Presale: DECO 12 - UK 4 PLC Feb 07

Description: Abstract
Standard & Poor's Rating Services has assigned preliminary credit ratings to the £672.834 million commercial mortgage-backed floating-rate notes to be issued by DECO 12 – UK 4 PLC, an SPE incorporated in England and Wales. At closing, the issuer will use the note issuance proceeds to purchase a portfolio of 10 loans secured against 41 commercial properties located throughout the U.K. The two largest loans account for 90.2% of the pool. The transaction is the fourth DECO U.K. CMBS securitization to be undertaken by Deutsche Bank AG and will use a similar structure to previous transactions in the series. The weighted-average bank LTV ratio at Day 1 is 59.5%. This is considered to be conservative. The largest loan, Tesco (51.6%...)

Companies mentioned in this report are:
- Deutsche Bank AG
- DECO 12 - UK 4 PLC

Standard and Poors RatingsXpress Credit Research provides in-depth coverage of international corporates, financial institutions, insurance companies, utilities, sovereigns and structured finance programs. RatingsXpress Credit Research lets users determine the credit rating of holdings and identify key factors underlying an issuer’s creditworthiness, distinguishes the different risk exposures for new and existing deals, and provides an understanding of how their analysts interpret key regulatory, political and environmental events and their economic impact.

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