Available Issuer Income)	Note	Accrued and Due	Amounts overdue	Total Received
Interest receipts (incl. Issuer Senior Expenses)		3,359,073.72	-	3,359,073.72
Interest on Issuer Accounts		-	-	-
Proceeds of Eligible Investments		-	-	-
Sale proceeds of Senior Loan not required to repay Note principal		-	-	-
Total		3,359,073.72	-	3,359,073.72

Application of receipts	Ref in Issuer Security Agreement	Notes	Accrued and Due	Amounts overdue	Total Payment
Priority amounts	Cl. 8.3		-	-	-
Note Trustee	Cl. 8.4.2 (a)		2,663.95	-	2,663.95
Paying Agent	Cl. 8.4.2 (b)		-	-	-
Registrar	Cl. 8.4.2 (b)		-	-	-
Calculation Agent	Cl. 8.4.2 (b)		-	-	-
Servicer	Cl. 8.4.2 (c)		225,241.74	-	225,241.74
Corporate Services Provider	Cl. 8.4.2 (d)		11,389.79	-	11,389.79
Account Bank	Cl. 8.4.2 (d)		-	-	-
Any other fees	Cl. 8.4.2 (e)	1	-	-	-
Interest to Noteholders	Cl. 8.4.2 (f)		3,119,756.16	-	3,119,756.16
Surplus to Issuer	Cl. 8.4.2 (g)		22.08	-	22.08
Total			3,359,073.72	-	3,359,073.72

Transferred to Issuer Transaction Account	22.08
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Issuer Account	Balance
Issuer Transaction Account	22.08

Notes

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Pre-Enforcement Priority of Payments - Principal Waterfall (Issuer)

Amounts in Euros

Receipts	Notes	Amount	Amounts Overdue	Total Received
Scheduled Amortisation		1,074,000.33	-	1,074,000.33
Repayment from Excess NOI		-	-	-
Repayment from Excess Disposal Proceeds		-	-	-
Other Repayment		-	-	-
Total		1,074,000.33	-	1,074,000.33

Application of receipts	Ref in Issuer Security Agreement	Notes	Amount	Amounts Overdue	Total Payment
Principal repayment of Notes	Cl. 8.4.3	Condition 7.2	1,074,000.33	-	1,074,000.33
Total			1,074,000.33	-	1,074,000.33

Transferred to Issuer Transaction Account	-
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Comments

- Application of Receipts**

 - Condition 7 of Trust Deed
 - Condition 7.1 Redemption on Maturity
 - Condition 7.2 Mandatory Redemption of principal amounts
 - Condition 7.3 Redemption for Taxation or Other Reasons
 - Condition 7.4 Redemption - Optional Redemption

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Pre-Enforcement Waterfall - Revenue (Borrower)

Amounts in Euros

Ref in Portfolio Obligations Agreement (POA)	Description	Account	Operated by	Comment	Amount	Paid To
Net Operating Income (NOI)					11,728,538.00	
4.2.5 (a)	Unpaid opex and expenses of Obligors	Rent Account	Borrower		-	relevant Obligor
4.2.5 (b)	Senior Counterparties	Rent Account	Borrower		-	Senior Counterparties
4.2.5 (c)	Tranche A Loan Current Interest & Fees	Rent Account	Borrower		3,359,073.72	Tranche A Lenders
4.2.5 (d)	Tranche A Loan scheduled amortisation	Rent Account	Borrower		1,074,000.33	Tranche A Lenders
4.2.5 (e)	NOI Reserve Account (for Capex)	Rent Account	Borrower		7,295,463.95	NOI Reserve Account
4.2.5 (f)	To be paid down intercreditor waterfall below	Rent Account	Borrower		-	Senior Facility Agent
4.2.5 (g)	Senior Counterparties	Rent Account	Borrower		-	Senior Counterparties
4.2.5 (h)	Additional Capex - Repayment	Rent Account	Borrower		-	Additional Capex provider
4.2.5 (i)	Tranche B Loan - Fixed Rate Interest	Rent Account	Borrower		-	Tranche B Lenders
4.2.5 (j)	Tranche B Loan - Principal	Rent Account	Borrower		-	Tranche B Lenders
4.2.5 (k)	Mezzanine Administrative Parties - Costs & Expenses	Rent Account	Borrower		-	Mezz Facility Agent
4.2.5 (l) (A)	Mezzanine Counterparties	Rent Account	Borrower		-	Mezz Counterparty
4.2.5 (l) (B)	Mezzanine - Accrued Interest	Rent Account	Borrower		-	Mezz Lenders
4.2.5 (m)	Mezzanine - Principal	Rent Account	Borrower		-	Mezz Lenders
4.2.5 (m)	Surplus to General Account	Rent Account	Borrower		-	Borrower
Total					11,728,538.00	

Pre-Enforcement NOI Waterfall

Ref in Intercreditor Agreement	Description	Account	Operated by	Comment	Amount	Paid To
4.3	Excess NOI (4.2.5 (f) above)				-	
4.3 (a)	Debt Equity Basis Equalisation - to repay Tranche A Loan		Servicer	see Debt Equity Basis Equalisation definition	-	Tranche A Lenders
4.3 (b)	Debt Excess NOI - to repay Tranche A Loan		Servicer	see Debt Excess NOI definition	-	Tranche A Lenders
4.3 (c)	Equity Excess NOI - to repay Tranche B Loan		Servicer	see Equity Excess NOI definition	-	Tranche B Lenders
4.3 (d)	Surplus to flow into the pre-enforcement waterfall above starting at 4.2.5 (g)		Servicer		-	to 4.2.5 (g) above
Total					-	

Notes

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Pre-Enforcement Waterfall - Principal / Disposals (Borrower)

Amounts in Euros

Ref in Portfolio Obligations Agreement (POA)	Description	Account	Operated by	Paid (Immediately / IPD)	Comment	Amount	Paid to
						5,920,000.00	
4.4.3 (a)	Costs and expenses incurred in relation to disposals	Initial Disposal Proceeds	Borrower	Immediately		60,443.00	Borrower
4.4.3 (b)	New Money Capex - Repayment	Initial Disposal Proceeds	Borrower	Immediately	Only if Maximum Capex Amount not exceeded	-	Borrower
4.4.3 (c)	Pre-Enforcement Waterfall - Revenue - Unpaid items (a) to (d)	Additional Disposal Proceeds	Servicer	Immediately		-	Tranche A Lenders
4.4.3 (d)	Capex Reserve Account	Additional Disposal Proceeds	Borrower	Immediately	Only if Capex Reserve Maximum Balance and Maximum Capex Amount not exceeded	5,859,557.00	Capex Reserve Account
4.4.3 (e)	Net Realisation Proceeds to be paid down the Intercreditor waterfall below	Additional Disposal Proceeds	Servicer	IPD		-	Senior Facility Agent
4.4.3 (f)	Unpaid Tranche A Current Interest	Additional Disposal Proceeds	Servicer	IPD		-	Tranche A Lenders
4.4.3 (g)	Additional Capex - Repayment	Additional Disposal Proceeds	Servicer	IPD		-	Additional Capex provider
4.4.3 (h)	Senior Counterparties	Additional Disposal Proceeds	Servicer	IPD		-	Senior Counterparty
4.4.3 (i)	Tranche B Loan - Fixed Rate Interest	Additional Disposal Proceeds	Servicer	IPD		-	Tranche B Lenders
4.4.3 (j)	Mezzanine Administrative Parties - Costs & Expenses	Additional Disposal Proceeds	Servicer	IPD		-	Mezz Facility Agent
4.4.3 (k) (A)	Mezzanine Counterparties	Additional Disposal Proceeds	Servicer	IPD		-	Mezz Counterparty
4.4.3 (k) (B)	Mezzanine - Accrued Interest	Additional Disposal Proceeds	Servicer	IPD		-	Mezz Facility Agent
4.4.3 (l)	Mezzanine - Principal	Additional Disposal Proceeds	Servicer	IPD		-	Mezz Facility Agent
4.4.3 (m)	Surplus to General Account	Additional Disposal Proceeds	Servicer	IPD		-	
Total						5,920,000.00	

Pre-Enforcement Realisation Proceeds Waterfall

Ref in Intercreditor Agreement	Description	Operated by	Comment	Amount	Paid to	
4.4	Net Realisation Proceeds (4.4.3 (e) above)			-		
4.4 (a)	Lower of Net Realisation Proceeds and 130% ALA - to repay Tranche A Loan	Servicer		-	Tranche A Lenders	
4.4 (b)	Debt Equity basis equalisation - to repay Tranche A Loan	Servicer	Debt Equity Basis Equalisation definition	-	Tranche A Lenders	
4.4 (c)	Debt Excess Disposal Proceeds - to repay Tranche A Loan	Servicer	see Debt Excess Disposal Proceeds definition	-	Tranche A Lenders	
4.4 (d)	Equity Excess Disposal Proceeds - to repay Tranche B Loan	Servicer	see Equity Excess Disposal Proceeds definition	-	Tranche B Lenders	
4.4 (e)	Surplus - to flow into the above waterfall starting at 4.4.3 (f)	Servicer		-	to 4.4.3 (f) above	
Total					-	

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Definition / Explanation of Terms

Amounts in Euros

Terms	Agreement	Definition / Explanation
Additional Capex	POA (1)	amounts required to fund Capex in excess of the Maximum Capex Amount funded by the Company by obtaining additional debt or equity contributions
Capex	POA	capital expenditure including general, leaseup and upfront capital expenditure and any other tenant incentive capital expenditure other than any capital expenditure which forms part of Opex
Capex Reserve Maximum Balance	POA	€ 45,000,000
Debt Equity Basis Equalisation	n/a	if the Equity Basis is less than the Tranche A Loan Balance, an amount equal to the amount of the remaining Net Realisation Proceeds/Excess NOI will be applied towards prepayment of the Tranche A Loan such that following such payment the Equity Basis shall be equal to the Tranche A Loan Balance. This does not apply if (i) on the third anniversary of the Settlement Date, the aggregate amount outstanding of the Tranche A Loan is equal to or greater than €75,000,000, and (ii) on the fourth anniversary of the Settlement Date, there is any amount of the Tranche A Loan outstanding
Debt Equity Differential	Intercreditor	amount (if any) by which the Equity Basis exceeds the Tranche A Loan Balance (if this results in a positive number; if it is a negative number it will be deemed to be zero). For the purposes of this definition, the Tranche A Loan Balance will be determined after application of items (a) and (b) of the Pre-Enforcement Realisation Proceeds Waterfall
Debt Excess Disposal Proceeds	Intercreditor	Max (0, (A - B) x Y%) A = Excess Disposal Proceeds B = (i) prior to 3rd anniversary, the Debt Equity Differential (ii) if Tranche A Loan > €75m on 3rd anniversary, zero (iii) if Tranche A Loan < €75m on 3rd anniversary, the Debt Equity Differential (iv) if Tranche A Loan > 0 on 4th anniversary, zero Y = (i) prior to 3rd anniversary, 52% (ii) if Tranche A Loan > €75m on 3rd anniversary, 75% (iii) if Tranche A Loan < €75m on 3rd anniversary, 52% (iv) if Tranche A Loan > 0 on 4th anniversary, 100%
Debt Excess NOI	Intercreditor	Max (0, (A - B) x Y%) A = Excess NOI B = (i) prior to 3rd anniversary, the Debt Equity Differential (ii) if Tranche A Loan > €75m on 3rd anniversary, zero (iii) if Tranche A Loan < €75m on 3rd anniversary, the Debt Equity Differential (iv) if Tranche A Loan > 0 on 4th anniversary, zero Y = (i) prior to 3rd anniversary, 52% (ii) if Tranche A Loan > €75m on 3rd anniversary, 75% (iii) if Tranche A Loan < €75m on 3rd anniversary, 52% (iv) if Tranche A Loan > 0 on 4th anniversary, 100%
Equity Basis	Intercreditor	sum of (i) €147,380,314 less (ii) the aggregate of all amounts applied pursuant to the Senior Finance Documents in repayment of the Tranche B Loan.
Equity Excess Disposal Proceeds	Intercreditor	the sum of Excess Disposal Proceeds less Debt Excess Disposal Proceeds
Equity Excess NOI	Intercreditor	the sum of Excess NOI less Debt Excess NOI
Excess Disposal Proceeds	Intercreditor	the amount of Net Realisation Proceeds in excess of the aggregate of 130% of the Allocated Loan Amount in respect of a particular Property and the amount applied in accordance with paragraph (b) of the Pre-Enforcement Realisation Proceeds Waterfall
Excess NOI	Intercreditor	means the sum of NOI less the amounts in items (a) to (e) of the Pre-Enforcement Waterfall – Revenue
Gross Realisation Proceeds	Intercreditor	in respect of the disposal of Property, the gross sale proceeds in respect of that disposal
Interest Cover Ratio	n/a	12 month rolling NOI / annualised Tranche A Current Interest
Loan to Value	n/a	Tranche A Loan including capitalised interest / most recently disclosed portfolio valuation
Maximum Capex Amount	POA	€ 75,000,000; amounts credited to the Capex Reserve Account together with the aggregate of all New Money Capex drawn down shall not exceed the Maximum Capex Amount
Net Rental Income	POA	Rental Income received during a period other than any Tenant Contributions received during that period and minus amounts in respect of Opex spent or to be spent by members of the Group during that period (other than the amount of any Opex which is to be paid for using Tenant Contributions) but before Capex
Net Realisation Proceeds	Intercreditor	in respect of a Property, the Gross Realisation Proceeds of such Property less amounts in respect of items (a) to (d) of the Pre-Enforcement Waterfall - Principal/Disposals
New Money Capex	POA	if amounts standing to the credit of the Capex Reserve Account and the NOI Reserve Account are insufficient to meet the Company's Capex requirements, the Company can borrow money pursuant to a capex loan agreement to fund the shortfall subject to the Company not exceeding the Maximum Capex Amount
NOI	n/a	Net Operating Income - the aggregate of Net Rental Income plus all other amounts paid / payable into the Rent Account pursuant to the POA
Opex	POA	operating expenditure - comprising general overheads (including head office overheads) and maintenance costs and maintenance costs incurred or to be incurred in respect of the Properties or the operation of the Group
Tranche A Loan Balance (for Debt Equity Differential calculation only)	Intercreditor	means the aggregate of the outstanding amount of Tranche A of the Loan plus Tranche A Capitalised Interest plus an amount equal to Gross Realisation Proceeds less costs and expenses properly incurred by an Obligor in relation to a disposal in excess of €31,000,000 that have been applied (i) in meeting Capex, (ii) towards funding the Capex Reserve or (iii) in repaying New Money Capex.
Tranche A Current Interest		Tranche A Floating Rate plus Issuer Senior Expenses
Tranche A Fixed Rate (PIK)	Credit Facility	1% per annum; Tranche A Fixed Rate Interest accrued but not paid shall be capitalised

Notes

1 POA - Portfolio Obligations Agreement

Closing Date	30-Aug-12
Loan Maturity / Note Maturity	28-Jul-16
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End Period Date (Loan IPD)	28-Jan-13
Note Interest Payment Date	29-Jan-13
Next Loan IPD	29-Apr-13
Calculation Date	25-Jan-13

Utrecht Funding 1 B.V. CMBS Floating Rate Notes Due 2016

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Loan Information

Amounts in Euros and for the Quarter

Loan ID	Loan name	Maturity	Beginning Principal Balance	Scheduled Amortisation	Other Principal Repayments	PIK Balance (Capitalised)	Ending Principal Balance	Interest rate	All-in-floating rate	Scheduled Interest	Current ICR	Current LTV
1	Tranche A Loan	28-Jul-16	214,800,066.00	1,074,000.33	-	900,966.94	214,627,032.61	Floating	3.46%	3,119,756.16	394%	34.8%
Total			214,800,066.00	1,074,000.33	-	900,966.94	214,627,032.61		3.46%	3,119,756.16	394%	34.8%

Notes

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Property Information

Amounts in Euros

Loan ID	Loan Name	Properties	Location	Total area (sq m)	Occupancy	Gross Passing Rent (quarter)	NOI (quarter)	Gross Passing Rent (annualised)	NOI (annualised)	Weighted average lease term to first break	Number of leases	Market Value	Market Value Date
1	Utrecht Funding 1 B.V.	201	Netherlands	1,064,625	62.4%	14,636,166	8,093,670	58,544,664	32,374,678	5.1	688.0	617,598,684	Apr-11
Total		201		1,064,625		14,636,166	8,093,670	58,544,664	32,374,678	5.1	688.0	617,598,684	

Notes

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Loan Commentary Amounts in Euros	Utrecht Funding	100.0% Participation	Property type	Office/Industrial/Retail/Other	Loan IPD	Last	30-Aug-12
	Tranche A Loan	Utrecht Funding 1 B.V.	Location	Netherlands		Next	28-Jan-13
Original loan amount at closing	214,800,066.00	214,800,066.00	Valuation (3)	617,598,684	Loan maturity (2)		15-Aug-16
Opening balance	214,800,066.00	214,800,066.00	Gross Rent pa	58,544,664	Loan Day Count Convention		Act/360
Amortisation for period	1,074,000.33	1,074,000.33	NOI pa	32,374,678			
Prepayment	-	-	No. properties	201			
PIK Balance (Capitalised)	900,966.94	900,966.94	Total area (sq m)	1,064,625			
Closing balance	214,627,032.61	214,627,032.61	Occupancy rate (area)	62.4%			
			No. leases	688.0			
All-in-rate for period	3.46%	3.46%	WAVG to first break	5.1			
Interest for period	3,119,778.24	3,119,778.24	Allocated Loan Amount	211,772,292			
Senior Loan Summary							
Tranche A (incl. capitalised interest) 214,627,032.61							
Tranche B (incl. capitalised interest) (4) 396,993,279.94							
Total Senior Loan 611,620,312.55							
Debt Equity Differential Calculation							
Tranche A Loan Balance (5) (i) 215,701,032.94							
Equity Basis (ii) 160,046,324.00							
Debt Equity Differential [(ii) less (i)] -							
Rolling Historic 12 month Cash Flows							
Gross Rent 58,544,664							
Net Rent 52,921,727							
Operating Expenses - 11,617,674							
Overheads - 5,846,605							
Taxes - 691,946							
Other - 2,390,824							
NOI 32,374,678							
Capex - 14,498,952							
<i>If applicable:</i>							
fees earned from 3rd party asset management 455,710							
Portfolio / Leasing Commentary							
Renewal rates in 2012 saw an improvement and the amount of new leases signed increased significantly compared to 2011. Total capex spend in the portfolio intensified in the second half of the year. Overhead expenses increased somewhat given the growth of the organisation along with the ambition to improve the quality of the portfolio management.							
Art 122 (a) - Retained Interest							
Bidco has confirmed as follows, as at the date of the Calculation Date:							
a) Bidco continues to hold the Retained Interest as defined in Clause 7.12 of the Issuer Security Agreement and in the manner contemplated therein; and							
b) the Retained Interest has not been subject to any credit risk mitigation or any short positions or any other hedge other than as permitted by Article 122a of Directive 2006/48/EC, as amended.							
Notes							
1 There are no ICR or LTV covenants							
2 Two one year extension options if on the 4th anniversary the Note balance is <€180,000,000							
3 Valuation: Apr-11 CBRE							
4 Tranche B Loan, Mezzanine Loan and Equity all held by Utrecht S.à r.l. as at the closing date							
5 Please see Definitions sheet							
Source: Borrower reporting							
Top 10 Tenants							
Sector % of Total Passing Rent							
Doorwin B.V. Manufacturing 4.1%							
Menlo Worldwide Logistics 2.9%							
Panteia B.V. Services 2.9%							
Steinweg - Handelsveem B.V. Logistics 2.5%							
WE Real Estate Management B.V Services 2.5%							
Next Top 5 7.9%							
Total Top 10 22.8%							

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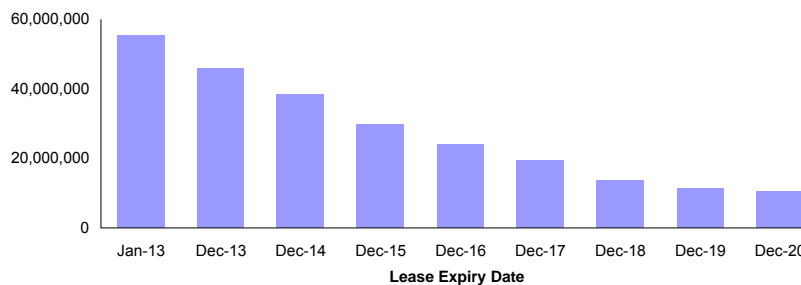
Reports available on Bloomberg: OPERA UNI<Mtge><Go>, www.trepp.com: Opera UNI, www.europace-cm.com, www.euroabs.com, www.absxchange.com, www.intex.com and www.markit.com

Region	No. Properties	Value (1)	Area (sq m)	Occupancy (by area)	No. Leases	Gross Rent	Wavg to First Break
Amsterdam	64	197,930,000	335,866	58%	254	18,150,495	5.2
Rotterdam	53	177,760,000	299,123	62%	179	15,219,858	4.4
North/East	39	98,810,000	209,507	66%	150	9,621,020	8.4
South	45	143,098,684	220,128	67%	105	12,341,789	3.4
	201	617,598,684	1,064,625	62%	688	55,333,162	5.1

Property Type	No. Properties	Value	Area (sq m)	Occupancy (by area)	No. Leases	Gross Rent	Wavg to First Break
Office	138	425,248,684	578,378	48%	565	36,069,733	4.2
Industrial	53	183,110,000	472,805	80%	92	17,907,228	6.3
Other	10	9,240,000	13,442	66%	31	1,356,200	15.1
	201	617,598,684	1,064,625	62%	688	55,333,162	5.1

Lease Rollover

Portfolio Gross Rental Income until earliest of lease break / expiry



Notes

- 1 Valuation:
- 2 Tenancy Schedule Cut-Off Date 1 January 2013

Source: Borrower reporting

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Disposals Information

Amounts in Euros

	Number of Properties Sold	Gross Realisation Proceeds	Allocated Loan Amount
Total this Quarter	3	5,920,000	3,027,774
Total last 12 months	3	5,920,000	3,027,774
Total Since Closing	3	5,920,000	3,027,774

List of Properties Sold

	Number	City
1	79	Nieuwegein
2	87	Franeke
3	205	Nieuwegein

Deferred Consideration	Number of Sales with Deferred Consideration	Total Amount	WA Purchase Price Outstanding (1)
Total	-	-	-

Disposal Commentary

The company has not been very active in marketing properties for sale in 2012 because of the pending refinancing. New disposal plans have been made and an active disposal strategy has been developed for the coming years.

Even so, the Dutch real estate market for office and industrials has been slow.

Note

1 Weighted average remaining deferred consideration as a % of the purchase price of properties sold with deferred consideration
Source: Borrower Reporting

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Loan Pre- and Repayment Details

Amounts in Euros and for the Quarter

Loan ID	Beginning Principal Balance	Scheduled Amortisation	Partial Prepayment	Full Prepayment	Repayment due to enforcement	Tranche A capitalised interest	Ending Principal Balance
1	214,800,066.00	1,074,000.33	-	-	-	900,966.94	214,627,032.61
Total	214,800,066.00	1,074,000.33	-	-	-	900,966.94	214,627,032.61

Notes

- 1
- 2
- 3

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Loan Loss Details

Amounts in Euros and for the Quarter

Loan ID	Beginning Principal Balance	Scheduled Amortisation	Repayment due to enforcement	Ending Principal Balance	Appraised Value	Gross Proceeds	Accrued Interest	Enforcement Expenses	Net Enforcement Proceeds	Net Proceeds as %-age of Loan Amount	Realised Loss
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No loan losses

Total	-	-	-	-	-	-	-	-	-	-	-
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Notes

- 1
- 2
- 3

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Transaction documents are available upon request from the Issuer on www.sfm europe.com/transactions/.

- 1 Master Definitions Schedule
- 2 Trust Deed
- 3 Credit Agreement
- 4 Portfolio Obligations Agreement
- 5 Borrower Security Agreements
- 6 Issuer Security Agreement
- 7 Servicing Agreement
- 8 Account Bank Agreement
- 9 Issuer Corporate Services Agreement
- 10 Trustee Corporate Services Agreement
- 11 Trustee Services Agreement
- 12 Agency Agreement
- 13 Priority Agreement
- 14 Account Deed of Charge
- 15 Intercreditor Agreement
- 16 Loan Transfer Certificate