

# JUNO (ECLIPSE 2007-2) LTD



## QUARTERLY REPORT TO INVESTORS for the Notes payment period 20-Aug-2009 to 20-Nov-2009 Report Date 08-Jan-2010

Deal Closing date	30-May-2007
Legal Maturity date	20-Nov-2022
Next Payment date	22-Feb-2010
Next Calculation date	18-Feb-2010

# JUNO (ECLIPSE 2007-2) LTD

## Collateral performance and status report

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(\*) Quarterly Investor reports are available under [www.barcap.com/bcms](http://www.barcap.com/bcms)

(\*\*) Quarterly Investor reports and cash management reports are available at <https://sfr.bankofny.com>

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Deal Closing date	30-May-07
Legal Maturity date	20-Nov-22
Next Payment date	22-Feb-10
Next Calculation date	18-Feb-10

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All numbers in this report are in Euros unless stated otherwise. References to Euro values in relation to the Keops Portfolio Reference Obligation is determined on the basis of a Euro equivalent of SEK at 0.10879 exchange rate, as documented in the Offering Circular.

# JUNO (ECLIPSE 2007-2) LTD

## QUARTERLY REPORT TO INVESTORS for the collection period 15-Aug-2009 to 17-Nov-2009

Deal Closing date	30 May 2007
Legal Maturity date	20 November 2022
Next Payment date	22 February 2010
Next Calculation date	18 February 2010

### Issuance Summary

Class	ISIN (Reg S)	ISIN (144A)	Original Principal Balance	Beginning Principal Balance	Principal Distribution*	Ending Principal Balance	Bond Factor
Class A	XS0299976323	XS0302319370	677,250,000	653,714,040	34,910,206	618,803,834	0.91370
Class X	XS0299976596	XS0302319610	600,000	60,000	-	60,000	0.10000
Class B	XS0299976752	XS0302320386	69,150,000	68,257,974	-	68,257,974	0.98710
Class C	XS0299976836	XS0302320543	74,300,000	73,341,539	-	73,341,539	0.98710
Class D	XS0299977057	XS0302320899	40,900,000	40,372,395	-	40,372,395	0.98710
Class E	XS0299977131	XS0302321194	5,750,000	5,750,000	-	5,750,000	1.00000
<b>Total</b>			<b>867,950,000</b>	<b>841,495,948</b>	<b>34,910,206</b>	<b>806,585,743</b>	

Class	Coupon Rate	Interest Distribution	Interest Shortfall	Principal Loss Writedown
Class A	1.039000%	1,735,792	-	-
Class X	N/A	952,957	-	-
Class B	1.109000%	193,454	-	-
Class C	1.279000%	239,722	-	-
Class D	1.759000%	181,481	-	-
Class E	4.359000%	64,053	-	-
<b>Total</b>		<b>3,367,459</b>	<b>-</b>	<b>-</b>

Class	Original Rating			Current Rating			On Watch			Outlook		
	Fitch	Moody's	S&P	Fitch	Moody's	S&P	Fitch	Moody's	S&P	Fitch	Moody's	S&P
Class A	AAA	Aaa	AAA	A	Baa3	AAA	No	No	No	No	No	No
Class X	AAA	Aaa	AAA	AAA	Aaa	AAA	No	No	No	No	No	No
Class B	AA	Aa3	AA	BB	B3	AA	No	No	No	No	No	No
Class C	A	NR	A	CCC	NR	A	No	No	No	Negative	No	No
Class D	BBB	NR	BBB	CC	NR	BB	No	No	No	Negative	No	No
Class E	BB	NR	BB	CC	NR	B	No	No	No	Negative	No	No

\* Note: Principal Distribution due to scheduled principal repayment of loan pool.

S&P have downgraded the class D & E notes to 'BB' and 'B' from 'BBB' and 'BB' respectively.

Moody's have downgraded the class A note from Aaa to Baa3 and the class B note from Aa3 to B3, 06/10/2009

Fitch have downgraded the class A note from AAA to A, class B note from AA to BB, class C note from A to CCC, Class D note from BBB to CC and the class E note from BB to CC, Nov 2009.

- The aggregate outstanding loan balance is €806,525,696
- All loan interest and amortisation payments (where applicable) have been made.
- Scheduled principal repayments for this period were €1,323,870, unscheduled prepayments were €33,586,348
- Loan 1 (Keops Portfolio) has been placed into special servicing, please see page 35 for further detail.
- Loan 2 (Neumarkt) remains in special servicing, please see page 36 for further detail.
- Loan 3 (SCI Clichy) remains in special servicing, please see page 37 for further detail.
- Loan 4 (Obelisco Portfolio) prepaid €5,628,156 this quarter and remains on the watchlist, please see page 34 for further detail.
- Loan 5 (Petersbogen) remains on the Watchlist this quarter, please see page 34 for further detail.
- Loans 7 and 8 (Den Tir Senior and Junior) remain in special servicing, Jones Lang LaSalle have reported to the special servicer on strategic options, please see page 38 for further detail.
- Loan 9 (Ostend) remains in special servicing, Jones Lang LaSalle have reported to the special servicer on strategic options, please see page 39 for further detail.
- Loan 10 (CEPL Levallois) prepaid in full €23,980,188 on 25 August 2009.
- No loans are maturing within the next 12 months.
- Investor reports are available on the BCMS website ([www.barcap.com/bcms](http://www.barcap.com/bcms)).

JUNO (ECLIPSE 2007-2) LTD

LOAN INFORMATION																			
Table (1) Loan Pool Information																			
Loan ID	Loan	Cut-Off Date							Closing		Current								
		Loan Balance	% of Pool	Loan Factor	ICR	DSCR	LTV	Maturity LTV	Loan Balance	Loan Balance	% of Pool	Loan Factor	ICR	Projected ICR*	DSCR	LTV	Maturity LTV	MV	Remaining Term (years)
1	Keops Portfolio**	249,822,580	28.73%	99.43%	1.99	1.49	76.51%	70.95%	248,452,079	227,044,210	28.15%	85.69%	6.46	3.88	3.66	78.86%	75.47%	287,905,387	2.00
2	Neumarkt	122,312,500	14.07%	100.00%	1.51	1.51	69.04%	69.04%	122,312,500	122,312,500	15.17%	100.00%	1.23	0.96	1.23	98.64% +	98.64% +	124,000,000	3.75
3	SCI Clichy	112,712,020	12.96%	100.00%	1.65	1.65	76.47%	76.47%	112,712,020	112,712,020	13.98%	100.00%	1.00	1.00	1.00	78.24%	78.24%	144,060,000	2.00
4	Obelisco Portfolio	89,000,000	10.24%	100.00%	2.30	2.30	38.85%	38.85%	89,000,000	82,072,122	10.18%	92.22%	1.20	1.45	1.20	38.59% +	38.59% +	212,700,000	6.00
5	Petersbogen	73,910,000	8.50%	99.06%	1.60	1.26	70.39%	65.95%	73,662,000	71,440,000	8.86%	96.34%	1.45	1.59	1.23	75.76%	73.17%	94,300,000	4.00
6	Pyrus Portfolio	36,327,000	4.18%	99.84%	1.51	1.33	67.28%	63.17%	36,254,000	35,609,000	4.42%	97.87%	1.67	1.48	1.46	65.95%	63.17%	53,990,000	5.00
7	Senior Den Tir ++	25,000,000	2.88%	100.00%	1.70	1.70	65.19%	65.19%	25,000,000	25,000,000	3.10%	100.00%	1.00	0.84	1.00	135.57%	135.57%	18,440,000	6.50
8	Junior Den Tir ++	5,900,000	0.68%	100.00%	1.31	1.13	80.57%	72.59%	5,900,000	5,450,000	0.68%	92.37%	0.78	0.66	0.78	165.13%	152.93%	-	6.50
9	Ostend ++	27,748,000	3.19%	98.92%	1.63	1.14	76.02%	65.67%	27,597,000	26,691,000	3.31%	95.16%	1.00	0.91	1.00	144.75% +	133.27% +	18,440,000	3.75
10	CEPL Levallois ^	23,980,188	2.76%	100.00%	1.53	1.53	72.89%	72.89%	23,980,188	prepaid	-	-	-	-	-	-	-	-	-
11	Nordhausen	22,242,995	2.56%	98.75%	1.70	1.19	76.70%	58.03%	22,115,958	20,812,742	2.58%	92.40%	1.84	1.73	1.25	71.80%	58.03%	29,000,000	6.75
12	Le Croissant	20,650,000	2.37%	100.00%	1.24	1.24	84.11%	77.09%	20,650,000	20,350,000	2.52%	98.55%	1.54	1.56	1.19	93.35% +	86.81% +	21,800,000	4.00
13	Monheim	17,638,000	2.03%	99.55%	1.65	1.30	81.28%	74.17%	17,568,000	16,881,000	2.09%	95.28%	2.65	2.71	1.79	77.79%	74.17%	21,700,000	2.75
14	Senior Monaco	14,000,000	1.61%	100.00%	1.18	1.18	66.04%	66.00%	14,000,000	13,273,584	1.65%	94.81%	1.06	1.10	1.06	65.73%	56.46%	23,510,000	1.75
15	Junior Monaco	2,300,000	0.26%	100.00%	1.00	1.00	76.89%	76.90%	2,300,000	2,180,660	0.27%	94.81%	1.06	1.10	1.06	65.73%	65.73%	-	1.75
16	Prins Boudewijn	13,200,000	1.52%	100.00%	1.40	1.01	71.93%	63.19%	13,133,750	12,507,750	1.55%	94.76%	1.61	1.52	1.20	76.88%	71.27%	16,270,000	5.25
17	Seafood Portfolio	12,735,632	1.46%	99.23%	1.64	1.30	66.68%	59.14%	12,685,948	12,189,108	1.51%	94.97%	2.09	2.13	1.57	63.82%	59.14%	19,100,000	4.75
TOTAL		869,478,915	100.00%							806,525,696	100.00%							1,085,215,387	
MINIMUM		2,300,000	0.26%	98.75%	1.00	1.00	38.85%	38.85%	2,300,000	2,180,660	0.27%	85.69%	0.78	0.66	0.78	38.59%	38.59%	16,270,000	1.75
MAXIMUM		249,822,580	28.73%	100.00%	2.30	2.30	84.11%	77.09%	248,452,079	227,044,210	28.15%	100.00%	6.46	3.88	3.66	165.13%	152.93%	287,905,387	6.75
WEIGHTED AVERAGE		51,145,819	14.36%	99.66%	1.76	1.53	70.18%	66.62%	51,019,026	50,407,856	14.65%	93.96%	2.76	2.01	1.88	81.92%	78.17%	63,836,199	3.49

\* Projected ICR based on annualised interest charge and worst case scenario projected rental income (Breaks exercised, leases broken, tenants no longer holding over).

\*\* The Keops Reference Obligation comprises a term facility and a revolving facility (The balance of which may vary over time but not exceed €14, 785,942). The Keops Reference Obligation Balance shown above is the relevant Credit Default Swap notional amount and represents the maximum permitted balance (Includes €3,912,381 of undrawn limit) The current LTV shown above is calculated using the Credit Default Swap notional amount. (The LTV using Drawn balances only is 77.48%). The current ICR shown above is the actual ICR provided by the Ref. Ent. The Cut Off ICR implies the interest rate at the capped rate of 3.75%.

+ Property revaluations in relation loans 2, 9 and 12 (Neumarkt, Ostend and Le Croissant) and a prepayment in relation to loan number 4 (Obelisco Portfolio).

++ Suspension of amortisation until Feb 2010 in relation to loan number 7 & 8 (Senior and Junior Den Tir) and suspension of amortisation for loan number 9 (Ostend).

^ Loan number 10 prepaid in full on 25th Aug 09.

# JUNO (ECLIPSE 2007-2) LTD

## LOAN INFORMATION

**Table (2) Loan Updated Information**

These comments refer to Page 5 of this report.

Loan ID	Comment
1	This loan has been placed into special servicing, see page 35 for further detail. Loan amortised €680,998 as scheduled this quarter and further prepaid €3,978,004 following a sale of a property.
2	This loan remains in special servicing, please see page 36 for further detail.
3	This loan remains in special servicing, please see page 37 for further detail.
4	This loan prepaid €5,628,156 this quarter. The loan remains on watchlist, please see page 34 for further detail.
5	Loan amortised €189,000 as scheduled this quarter. The loan remains on watchlist, please see page 34 for further detail.
6	Loan amortised €66,000 as scheduled this quarter.
7	This loan remains in special servicing. This loan is interest only and no amortisation was scheduled this quarter. See page 38 for further detail.
8	This loan remains in special servicing. This loan is interest only and no amortisation was scheduled this quarter. See page 38 for further detail.
9	This loan remains in special servicing, please see page 39 for further comment. Amortisation on this loan has been suspended until Feb 2010.
10	This loan prepaid in full on 25th August.
11	Loan amortised €134,438 as scheduled this quarter.
12	Loan amortised €75,000 as scheduled this quarter.
13	Loan amortised €72,000 as scheduled this quarter.
14	This loan is interest only and no amortisation was scheduled this quarter.
15	This loan is interest only and no amortisation was scheduled this quarter.
16	Loan amortised €56,750 as scheduled this quarter.
17	Loan amortised €49,684 as scheduled this quarter.

# JUNO (ECLIPSE 2007-2) LTD

## LOAN INFORMATION

Table (3) Loan ICR History

Date	Loan																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	WA(*)
Cut off	1.99	1.51	1.65	2.30	1.60	1.51	1.70	1.31	1.63	1.53	1.70	1.24	1.65	1.18	1.00	1.40	1.64	1.76
Aug-07	2.10	1.48	1.75	2.22	1.58	1.56	1.70	1.31	1.66	1.32	1.80	1.27	1.74	1.00	1.00	1.46	1.66	1.79
Nov-07	2.23	1.48	1.66	2.17	1.58	1.64	1.69	1.31	1.53	1.36	1.77	1.00	1.76	1.00	1.00	1.32	1.68	1.79
Feb-08	2.03	1.53	1.84	2.12	1.67	1.55	1.46	1.11	1.66	1.35	1.84	1.00	1.79	1.00	1.00	1.50	1.70	1.77
May-08	1.99	1.57	1.83	2.17	1.71	1.57	1.77	1.37	1.51	1.39	1.79	1.48	1.81	1.02	1.02	1.56	1.73	1.80
Aug-08	2.09	1.54	1.53	1.74	1.66	1.36	1.73	1.35	1.36	1.85	1.74	1.49	1.69	1.02	1.02	1.60	1.73	1.72
Nov-08	2.24	1.55	1.35	1.79	1.71	1.58	1.72	1.34	1.34	1.81	1.85	1.47	1.67	1.04	1.04	1.67	1.72	1.76
Feb-09	1.82	1.45	1.34	1.42	1.52	1.47	1.37	1.08	0.95	1.39	1.82	1.45	1.70	1.02	1.02	1.70	1.55	1.53
May-09	2.37	1.39	1.00	1.28	1.64	1.68	1.01	0.80	1.02	1.86	1.88	1.49	2.30	1.09	1.09	1.93	2.12	1.66
Aug-09	5.12	1.56	1.00	1.18	1.41	1.64	1.00	0.79	0.91	prepaid	1.87	1.55	2.50	1.08	1.08	1.71	2.07	2.36
Nov-09	6.46	1.23	1.00	1.20	1.45	1.67	1.00	0.78	1.00	-	1.84	1.54	2.65	1.06	1.06	1.61	2.09	2.76
Feb-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

(\*) Weighted by current loan balance

# JUNO (ECLIPSE 2007-2) LTD

## LOAN INFORMATION

Table (4) Loan DSCR History

Date	Loan																	WA(*)
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Cut off	1.49	1.51	1.65	2.30	1.26	1.33	1.70	1.13	1.14	1.53	1.19	1.24	1.30	1.18	1.00	1.01	1.30	1.53
Aug-07	1.49	1.48	1.75	2.22	1.26	1.39	1.70	1.31	1.16	1.32	1.27	1.27	1.45	1.00	1.00	1.06	1.30	1.52
Nov-07	1.55	1.48	1.66	2.17	1.29	1.46	1.69	1.31	1.08	1.36	1.26	1.00	1.39	1.00	1.00	1.09	1.33	1.52
Feb-08	1.75	1.53	1.84	2.12	1.32	1.37	1.46	1.00	1.16	1.35	1.29	1.00	1.40	1.00	1.00	1.08	1.35	1.61
May-08	1.66	1.57	1.83	2.17	1.33	1.36	1.77	1.13	1.00	1.39	1.25	1.48	1.32	1.02	1.02	1.13	1.36	1.61
Aug-08	1.71	1.54	1.53	1.74	1.28	1.20	1.73	1.11	1.00	1.85	1.20	1.49	1.31	1.02	1.02	1.15	1.37	1.53
Nov-08	1.87	1.55	1.35	1.79	1.33	1.39	1.72	1.10	0.93	1.81	1.28	1.47	1.30	1.04	1.04	1.21	1.36	1.57
Feb-09	1.45	1.45	1.34	1.42	1.29	1.29	1.37	1.08	0.95	1.39	1.25	1.12	1.32	1.02	1.02	1.23	1.23	1.36
May-09	1.65	1.39	1.00	1.28	1.30	1.43	1.01	0.80	1.02	1.86	1.27	1.14	1.60	1.09	1.09	1.43	1.58	1.37
Aug-09	3.28	1.56	1.00	1.18	1.19	1.44	1.00	0.79	0.91	prepaid	1.26	1.19	1.73	1.08	1.08	1.27	1.55	1.77
Nov-09	3.66	1.23	1.00	1.20	1.23	1.46	1.00	0.78	1.00	-	1.25	1.19	1.79	1.06	1.06	1.20	1.57	1.88
Feb-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

(\*) Weighted by current loan balance

JUNO (ECLIPSE 2007-2) LTD

LOAN INFORMATION

Table (5) Loan LTV History

Date	Loan																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14 +	15 +	16	17	WA(*)
Cut off	74.24%	69.04%	76.47%	38.85%	70.39%	67.28%	65.19%	80.57%	76.02%	72.89%	76.70%	84.11%	81.28%	66.00%	76.90%	71.93%	66.68%	69.51%
Aug-07	75.68%	69.04%	76.47%	38.85%	70.15%	67.04%	65.19%	80.57%	75.19%	72.89%	75.83%	84.11%	80.67%	72.90%	72.90%	71.21%	66.16%	69.84%
Nov-07	75.39%	69.04%	76.47%	38.85%	69.68%	66.93%	65.19%	80.34%	74.78%	72.89%	75.40%	84.11%	80.37%	68.00%	60.80%	70.85%	65.90%	70.38%
Feb-08	73.07%	69.04%	76.47%	38.85%	69.45%	66.82%	71.06%	87.30%	74.00%	72.89%	74.96%	84.11%	80.07%	60.19%	60.19%	65.70%	65.64%	68.90%
May-08	72.89%	69.04%	76.47%	38.85%	69.20%	66.69%	71.06%	87.30%	74.00%	72.89%	74.50%	80.00%	79.80%	60.19%	60.19%	65.30%	65.38%	68.68%
Aug-08	72.50%	68.14%	78.24%	36.02%	68.96%	66.58%	71.06%	86.81%	73.54%	69.83%	74.07%	80.00%	79.44%	60.19%	60.19%	65.01%	65.12%	68.19%
Nov-08	79.33%	68.14%	78.24%	36.15%	69.45%	66.46%	71.06%	86.50%	100.64%	69.83%	73.60%	80.00%	79.12%	60.19%	60.19%	64.68%	64.86%	71.04%
Feb-09	79.07%	68.14%	78.24%	36.39%	69.44%	66.34%	135.57%	165.13%	100.64%	69.83%	73.20%	79.72%	78.81%	60.19%	60.19%	77.92%	64.60%	73.53%
May-09	78.75%	68.14%	78.24%	38.17%	76.16%	66.20%	135.57%	165.13%	100.64%	69.80%	72.70%	79.43%	78.45%	65.73%	65.73%	77.57%	64.34%	74.24%
Aug-09	78.50%	68.14%	78.24%	41.23%	75.96%	66.08%	135.57%	165.13%	100.64%	69.83%	72.20%	79.13%	78.12%	65.73%	65.73%	77.22%	64.08%	74.43%
Nov-09	78.86%	98.64%	78.24%	38.59%*	75.76%	65.95%	135.57%	165.13%	144.75%*	prepaid	71.80%	93.35%*	77.79%	65.73%	65.73%	76.88%	63.82%	81.92%
Feb-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Feb-17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
May-17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aug-17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nov-17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

(\*) Weighted by current loan balance.

\* Property revaluations in relation loans 2, 9 and 12 (Neumarkt, Ostend and Le Croissant) and a prepayment in relation to loan number 4 (Obelisco Portfolio).

+ LTV calculated on a whole loan basis.

JUNO (ECLIPSE 2007-2) LTD

LOAN INFORMATION

Table (6) Loan Balance History

Date	Loan									
	1	2	3	4	5	6	7	8	9	10
Cut off	246,872,211	122,312,500	112,712,020	89,000,000	73,910,000	36,327,000	25,000,000	5,900,000	27,748,000	23,980,188
Aug-07	237,671,422	122,312,500	112,712,020	89,000,000	73,412,000	36,196,000	25,000,000	5,900,000	27,446,000	23,980,188
Nov-07	242,329,088	122,312,500	112,712,020	89,000,000	73,160,000	36,137,000	25,000,000	5,810,000	27,295,000	23,980,188
Feb-08	242,757,796	122,312,500	112,712,020	89,000,000	72,923,000	36,077,000	25,000,000	5,720,000	27,144,000	23,980,188
May-08	243,821,686	122,312,500	112,712,020	89,000,000	72,663,000	36,006,000	25,000,000	5,630,000	26,993,000	23,980,188
Aug-08	236,661,761	122,312,500	112,712,020	89,000,000	72,408,000	35,944,000	25,000,000	5,540,000	26,842,000	23,980,188
Nov-08	238,829,138	122,312,500	112,712,020	87,700,278	72,157,000	35,882,000	25,000,000	5,450,000	26,691,000	23,980,188
Feb-09	234,385,820	122,312,500	112,712,020	87,700,278	72,001,000	35,819,000	25,000,000	5,450,000	26,691,000	23,980,188
May-09	232,454,150	122,312,500	112,712,020	87,700,278	71,816,000	35,740,000	25,000,000	5,450,000	26,691,000	23,980,188
Aug-09	231,703,212	122,312,500	112,712,020	87,700,278	71,629,000	35,675,000	25,000,000	5,450,000	26,691,000	23,980,188
Nov-09	227,044,210	122,312,500	112,712,020	82,072,122	71,440,000	35,609,000	25,000,000	5,450,000	26,691,000	prepaid
Feb-10	-	-	-	-	-	-	-	-	-	-
May-10	-	-	-	-	-	-	-	-	-	-
Aug-10	-	-	-	-	-	-	-	-	-	-
Nov-10	-	-	-	-	-	-	-	-	-	-
Feb-11	-	-	-	-	-	-	-	-	-	-
May-11	-	-	-	-	-	-	-	-	-	-
Aug-11	-	-	-	-	-	-	-	-	-	-
Nov-11	-	-	-	-	-	-	-	-	-	-
Feb-12	-	-	-	-	-	-	-	-	-	-
May-12	-	-	-	-	-	-	-	-	-	-
Aug-12	-	-	-	-	-	-	-	-	-	-
Nov-12	-	-	-	-	-	-	-	-	-	-
Feb-13	-	-	-	-	-	-	-	-	-	-
May-13	-	-	-	-	-	-	-	-	-	-
Aug-13	-	-	-	-	-	-	-	-	-	-
Nov-13	-	-	-	-	-	-	-	-	-	-
Feb-14	-	-	-	-	-	-	-	-	-	-
May-14	-	-	-	-	-	-	-	-	-	-
Aug-14	-	-	-	-	-	-	-	-	-	-
Nov-14	-	-	-	-	-	-	-	-	-	-
Feb-15	-	-	-	-	-	-	-	-	-	-
May-15	-	-	-	-	-	-	-	-	-	-
Aug-15	-	-	-	-	-	-	-	-	-	-
Nov-15	-	-	-	-	-	-	-	-	-	-
Feb-16	-	-	-	-	-	-	-	-	-	-
May-16	-	-	-	-	-	-	-	-	-	-
Aug-16	-	-	-	-	-	-	-	-	-	-
Nov-16	-	-	-	-	-	-	-	-	-	-
Feb-17	-	-	-	-	-	-	-	-	-	-
May-17	-	-	-	-	-	-	-	-	-	-
Aug-17	-	-	-	-	-	-	-	-	-	-
Nov-17	-	-	-	-	-	-	-	-	-	-

JUNO (ECLIPSE 2007-2) LTD

LOAN INFORMATION

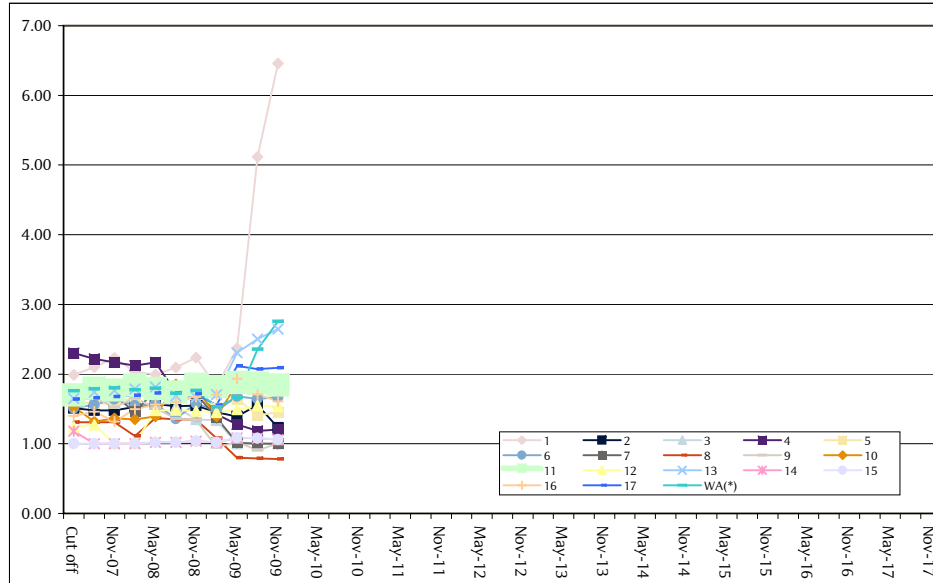
Table (7) Loan Balance History - Continued

Date	Loan							Total
	11	12	13	14	15	16	17	
Cut off	22,242,995	20,650,000	17,638,000	14,000,000	2,300,000	13,200,000	12,735,632	869,399,092
Aug-07	21,989,969	20,650,000	17,505,000	13,273,584	2,180,660	13,067,500	12,636,264	854,932,973
Nov-07	21,865,013	20,650,000	17,441,000	13,273,584	2,180,660	13,001,250	12,586,580	858,733,746
Feb-08	21,738,921	20,650,000	17,376,000	13,273,584	2,180,660	12,935,000	12,536,896	858,317,428
May-08	21,609,541	20,650,000	17,305,000	13,273,584	2,180,660	12,870,750	12,487,212	858,495,003
Aug-08	21,478,997	20,650,000	17,238,000	13,273,584	2,180,660	12,806,500	12,437,528	850,465,605
Nov-08	21,349,394	20,650,000	17,170,000	13,273,584	2,180,660	12,742,250	12,387,844	850,467,721
Feb-09	21,218,613	20,575,000	17,101,000	13,273,584	2,180,660	12,678,000	12,338,160	845,416,691
May-09	21,082,464	20,500,000	17,024,000	13,273,584	2,180,660	12,621,250	12,288,476	842,826,438
Aug-09	20,947,180	20,425,000	16,953,000	13,273,584	2,180,660	12,564,500	12,238,792	841,435,803
Nov-09	20,812,742	20,350,000	16,881,000	13,273,584	2,180,660	12,507,750	12,189,108	806,525,696
Feb-10	-	-	-	-	-	-	-	-
May-10	-	-	-	-	-	-	-	-
Aug-10	-	-	-	-	-	-	-	-
Nov-10	-	-	-	-	-	-	-	-
Feb-11	-	-	-	-	-	-	-	-
May-11	-	-	-	-	-	-	-	-
Aug-11	-	-	-	-	-	-	-	-
Nov-11	-	-	-	-	-	-	-	-
Feb-12	-	-	-	-	-	-	-	-
May-12	-	-	-	-	-	-	-	-
Aug-12	-	-	-	-	-	-	-	-
Nov-12	-	-	-	-	-	-	-	-
Feb-13	-	-	-	-	-	-	-	-
May-13	-	-	-	-	-	-	-	-
Aug-13	-	-	-	-	-	-	-	-
Nov-13	-	-	-	-	-	-	-	-
Feb-14	-	-	-	-	-	-	-	-
May-14	-	-	-	-	-	-	-	-
Aug-14	-	-	-	-	-	-	-	-
Nov-14	-	-	-	-	-	-	-	-
Feb-15	-	-	-	-	-	-	-	-
May-15	-	-	-	-	-	-	-	-
Aug-15	-	-	-	-	-	-	-	-
Nov-15	-	-	-	-	-	-	-	-
Feb-16	-	-	-	-	-	-	-	-
May-16	-	-	-	-	-	-	-	-
Aug-16	-	-	-	-	-	-	-	-
Nov-16	-	-	-	-	-	-	-	-
Feb-17	-	-	-	-	-	-	-	-
May-17	-	-	-	-	-	-	-	-
Aug-17	-	-	-	-	-	-	-	-
Nov-17	-	-	-	-	-	-	-	-

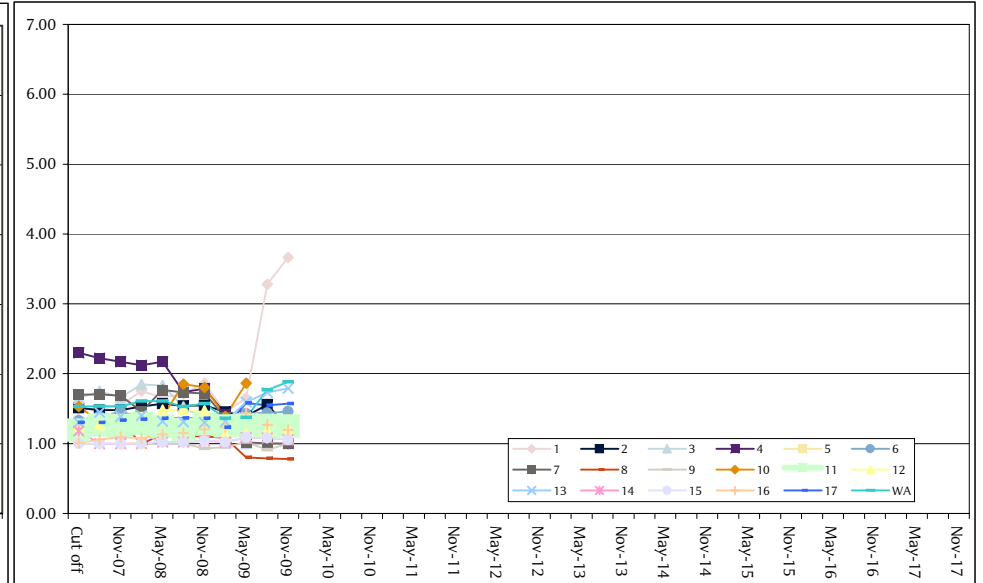
# JUNO (ECLIPSE 2007-2) LTD

## LOAN INFORMATION

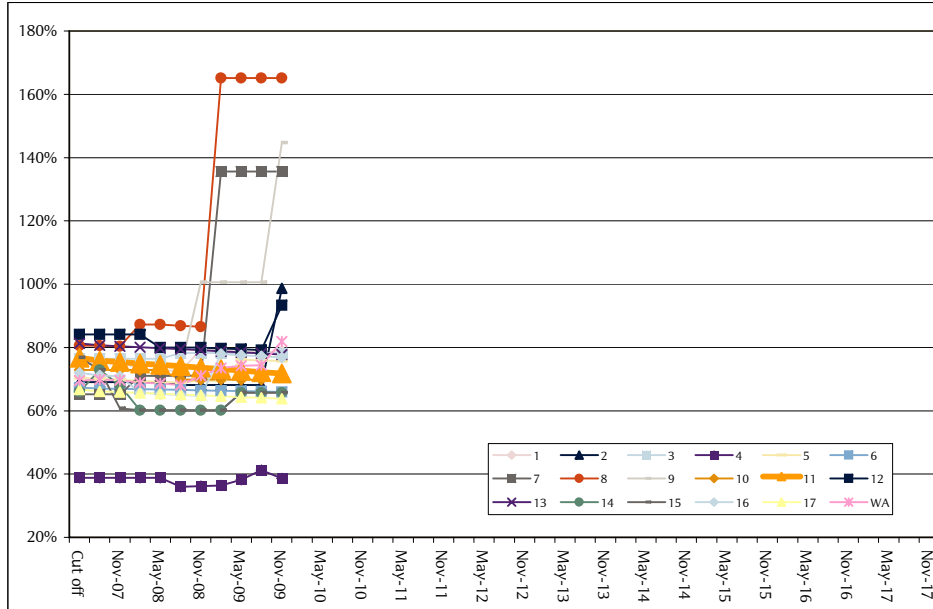
Loan ICR Chart



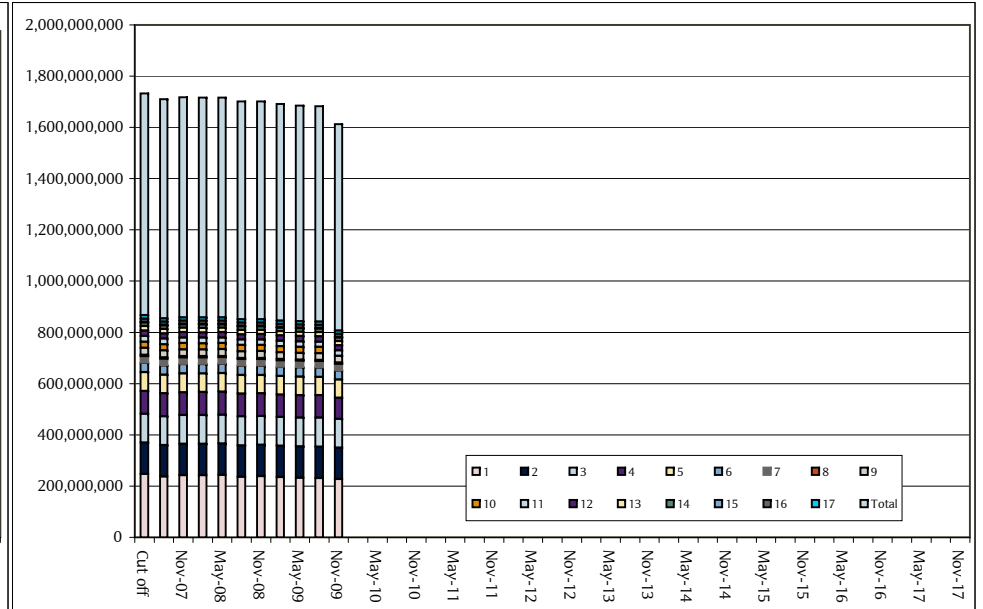
Loan DSCR Chart



Loan LTV Chart



Loan Balance Chart



JUNO (ECLIPSE 2007-2) LTD

PROPERTY INFORMATION

Table (1) Property Location

Country	Region	# of Properties	Current Balance	% of Pool (Current)	% of Pool (Cut-Off Date)	MV	Yield (Current)	Yield (Cut-Off Date)	LTV (Current)	LTV (Cut-Off Date)	Maturity LTV
Belgium	Flanders	4	89,998,750	11.16%	10.60%	74,950,000 *	7.40%	5.63%	130.59%	78.66%	125.93%
France	Ile de France	1 **	112,712,020	13.98%	15.70%	144,060,000 *	2.91%	6.00%	78.24%	75.84%	78.24%
Germany	Bavaria	1	3,063,231	0.38%	0.37%	4,800,000	6.30%	6.41%	63.82%	66.68%	59.14%
Germany	Berlin	1	2,105,972	0.26%	0.25%	3,300,000	6.26%	6.48%	63.82%	66.68%	59.14%
Germany	Brandenburg	1	1,659,250	0.21%	0.20%	2,600,000	6.45%	6.82%	63.82%	66.68%	59.14%
Germany	Hamburg	1	9,893,221	1.23%	1.16%	15,000,000	5.59%	4.46%	65.95%	67.28%	63.17%
Germany	North Rhine Westphalia	7	163,068,650	20.22%	18.90%	181,990,000 *	6.22%	5.01%	91.67%	70.09%	91.14%
Germany	Rhineland-Palatinate	1	1,723,068	0.21%	0.21%	2,700,000	6.46%	6.79%	63.82%	66.68%	59.14%
Germany	Saarland	1	1,850,702	0.23%	0.22%	2,900,000	6.20%	6.53%	63.82%	66.68%	59.14%
Germany	Saxony	1	71,440,000	8.86%	8.50%	94,300,000	6.23%	5.52%	75.76%	70.39%	65.95%
Germany	Schleswig-Holstein	1	3,627,514	0.45%	0.43%	5,500,000	5.01%	5.15%	65.95%	67.28%	63.17%
Germany	Thuringia	1	20,812,742	2.58%	2.56%	29,000,000	7.26%	4.45%	71.77%	76.70%	58.03%
Italy	Lazio	7	60,116,768	7.45%	7.59%	155,800,000	2.17%	3.72%	38.59%	38.85%	38.59%
Italy	Lombardy	2	19,061,414	2.36%	2.29%	49,400,000	3.45%	3.35%	38.59%	38.85%	38.59%
Italy	Puglia	1	2,893,939	0.36%	0.36%	7,500,000	2.97%	2.64%	38.59%	38.85%	38.59%
Monaco	Monte Carlo	1	15,454,244	1.92%	1.87%	23,510,000	3.46%	3.71%	65.73%	76.89%	65.73%
Sweden	Gothenburg Region	60	112,069,510	13.90%	13.34%	142,110,718	8.32%	6.76%	78.86%	76.53%	75.47%
Sweden	Malmö Region	5	22,686,277	2.81%	3.00%	28,767,531	5.62%	5.85%	78.86%	76.53%	75.47%
Sweden	Northern Region	9	8,079,445	1.00%	1.06%	10,245,211	6.92%	6.83%	78.86%	76.53%	75.47%
Sweden	Southern Region	57 **	38,908,561	4.82%	5.62%	49,338,340	7.70%	8.13%	78.86%	76.53%	75.47%
Sweden	Stockholm Region	24 **	45,300,416	5.62%	5.72%	57,443,588	7.54%	7.29%	78.86%	76.53%	75.47%
<b>Total</b>		<b>187 **</b>	<b>806,525,696</b>	<b>100.00%</b>	<b>99.94%</b>	<b>1,085,215,387</b>	<b>5.49%</b>	<b>5.80%</b>	<b>81.92%</b>	<b>70.18%</b>	<b>79.57%</b>

\* Property revaluations in relation loans 2, 9 and 12 (Neumarkt, Ostend and Le Croissant) and a prepayment in relation to loan number 4 (Obelisco Portfolio).

\*\* 3 Property disposals in relation to loan 1 (Keops Portfolio) and loan 10 (CEPL Lavallois) prepaid in full.

Table (2) Property Type

Property Type	Cut-Off date				Current			
	# of Properties	Balance	% of Pool	MV	# of Properties	Balance	% of Pool	MV
Car park - Car park	3	38,298	0.00%	50,043	4	59,021.92	0.01%	74,843
Hospitality - Hotel	2	2,610,107	0.30%	3,410,567	2	2,531,384.56	0.31%	3,209,944
Industrial - Light industrial	43	47,856,116	5.50%	62,532,492	37	41,341,575.84	5.13%	52,423,545
Logistics - Warehouse	19	37,440,699	4.35%	64,085,117	19	34,687,751.15	4.30%	59,324,829
Mixed - Mixed	9	9,999,164	1.15%	13,065,679	8	8,381,112.61	1.04%	10,627,743
Office - Business park	1	13,200,000	1.52%	18,350,000	1	12,507,750.00	1.55%	16,270,000
Office - Out of town office	1	17,638,000	2.03%	21,700,000	1	16,881,000.00	2.09%	21,700,000
Office - Prime CBD office	8	66,649,663	7.67%	86,990,753	8	64,923,356.80	8.05%	86,239,739
Office - Secondary CBD office	78	331,764,072	38.16%	532,865,224	69	296,260,502.17	36.73%	469,737,759
Other - Educational	2	2,210,473	0.25%	2,888,375	2	2,881,144.09	0.36%	3,653,460
Other - Other	1	29,140	0.00%	38,077	1	26,231.96	0.00%	33,264
Residential - Apartment	10	37,836,033	4.31%	55,961,819	9	36,474,654.82	4.52%	55,087,701
Retail - Shopping Centre	28	279,964,156	32.20%	389,804,696	25	268,757,467.85	33.32%	277,832,560
Retail - Supermarket	1	22,242,995	2.56%	29,000,000	1	20,812,742.00	2.58%	29,000,000
<b>TOTAL</b>	<b>206</b>	<b>869,478,915</b>	<b>100.00%</b>	<b>1,280,742,840</b>	<b>187 **</b>	<b>806,525,696</b>	<b>100.00%</b>	<b>1,085,215,387*</b>

\* Property revaluations in relation loans 2, 9 and 12 (Neumarkt, Ostend and Le Croissant) and a prepayment in relation to loan number 4 (Obelisco Portfolio).

\*\* 3 Property disposals in relation to loan 1 (Keops Portfolio) and loan 10 (CEPL Lavallois) prepaid in full.

Table (3) Property Tenure

Property Tenure	Cut-Off date				Current			
	# of Properties	Balance	% of Pool	MV	# of Properties	Balance	% of Pool	MV
Freehold	185	725,651,380	83.46%	1,059,745,262	171 **	734,929,683	91.12%	971,802,174
Leasehold	10	25,563,411	2.94%	36,720,725	8	21,789,493	2.70%	28,039,796
Freehold/Leasehold	11	118,264,124	13.60%	184,276,853	8	49,806,520	6.18%	85,373,418
<b>TOTAL</b>	<b>206</b>	<b>869,478,915</b>	<b>100.00%</b>	<b>1,280,742,840</b>	<b>187 **</b>	<b>806,525,696</b>	<b>100.00%</b>	<b>1,085,215,387*</b>

\* Property revaluations in relation loans 2, 9 and 12 (Neumarkt, Ostend and Le Croissant) and a prepayment in relation to loan number 4 (Obelisco Portfolio).

\*\* 3 Property disposals in relation to loan 1 (Keops Portfolio) and loan 10 (CEPL Lavallois) prepaid in full.

Table (4) Vacancy Analysis (loan basis, sqm)

Loan ID	Vacancy (Current)	Vacancy (Previous)	Vacancy (Cut-Off Date)
1	12.49%	12.05%	15.71%
2	22.29%	14.01%	6.97%
3	38.13%	38.13%	0.00%
4	52.35%	50.06%	23.87%
5	1.18%	1.93%	1.94%
6	4.66%	4.66%	4.93%
7	33.14%	33.14%	9.04%
8	-	-	-
9	17.02%	8.73%	30.94%
10	0.00%	13.47%	21.56%
11	0.00%	0.00%	0.00%
12	0.00%	0.00%	0.00%
13	0.00%	0.00%	0.00%
14	0.00%	0.00%	0.00%
15	-	-	-
16	9.26%	3.89%	3.89%
17	0.00%	0.00%	0.00%
WA (Bal.)	19.63%	17.80%	14.66%

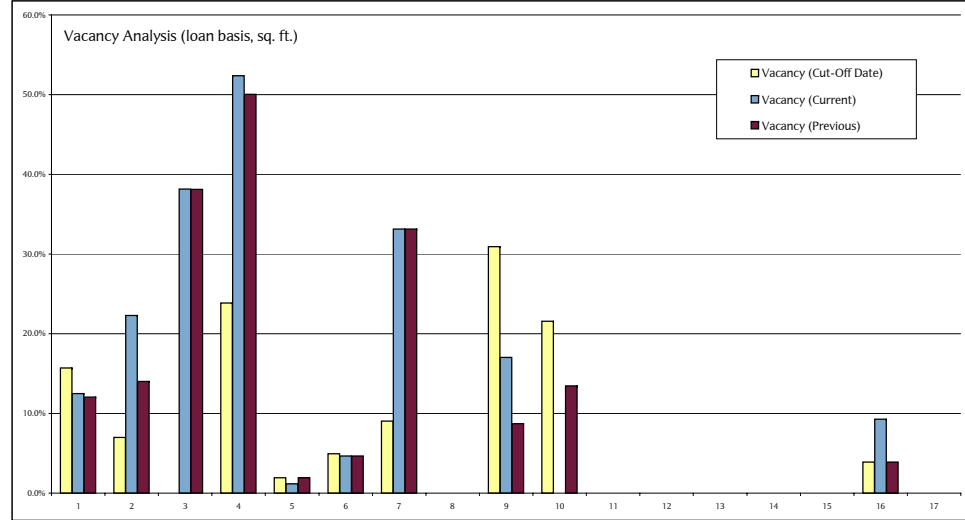
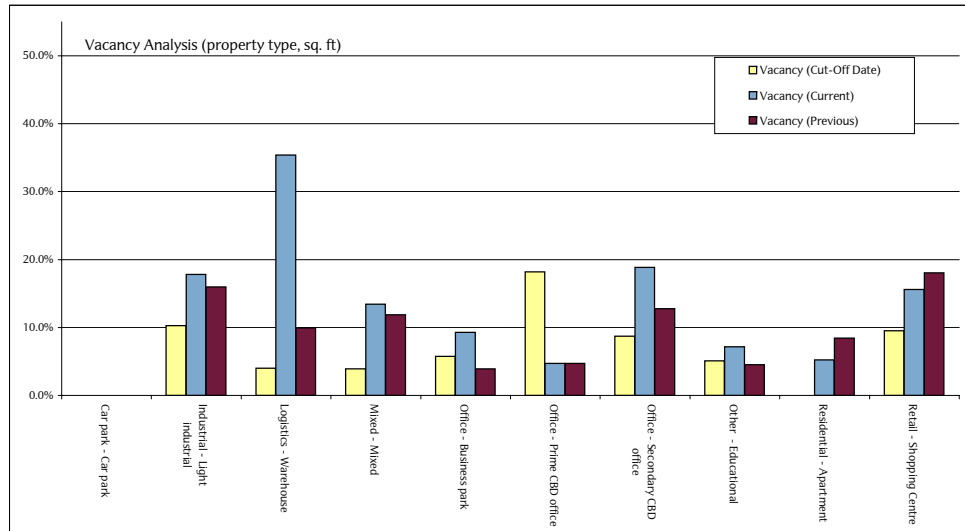


Table (5) Vacancy Analysis (property type, sqm)

Property Type	Vacancy (Current)		Vacancy (Previous)		Vacancy (Cut-Off Date)	
	# of Units	% Vacancy	# of Units	% Vacancy	# of Units	% Vacancy
Car park - Car park	6	0.00%	10	0.00%	0	0.00%
Industrial - Light industrial	67	17.84%	64	15.96%	62	10.26%
Logistics - Warehouse	35	35.40%	31	9.95%	22	4.02%
Mixed - Mixed	94	13.45%	83	11.87%	73	9.46%
Office - Business park	3	9.26%	1	3.89%	1	3.89%
Office - Prime CBD office	42	4.73%	39	4.70%	36	5.75%
Office - Secondary CBD office	254	18.88%	240	12.75%	239	18.19%
Other - Educational	9	7.14%	7	4.53%	11	8.74%
Residential - Apartment	10	5.23%	10	8.45%	11	5.08%
Retail - Shopping Centre	141	15.58%	140	18.07%	117	9.51%
TOTAL	661	16.80%	625	12.64%	572	11.16%
TOTAL UNITS	3089					



PROPERTY INFORMATION

Table (4) Vacancy Analysis (loan basis, ERV)

Loan ID	Vacancy (Current)	Vacancy (Previous)	Vacancy (Cut-Off Date)
1	10.83%	10.85%	15.33%
2	13.50%	12.91%	6.80%
3	40.08%	38.33%	0.00%
4	44.27%	39.30%	30.77%
5	1.41%	1.26%	2.01%
6	4.37%	4.37%	4.77%
7	31.64%	31.64%	8.62%
8	-	-	-
9	15.60%	8.23%	26.45%
10	0.00%	14.01%	19.57%
11	0.00%	0.00%	0.00%
12	0.00%	0.00%	0.00%
13	0.00%	0.00%	0.00%
14	0.00%	0.00%	0.00%
15	-	-	-
16	8.26%	3.46%	6.01%
17	0.00%	0.00%	0.00%
WA (Bal.)	17.20%	16.10%	14.53%

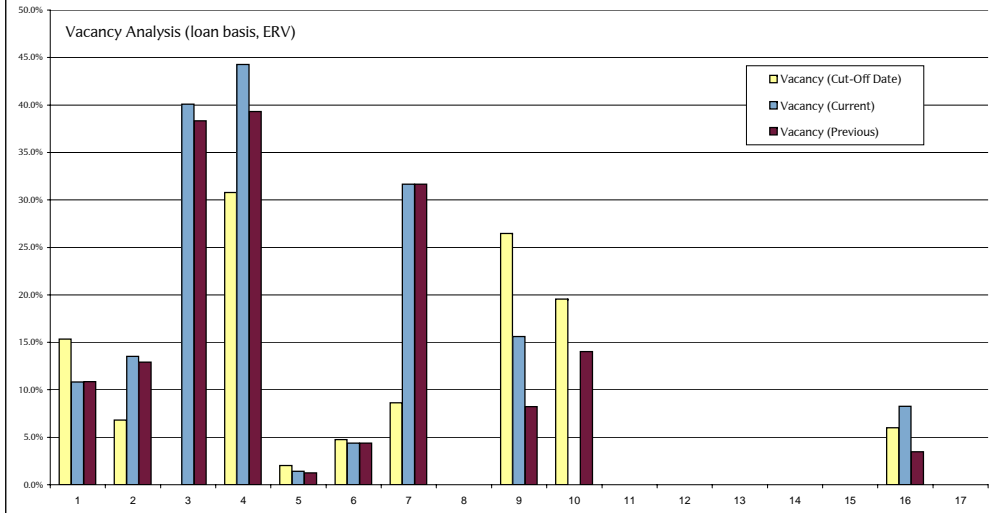
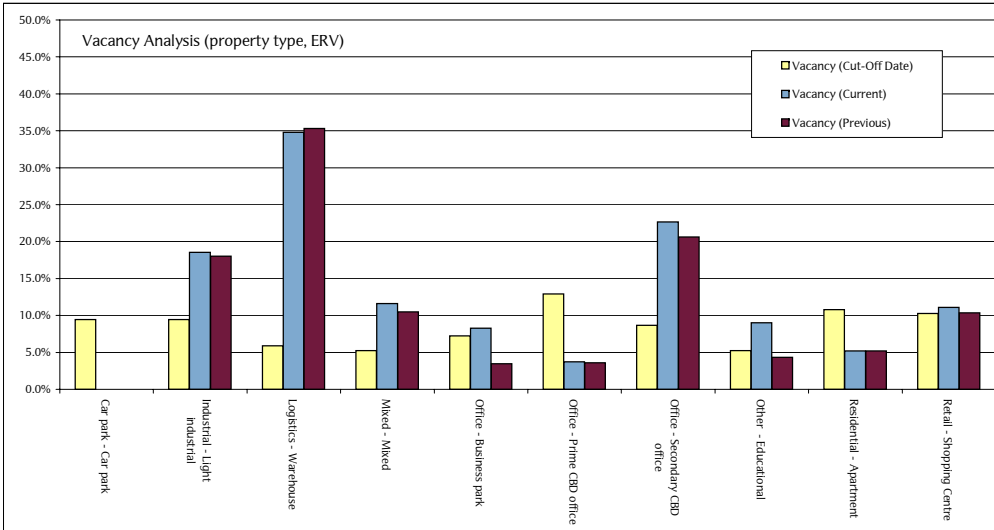


Table (5) Vacancy Analysis (property type, ERV)

Property Type	Vacancy (Current)		Vacancy (Previous)		Vacancy (Cut-Off Date)	
	# of Units	% Vacancy	# of Units	% Vacancy	# of Units	% Vacancy
Car park - Car park	6	0.00%	10	0.00%	62	9.44%
Industrial - Light industrial	67	18.52%	64	18.01%	62	9.44%
Logistics - Warehouse	35	34.78%	31	35.33%	22	5.89%
Mixed - Mixed	94	11.62%	83	10.48%	73	8.58%
Office - Business park	3	8.26%	1	3.46%	1	5.26%
Office - Prime CBD office	42	3.73%	39	3.60%	36	7.22%
Office - Secondary CBD office	254	22.65%	240	20.62%	239	12.93%
Other - Educational	9	9.03%	7	4.32%	11	8.68%
Residential - Apartment	10	5.18%	10	5.18%	11	5.24%
Retail - Shopping Centre	141	11.11%	140	10.36%	117	10.80%
<b>TOTAL</b>	<b>661</b>	<b>16.89%</b>	<b>625</b>	<b>15.83%</b>	<b>572</b>	<b>10.28%</b>
<b>TOTAL UNITS</b>	<b>3089</b>					



# JUNO (ECLIPSE 2007-2) LTD

## TENANCY CONCENTRATION ANALYSIS

Table (1) Tenancy Concentration

Top 20 tenants	% Rent roll	Cumulative %
Telefon AB LM Ericsson	4.76%	4.76%
Mac Cann Erickson Paris	3.96%	8.73%
SKF Sverige AB	2.33%	11.05%
AVA Allgemeine Handelsgesellschaft der Verbraucher AG	2.18%	13.23%
Volvo Personbilar Sverige AB	2.01%	15.25%
Cinestar	1.74%	16.99%
Pan Klinik	1.72%	18.71%
Cognis Deutschland GmbH & Co. KG	1.70%	20.41%
SAAB AB	1.62%	22.03%
Ministero delle Finanze	1.58%	23.61%
European Commission	1.55%	25.16%
Mayersche Buchhandlung	1.50%	26.66%
Swedbank AB	1.48%	28.14%
Ratingen	1.42%	29.56%
Ramirent AB	1.36%	30.93%
Västra Götaland Läns Landsting	1.32%	32.25%
Hermes Branche Saarbruecken	1.31%	33.56%
Materis Peintures	1.23%	34.79%
WSP Sverige AB	1.20%	35.99%
ICA Sverige AB	1.06%	37.05%
Subtotal	37.05%	37.05%
Rest of Tenants	62.95%	62.95%
Total	100.00%	100.00%

**Securitised Loan Details**

Loan Name	Keops Portfolio
Loan ID	1
Cut-Off Date Loan Balance	249,822,580
Current Loan Balance*	227,044,210
Loan Factor	85.69%
Interest Rate	1.49100%
Cap Rate	3.75000%
Margin	0.84000%
All-in Interest Rate	4.59000%
NOI	103,924,100
Current ICR	646.00%
Current DSCR	366.30%
Projected ICR	387.90%
Current LTV	78.86%

**Whole Loan**

Current balance	498,641,440
Loan Factor	91.52%
Interest Rate	2.09177%
Cap Rate	3.75000%
Margin	1.20000%
All-in Interest Rate	4.95000%
Current ICR	396.40%
Current DSCR	239.40%
Default ICR	110.00%
Cash Trap ICR	125.00%
Projected ICR	257.30%
Default LTV	92.50%
Current LTV	91.60%

# of properties	155
# of units	2704
Remaining Loan Term	2.00 years

\*Current loan balance reflects the total commitment of the securitised RCF as reflected in the Credit Default Swap. (The current drawn balance of the available €14,785,942 is €10,873,561).

**Tenant Concentration**

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	8.22%	1.02 years	1.02 years
Tenant 2	5.12%	1.96 years	1.96 years
Tenant 3	4.02%	1.72 years	1.72 years
Tenant 4	3.48%	3.13 years	3.13 years
Tenant 5	2.79%	1.10 years	1.10 years
Subtotal	23.63%	1.66 years	1.66 years
Rest	76.37%	2.21 years	2.24 years
Total	100.00%	2.08 years	2.10 years

**Property Concentration**

ID	Country	Region	% Total
Property 1	Sweden	Gothenburg Region	9.53%
Property 2	Sweden	Malmö Region	7.57%
Property 3	Sweden	Gothenburg Region	5.39%
Property 4	Sweden	Gothenburg Region	4.16%
Property 5	Sweden	Gothenburg Region	3.81%
Subtotal	-	-	30.46%
Rest	-	-	69.54%
Total	-	-	100.00%

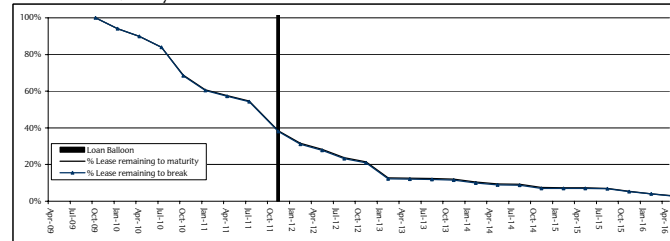
**Loan Comment**

This loan has been placed into special servicing, please see page 35 for further details.

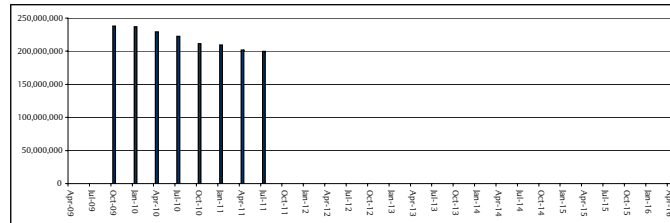
**Loan Amortisation**

Period	Scheduled amortisation
Jul-07	4,511,033
Oct-07	886,282
Feb-08	7,610,013
Apr-08	6,697,634
Jul-08	4,541,614
Oct-08	1,990,583
Jan-09	3,496,800
Apr-09	877,310
Jul-09	750,917
Oct-09	9,067,494
Jan-10	1,377,785
Apr-10	1,535,075
Jul-10	1,769,241
Oct-10	1,477,488
Jan-11	1,086,834
Apr-11	1,263,225
Jul-11	1,242,049
Oct-11	179,946,830
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Jul-73	-
Oct-73	-
Jan-74	-
Apr-74	-
Jul-74	-
Oct-74	-
Jan-75	-
Apr-75	-
Jul-75	-
Oct-75	-
Jan-76	-
Apr-76	-
Jul-76	-
Oct-76	-
Jan-77	-
Apr-77	-
Jul-77	-
Oct-77	-
Jan-78	-
Apr-78	-
Jul-78	-
Oct-78	-
Jan-79	-
Apr-79	-
Jul-79	-
Oct-79	-
Jan-80	-
Apr-80	-
Jul-80	-
Oct-80	-
Jan-81	-
Apr-81	-
Jul-81	-
Oct-81	-
Jan-82	-
Apr-82	-
Jul-82	-
Oct-82	-
Jan-83	-
Apr-83	-
Jul-83	-
Oct-83	-
Jan-84	-
Apr-84	-
Jul-84	-
Oct-84	-
Jan-85	-
Apr-85	-
Jul-85	-
Oct-85	-
Jan-86	-
Apr-86	-
Jul-86	-
Oct-86	-
Jan-87	-
Apr-87	-
Jul-87	-
Oct-87	-
Jan-88	-
Apr-88	-
Jul-88	-
Oct-88	-
Jan-89	-
Apr-89	-
Jul-89	-
Oct-89	-
Jan-90	-
Apr-90	-
Jul-90	-
Oct-90	-
Jan-91	-
Apr-91	-
Jul-91	-
Oct-91	-
Jan-92	-
Apr-92	-
Jul-92	-
Oct-92	-
Jan-93	-
Apr-93	-
Jul-93	-
Oct-93	-
Jan-94	-
Apr-94	-
Jul-94	-
Oct-94	-
Jan-95	-
Apr-95	-
Jul-95	-
Oct-95	-
Jan-96	-
Apr-96	-
Jul-96	-
Oct-96	-
Jan-97	-
Apr-97	-
Jul-97	-
Oct-97	-
Jan-98	-
Apr-98	-
Jul-98	-
Oct-98	-
Jan-99	-
Apr-99	-
Jul-99	-
Oct-99	-
Jan-100	-
Apr-100	-
Jul-100	-
Oct-100	-

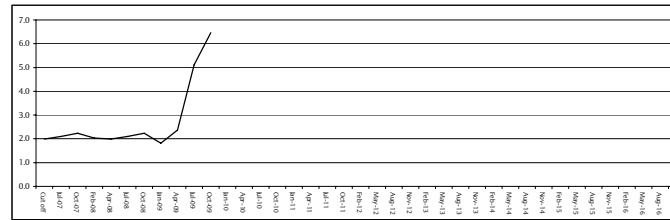
**Lease Break and Maturity Profile**



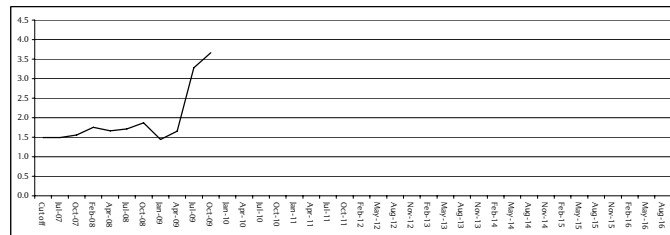
**Projected Loan Balance (Servicer report date to loan maturity)**



**ICR History**



**DSCR History**



JUNO (ECLIPSE 2007-2) LTD

Securitized Loan Details

Loan Name	Neumarkt
Loan ID	2
Cut-Off Date Loan Balance	122,312,500
Current Loan Balance	122,312,500
Loan Factor	100.00%
Interest Rate	4.75310%
Swap Rate	3.95750%
Margin	0.79560%
All-in Interest Rate	4.75310%
NOI	1,803,344
Current ICR	123.00%
Current DSCR	123.00%
Projected ICR	96.00%
Current LTV	98.64%

<b>Whole Loan</b>	
Current balance	142,312,500
Loan Factor	100.00%
Interest Rate	4.95750%
Swap Rate	3.95750%
Margin	1.00000%
All-in Interest Rate	4.95750%
Current ICR	100.00%
Current DSCR	100.00%
Default ICR	110.00%
Cash Trap ICR	115.00%
Projected ICR	78.00%
Default LTV	85.00%
Current LTV	114.77%

# of properties 1  
 # of units \* 107  
 Remaining Loan Term 3.75 years  
 \* Following more accurate information from the borrower, the unit count has increased by 15 this quarter.

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	21.53%	12.41 years	12.41 years
Tenant 2	18.77%	8.77 years	8.77 years
Tenant 3	12.22%	3.73 years	3.73 years
Tenant 4	3.50%	5.12 years	5.12 years
Tenant 5	3.41%	6.95 years	6.95 years
Subtotal	59.42%	8.73 years	8.73 years
Rest	40.58%	45.84 years	45.84 years
Total	100.00%	23.79 years	23.79 years

Property Concentration

ID	Country	Region	% Total
Property 1	Germany	North Rhine Westphalia	100.00%
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	-	-	100.00%
Rest	-	-	-
Total	-	-	100.00%

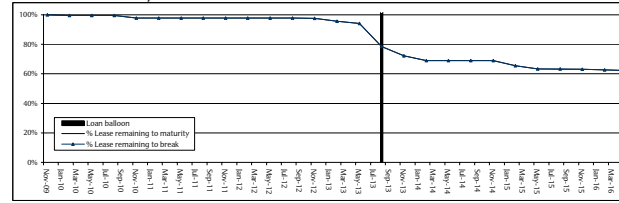
Loan Comment

This loan is in special servicing. Please see page 36.

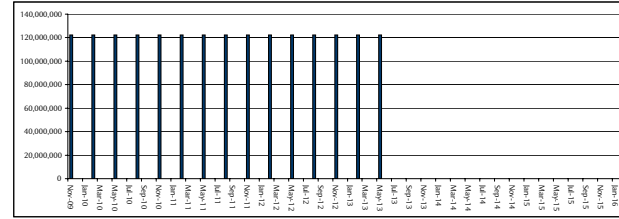
Loan Amortisation

Period	Scheduled amortisation
Aug-07	-
Nov-07	-
Feb-08	-
May-08	-
Aug-08	-
Nov-08	-
Feb-09	-
May-09	-
Aug-09	-
Nov-09	-
Feb-10	-
May-10	-
Aug-10	-
Nov-10	-
Feb-11	-
May-11	-
Aug-11	-
Nov-11	-
Feb-12	-
May-12	-
Aug-12	-
Nov-12	-
Feb-13	-
May-13	-
Aug-13	122,312,500
Nov-13	-
Feb-14	-
May-14	-
Aug-14	-
Nov-14	-
Feb-15	-
May-15	-
Aug-15	-
Nov-15	-
Feb-16	-
May-16	-
Aug-16	-
Nov-16	-

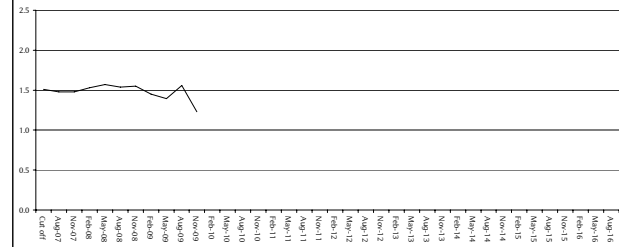
Lease Break and Maturity Profile



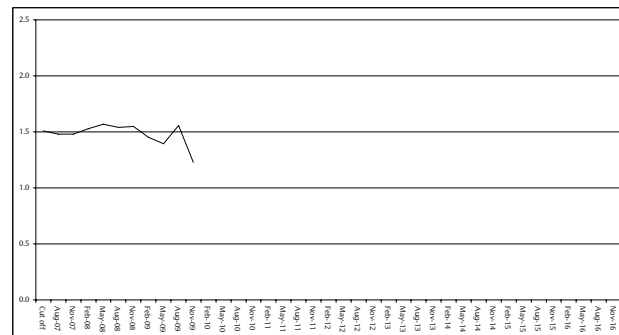
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



# JUNO (ECLIPSE 2007-2) LTD

## Loan Details

Loan Name	SCI Clichy
Loan ID	3
Cut-Off Date Loan Balance	112,712,020
Current Loan Balance	112,712,020
Loan Factor	100.00%
Interest Rate	4.87100%
Swap Rate	4.07000%
Margin	0.80000%
All-in Interest Rate	4.87000%
NOI	1,383,832
Current ICR	100.00%
Current DSCR	100.00%
Default ICR	110.00%
Cash Trap ICR	125.00%
Projected ICR	100.00%
Default LTV	80.00%
Current LTV	78.24%
# of properties	1
# of units	8
Remaining loan term	2.00 years

## Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	66.54%	2.78 years	5.78 years
Tenant 2	20.62%	1.36 years	4.36 years
Tenant 3	9.86%	0.36 years	3.36 years
Tenant 4	2.98%	3.12 years	2.11 years
Tenant 5	-	-	-
Subtotal	100.00%	2.26 years	5.14 years
Rest	-	-	-
Total	100.00%	2.26 years	5.14 years

## Property Concentration

ID	Country	Region	% Total
Property 1	France	Ile de France	100.00%
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	-	-	100.00%
Rest	-	-	-
Total	-	-	100.00%

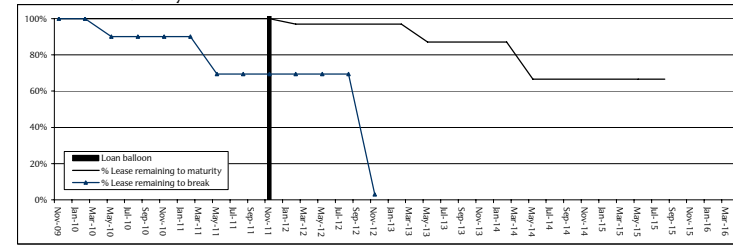
## Loan Comment

This loan is in special servicing, please see page 37 for further detail.

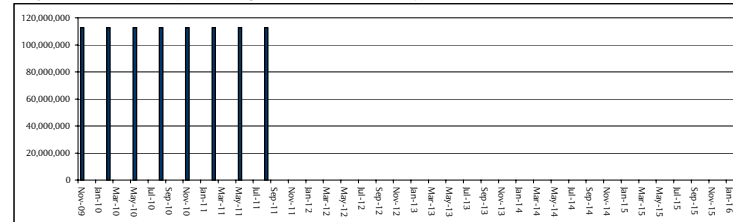
## Loan Amortisation

Period	Scheduled amortisation
Aug-07	-
Nov-07	-
Feb-08	-
May-08	-
Aug-08	-
Nov-08	-
Feb-09	-
May-09	-
Aug-09	-
Nov-09	-
Feb-10	-
May-10	-
Aug-10	-
Nov-10	-
Feb-11	-
May-11	-
Aug-11	-
Nov-11	112,712,020
Feb-12	-
May-12	-
Aug-12	-
Nov-12	-
Feb-13	-
May-13	-
Aug-13	-
Nov-13	-
Feb-14	-
May-14	-
Aug-14	-
Nov-14	-
Feb-15	-
May-15	-
Aug-15	-
Nov-15	-
Feb-16	-
May-16	-
Aug-16	-
Nov-16	-

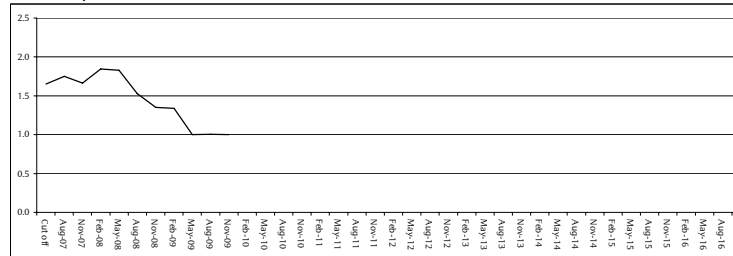
## Lease Break and Maturity Profile



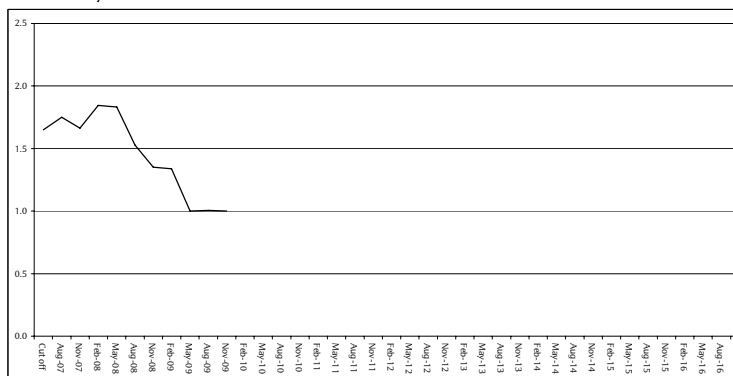
## Projected Loan Balance (Servicer report date to loan maturity)



## ICR History



## DSCR History



# JUNO (ECLIPSE 2007-2) LTD

## Loan Details

Loan Name	Obelisco Portfolio
Loan ID	4
Cut-Off Date Loan Balance	89,000,000
Current Loan Balance	82,072,122
Loan Factor	92.22%
Interest Rate	4.02500%
Swap Rate	3.37500%
Margin	0.65000%
All-in Interest Rate	4.02500%
NOI	1,016,846
Current ICR	120.45%
Current DSCR	120.45%
Default ICR	110.00%
Cash Trap ICR	125.00%
Projected ICR	144.73%
Default LTV	60.00%
Current LTV	38.59%
# of properties	10
# of units	150
Remaining loan term	6.00 years

## Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	17.43%	5.87 years	5.87 years
Tenant 2	8.33%	1.36 years	1.36 years
Tenant 3	8.29%	1.86 years	0.86 years
Tenant 4	3.71%	1.79 years	1.79 years
Tenant 5	2.60%	3.12 years	3.12 years
Subtotal	40.36%	3.56 years	3.36 years
Rest	59.64%	3.21 years	6.15 years
Total	100.00%	3.35 years	5.02 years

## Property Concentration

ID	Country	Region	% Total
Property 1	Italy	Lazio	20.45%
Property 2	Italy	Lombardy	20.12%
Property 3	Italy	Lazio	19.84%
Property 4	Italy	Lazio	12.22%
Property 5	Italy	Lazio	10.77%
Subtotal	-	-	83.40%
Rest	-	-	16.60%
Total	-	-	100.00%

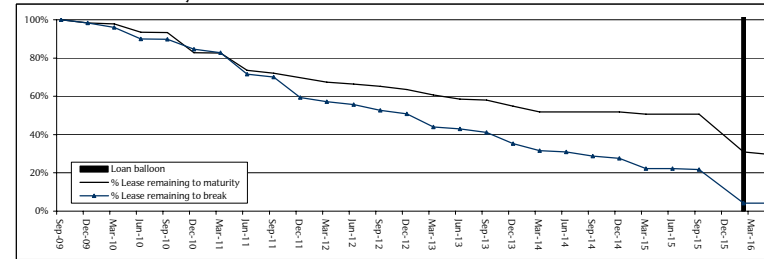
## Loan Comment

This loan has been placed on watchlist, please see page 34 for further detail.

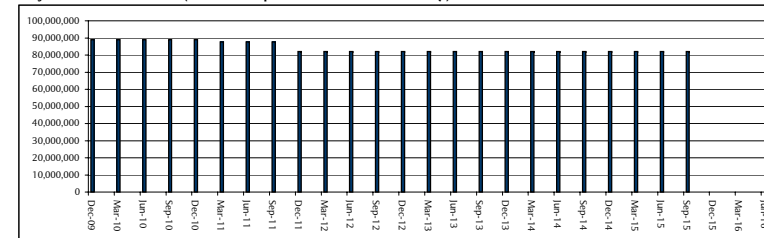
## Loan Amortisation

Period	Scheduled amortisation
Jun-07	-
Sep-07	-
Dec-07	-
Mar-08	-
Jun-08	-
Sep-08	-
Dec-08	-
Mar-09	-
Jun-09	-
Sep-09	-
Dec-09	-
Mar-10	-
Jun-10	-
Sep-10	-
Dec-10	-
Mar-11	-
Jun-11	-
Sep-11	-
Dec-11	-
Mar-12	-
Jun-12	-
Sep-12	-
Dec-12	-
Mar-13	-
Jun-13	-
Sep-13	-
Dec-13	-
Mar-14	-
Jun-14	-
Sep-14	-
Dec-14	-
Mar-15	-
Jun-15	-
Sep-15	-
Dec-15	82,072,122
Mar-16	-
Jun-16	-
Sep-16	-
Dec-16	-
Mar-17	-
Jun-17	-
Sep-17	-
Dec-17	-
Mar-18	-
Jun-18	-
Sep-18	-
Dec-18	-
Mar-19	-
Jun-19	-
Sep-19	-
Dec-19	-
Mar-20	-
Jun-20	-
Sep-20	-
Dec-20	-
Mar-21	-
Jun-21	-
Sep-21	-
Dec-21	-
Mar-22	-
Jun-22	-
Sep-22	-
Dec-22	-
Mar-23	-
Jun-23	-
Sep-23	-
Dec-23	-
Mar-24	-
Jun-24	-
Sep-24	-
Dec-24	-
Mar-25	-
Jun-25	-
Sep-25	-
Dec-25	-
Mar-26	-
Jun-26	-
Sep-26	-
Dec-26	-
Mar-27	-
Jun-27	-
Sep-27	-
Dec-27	-
Mar-28	-
Jun-28	-
Sep-28	-
Dec-28	-
Mar-29	-
Jun-29	-
Sep-29	-
Dec-29	-
Mar-30	-
Jun-30	-
Sep-30	-
Dec-30	-
Mar-31	-
Jun-31	-
Sep-31	-
Dec-31	-

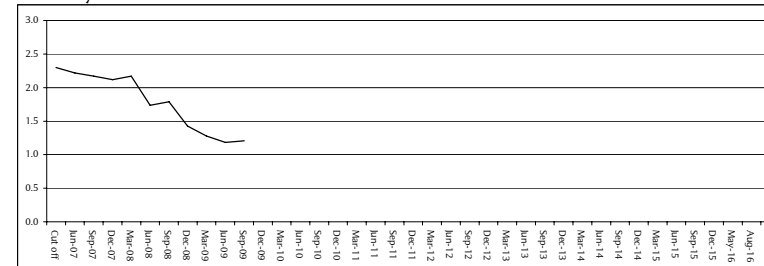
## Lease Break and Maturity Profile



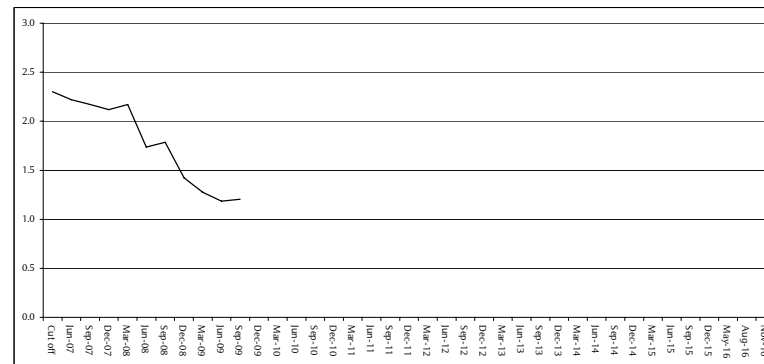
## Projected Loan Balance (Servicer report date to loan maturity)



## ICR History



## DSCR History



**Securitized Loan Details**

Loan Name	Petersbogen
Loan ID	5
Cut-Off Date Loan Balance	73,910,000
Current Loan Balance	71,440,000
Loan Factor	96.34%
Interest Rate	4.90615%
Swap Rate	4.21500%
Margin	0.68820%
All-in Interest Rate	4.90320%
NOI	1,487,943
Current ICR	145.10%
Current DSCR	122.52%
Projected DSCR	134.75%
Current LTV	75.76%

**Whole Loan**

Current balance	86,440,000
Loan Factor	96.91%
Interest Rate	5.16600%
Swap Rate	4.21500%
Margin	0.95000%
All-in Interest Rate	5.16500%
Current ICR	130.00%
Current DSCR	111.65%
Default DSCR	107.50%
Cash trap DSCR	109.00%
Projected DSCR	107.29%
Cash Trap LTV	87.50%
Default LTV	90.00%
Current LTV	91.66%

# of properties	1
# of units *	38
Remaining Loan Term	4.00 years

\* 3 Less units since last quarter, relating to storage units, as per the valuation.

**Tenant Concentration**

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	26.13%	17.12 years	17.12 years
Tenant 2	14.07%	1.44 years	1.44 years
Tenant 3	8.21%	1.11 years	1.11 years
Tenant 4	7.12%	1.27 years	1.27 years
Tenant 5	4.57%	1.44 years	1.44 years
Subtotal	60.10%	8.19 years	8.19 years
Rest	39.90%	2.85 years	2.85 years
Total	100.00%	6.06 years	6.06 years

**Property Concentration**

ID	Country	Region	% Total
Property 1	Germany	Saxony	100.00%
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	-	-	100.00%
Rest	-	-	-
Total	-	-	100.00%

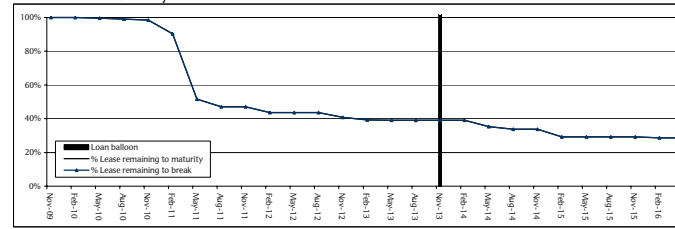
**Loan Comment**

This loan is on watchlist, please see page 34 for further detail.

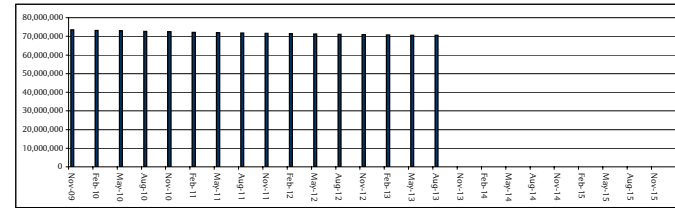
**Loan Amortisation**

Period	Scheduled amortisation
Aug-07	250,000
Nov-07	252,000
Feb-08	237,000
May-08	260,000
Aug-08	255,000
Nov-08	251,000
Feb-09	156,000
May-09	185,000
Aug-09	187,000
Nov-09	189,000
Feb-10	173,000
May-10	189,000
Aug-10	187,000
Nov-10	154,000
Feb-11	98,000
May-11	-
Aug-11	-
Nov-11	155,000
Feb-12	189,000
May-12	251,000
Aug-12	253,000
Nov-12	208,000
Feb-13	216,000
May-13	294,000
Aug-13	73,000
Nov-13	69,000,000
Feb-14	-
May-14	-
Aug-14	-
Nov-14	-
Feb-15	-
May-15	-
Aug-15	-
Nov-15	-
Feb-16	-
May-16	-
Aug-16	-
Nov-16	-

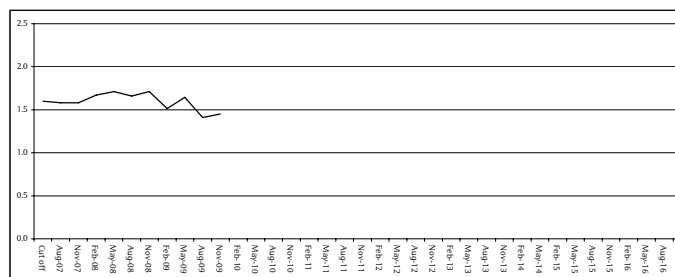
**Lease Break and Maturity Profile**



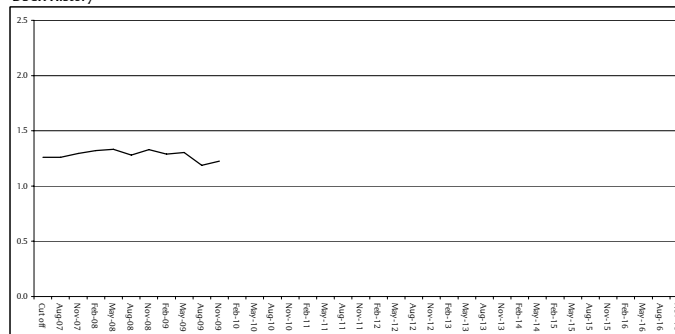
**Projected Loan Balance (Servicer report date to loan maturity)**



**ICR History**



**DSCR History**



# JUNO (ECLIPSE 2007-2) LTD

## Loan Details

Loan Name	Pyrus Portfolio
Loan ID	6
Cut-Off Date Loan Balance	36,327,000
Current Loan Balance	35,609,000
Loan Factor	97.87%
Interest Rate	5.02500%
Swap Rate	4.09900%
Margin	0.92500%
All-in Interest Rate	5.02400%
NOI	764,276
Current ICR	166.83%
Current DSCR	145.82%
*Default DSCR	105.00%
Cash Trap DSCR	118.00%
Projected ICR	148.31%
Current LTV	65.95%
# of properties	6
# of units	11
Remaining loan term	5.00 years

\* Default on this loan is tested on the DSCR

## Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	38.59%	10.12 years	10.12 years
Tenant 2	26.72%	10.12 years	10.12 years
Tenant 3	10.47%	10.12 years	10.12 years
Tenant 4	9.42%	10.12 years	10.12 years
Tenant 5	9.29%	10.12 years	10.12 years
Subtotal	94.49%	10.12 years	10.12 years
Rest	5.51%	10.12 years	10.12 years
Total	100.00%	10.12 years	10.12 years

## Property Concentration

ID	Country	Region	% Total
Property 1	Germany	North Rhine Westphalia	35.93%
Property 2	Germany	Hamburg	27.78%
Property 3	Germany	North Rhine Westphalia	10.41%
Property 4	Germany	Schleswig-Holstein	10.19%
Property 5	Germany	North Rhine Westphalia	8.98%
Subtotal	-	-	93.30%
Rest	-	-	6.70%
Total	-	-	100.00%

## Loan Comment

The loan facility is backed by 6 residential multifamily houses, located primarily in the West of Germany (mainly North Rhine Westphalia and Rhineland Palatinate)

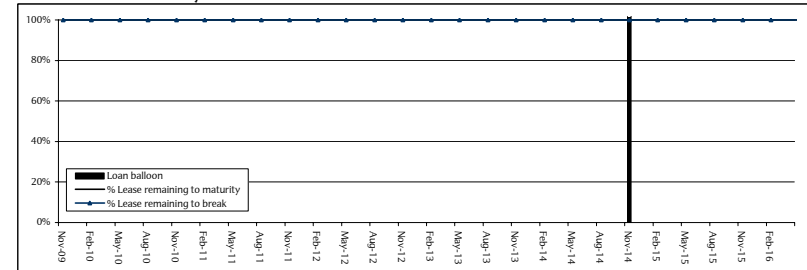
Current arrears amount to c.11% of the total rent which is in line with last quarter. All historic arrears have been recovered and non recoverable costs are in line with Q2 2009.

Given that the loan is above the cash trap level, surplus cash has been released from the rent account to the borrower's general account.

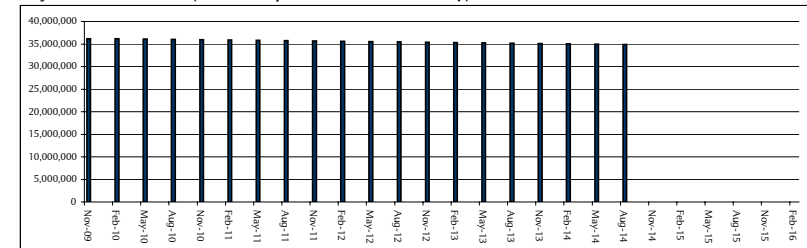
## Loan Amortisation

Period	Scheduled amortisation
Aug-07	58,000
Nov-07	59,000
Feb-08	60,000
May-08	71,000
Aug-08	62,000
Nov-08	62,000
Feb-09	63,000
May-09	79,000
Aug-09	65,000
Nov-09	66,000
Feb-10	67,000
May-10	82,000
Aug-10	69,000
Nov-10	69,000
Feb-11	70,000
May-11	86,000
Aug-11	72,000
Nov-11	73,000
Feb-12	74,000
May-12	85,000
Aug-12	76,000
Nov-12	77,000
Feb-13	78,000
May-13	94,000
Aug-13	81,000
Nov-13	82,000
Feb-14	83,000
May-14	98,000
Aug-14	85,000
Nov-14	34,108,000
Feb-15	-
May-15	-
Aug-15	-
Nov-15	-
Feb-16	-
May-16	-
Aug-16	-
Nov-16	-

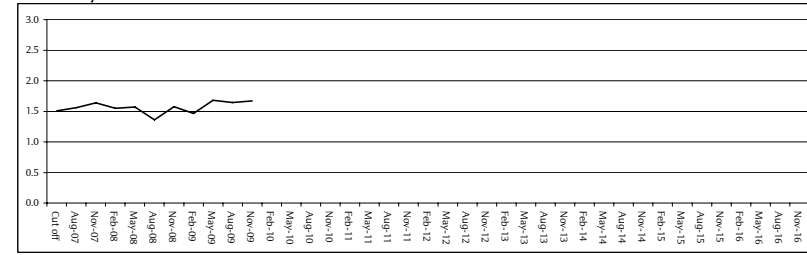
## Lease Break and Maturity Profile



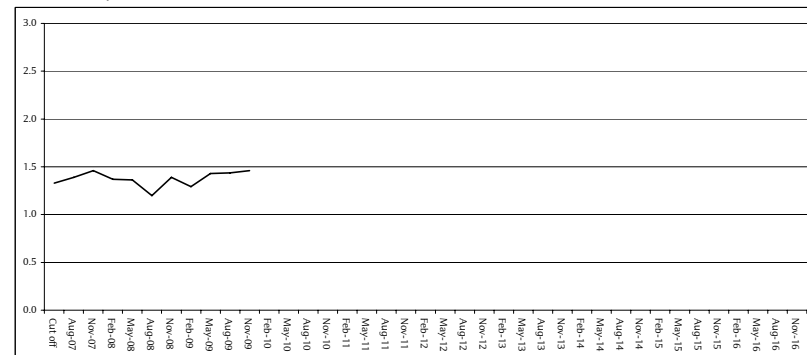
## Projected Loan Balance (Servicer report date to loan maturity)



## ICR History



## DSCR History



# JUNO (ECLIPSE 2007-2) LTD

## Loan Details

Loan Name	Senior Den Tir
Loan ID	7
Cut-Off Date Loan Balance	25,000,000
Current Loan Balance	25,000,000
Loan Factor	100.00%
Interest Rate	5.13950%
Swap Rate	4.18850%
Margin	0.95000%
All-in Interest Rate	5.13850%
NOI	327,386
Current ICR	100.00%
Current DSCR	100.00%
Default ICR	110.00%
Cash Trap ICR	120.00%
Projected ICR	84.00%
Default LTV	75.00%
Current LTV	135.57%
# of properties	1
# of units	32
Remaining loan term	6.50 years

## Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	13.78%	2.18 years	5.19 years
Tenant 2	13.75%	2.30 years	5.30 years
Tenant 3	10.43%	2.27 years	5.27 years
Tenant 4	9.56%	2.21 years	5.22 years
Tenant 5	8.51%	2.28 years	5.28 years
Subtotal	56.03%	2.25 years	5.25 years
Rest	43.97%	2.30 years	10.14 years
Total	100.00%	2.27 years	7.40 years

## Property Concentration

ID	Country	Region	% Total
Property 1	Belgium	Flanders	100.00%
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	-	-	100.00%
Rest	-	-	-
Total	-	-	100.00%

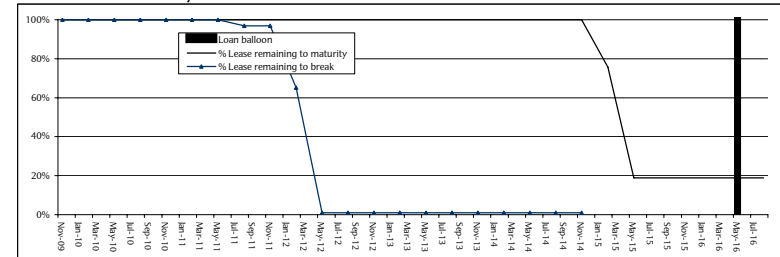
## Loan Comment

This loan remains in special servicing, please see page 38 for further comment.

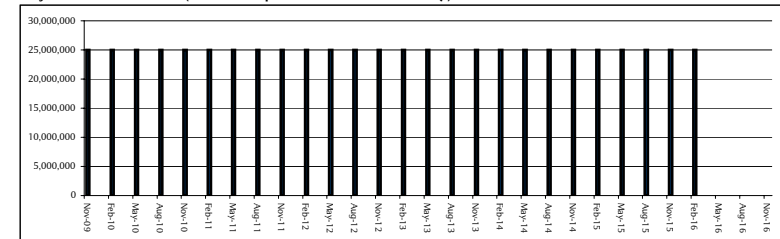
## Loan Amortisation

Period	Scheduled amortisation
Aug-07	-
Nov-07	-
Feb-08	-
May-08	-
Aug-08	-
Nov-08	-
Feb-09	-
May-09	-
Aug-09	-
Nov-09	-
Feb-10	-
May-10	-
Aug-10	-
Nov-10	-
Feb-11	-
May-11	-
Aug-11	-
Nov-11	-
Feb-12	-
May-12	-
Aug-12	-
Nov-12	-
Feb-13	-
May-13	-
Aug-13	-
Nov-13	-
Feb-14	-
May-14	-
Aug-14	-
Nov-14	-
Feb-15	-
May-15	-
Aug-15	-
Nov-15	-
Feb-16	-
May-16	25,000,000
Aug-16	-
Nov-16	-

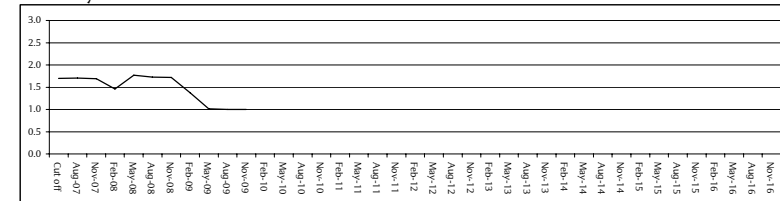
## Lease Break and Maturity Profile



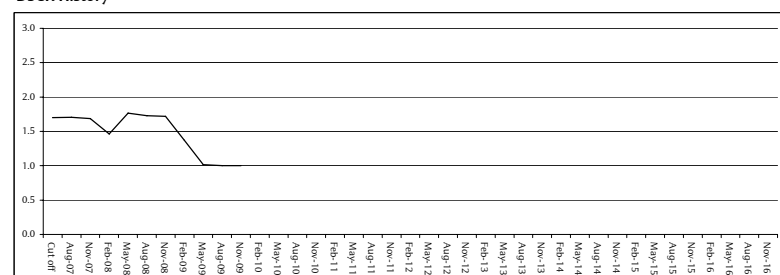
## Projected Loan Balance (Servicer report date to loan maturity)



## ICR History



## DSCR History



# JUNO (ECLIPSE 2007-2) LTD

## Loan Details

Loan Name	Junior Den Tir
Loan ID	8
Cut-Off Date Loan Balance	5,900,000
Current Loan Balance	5,450,000
Loan Factor	92.37%
Interest Rate	6.43950%
Swap Rate	4.18850%
Margin	2.25000%
All-in Interest Rate	6.43850%
NOI	327,386
Current ICR	78.00%
Current DSCR	78.00%
Default ICR	110.00%
Cash Trap ICR	150.00%
Projected ICR	66.00%
Default LTV	90.00%
Current LTV	165.13%
# of properties	1
# of units	32
Remaining loan term	6.50 years

## Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	-	-	-
Tenant 2	-	-	-
Tenant 3	-	-	-
Tenant 4	-	-	-
Tenant 5	-	-	-
Subtotal	-	-	-
Rest	-	-	-
Total	-	-	-

## Property Concentration

ID	Country	Region	% Total
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	-	-	-
Rest	-	-	-
Total	-	-	-

## Loan Comment

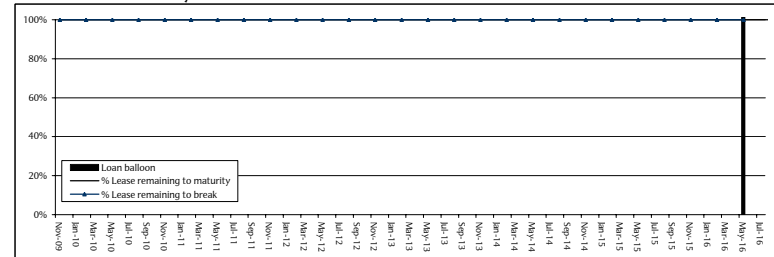
This loan remains in special servicing, please see page 38 for further comment.

## Loan Amortisation

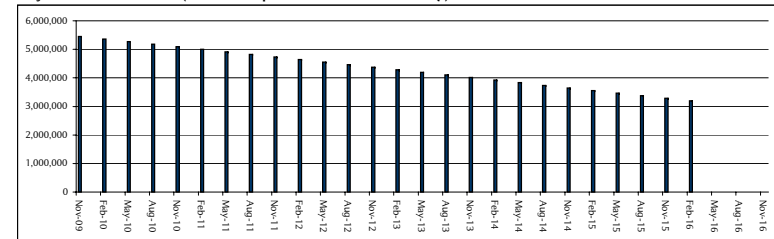
Period	Scheduled amortisation
Aug-07	-
Nov-07	90,000
Feb-08	90,000
May-08	90,000
Aug-08	90,000
Nov-08	90,000
Feb-09*	-
May-09*	-
Aug-09*	-
Nov-09*	-
Feb-10	90,000
May-10	90,000
Aug-10	90,000
Nov-10	90,000
Feb-11	90,000
May-11	90,000
Aug-11	90,000
Nov-11	90,000
Feb-12	90,000
May-12	90,000
Aug-12	90,000
Nov-12	90,000
Feb-13	90,000
May-13	90,000
Aug-13	90,000
Nov-13	90,000
Feb-14	90,000
May-14	90,000
Aug-14	90,000
Nov-14	90,000
Feb-15	90,000
May-15	90,000
Aug-15	90,000
Nov-15	90,000
Feb-16	90,000
May-16	3,200,000
Aug-16	-
Nov-16	-

\* Amortisation has been suspended.

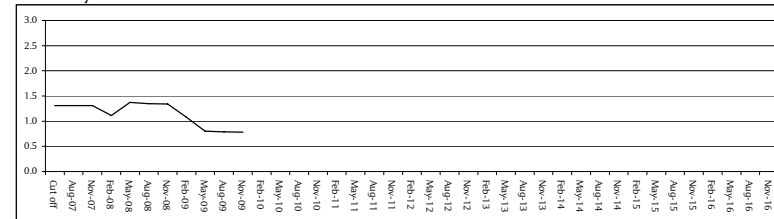
## Lease Break and Maturity Profile



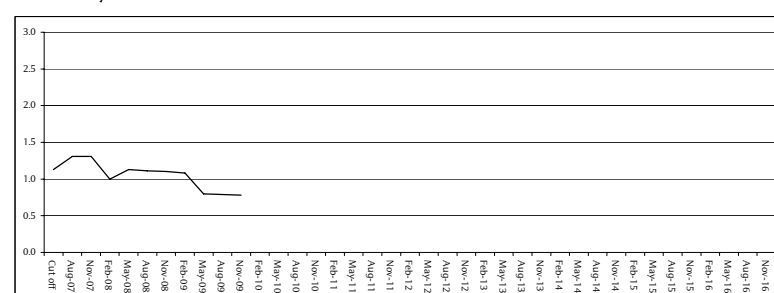
## Projected Loan Balance (Servicer report date to loan maturity)



## ICR History



## DSCR History



# JUNO (ECLIPSE 2007-2) LTD

## Loan Details

Loan Name	Ostend
Loan ID	9
Cut-Off Date Loan Balance	27,748,000
Current Loan Balance	26,691,000
Loan Factor	95.16%
Interest Rate	5.04100%
Swap Rate	3.94000%
Margin	1.10000%
All-in Interest Rate	5.04000%
NOI	343,699
Current ICR	100.00%
Current DSCR	100.00%
Default ICR	110.00%
Cash Trap ICR	140.00%
Projected ICR	91.00%
Cash Trap LTV	84.00%
Default LTV	88.00%
Current LTV	144.75%
# of properties	1
# of units	12
Remaining loan term	3.75 years

## Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	30.28%	23.08 years	23.08 years
Tenant 2	24.27%	23.08 years	23.08 years
Tenant 3	11.66%	5.53 years	5.53 years
Tenant 4	10.72%	1.46 years	7.46 years
Tenant 5	10.63%	5.53 years	5.53 years
Subtotal	87.55%	15.97 years	16.70 years
Rest	12.45%	9.52 years	9.52 years
Total	100.00%	15.17 years	15.81 years

## Property Concentration

ID	Country	Region	% Total
Property 1	Belgium	Flanders	100.00%
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	-	-	100.00%
Rest	-	-	-
Total	-	-	100.00%

## Loan Comment

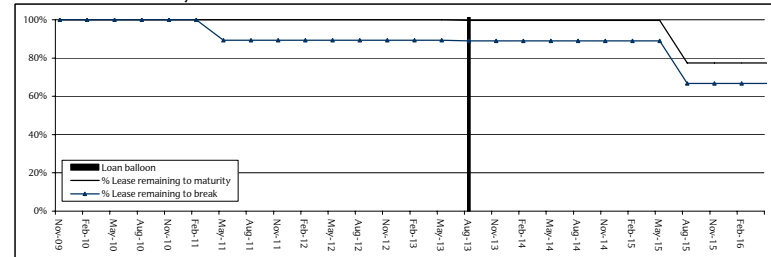
This loan remains in special servicing, please see page 39 for further comment.

## Loan Amortisation

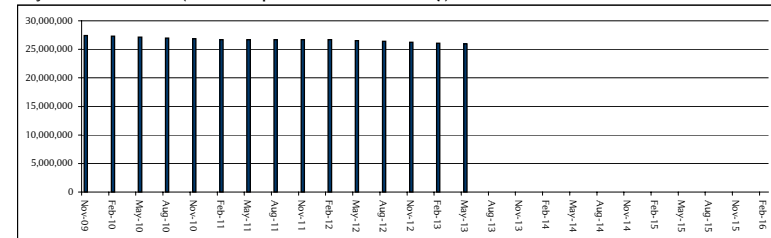
Period	Scheduled amortisation
Aug-07	151,000
Nov-07	151,000
Feb-08	151,000
May-08	151,000
Aug-08	151,000
Nov-08	151,000
Feb-09*	-
May-09*	-
Aug-09*	-
Nov-09*	-
Feb-10	151,000
May-10	151,000
Aug-10	151,000
Nov-10	151,000
Feb-11	151,000
May-11	151,000
Aug-11	151,000
Nov-11	151,000
Feb-12	151,000
May-12	151,000
Aug-12	151,000
Nov-12	151,750
Feb-13	151,750
May-13	151,750
Aug-13	24,574,750
Nov-13	-
Feb-14	-
May-14	-
Aug-14	-
Nov-14	-
Feb-15	-
May-15	-
Aug-15	-
Nov-15	-
Feb-16	-
May-16	-
Aug-16	-
Nov-16	-

\* Amortisation has been suspended.

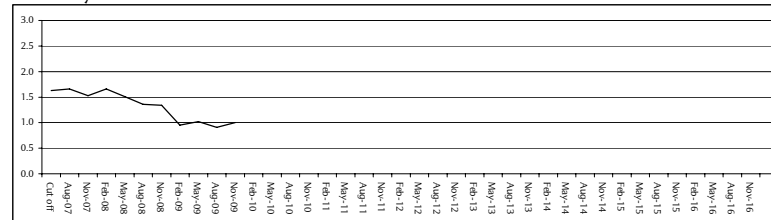
## Lease Break and Maturity Profile



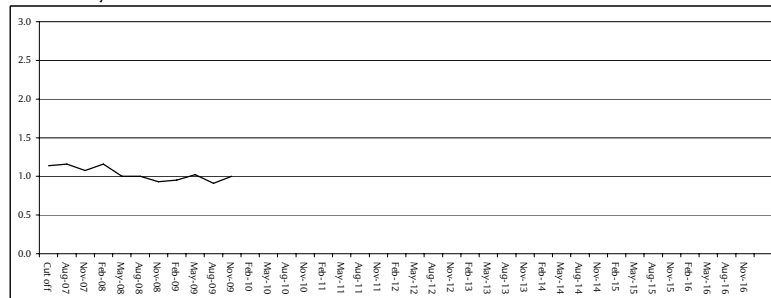
## Projected Loan Balance (Servicer report date to loan maturity)



## ICR History



## DSCR History



# JUNO (ECLIPSE 2007-2) LTD

## Loan Details

Loan Name	CEPL Levallois
Loan ID	10
Cut-Off Date Loan Balance	23,980,188
Current Loan Balance	Prepaid
Loan Factor	N/A
Interest Rate	N/A
Swap Rate	N/A
Margin	N/A
All-in Interest Rate	N/A
NOI	N/A
Current ICR	N/A
Current DSCR	N/A
Default ICR	N/A
Cash Trap ICR	N/A
Projected ICR	N/A
Default LTV	N/A
Current LTV	N/A
# of properties	N/A
# of units	N/A
Remaining loan term	N/A

## Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	-	-	-
Tenant 2	-	-	-
Tenant 3	-	-	-
Tenant 4	-	-	-
Tenant 5	-	-	-
Subtotal	-	-	-
Rest	-	-	-
Total	-	-	-

## Property Concentration

ID	Country	Region	% Total
-	0	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	-	-	-
Rest	-	-	-
Total	-	-	-

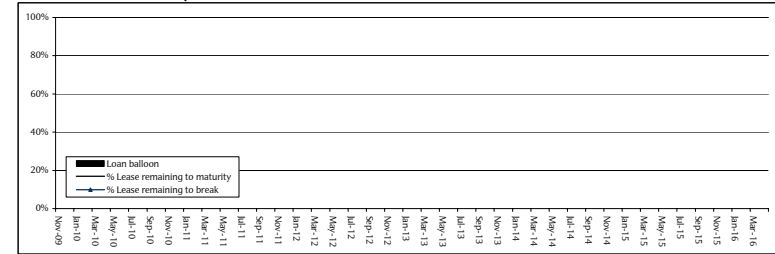
## Loan Comment

This loan prepaid in full on 25th August.

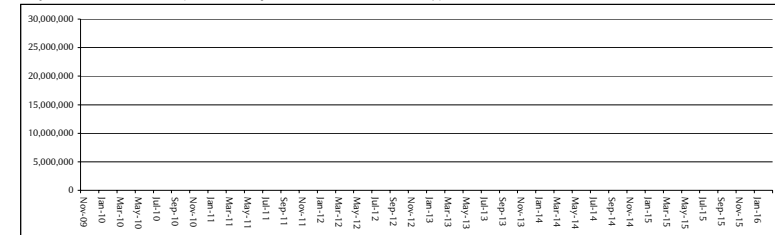
## Loan Amortisation

Period	Scheduled amortisation
Aug-07	-
Nov-07	-
Feb-08	-
May-08	-
Aug-08	-
Nov-08	-
Feb-09	-
May-09	-
Aug-09	-
Nov-09	-
Feb-10	-
May-10	-
Aug-10	-
Nov-10	-
Feb-11	-
May-11	-
Aug-11	-
Nov-11	-
Feb-12	-
May-12	-
Aug-12	-
Nov-12	-
Feb-13	-
May-13	-
Aug-13	-
Nov-13	-
Feb-14	-
May-14	-
Aug-14	-
Nov-14	-
Feb-15	-
May-15	-
Aug-15	-
Nov-15	-
Feb-16	-
May-16	-
Aug-16	-
Nov-16	-

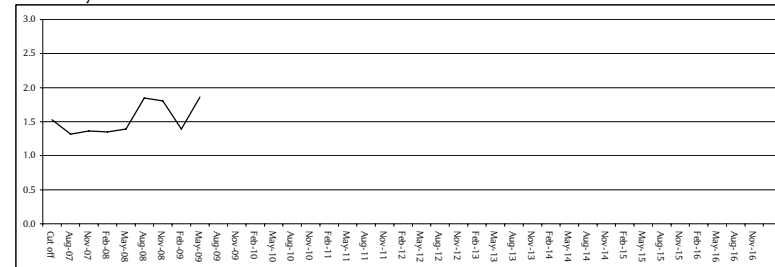
## Lease Break and Maturity Profile



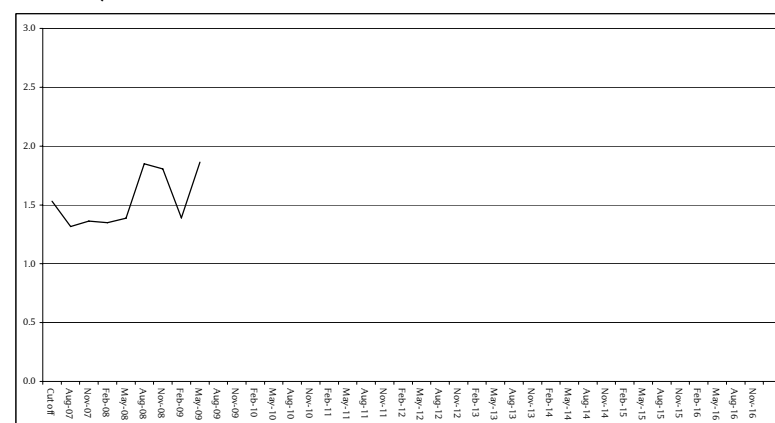
## Projected Loan Balance (Servicer report date to loan maturity)



## ICR History



## DSCR History



# JUNO (ECLIPSE 2007-2) LTD

## Loan Details

Loan Name	Nordhausen
Loan ID	11
Cut-Off Date Loan Balance	22,242,995
Current Loan Balance	20,812,742
Loan Factor	92.40%
Interest Rate	5.30100%
Swap Rate	4.25000%
Margin	1.05000%
All-in Interest Rate	5.30000%
NOI	522,598
Current ICR	184.00%
Current DSCR	125.00%
Default DSCR	100.00%
Cash Trap DSCR	105.00%
Projected ICR	173.00%
Default LTV	80.00%
Current LTV	71.80%
# of properties	1
# of units	1
Remaining loan term	6.75 years

## Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to maturity (years)
Tenant 1	100.00%	8.53 years	8.53 years
Tenant 2	-	-	-
Tenant 3	-	-	-
Tenant 4	-	-	-
Tenant 5	-	-	-
Subtotal	100.00%	8.53 years	8.53 years
Rest	-	-	-
Total	100.00%	8.53 years	8.53 years

## Property Concentration

ID	Country	Region	% Total
Property 1	Germany	Thuringia	100.00%
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	-	-	100.00%
Rest	-	-	-
Total	-	-	100.00%

## Loan Comment

The property is a retail complex, located in Nordhausen / Thüringen. Main tenant is Marktkauf, leader in the field of supermarkets. The property is fully let.

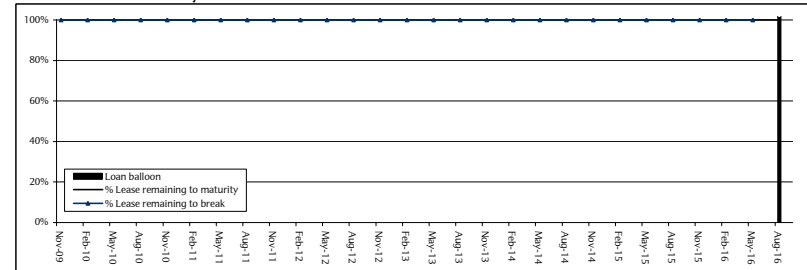
Amortisation of EUR 134,438 for Q3 09, and interest were paid for the last quarter. There are no rent arrears and non-recoverable costs for the quarter were c. €16,389. 2009 Budget information was not provided and an assumption for projected interest cover calculations were therefore made.

Surplus funds have been released to the Borrower.

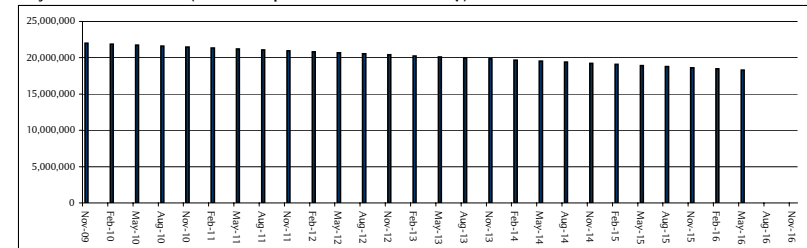
## Loan Amortisation

Period	Scheduled amortisation
Aug-07	125,989
Nov-07	124,956
Feb-08	126,092
May-08	129,380
Aug-08	130,544
Nov-08	129,603
Feb-09	130,781
May-09	136,149
Aug-09	135,284
Nov-09	134,438
Feb-10	135,661
May-10	140,966
Aug-10	140,198
Nov-10	139,451
Feb-11	140,719
May-11	145,960
Aug-11	145,292
Nov-11	144,647
Feb-12	145,963
May-12	149,213
Aug-12	150,555
Nov-12	150,016
Feb-13	151,380
May-13	156,483
Aug-13	156,027
Nov-13	155,598
Feb-14	157,013
May-14	162,044
Aug-14	161,700
Nov-14	161,385
Feb-15	162,852
May-15	167,808
Aug-15	167,580
Nov-15	167,383
Feb-16	168,905
May-16	160,000
Aug-16	16,827,943
Nov-16	-

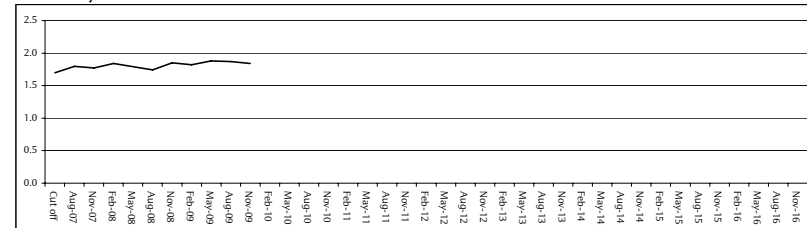
## Lease Break and Maturity Profile



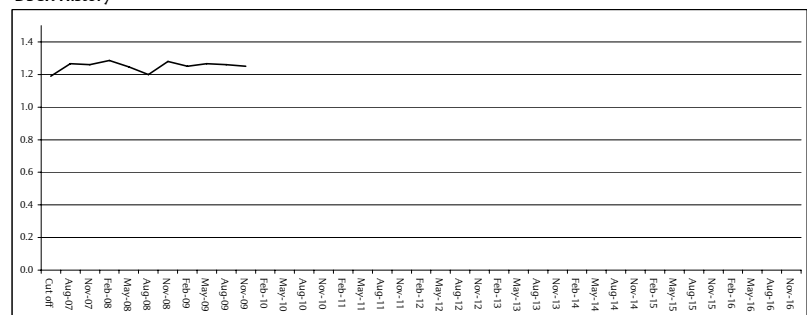
## Projected Loan Balance (Servicer report date to loan maturity)



## ICR History



## DSCR History



# JUNO (ECLIPSE 2007-2) LTD

## Loan Details

Loan Name	Le Croissant
Loan ID	12
Cut-Off Date Loan Balance	20,650,000
Current Loan Balance	20,350,000
Loan Factor	98.55%
Interest Rate	4.78600%
Swap Rate	4.06000%
Margin	0.72500%
All-in Interest Rate	4.78500%
NOI	383,647
Current ICR	153.57%
Current DSCR	119.00%
Default ICR	110.00%
Projected ICR	156.38%
Current LTV	93.35%
# of properties	1
# of units	1
Remaining loan term	4.00 years

## Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	100.00%	10.12 years	10.12 years
Tenant 2	-	-	-
Tenant 3	-	-	-
Tenant 4	-	-	-
Tenant 5	-	-	-
<b>Subtotal</b>	<b>100.00%</b>	<b>10.12 years</b>	<b>10.12 years</b>
Rest	-	-	-
<b>Total</b>	<b>100.00%</b>	<b>10.12 years</b>	<b>10.12 years</b>

## Property Concentration

ID	Country	Region	% Total
Property 1	Belgium	Flanders	100.00%
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>100.00%</b>
Rest	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>100.00%</b>

## Loan Comment

The property comprises of an office building located in Belgium.

The property is fully let to the European Commission on a lease expiring 01/01/2020 and there are no arrears to report.

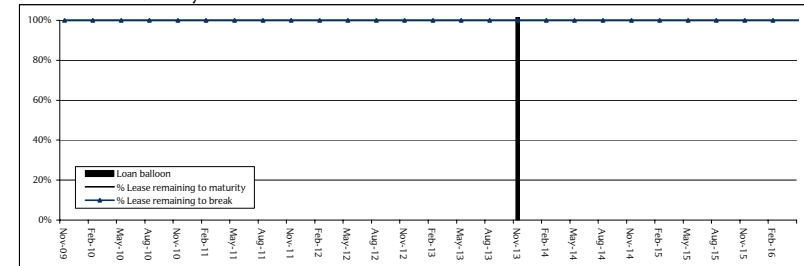
Bi-annual re-valuation has been received on the 24/10/2009 and the updated OMV is € 21,800,000, with a property value decrease by 15% mainly due to the current market conditions and the lack of liquidity in the real estate market. The current LTV increases to 93.35% from a previous 79.13%, although the loan doesn't have LTV covenant.

Pursuant to clause 10.2 of the Credit Facility Agreement, BCMS released 5% of the quarterly rental income, to the general account for the payment of the general expenses, whereas the surplus rent has been transferred to the Cash Reserve Account.

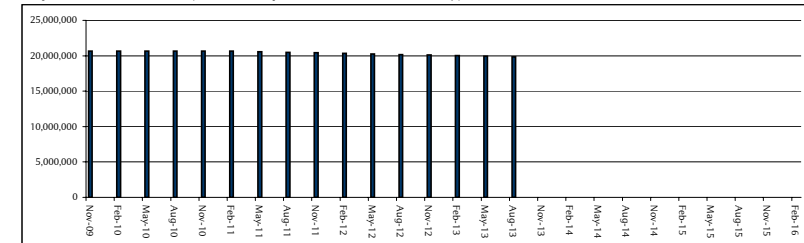
## Loan Amortisation

Period	Scheduled amortisation
Aug-07	-
Nov-07	-
Feb-08	-
May-08	-
Aug-08	-
Nov-08	-
Feb-09	75,000
May-09	75,000
Aug-09	75,000
Nov-09	75,000
Feb-10	85,000
May-10	85,000
Aug-10	85,000
Nov-10	85,000
Feb-11	92,500
May-11	92,500
Aug-11	92,500
Nov-11	92,500
Feb-12	100,000
May-12	100,000
Aug-12	100,000
Nov-12	100,000
Feb-13	105,000
May-13	105,000
Aug-13	105,000
Nov-13	18,925,000
Feb-14	-
May-14	-
Aug-14	-
Nov-14	-
Feb-15	-
May-15	-
Aug-15	-
Nov-15	-
Feb-16	-
May-16	-
Aug-16	-
Nov-16	-

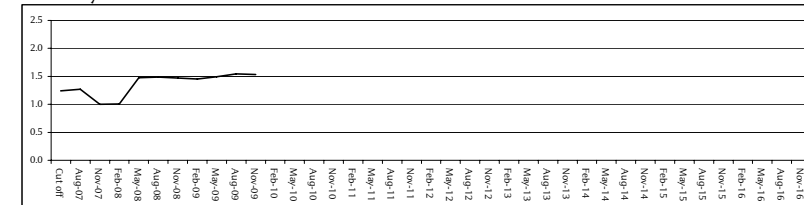
## Lease Break and Maturity Profile



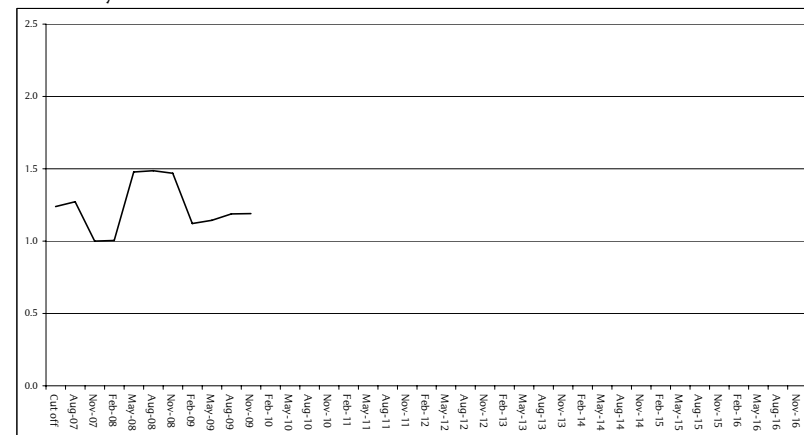
## Projected Loan Balance (Servicer report date to loan maturity)



## ICR History



## DSCR History



# JUNO (ECLIPSE 2007-2) LTD

## Loan Details

Loan Name	Monheim
Loan ID	13
Cut-Off Date Loan Balance	17,638,000
Current Loan Balance	16,881,000
Loan Factor	95.28%
Interest Rate	5.35322%
Swap Rate	4.44000%
Margin	1.05000%
All-in Interest Rate	5.49000%
NOI	399,068
Current ICR	264.61%
Current DSCR	179.11%
Default DSCR	120.00%
Cash Trap DSCR	125.00%
Projected ICR	270.72%
Current LTV	77.79%
# of properties	1
# of units	1
Remaining loan term	2.75 years

## Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	100.00%	3.12 years	3.12 years
Tenant 2	-	-	-
Tenant 3	-	-	-
Tenant 4	-	-	-
Tenant 5	-	-	-
<b>Subtotal</b>	<b>100.00%</b>	<b>3.12 years</b>	<b>3.12 years</b>
Rest	-	-	-
<b>Total</b>	<b>100.00%</b>	<b>3.12 years</b>	<b>3.12 years</b>

## Property Concentration

ID	Country	Region	% Total
Property 1	Germany	North Rhine Westphalia	100.00%
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>100.00%</b>
Rest	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>100.00%</b>

## Loan Comment

This loan is secured on a single tenant office property in Duesseldorf Germany. The loan has amortised by €72,000 as scheduled this quarter.

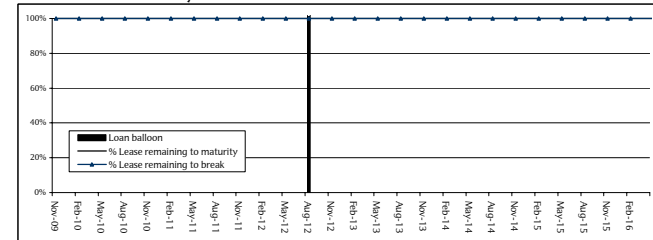
The loan is above its historic and projected debt service coverage dividend trap with all covenants showing improving trends. This is because half of the loan balance is based on the floating rate (Cap at 4.9%) so interest costs have reduced.

Non recoverable costs of £21,004 have been accounted for as in the previous quarter and no arrears are present. Surplus funds have therefore been released.

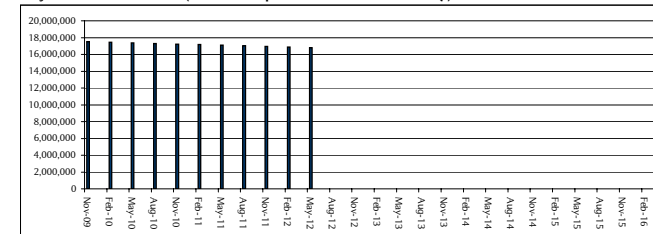
## Loan Amortisation

Period	Scheduled amortisation
Aug-07	63,000
Nov-07	64,000
Feb-08	65,000
May-08	71,000
Aug-08	67,000
Nov-08	68,000
Feb-09	69,000
May-09	77,000
Aug-09	71,000
Nov-09	72,000
Feb-10	73,000
May-10	81,000
Aug-10	75,000
Nov-10	76,000
Feb-11	77,000
May-11	85,000
Aug-11	79,000
Nov-11	80,000
Feb-12	79,000
May-12	82,000
Aug-12	16,094,000
Nov-12	-
Feb-13	-
May-13	-
Aug-13	-
Nov-13	-
Feb-14	-
May-14	-
Aug-14	-
Nov-14	-
Feb-15	-
May-15	-
Aug-15	-
Nov-15	-
Feb-16	-
May-16	-
Aug-16	-
Nov-16	-

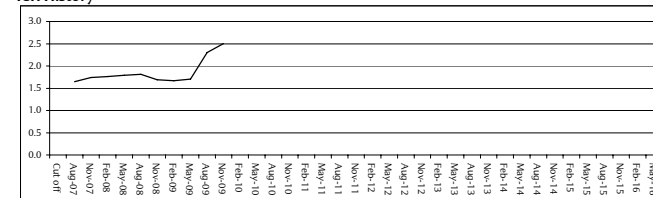
## Lease Break and Maturity Profile



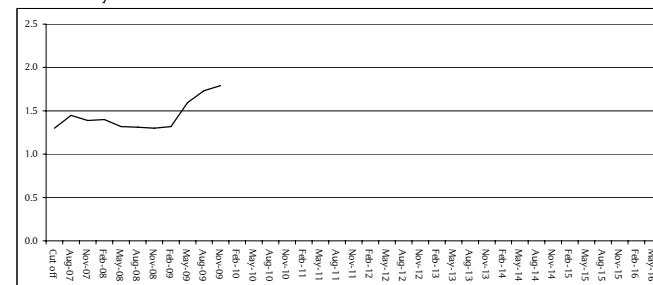
## Projected Loan Balance (Servicer report date to loan maturity)



## ICR History



## DSCR History



# JUNO (ECLIPSE 2007-2) LTD

## Loan Details

Loan Name	Senior Monaco
Loan ID	14
Cut-Off Date Loan Balance	14,000,000
Current Loan Balance	13,273,584
Loan Factor	94.81%
Interest Rate	4.77100%
Swap Rate	3.92000%
Margin	0.85000%
All-in Interest Rate	4.77000%
NOI	327,386
Current ICR	106.00%
Current DSCR	106.00%
Default ICR	N/A
Cash Trap ICR	125.00%
Projected ICR	110.00%
Cash Trap LTV	80.00%
Default LTV	85.00%
Current LTV	65.73%
# of properties	1
# of units	4
Remaining loan term	1.75 years

## Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	100.00%	6.78 years	6.78 years
Tenant 2	-	-	-
Tenant 3	-	-	-
Tenant 4	-	-	-
Tenant 5	-	-	-
Subtotal	100.00%	6.78 years	6.78 years
Rest	-	-	-
Total	100.00%	6.78 years	6.78 years

## Property Concentration

ID	Country	Region	% Total
Property 1	Monaco	Monte Carlo	100.00%
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	-	-	100.00%
Rest	-	-	-
Total	-	-	100.00%

## Loan Comment

The loan is secured by two floors in an office building located in Monaco.

There is a single blue chip tenant with a long term lease (until 2016) with no break option. There is no vacancy, no arrears. The Actual ICR is slightly lower this quarter at 106% due to non-recoverable costs (insurance payment) and the projected ICR is stable at 111%

ICR for this facility is low as anticipated in the loan documentation. The forecast ICR position is expected to be below 110%; there is no ICR test before 2010 (Default ICR in Q2 2010 is 100%, then 103% in Q2 2011).

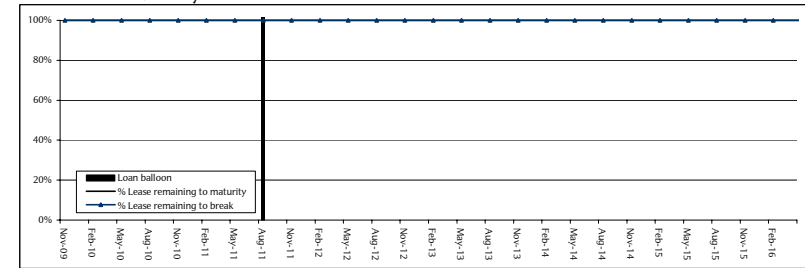
The top up necessary to pay for any potential interest shortfall is provided through interest generated on a € 500,000 escrow account.

Please note that the ICR and the LTV of the Junior and the Senior loans are calculated on a combined basis (i.e. on the whole loan).

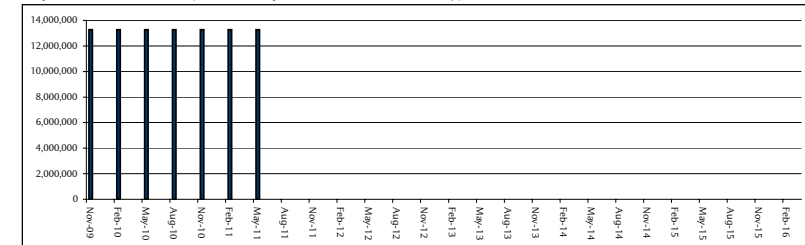
## Loan Amortisation

Period	Scheduled amortisation
Aug-07	-
Nov-07	-
Feb-08	-
May-08	-
Aug-08	-
Nov-08	-
Feb-09	-
May-09	-
Aug-09	-
Nov-09	-
Feb-10	-
May-10	-
Aug-10	-
Nov-10	-
Feb-11	-
May-11	-
Aug-11	13,273,584
Nov-11	-
Feb-12	-
May-12	-
Aug-12	-
Nov-12	-
Feb-13	-
May-13	-
Aug-13	-
Nov-13	-
Feb-14	-
May-14	-
Aug-14	-
Nov-14	-
Feb-15	-
May-15	-
Aug-15	-
Nov-15	-
Feb-16	-
May-16	-
Aug-16	-
Nov-16	-

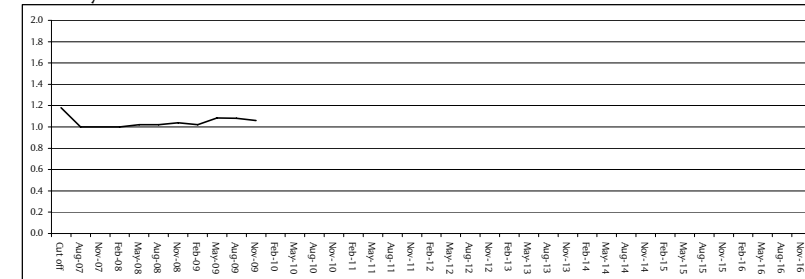
## Lease Break and Maturity Profile



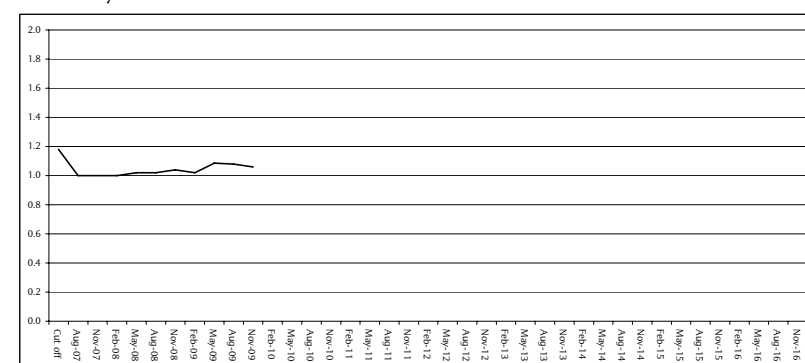
## Projected Loan Balance (Servicer report date to loan maturity)



## ICR History



## DSCR History



# JUNO (ECLIPSE 2007-2) LTD

## Loan Details

Loan Name	Junior Monaco
Loan ID	15
Cut-Off Date Loan Balance	2,300,000
Current Loan Balance	2,180,660
Loan Factor	94.81%
Interest Rate	5.12100%
Swap Rate	3.92000%
Margin	1.20000%
All-in Interest Rate	5.12000%
NOI	327,386
Current ICR	106.00%
Current DSCR	106.00%
Default ICR	N/A
Cash Trap ICR	125.00%
Projected ICR	110.00%
Cash trap LTV	85.00%
Current LTV	65.73%
# of properties	1
# of units	4
Remaining loan term	1.75 years

## Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	100.00%	6.78 years	6.78 years
Tenant 2	-	-	-
Tenant 3	-	-	-
Tenant 4	-	-	-
Tenant 5	-	-	-
Subtotal	100.00%	6.78 years	6.78 years
Rest	-	-	-
Total	100.00%	6.78 years	6.78 years

## Property Concentration

ID	Country	Region	% Total
Property 1	Monaco	Monte Carlo	100.00%
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	-	-	100.00%
Rest	-	-	-
Total	-	-	100.00%

## Loan Comment

The loan is secured by two floors in an office building located in Monaco.

There is a single blue chip tenant with a long term lease (until 2016) with no break option. There is no vacancy, no arrears. The Actual ICR is slightly lower this quarter at 106% due to non-recoverable costs (insurance payment) and the projected ICR is stable at 110%

ICR for this facility is low as anticipated in the loan documentation. The forecast ICR position is expected to be below 110%; there is no ICR test before 2010 (Default ICR in Q2 2010 is 100%, then 103% in Q2 2011).

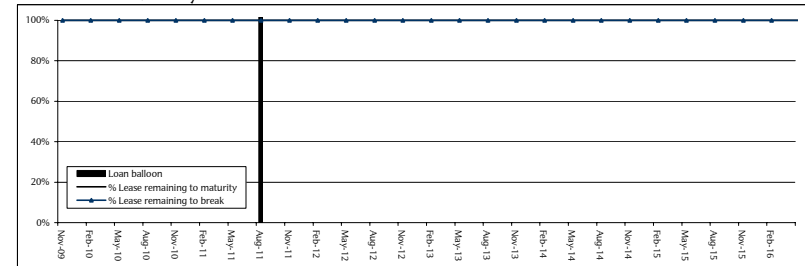
The top up necessary to pay for any potential interest shortfall is provided through interest generated on a € 500,000 escrow account.

Please note that the ICR and the LTV of the Junior and the Senior loans are calculated on a combined basis (i.e., on the whole loan).

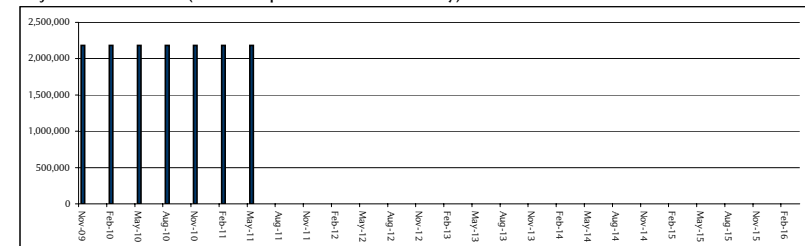
## Loan Amortisation

Period	Scheduled amortisation
Aug-07	-
Nov-07	-
Feb-08	-
May-08	-
Aug-08	-
Nov-08	-
Feb-09	-
May-09	-
Aug-09	-
Nov-09	-
Feb-10	-
May-10	-
Aug-10	-
Nov-10	-
Feb-11	-
May-11	-
Aug-11	2,180,660
Nov-11	-
Feb-12	-
May-12	-
Aug-12	-
Nov-12	-
Feb-13	-
May-13	-
Aug-13	-
Nov-13	-
Feb-14	-
May-14	-
Aug-14	-
Nov-14	-
Feb-15	-
May-15	-
Aug-15	-
Nov-15	-
Feb-16	-
May-16	-
Aug-16	-
Nov-16	-

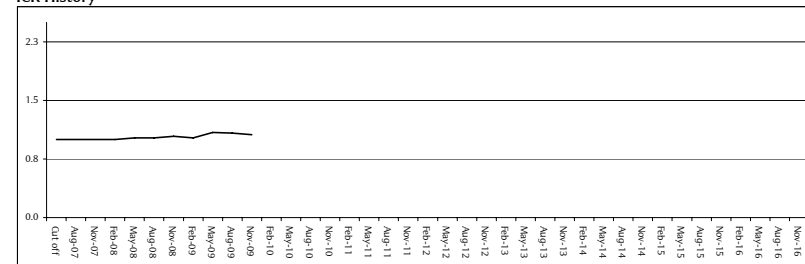
## Lease Break and Maturity Profile



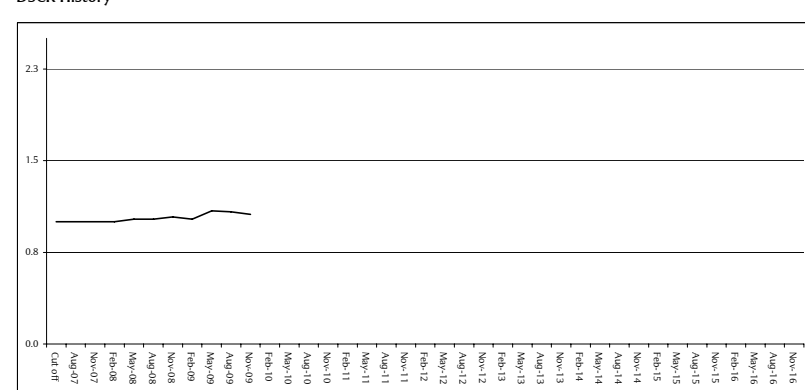
## Projected Loan Balance (Servicer report date to loan maturity)



## ICR History



## DSCR History



# JUNO (ECLIPSE 2007-2) LTD

## Loan Details

Loan Name	Prins Boudewijn
Loan ID	16
Cut-Off Date Loan Balance	13,200,000
Current Loan Balance	12,507,750
Loan Factor	94.76%
Interest Rate	5.14100%
Swap Rate	4.09000%
Margin	1.05000%
All-in Interest Rate	5.14000%
NOI	265,523
Current ICR	160.85%
Current DSCR	119.69%
Default ICR	110.00%
Cash Trap ICR	140.00%
Projected ICR	152.10%
Default LTV	80.00%
Current LTV	76.88%
# of properties	1
# of units	13
Remaining loan term	5.25 years

## Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	33.68%	2.53 years	5.53 years
Tenant 2	16.11%	0.82 years	3.82 years
Tenant 3	13.09%	1.86 years	4.86 years
Tenant 4	11.64%	5.23 years	5.23 years
Tenant 5	5.82%	0.11 years	0.11 years
Subtotal	80.34%	2.29 years	4.64 years
Rest	19.66%	3.60 years	4.99 years
Total	100.00%	2.55 years	4.71 years

## Property Concentration

ID	Country	Region	% Total
Property 1	Belgium	Flanders	100.00%
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	-	-	100.00%
Rest	-	-	-
Total	-	-	100.00%

## Loan Comment

The property comprises a multi tenanted office building located in Belgium. The anchor tenant is KPMG who account for 33% of the rent roll. The current ICR is 161% and the Projected ICR is 152%. The decrease of the Projected ICR is due to:

Tenant 5 above (General Motors) has extended the lease agreement until 31/12/2018, with a break option on the 30/06/2011 and a new annual rent of €76,412. Rent from this tenant has been excluded in the Projected ICR calculations due to the arrears of last quarter and the financial difficulties of the Holding Co. The decrease of the Projected ICR is also due to the loss of the tenant Meerendonk Belgie NV, 1.4% of the total rental income, which has confirmed the intention to vacate the property at the end of the lease agreement (31/03/2010).

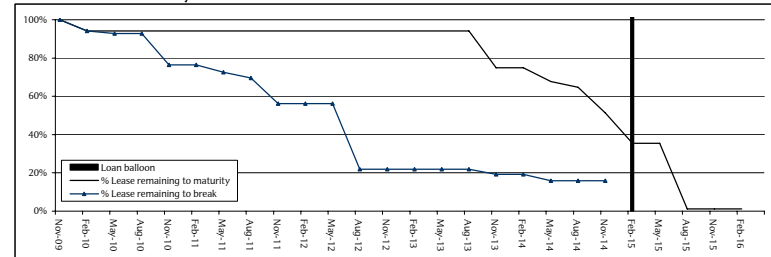
The vacancy rate is now 9.3% per Sq m, following the anticipated departure of Cronos NV at the end of its lease agreement, all vacant units are being marketed.

No surplus rent is released in accordance with the facility documentation, surplus funds (€898) are held on escrow pending the KPMG lease expiry.

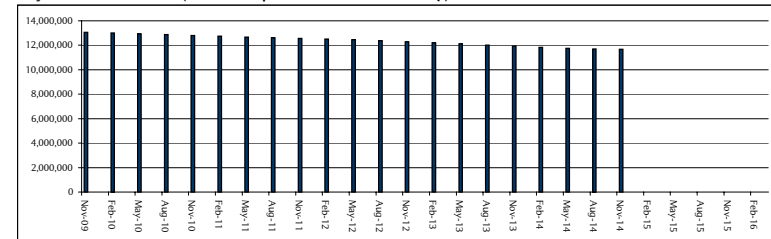
## Loan Amortisation

Period	Scheduled amortisation
Aug-07	66,250
Nov-07	66,250
Feb-08	66,250
May-08	64,250
Aug-08	64,250
Nov-08	64,250
Feb-09	64,250
May-09	56,750
Aug-09	56,750
Nov-09	56,750
Feb-10	56,750
May-10	83,500
Aug-10	83,500
Nov-10	83,500
Feb-11	83,500
May-11	95,000
Aug-11	95,000
Nov-11	95,000
Feb-12	95,000
May-12	35,500
Aug-12	35,500
Nov-12	35,500
Feb-13	35,500
May-13	-
Aug-13	-
Nov-13	-
Feb-14	-
May-14	-
Aug-14	-
Nov-14	-
Feb-15	11,595,000
May-15	-
Aug-15	-
Nov-15	-
Feb-16	-
May-16	-
Aug-16	-
Nov-16	-

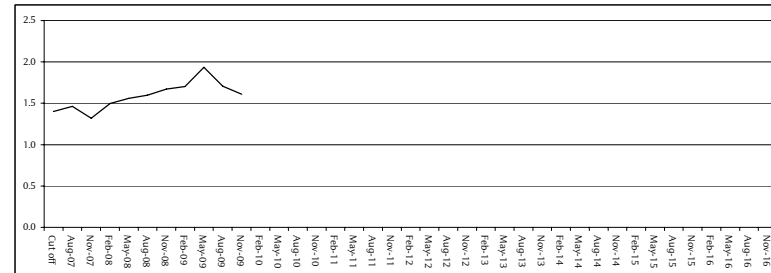
## Lease Break and Maturity Profile



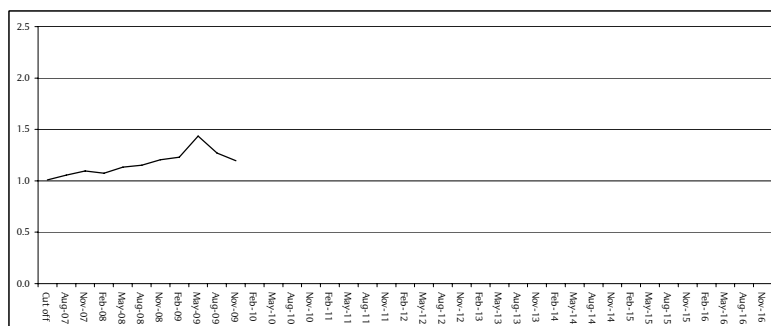
## Projected Loan Balance (Servicer report date to loan maturity)



## ICR History



## DSCR History



# JUNO (ECLIPSE 2007-2) LTD

## Loan Details

Loan Name	Seaford Portfolio
Loan ID	17
Cut-Off Date Loan Balance	12,735,632
Current Loan Balance	12,189,108
Loan Factor	94.97%
Interest Rate	6.00100%
Cap Rate	4.50000%
Margin	1.50000%
All-in Interest Rate	6.00000%
NOI	294,924
Current ICR	209.00%
Current DSCR	157.00%
Cash Trap DSCR	120.00%
Default DSCR	110.00%
Projected ICR	213.00%
Cash Trap LTV	87.50%
Current LTV	63.82%
# of properties	6
# of units	6
Remaining loan term	4.75 years

Default on this loan is tested on the DSCR

## Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	100.00%	4.58 years	4.58 years
Tenant 2	-	-	-
Tenant 3	-	-	-
Tenant 4	-	-	-
Tenant 5	-	-	-
Subtotal	100.00%	4.58 years	4.58 years
Rest	-	-	-
Total	100.00%	4.58 years	4.58 years

## Property Concentration

ID	Country	Region	% Total
Property 1	Germany	Bavaria	25.13%
Property 2	Germany	Berlin	17.28%
Property 3	Germany	Saarland	15.18%
Property 4	Germany	North Rhine Westphalia	14.66%
Property 5	Germany	Rhineland-Palatinate	14.14%
Subtotal	-	-	86.39%
Rest	-	-	13.61%
Total	-	-	100.00%

## Loan Comment

The loan is secured by a portfolio of 6 logistic centres located through out Germany.

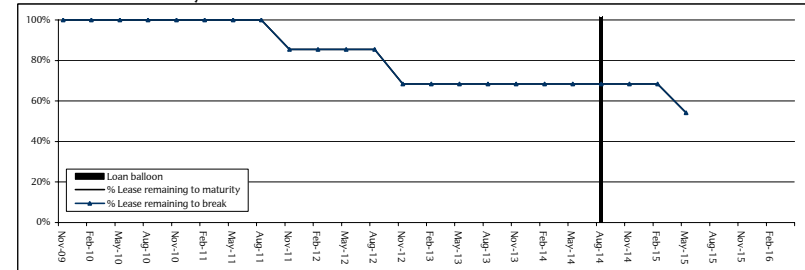
Non recoverable costs remain in line with the previous quarter and there are no rent arrears to report.

The loan is above its DSCR cash trap and below LTV cash trap, so surplus funds have been released.

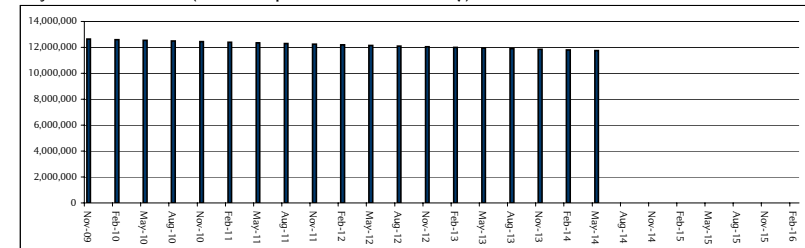
## Loan Amortisation

Period	Scheduled amortisation
Aug-07	49,684
Nov-07	49,684
Feb-08	49,684
May-08	49,684
Aug-08	49,684
Nov-08	49,684
Feb-09	49,684
May-09	49,684
Aug-09	49,684
Nov-09	49,684
Feb-10	49,684
May-10	49,684
Aug-10	49,684
Nov-10	49,684
Feb-11	49,684
May-11	49,684
Aug-11	49,684
Nov-11	49,684
Feb-12	49,684
May-12	49,684
Aug-12	49,684
Nov-12	49,684
Feb-13	49,684
May-13	49,684
Aug-13	49,683
Nov-13	49,683
Feb-14	49,683
May-14	49,683
Aug-14	11,294,800
Nov-14	-
Feb-15	-
May-15	-
Aug-15	-
Nov-15	-
Feb-16	-
May-16	-
Aug-16	-
Nov-16	-

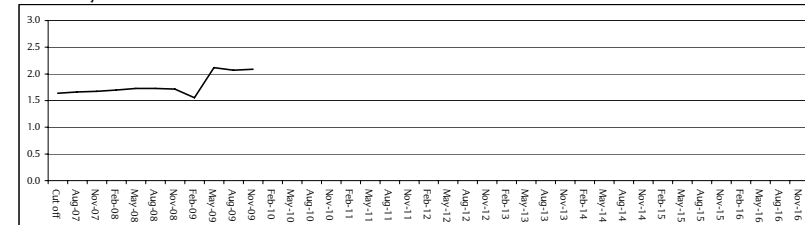
## Lease Break and Maturity Profile



## Projected Loan Balance (Servicer report date to loan maturity)



## ICR History



## DSCR History

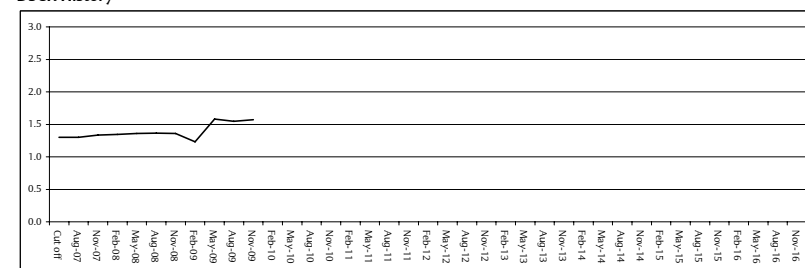


Table (1) - Watch List

<b>Loan ID</b> 4	<b>Loan Name:</b> Obelisco Portfolio	<b>Balance:</b> € 82,072,122.09	<b>LTV:</b> 38.59%
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**Watchlist Reason**

The loan is backed by office/retail buildings across Italy.

The Actual ICR remains below the cash trap level to 120% (+2% compared to the previous quarter), whereas the 4 quarters Projected ICR has increased to 144%, mainly due to reduction of the non recoverable costs in the client 2010 budget.

According to the Borrower the refurbishment works of the property located in Via delle Arti 119 proceed in line with expectations and TNT Ceva Logistic should be back into the building for the first quarter of 2010. As the tenant has 1 year rent free period, the first rent is expected in March 2011.

The arrears remain around 8% of the total rental income and the borrower continues carefully to monitor the situation.

Eur 5,927,071 is held on escrow to assist the debt service in case of further rental income decrease.

<b>Loan ID</b> 5	<b>Loan Name:</b> Petersbogen	<b>Balance:</b> € 71,440,000.12	<b>LTV:</b> 75.76%
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**Watchlist Reason**

The loan is backed by a shopping mall in the city centre of Leipzig.

The current (whole loan) DSCR is 112%, whereas the projected DSCR is below the cash trap level to 107.5%, mainly due to the shortfall in the service charges (€ 222k per year) a consequence of the ongoing litigation with Tenant 1. There are no further rental arrears to report and the vacancy remains at 1.2% per sqm.

The current LTV decreased to 91.66% (following the quarterly amortisation), still in breach of the LTV default/cash trap level. The borrower has confirmed its intention not to cure the breach, BCMS has therefore sent a preservation of rights letter and continues to trap surplus cash.

JUNO (ECLIPSE 2007-2) LTD

Table (2) - Special servicing

Loan ID	1	Loan Name:	Keops Portfolio	Balance:	€ 227,044,210	LTV:	78.86%
<b>Special Servicing update</b>							
<p>This loan is secured by a granular portfolio of predominantly office and light industrial units scattered across Sweden with a concentration in the Gothenburg area. The actual ICR increased from 512% to 646%, the DSCR increased from 328% to 366% due to a decrease in STIBOR, a seasonal decrease in operating expenses and low arrears. The NOI also increased slightly due to lower property expenses.</p> <p>The loan was placed in Special Servicing due to a breach of the LTV covenant. The Sub-Special Servicer is also of the opinion that although the ICR/DSCR ratios look strong due to higher than expected maintenance arrears and future capex requirements the actual expected cash-flows are in fact much tighter. The lenders have entered into a standstill agreement with the borrower until 17 February 2010 to allow additional time for the preparation of an updated business plan/strategy which will be presented at the beginning of December.</p> <p>The Revolving Credit Facility (RCF) was drawn during the period and stood at €10,873,561 against a limit of €14,785,942. The arrears increased slightly from €0.91m to €0.96m. Vacancy remained flat at 12.5%.</p> <p>Last quarter's C-loan interest and amortisation were released as the borrower was contractually entitled to the funds but the current quarter's C-loan interest and amortisation were not released due to the LTV covenant breach..</p> <p>The current LTV for the whole loan increased from 91.6% to 92.0% resulting from scheduled amortisation and two property sales. The reason for the increase is that one of the properties sold had increased in value since origination due to capex investment whereas the ALAs are based on the original valuation.</p> <p>Surplus is trapped and released partially bi-weekly after presentation and review of liquidity report and larger (≥SEK 500,000) invoices. The timely payment of invoices is critical as non-payment can result in a creditor initiating insolvency proceedings.</p>							

Loan ID	2	Loan Name:	Neumarkt	Balance:	€ 122,312,500.00	LTV:	98.64%
<b>Special Servicing update</b>							
<p>The loan is secured by a shopping centre located in central Cologne, North Rhine Westphalia, and consisting of retail and office accommodation.</p> <p>Investors will be aware that this loan was placed into Special Servicing on 17 July 2009 based on an anticipated breach of the whole loan Projected ICR covenant - this breach was subsequently confirmed upon receipt of the May 2009 compliance information.</p> <p>The November compliance information indicates that whilst no payment default occurred the Actual ICR declined from 127% in Q2 2009 to 100% this quarter on a whole loan basis. In addition, the Projected ICR is breached once again, declining from 91% last quarter to 78% in Q3 2009. Main reason for the decrease of both ICR numbers is an increase in the reported level of non-recoverable costs, reflecting issues experienced with the 2006/7 service charge reconciliations which have resulted in a lower than anticipated ability to recover additional costs from certain tenants. Also, in the absence of non-recoverable cost information being supplied this quarter by the property manager, BCMS has used the forecast non-recoverable costs included in a report produced by a firm of accountants which were engaged by the Borrower to review their cash flow position.</p> <p>BCMS is still working to gain full explanations for apparent variances between expected / invoiced / paid rents for some tenants. As previously advised, BCMS has consented to a request from the Borrower to change the property manager with effect from the start of 2010.</p> <p>In respect of the previously reported negotiations for the letting of c60% of the office space that was vacated in May 2009, BCMS has been informed by the Borrower that the tenant has now signed the lease and commenced fit out works (BCMS are awaiting the lease details). Service charges in respect of the new space become payable immediately, which should help to reduce non-recoverable costs, though rent will not start to be payable until towards the end of 2011 following expiry of agreed fit out and rent free periods.</p> <p>As reported at the time the loan was placed into Special Servicing, the June rent for the tenant Karstadt (part of the Arcandor group that has been placed into administration) has remained unpaid though all subsequent rent payments have been made in full. The Borrower previously reached agreement with the administrators of the tenant regarding concessions the latter is seeking in return for keeping the store open - though to date this has not been formally accepted and implemented.</p> <p>Following expiry of the previous agreement, BCMS has proposed terms for a new Standstill Agreement to the Borrower covering a period through to the middle of January 2010, subject to the Borrower meeting certain milestones including reaching agreement with the Lenders around a restructuring and equity injection - at the present time BCMS is awaiting a response from the Borrower.</p> <p>In addition, BCMS is also in discussion with a number of third parties to explore alternative sources of additional funding / security value preservation. BCMS continues to monitor cash flow closely and control release of funds to cover operating and non-recoverable costs. The Borrower has been requested to produce a revised detailed cash flow forecast covering the period through to the next IPD - at present, given the deterioration seen this quarter in the ICR calculations, BCMS cannot be certain that debt service payments will be met in full by the Borrower at the February 2010 IPD.</p> <p>Following the placing of the loan into Special Servicing, BCMS commissioned an updated valuation. The present Open Market Value came out at € 124m, rising to €129m in the event that the proposed letting of 60% of the vacant office space completed, though reducing back to €128m if in addition to this the expected rent reduction for Karstadt came into effect. For the purposes of the Nov IPD LTV test, the value of €124m has been used as BCMS was only advised of the new office lease signing subsequent to this date.</p>							

Loan ID	3	Loan Name:	SCI Clichy	Balance:	€ 112,712,020.00	LTV:	78.24%
<b>Special Servicing update</b>							
<p>The loan is secured by an office building located in the Western Business District of Paris, in Clichy, occupied by 4 tenants. There are no rent arrears this quarter.</p> <p>The non-recoverable costs represent 43% of the rent roll this quarter due to the payment of the land tax but should decrease by half from next quarter. As disclosed previously, the lease surrender premium held in cash reserve is only used to service the debt and expenses and no surplus cash will be released until a new tenant is secured and the ICR is above 125% (without taking into account the lease surrender premium).</p> <p>The mechanism to release funds to pay for operating expenses was agreed in a Standstill agreement between the Borrower, the Guarantor the Obligors Agent, the Lender and BCMS as Facility and Security Agent. The standstill agreement expired at the end of October 2009 but has been renewed until 10 February 2010 The fees of the Asset Manager (paid through the cash reserve) have been reduced to reflect the decrease in value of the asset.</p> <p>The following progress has been made: 2 leases were renewed on the following conditions:</p> <ol style="list-style-type: none"> <li>1) Tenant 3 – 9-months rent free from January 2010 + 40% rent reduction (from € 580K/annum to € 340K/annum). This tenant exercised its break and the sponsor contended that reducing the rent was the only way to entice them stay. The rent is now at ERV. Despite the drop in rent, this was considered the best solution to reduce the rent to the ERV (€ 200/sqm) rather than let the tenant leave, pay for some refurbishment necessary to re-let the premises at ERV, pay void costs and a letting agent with the risk of incurring a void for a long period.</li> <li>2) Tenant 2: rent renewed at the same terms with 4 months rent free from January 2010 and the indexation is capped at 4.4%/annum.</li> </ol> <p>The only lease the asset manager is now working on is for Tenant 1 which has a break option in 2012.</p> <p>The two strategy reports from CBRE and Catella have been received and confirm the option that holding the asset without doing any refurbishment may compromise value in terms of eventual sale proceeds. BCMS also received the refurbishment survey commissioned and depending on the level of work required, the CAPEX necessary to refurbish the FNAC space is between € 4.4M for a basic refurbishment and € 10.5m for a full high spec refurbishment. Cost to refurbish the asset in its entirety is between € 11M (basic) and € 25.6M (+VAT for all these costs) for the most comprehensive scenario.</p> <p>BCMS is currently working with the Sponsor, the Operating Advisor and Brookland Partners (BCMS's advisor) on a solution to present in Q1 2010.</p>							

**JUNO (ECLIPSE 2007-2) LTD**

<b>Loan ID</b> 7	<b>Loan Name:</b> Senior Den Tir	<b>Balance:</b> € 25,000,000.00	<b>LTV:</b> 135.57%
<b>Special Servicing update</b>			
<p>The loan is secured by Den Tir, a shopping Centre occupied by 16 tenants located in Antwerp, Belgium. Non recoverable costs this quarter represented 18% of the rent invoiced. There was no surplus cash this quarter after the payment of the Senior and Junior interest (shortfall on the Junior paid by the cash previously trapped). The Senior loan is currently in default over the actual ICR (100%), the projected ICR (84%) and the LTV (135%).</p> <p>It was indicated last quarter that two tenants exercised their break option, however the Landlord managed to retain one of these tenants until September 2010. The other tenant (Tenant 3) representing 10% of the rent roll has subsequently vacated its space creating an unfilled void. The vacancy rate remains at 33.14% in terms of area, this is still including Tenant 3 as it vacated post IPD. The new butcher along with its attached supermarket are now in place and the footfall, we are advised in the centre increased slightly in December.</p> <p>The area to focus the most in 2010 is the Asset Management as the previous Asset Manager will be replaced in January 2010 (one year notice was given in January 2009) BCMS and the Sponsor met with the two candidates and after comparing the two offers and their strategies proposals in terms of marketing, letting, repositioning of the shopping centre, cost reductions, etc. the new asset manager has been selected and contracts are being drafted.</p> <p>The amount in cash reserve is currently € 451K.</p>			
<b>Loan ID</b> 8	<b>Loan Name:</b> Junior Den Tir	<b>Balance:</b> € 5,450,000.00	<b>LTV:</b> 165.13%
<b>Special Servicing update</b>			
<p>The loan is secured by Den Tir, a shopping Centre occupied by 16 tenants located in Antwerp, Belgium. Non recoverable costs this quarter represented 18% of the rent invoiced. There was no surplus cash this quarter after the payment of the Senior and Junior interest (shortfall on the Junior paid by the cash previously trapped). The Junior loan is currently in default over the actual ICR (78%), the projected ICR (66%) and the LTV (165.1%).</p> <p>It was indicated last quarter that two tenants exercised their break option, however the Landlord managed to retain one of these tenants until September 2010. The other tenant (Tenant 3) representing 10% of the rent roll has subsequently vacated its space creating an unfilled void. The vacancy rate remains at 33.14% in terms of area, this is still including Tenant 3 as it vacated post IPD. The new butcher along with its attached supermarket are now in place and the footfall, we are advised in the centre increased slightly in December.</p> <p>The area to focus the most in 2010 is the Asset Management as the previous Asset Manager will be replaced in January 2010 (one year notice was given in January 2009) BCMS and the Sponsor met with the two candidates and after comparing the two offers and their strategies proposals in terms of marketing, letting, repositioning of the shopping centre, cost reductions, etc. the new asset manager has been selected and contracts are being drafted.</p> <p>The amount in cash reserve is currently € 360K + € 185K of cash trapped.</p>			

**JUNO (ECLIPSE 2007-2) LTD**

<b>Loan ID</b> 9	<b>Loan Name:</b> Ostend	<b>Balance:</b> € 26,691,000.00	<b>LTV:</b> 144.75%
<b>Special Servicing update</b>			
<p>The loan is secured by 10 retail units and car parking, located in Ostend, Belgium.</p> <p>The non-recoverable costs this quarter represent 9.8% of the invoiced rent, total arrears (carried forward and from this quarter) represent 43% of the quarterly invoiced rent and the vacancy rate is 31% in terms of area.</p> <p>The Borrower has changed Property Manager and the Duty of Care has been signed; and the future non-recoverable costs are expected remain constant now. BCMS met with the new Property/Asset manager in December 2009 and re-visited the property. BCMS also met with the Borrower to discuss 2010 plans.</p> <p>There are currently 5 vacant units although a unit has been let to a Chinese take-away, currently completing a fit out. Payment of rent commences January 2010. Post IPD, BCMS was informed that tenant 4 has absconded (they initially had a lease break in May 2011).</p> <p>The rental guarantee is not paid anymore, and we have been informed that the court case between the Vendor and the Sponsor is scheduled for December 2010. BCMS will meet with the Sponsor's lawyers in January in order to obtain an update. The property was revalued as of 31 October 2009 by Cushman and Wakefield and the new value of the property has decreased from €26,520,000 to €18,440,000. The main reason of the decrease is the fact that since last year, the initial car park operator has left, and at the time of the valuation C&amp;W gave an ERV of zero to the car park as they do not see value in having a paying car park in that complex. Also even though the ERV's remained the same, the yield shifted, the reversionary yield moved from 8.17% in 2008 to 8.57% this year</p> <p>The lease with the new car park operator is being re-negotiated and will be based on their turnover with a cap at € 300K/year</p> <p>The loan is in default over the Actual (100%) and the Projected ICR (81.6%) - this includes the departure of Tenant 4 - as well as the LTV (144%) covenants.</p>			

<b>Table (3) - Delinquencies</b>			
<b>Loan ID</b>	<b>Loan Name:</b>	<b>Balance:</b>	<b>LTV:</b>
<b>Delinquencies</b>			
No loans are Delinquent			
<b>Loan ID</b>	<b>Loan name</b>	<b>Balance:</b>	<b>LTV:</b>
<b>Realised Losses Description</b>			
No loan loss has been Realised			