

Cornerstone Titan 2007 – 1 plc
Quarterly Surveillance Report for the
Collection Period 20th April 2021 – 23 July
2021
Issue Date: 4th August 2021

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Deal Overview

Cornerstone Titan 2007-1 plc represents a co-pooled transaction of 32 commercial mortgage loans originated by Credit Suisse and Capmark Bank Europe plc. At closing the collateral pool consisted of twenty four commercial whole loans and the senior tranches of seven whole loans, and a 50% pari-passu participation in one whole loan. The loans secured by first-ranking mortgages over 136 properties, included multifamily, hotel, mixed-use, retail, office and light industrial assets, located mainly across Germany (79.0%) with the remainder in France (14.8%), Poland (3.5%), Switzerland (2.1%), and the Netherlands (0.5%).

Interest and principal on the notes is paid quarterly in arrears and commenced in April 2007. Prepayments and balloon payments on the loans are allocated on a modified pro rata basis. All scheduled amortisation and recoveries are applied sequentially to all classes of notes. The structure features a system of servicing advances, made by the advance provider or the backup advance provider to the issuer, to cover interest and principal shortfalls on the loans and certain other expenses, in lieu of a liquidity facility.

Interest payable on the class G notes is subject to a cap. Where there are insufficient funds available to repay interest on these classes on any payment date, the shortfall will be extinguished and the holder of the note has no further claim against the Issuer. This may occur in certain adverse prepayment scenarios, after which the average yield on the notes exceeds that available from the outstanding loans.

As at the July 2021 IPD, the aggregate outstanding securitised balance was EUR 5,194,274.77.

Contact Details

German Retail Portfolio II – outstanding (principal) loan balance at €5,194,274.77 Insert from Special Servicer (Situs)

GRP II - Loan commentaries

- All properties have been sold.
- The loan continues to be specially serviced.
- The balance of the Trust Account operated by Special Servicer's legal counsel is circa EUR 33k. Funds are retained in order to cover for legal costs until the closure of the Insolvency Administrations. Any unused funds will be distributed at the closure of the Insolvency Administrations.
- Residual funds for EUR 331k related to the forced administration of the properties (rental income of sold properties undistributed) have now been made available by the Forced Administrator and transferred to the Issuer at the July 2021 Interest Payment Date.
- The Madefin German Insolvency has been closed while Amy and Permara German insolvencies are in process of being closed.
- Funds available with the German insolvencies are circa EUR 4.88m:
 - Permara Sarl € 2,804,204.23
 - Amy Enterprise Sarl € 815,394.13
 - Madefin Sarl €1,266,574,60
- Once all German insolvencies are closed net funds will be transferred to the Lux insolvency.
- The funds (EUR 4.88m) are gross of: 1) administration costs of circa EUR 2.20m; 2) secured proceeds for circa EUR 430k, assigned to the Issuer; and 3) unsecured claims from third party creditors for circa EUR 2.25m, of which the quota for the Issuer is not available yet.
- The final settlement of costs like insolvency administration fees, fees for security trustee, taxes, etc. are still outstanding. The final claim for the quota has not been declared yet.
- The net amount will be paid to the Issuer at the closing of the Lux administration, indicatively in Q3 2021.

Contact Details

For any questions, please contact

Stephen Wood
Senior Asset Manager

BCMGlobal
6th Floor
65 Gresham Street
London, EC2V 7NQ

Stephen.wood@bcmglobal.com

Link to the Deal Summary Report

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