

Closing date	22-Sep-06
Maturity date	22-Jan-13
Last payment date	22-Oct-09
Current payment date	22-Jan-10
Next payment date	22-Apr-10
Calculation date	20-Jan-10
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Highlights

Performance of the loan is in line with expectations.

The downgrade of Eurohypo AG on 12 May 2009, affecting the Prima senior hedging arrangement and the Issuer Swap Agreement, was remedied in December 2009 following the provision of a guarantee by Eurohypo's parent company Commerzbank AG.

The downgrade of HSH Nordbank AG on 6. May 2009 affected the Prima Borrower as it is currently not fulfilling its obligation to hold accounts with a bank having the requisite rating.

Closing for the transfer of the shares in the Prima General Partner to Deutsche Annington
After various conditions precedent had been fulfilled, the transfer of the shares in the Prima General Partner from IMW Immobilien AG to Deutsche Annington Holding Fünf GmbH, a subsidiary ultimately owned by Deutsche Annington Immobilien GmbH, was completed by closing on 30th November 2009.

Key Pool Statistics

(WAVG = weighted average)

Ending principal balance
146.000.025,85 €

ICR 2,62x

LTV 62,5%

WAVG lease expiry N/A

Number of leases N/A

Note Coupon for Period

Class A 0,94700%

Class B 1,05700%

Class C 1,24700%

Class D 1,58700%

Key providers

Function		Rating (short term)
Liquidity Facility Provider	Lloyds TSB Bank	A-1 (S&P), P-1 (Moody's), F1+ (Fitch)
Liquidity Stand-By Account Bank	Bank of New York Mellon	A-1+ (S&P), P-1 (Moody's), F1+ (Fitch)
Principal Paying Agent	The Bank of New York	A-1+ (S&P), P-1 (Moody's), F1+ (Fitch)
Irish Paying Agent	The Bank of New York	A-1+ (S&P), P-1 (Moody's), F1+ (Fitch)
Hedging Counterparty	Eurohypo AG	A-2 (S&P), P-1 (Moody's), F1 (Fitch)

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Distribution information

Amounts in EUR

No. days in period 92

Class	ISIN	Class margin	Current Coupon *	Original Face Value	Beginning Principal Balance	Principal Distribution	Interest Distribution	Total Distribution	Realised Losses	Ending Principal Balance	ICR per class (1)	LTV per class
A	XS0268816336	0,21%	0,94700%	189.050.000,00	116.000.021,32	-	280.739,25	280.739,25	-	116.000.021,32	3,47	49,7%
B	XS0268816849	0,32%	1,05700%	25.000.000,00	15.000.000,00	-	40.520,00	40.520,00	-	15.000.000,00	3,09	56,1%
C	XS0268817227	0,51%	1,24700%	24.150.000,00	15.000.004,53	-	47.802,51	47.802,51	-	15.000.004,53	2,77	62,5%
D	XS0268817904	0,85%	1,58700%	15.800.000,00	-	-	-	-	-	-	-	62,5%
Total				254.000.000,00	146.000.025,85	-	369.061,76	369.061,76	-	146.000.025,85		

* Index rate: 3M EURIBOR 0,73700% Interest is calculated on an Actual/360 day count basis Next period index rate: 0,6740%

Distribution information per €50,000

Amounts in EUR

Class	ISIN	Beginning Pool Factor	Current Coupon	Original Face Value	Beginning Principal Balance	Principal Distribution	Interest Distribution	Total Distribution	Realised Losses	Ending Principal Balance	Ending Pool Factor	Notes Issued
A	XS0268816336	1,00000	0,94700%	50.000,00	30.679,72	-	74,25	74,25	-	30.679,72	0,6135944	3.781
B	XS0268816849	1,00000	1,05700%	50.000,00	30.000,00	-	81,04	81,04	-	30.000,00	0,6000000	500
C	XS0268817227	1,00000	1,24700%	50.000,00	31.055,91	-	98,97	98,97	-	31.055,91	0,6211182	483
D	XS0268817904	1,00000	1,58700%	50.000,00	-	-	-	-	-	-	-	316

Notes

1 ICR calculation on Notes not equivalent to securitised loan ICR

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Pool and Note Amortisation Profile

Current period

Amounts in EUR

IPD	Pool Balance b/f	Pool Amortisation	Pool Balance c/f	Class A Balance c/f	Class B Balance c/f	Class C Balance c/f	Class D Balance c/f	Class A Balance c/f per Note	Class B Balance c/f per Note	Class C Balance c/f per Note	Class D Balance c/f per Note
22.09.2006			254.000.000	189.050.000	25.000.000	24.150.000	15.800.000	50.000	50.000	50.000	50.000
A 22.01.2007	254.000.000	-	254.000.000	189.050.000	25.000.000	24.150.000	15.800.000	50.000	50.000	50.000	50.000
A 23.04.2007	254.000.000	-	254.000.000	189.050.000	25.000.000	24.150.000	15.800.000	50.000	50.000	50.000	50.000
A 23.07.2007	254.000.000	-	254.000.000	189.050.000	25.000.000	24.150.000	15.800.000	50.000	50.000	50.000	50.000
A 22.10.2007	254.000.000	-	254.000.000	189.050.000	25.000.000	24.150.000	15.800.000	50.000	50.000	50.000	50.000
A 22.01.2008	254.000.000	107.999.974	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
A 22.04.2008	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
A 22.07.2008	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
A 22.10.2008	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
A 22.01.2009	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
A 22.04.2009	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
A 22.07.2009	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
A 22.10.2009	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
E 22.01.2010	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
E 22.04.2010	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
E 22.07.2010	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
E 22.10.2010	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
E 24.01.2011	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
E 26.04.2011	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
E 22.07.2011	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
E 24.10.2011	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
E 23.01.2012	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
E 23.04.2012	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
E 23.07.2012	146.000.026	-	146.000.026	116.000.021	15.000.000	15.000.005	-	30.680	30.000	31.056	-
E 22.10.2012	146.000.026	811.995	145.188.030	115.284.959	14.907.535	14.995.537	-	30.491	29.815	31.047	-
E 22.01.2013	145.188.030	-	145.188.030	115.284.959	14.907.535	14.995.537	-	30.491	29.815	31.047	-
Repayment on Maturity Date:	22-Jan-13		145.188.030	115.284.959	14.907.535	14.995.537	-	30.491	29.815	31.047	-

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Revenue Waterfall

Amounts in EUR

Receipts	Note	Accrued and Due	Amounts overdue	Paid	Shortfall
Interest receipts		536.906,89	-	536.906,89	-
Prepayment fees		-	-	-	-
Breakage costs (paid by Borrower)		-	-	-	-
Hedge Counterparty		-	-	-	-
Swap Agreement Breakage Receipts		-	-	-	-
Income deficiency drawing		-	-	-	-
Interest on Liquidity Stand-by Account		776,00	-	776,00	-
Other receipts	1	979,24	-	979,24	-
Total		538.662,13	-	538.662,13	-

Application of receipts	Ref in Issuer Trust Agreement	Notes	Accrued and Due	Amounts overdue	Total Payment
Priority amounts			-	-	-
Trustee Fee	Cl. 9.2 (a)		-	-	-
Paying Agent & Agent Bank Fees	Cl. 9.2 (b)		-	-	-
Servicing Fee	Cl. 9.2 (c)		18.250,00	-	18.250,00
Special Servicer Fee	Cl. 9.2 (c)		-	-	-
Corporate Services Provider Fees	Cl. 9.2 (d)		-	-	-
Account Bank Fees	Cl. 9.2 (d)		-	-	-
Liquidity Facility Provider	Cl. 9.2 (e)	2	11.669,67	-	11.669,67
Hedge Counterparty	Cl. 9.2 (f)		8.954,67	-	8.954,67
Third Parties	Cl. 9.2 (g)		23.800,00	-	23.800,00
Arrangement Fee	Cl. 9.2 (h)		-	-	-
Subtotal			62.674,34	-	62.674,34
Interest due and overdue on Class A Notes	Cl. 9.2 (i)		280.739,25	-	280.739,25
Interest due and overdue on Class B Notes	Cl. 9.2 (j)		40.520,00	-	40.520,00
Interest due and overdue on Class C Notes	Cl. 9.2 (k)		47.802,51	-	47.802,51
Interest due and overdue on Class D Notes	Cl. 9.2 (l)		-	-	-
Subtotal			369.061,76	-	369.061,76
Liquidity Subordinated Amounts	Cl. 9.2 (m)		-	-	-
Subordinated Swap Amounts	Cl. 9.2 (n)		-	-	-
Payment to Issuer Principal Account	Cl. 9.2 (o)		-	-	-
Liquidation/ Workout Fee	Cl. 9.2 (p)		-	-	-
Subtotal			-	-	-
Deferred Purchase Price	Cl. 9.2 (q)		106.872,16	-	106.872,16
Surplus to Issuer	Cl. 9.2 (r)		53,87	-	53,87
Total			538.662,13	-	538.662,13

Notes

- 1 Interest on Issuer Accounts
- 2 Includes received interest in Liquidity Stand-by Account

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Principal Waterfall						
Amounts in EUR						
Receipts		Notes	Accrued and Due	Amounts overdue	Paid	Shortfall
	Prima Immobilien GmbH & Co KG					
	Tranche A Loan	2	-	-	-	-
	Tranche B Loan	2	-	-	-	-
	Tranche C Loan	2	-	-	-	-
	Non Distributed Principal	1	-	-	-	-
Total			-	-	-	-
Application of receipts						
	Ref in Issuer Trust Agreement	Notes	Accrued and Due	Amounts overdue	Total Payment	
	Principal repayment on Class A Notes	Cl. 9.3 (a)	-	-	-	
	Principal repayment on Class B Notes	Cl. 9.3 (b)	-	-	-	
	Principal repayment on Class C Notes	Cl. 9.3 (c)	-	-	-	
	Principal repayment on Class D Notes	Cl. 9.3 (d)	-	-	-	
Total			-	-	-	
Notes						
1	Non Distributed Principal of EUR 25.85 results from the TSK Loan repayment in January 2008 and will be held on the Issuer Account for future distribution to noteholders.					
2	Identification of Receipts:	Ref in Servicing Agreement				
	Scheduled Repayments	Cl. 12.2 (a)				
	Mandatory Prepayments	Cl. 12.2 (a)				
	Final repayment of principal	Cl. 12.2 (a)				
	Principal Recovery Funds	Cl. 12.2 (a)				
	Voluntary prepayments	Cl. 12.2 (b)				
	Prima Mortgaged Property Disposals	Cl. 12.2 (c)				

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Liquidity Facility		Liquidity Stand-By Account Bank¹		No. days in period 92	
Lloyds TSB Bank		Bank of New York Mellon			
Amounts in EUR					
Balance	Notes	Current period	Previous period		
Opening Balance					
Transfer to Liquidity Stand-by Account	1		-		
Drawdown on LF		-	-		
Repayment on LF		-	-		
Other adjustments		-	-		
Balance	Notes	Current period	Previous period		
Opening Balance Liquidity Stand-by Account		10.346.458,52	10.346.458,52		
Drawdown for Income Deficiency Loan		-	-		
Repayment on Income Deficiency Loan		-	-		
Closing Balance		10.346.458,52	10.346.458,52		
Fees and interest		Accrued	Paid	Shortfall	
Liquidity Facility Commitment Fee		0,412%	10.893,67	10.893,67	-
Liquidity Stand-by Account - interest received	2		776,00	776,00	-
Margin on drawn amounts		0,25%	-	-	-
EURIBOR rate (drawn amounts)			-	-	-
Total fees and interest			11.669,67	11.669,67	-
Notes					
1	Due to downgrade of Lloyds TSB Bank a Liquidity Facility Relevant Event (Liquidity Facility Downgrade Event) occurred and the Issuer opened a Liquidity Facility Stand-by Account at Bank of New York Mellon and transferred the funds by a Facility Drawdown Request on 22nd April 2009.				
2	Interest received on the Liquidity Stand-by Account will be credited to Lloyds TSB Bank starting 22nd April 2009.				

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Rating Details

Class	ISIN	Original ratings		Current ratings					
		S&P	Fitch	S&P	Ratings Watch	Date Changed	Fitch	Ratings Watch	Date Changed
A	XS0268816336	AAA	AAA	AAA	No	No change	AAA	No	No change
B	XS0268816849	AA	AA	AA	No	No change	AA	No	No change
C	XS0268817227	A	A	A	Negative	2-Jun-09	A	No	No change
D	XS0268817904	A	BBB	N/A	N/A		N/A	N/A	

Notes

NR Not rated
N/A Not applicable

Ratings watch information

No classes placed on ratings watch

Rating Agency contact details

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Loan Information Summary

Amounts in EUR

Loan ID	Loan Name	Beginning Principal Balance	Scheduled Amortisation	Prepayments	Ending Principal Balance	Rate Basis (1)	Interest Rate (2)	Scheduled Interest (2)	Other Interest Payments (3)	Current ICR (4)	ICR at closing (4)	Current LTV (4)	LTV at closing (4)
1	TSK Loan	-	-	-	-	F/H	0,000%	-	-	-	243%	-	65,1%
2	Prima Loan	146.000.000,00	-	-	146.000.000,00	F/H	1,439%	536.906,89	-	262,0%	240%	62,5%	73,3%
Total		146.000.000,00	-	-	146.000.000,00		1,44%	536.906,89	-	262,0%	240,00%	62,5%	73,30%

Notes

- 1 F - floating, Fx - fixed, H - hedged at borrower level
- 2 Interest rate (=cost of funds + margin) and scheduled interest do not include costs related to borrower hedging
- 3 Interest collected in arrears and default interest
- 4 Ratios calculated on senior loan, covenant testing for whole loan see page Loan Commentary

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Property Information Summary

Amounts in EUR

Loan ID	Loan Name	Properties	Location	Total area (sqm)	Occupancy	Passing Rent (quarter) (1)	Projected Net Rent (quarter) (1)	Passing Rent (annual) (1)	Projected Net Rent (annual) (1)	WAVG lease expiry	Number of leases	Value	Valuation Date
1	TSK Loan	-	-	-	-	-	-	-	-	-	-	-	-
2	Prima Loan	27	Berlin	278.999 sqm	98,4%	4.541.365	3.663.123	18.165.460	14.652.492	N/A	N/A	233.600.000	31-Jul-09
Total		27		278.999 sqm		4.541.365	3.663.123	18.165.460	14.652.492	N/A	N/A	233.600.000	

Notes

1 Rent reported per annum and calculated as an average per quarter.

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Current payment date	22-Jan-10
Next payment date	22-Apr-10
Calculation date	20-Jan-10
Report circulation date	22-Jan-10

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Loan Commentary	TSK Loan	Property type	-	Loan IPD	Last	N/A						
	100% Participation	Location	-		Current	N/A						
	Opera Germany (No. 1) GmbH	Value	-		Next	N/A						
	Original loan amount at closing	108.000.000,00	Passing rent pa	-	Loan Maturity	N/A						
	Opening balance	-	Projected Net rent pa	-	Loan Day Count convention	Act/360						
	Amortisation for quarter	-	No. properties	-	Ratios	Current	Covenant					
	Prepayment	-	Total area (sqm)	-		ICR*	-	N/A				
	Closing balance	-	Occupancy rate	-		DSCR	N/A	N/A				
	All-in Rate for period	0,000%	No. leases	-		LTV*	-	N/A				
	Interest for period	-	WAVG lease term	-		* calculated as per loan agreement definition						
		...to first break	N/A									
Loan Comments	<p>Loan was fully repaid on 31st of October 2007 after the sale of the property .</p>											
Property / Tenancy Comments	<table border="1" style="width: 100%; height: 150px;"> <tr> <td style="width: 5%;"></td> <td style="width: 55%;"></td> <td style="width: 40%;"></td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">Total 0,00%</td> </tr> </table>											Total 0,00%
		Total 0,00%										

Closing date	22-Sep-06
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Loan Commentary	Prima Loan	Property type	Various	Loan IPD	Last	30-Sep-09
Amounts in EUR	100% Participation	Location	Berlin		Current	31-Dec-09
	Opera Germany (No. 1) GmbH				Next	31-Mar-10
Original loan amount at closing	146.000.000,00	Value	233.600.000,00	Loan Maturity		31-Dec-12
Opening balance	146.000.000,00	Passing rent pa	18.165.460,00	Loan Day Count convention		Act/360
Amortisation for quarter	-	Projected Net rent pa	14.652.492,00			
Prepayment	-	No. properties	27	Ratios*	Current	Covenant
Closing balance	146.000.000,00	Total area (sqm)	278.999 sqm	ICR	262%	N/A
All-in Rate for period	1,439%	Occupancy rate	98,4%	DSCR	N/A	N/A
Interest for period	536.906,89	No. leases	N/A	LTV	62,5%	N/A
		WAVG lease term	N/A			
		...to first break	N/A			
CoC Comments	<p>1 Closing for the transfer of the shares in the Prima General Partner to Deutsche Annington After various conditions precedent had been fulfilled, the transfer of the shares in the Prima General Partner from IMW Immobilien AG to Deutsche Annington Holding Fünf GmbH, a subsidiary ultimately owned by Deutsche Annington Immobilien GmbH, was completed by closing on 30th November 2009.</p>					
Loan Comments	<p>2 Loan continues to perform well with overall covenants being met (see Note 3). Ratio calculations are on whole loan basis, as per loan agreement. In the course of the sale of the Prima Portfolio a Valuation was made on 31.07.09 with a MV of €233.600.000</p> <p>3 <u>Monitoring of Financial Covenants for the overall Facility of EUR 160.139.136:</u> The current Loan ICR is 203% (Covenant 130%) The current Loan LTV is 68,55% (Covenant 80%)</p>					
Property / Tenancy Comments	<p>Owing to the residential character of the Prima portfolio (26 out of 27 properties) the number of leases is not available. Residential tenancies are typically concluded for an indefinite period of time and since the tenants in Germany enjoy strong statutory protection there is also no data in respect of lease termination or rent reviews available. (For a more detailed description of the properties in the portfolio please refer to the relevant Prospectus dated 21 September 2006.)</p>					

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Loan Pre- and Repayment Details

Amounts in EUR

Loan ID	Beginning Principal Balance	Scheduled Amortisation	Prepayment	Repayment from Disposals	Payments in Arrears	Repayment due to enforcement	Ending Principal Balance	Prepayment Fees	End LTV	Notes
1	-	-	-	-	-	-	-	-	-	
2	146.000.000,00	-	-	-	-	-	146.000.000,00	-	62,5%	
Total	146.000.000,00	-	-	-	-	-	146.000.000,00	-	62,5%	

Notes

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Watchlist Loan Information

Amounts in EUR

Loan ID	Maturity	On watchlist since	Loan Status	Beginning Principal Balance	Principal Payments (incl. Recoveries)	Ending Principal Balance	Accrued Interest	Other Accrued Amounts	Interest Paid	Total Accrued Amounts	Transfer to Special Servicer	Details	remedied
2	31. Dez 12	06. Mai 09	13	146.000.000,00	-	146.000.000,00	-	-	-	-	no	1	
2	31. Dez 12	12. Mai 09	13	146.000.000,00	-	146.000.000,00	-	-	-	-	no	2	Dec. 2009
Total							-	-	-	-	-		

Loan Status codes

- 1 Breach of ICR covenant
- 2 Breach of LTV covenant
- 3 Borrower default
- 4 Breach of warranty or representation
- 5 Non-compliance with authorisations undertaking
- 6 Non-compliance with change of business undertaking
- 7 Non-compliance with insurances undertaking
- 8 Non-compliance with lending and borrowing undertaking
- 9 Non-compliance with notification of default undertaking
- 10 Non-compliance with occupational leases undertaking
- 11 Non-compliance with ownership undertaking
- 12 Non-compliance with shares and dividends undertaking
- 13 Breach of other obligation
- 14 Other:

Details

- 1 Due to the downgrade of HSH Nordbank AG on 06. May 2009, the Borrower does no longer fulfil the requirement to hold accounts with a bank having a requisite rating. In accordance with the loan agreement, the facility agent and the borrower are considering to transfer the accounts to an appropriately rated bank soon.
- 2 The downgrade of Eurohypo AG on 12 May 2009, affecting the Prima senior hedging arrangement and the Issuer Swap Agreement was remedied in December 2009 following the provision of a guarantee by Eurohypo's parent company Commerzbank AG

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Specially Serviced Loan Information

Amounts in EUR

Loan ID	Maturity	Specially Serviced since	Number of days delinquent	Loan Status	Beginning Principal Balance	Principal Payments (incl. Recoveries)	Ending Principal Balance	Accrued Interest	Other Accrued Amounts	Interest Paid	Total Accrued Amounts	Foreclosure Date	Details
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No specially serviced loans

Total	-	-	-	-	-	-	-	-	-	-	-	-	
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Loan Status codes

Details

1 Late payment, but in grace period	1	Breach of ICR covenant
2 Up to 45 days delinquent	2	Breach of LTV covenant
3 Up to 90 days delinquent	3
4 Up to 180 days delinquent	4
5 Receiver appointed	5
6 Foreclosure	6
7 Not available	7
	8
	9
	10

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Loan Loss Details

Amounts in EUR

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

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

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