



Deal Closing date	05-Jul-06
Legal Maturity date	25-Jan-18
Next Payment date	25-Apr-07
Next Calculation date	20-Apr-07

EQUINOX (ECLIPSE 2006-1) plc

Collateral performance and status report

Contacts

Servicer

Barclays Capital Mortgage Servicing Limited
Gareth Allatt
5 The North Colonnade, Canary Wharf
London E14 4BB
Tel: +44 (0) 20 7773 7041
Fax: +44 (0) 20 7516 7671
bcms@barclayscapital.com

Special Servicer

Barclays Capital Mortgage Servicing Limited
Gareth Allatt
5 The North Colonnade, Canary Wharf
London E14 4BB
Tel: +44 (0) 20 7773 7041
Fax: +44 (0) 20 7516 7671
bcms@barclayscapital.com

Trustee

The Bank of New York
Severine Finet
40th Floor One Canada Square
Canary Wharf
London E14 5AL
Tel: +44 (0) 20 7964 8832
severine.x.finet@bankofny.com

Cash Manager (*)

The Bank of New York
Severine Finet
40th Floor One Canada Square
Canary Wharf
London E14 5AL
Tel: +44 (0) 20 7964 8832
severine.x.finet@bankofny.com

Issuer

EQUINOX (ECLIPSE 2006-1) plc
35 Great St. Helen's
London EC3A 6AP
Tel: +44 (0) 20 7398 6310
Fax: +44 (0) 20 7398 6325
directors@sfmlimited.com

Originator/Seller

Barclays Bank Plc
Christian Janssen
1 Churchill Place
London E14 5HP
Tel : +44 (0) 20 7773 3648
christian.janssen@barclayscapital.com

Rating agencies

Fitch Ratings Ltd
Tel: +44 (0) 20 7417 4216??
sf_surveillance@fitchratings.com

Moody's Investors Service
Tel: +44 (0) 20 7772 5399
monitor.cmbs@moodys.com

Standard & Poor's

European Surveillance
Tel: +44 (0) 20 7176 3777
europeansurveillance@standardandpoors.com

(*) Quarterly cash management reports are available under www.jpmorganaccess.com

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Contacts

Servicer
Barclays Capital Mortgage Servicing Limited
Gareth Allatt
5 The North Colonnade, Canary Wharf
London E14 4BB
Tel: +44 (0) 20 7773 7041
Fax: +44 (0) 20 7516 7671

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Issuance Summary

Class	ISIN	Original Principal Balance	Beginning Principal Balance	Principal Distribution*	Ending Principal Balance	Bond Factor
Class A	XS0259279585	329,000,000	327,880,413	620,606	327,259,807	99.47%
Class B	XS0259280088	18,500,000	18,500,000	-	18,500,000	100.00%
Class C	XS0259280161	19,500,000	19,500,000	-	19,500,000	100.00%
Class D	XS0259280591	22,500,000	22,500,000	-	22,500,000	100.00%
Class E	XS0259280674	8,000,000	8,000,000	-	8,000,000	100.00%
Class F	XS0259280914	3,840,000	3,840,000	-	3,840,000	100.00%
Total		401,340,000	400,220,413	620,606	399,599,807	

Class	Coupon Rate	Interest Distribution	Interest Shortfall	Principal Loss Writedown
Class A	5.361880%	4,431,263	-	-
Class B	5.401880%	251,890	-	-
Class C	5.521880%	271,404	-	-
Class D	5.821880%	330,172	-	-
Class E	6.021880%	121,428	-	-
Class F	6.271880%	60,705	-	-
Total	-	5,466,862	-	-

Class	Original Rating			Current Rating			On Watch		
	Fitch	Moody's	S&P	Fitch	Moody's	S&P	Fitch	Moody's	S&P
Class A	AAA	Aaa	AAA	AAA	Aaa	AAA	No	No	No
Class B	AAA	NR	AAA	AAA	NR	AAA	No	No	No
Class C	AA+	NR	AA	AA+	NR	AA	No	No	No
Class D	A+	NR	A	A+	NR	A	No	No	No
Class E	BBB+	NR	BBB+	BBB+	NR	BBB+	No	No	No
Class F	BBB	NR	BBB	BBB	NR	BBB	No	No	No

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

- All loan interest and amortisation payments (where applicable) have been made.
- Scheduled principal repayments for this period were 620,606.
- There have been no prepayments during this period.
- All loans are performing.
- No loans are in delinquent status.
- No loan default occurred during the period.
- No loan default is outstanding.
- The aggregate outstanding loan balance is £399,600,623
- 11 out of 13 Loans have passed the dividend trap test and excess rent released to the borrower, where required under the Credit Facility Documentation. The exceptions are Loan 6 where the tenants are in their rent free period and monies are held on escrow to cover interest payments and Loan 8 which is below its dividend trap, which is expected as per the original cash flow projections.

EQUINOX (ECLIPSE 2006-1) plc

LOAN INFORMATION

Table (1) Loan Pool Information

Loan ID	Loan	Cut-Off Date							Current								
		Loan Balance	% of Pool	Loan Factor	ICR	DSCR	LTV	Maturity LTV	Loan Balance	% of Pool	Loan Factor	ICR	Projected ICR**	DSCR*	LTV	Maturity LTV	Remaining Term (years)
1	Royal Mint Court	83,175,625	20.72%	99.17%	1.57	1.18	72.50%	60.57%	81,938,625	20.51%	97.69%	1.55	1.59	1.17	71.42%	60.57%	6.75
2	Ashbourne Portfolio A	79,944,421	19.92%	100.00%	2.51	2.35	40.58%	34.99%	79,761,855	19.96%	99.77%	2.46	2.36	2.30	40.49%	35.08%+	8.75
3	Redleaf Portfolio	55,300,000	13.78%	100.00%	1.61	1.61	70.00%	70.00%	55,300,000	13.84%	100.00%	1.65	1.55	1.65	70.00%	70.00%	3.50
4	Macallan Portfolio	40,617,500	10.12%	100.00%	1.70	1.70	70.00%	63.17%	40,617,500	10.16%	100.00%	1.68	1.68	1.50	69.51%	62.73%	5.75
5	CSU Portfolio	38,400,000	9.57%	100.00%	1.64	1.64	59.91%	59.91%	38,400,000	9.61%	100.00%	1.69	1.70	1.69	59.91%	59.91%	6.00
6	Holland Park Towers	21,700,000	5.41%	100.00%	1.52	1.52	70.00%	60.90%	21,700,000	5.43%	100.00%	1.53	1.53	1.53	70.00%	60.90%	9.00
7	Herbrand Street	18,850,000	4.70%	100.00%	1.60	1.32	65.00%	51.23%	18,702,000	4.68%	99.21%	1.66	1.67	1.29	64.49%	51.23%	9.00
8	St. James' Street	18,180,000	4.53%	100.00%	1.02	1.02	66.59%	66.59%	18,180,000	4.55%	100.00%	1.01	1.01	1.01	66.59%	66.59%	5.25
9	Avocado Court Portfolio	17,550,000	4.37%	100.00%	1.82	1.82	65.95%	64.43%	17,550,000	4.39%	100.00%	1.87	1.86	1.87	65.95%	64.43%	5.50
10	Portland Place	10,020,000	2.50%	99.70%	1.60	1.30	67.93%	60.01%	9,922,000	2.48%	98.73%	1.59	1.62	1.30	67.27%	60.01%	7.00
11	Fullswing Portfolio	7,730,643	1.93%	99.79%	1.29	1.13	76.77%	71.01%	7,682,643	1.92%	99.17%	1.31	1.16	1.16	76.29%	71.01%	5.75
12	Ocean Park Portfolio	6,000,000	1.49%	100.00%	1.67	1.67	61.38%	61.38%	6,000,000	1.50%	100.00%	1.76	1.67	1.76	61.38%	61.38%	8.75
13	St. Mary's House	3,892,000	0.97%	100.00%	1.44	1.09	78.63%	65.23%	3,846,000	0.96%	98.82%	1.45	1.47	1.03	77.70%	65.23%	5.75
Total		401,360,189	100.00%						399,600,623	100.00%							
Minimum		3,892,000	0.97%	99.17%	1.02	1.02	40.58%	34.99%	3,846,000	0.96%	97.69%	1.01	1.01	1.01	40.49%	35.08%	3.50
Maximum		83,175,625	20.72%	100.00%	2.51	2.35	78.63%	71.01%	81,938,625	20.51%	100.00%	2.46	2.36	2.30	77.70%	71.01%	9.00
Weighted Average		30,873,861	13.14%	99.82%	1.76	1.62	63.16%	57.24%	30,738,509	13.10%	99.39%	1.76	1.73	1.61	62.79%	57.67%	6.64

* Current DSCR calculations based on the current quarter's rent and interest (annualised in the Offering Circular)

**The Projected 12 month ICR is based on scheduled amortisation, projected annual interest charge and worst case scenario projected rental income (breaks exercised, leases broken, tenants no longer holding over) In respect of "Senior" loans within Equinox.

Table (2) Loan Updated Information

Loan ID	Description
1	Performing as expected. This loan amortised £413,000 as scheduled this quarter.
2	The loan is performing as expected. The loan has amortised £66,606 as scheduled for this quarter.
3	Performing as expected. No amortisation.
4	The loan is performing as expected. No amortisation until January 2009.
5	The loan is performing as expected. No amortisation
6	Performing as expected. No amortisation.
7	Performing as expected. This loan amortised £73,000 as scheduled this quarter.
8	Performing as expected. No amortisation.
9	Performing as expected. No amortisation.
10	Performing as expected. This loan amortised £31,000 as scheduled this quarter.
11	Performing as expected. This loan amortised £14,000 as scheduled this quarter.
12	Performing as expected. No amortisation.
13	Performing as expected. This loan amortised £23,000 as scheduled this quarter.

EQUINOX (ECLIPSE 2006-1) plc

LOAN INFORMATION

Table (3) Loan ICR History

Date	Loan													WA(*)
	1	2	3	4	5	6	7	8	9	10	11	12	13	
Cut off	1.57	2.59	1.61	1.70	1.64	1.52	1.60	1.02	1.82	1.60	1.29	1.67	1.44	1.78
Jul-06	1.53	2.54	1.70	1.76	1.66	1.52	1.58	1.02	1.89	1.59	1.33	1.76	1.44	1.78
Oct-06	1.53	2.56	1.64	1.80	1.68	1.52	1.60	1.01	1.87	1.60	1.32	1.76	1.44	1.79
Jan-07	1.55	2.46	1.65	1.68	1.69	1.53	1.66	1.01	1.87	1.59	1.31	1.76	1.45	1.76
Apr-07	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-07	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-07	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-

(*) weighted by current balance

EQUINOX (ECLIPSE 2006-1) plc

LOAN INFORMATION

Table (4) Loan DSCR History

Date	Loan													WA(*)
	1	2	3	4	5	6	7	8	9	10	11	12	13	
Cut off	1.18	2.40	1.61	1.70	1.64	1.52	1.32	1.02	1.82	1.30	1.13	1.67	1.09	1.63
Jul-06	1.16	2.49	1.70	1.76	1.66	1.52	1.58	1.02	1.89	1.28	1.18	1.76	1.44	1.69
Oct-06	1.17	2.44	1.64	1.80	1.68	1.52	1.25	1.01	1.87	1.29	1.11	1.76	1.02	1.66
Jan-07	1.17	2.30	1.65	1.50	1.69	1.53	1.29	1.01	1.87	1.30	1.16	1.76	1.03	1.61
Apr-07	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-07	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-07	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-

(*) weighted by current balance

EQUINOX (ECLIPSE 2006-1) plc

LOAN INFORMATION

Table (5) Loan LTV History

Date	Loan													WA(*)
	1	2	3	4	5	6	7	8	9	10	11	12	13	
Cut off	72.50%	40.58%	70.00%	70.00%	59.91%	70.00%	65.00%	66.59%	65.95%	67.93%	76.77%	61.38%	78.63%	63.16%
Jul-06	72.14%	40.55%	70.00%	69.51%	59.91%	70.00%	65.00%	66.59%	65.95%	67.70%	76.63%	61.38%	78.63%	63.01%
Oct-06	71.78%	40.52%	70.00%	69.51%	59.91%	70.00%	64.74%	66.59%	65.95%	67.48%	76.43%	61.38%	78.16%	62.90%
Jan-07	71.42%	40.49%	70.00%	69.51%	59.91%	70.00%	64.49%	66.59%	65.95%	67.27%	76.29%	61.38%	77.70%	62.79%
Apr-07	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-07	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-07	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-

(*) weighted by current balance

EQUINOX (ECLIPSE 2006-1) plc

LOAN INFORMATION

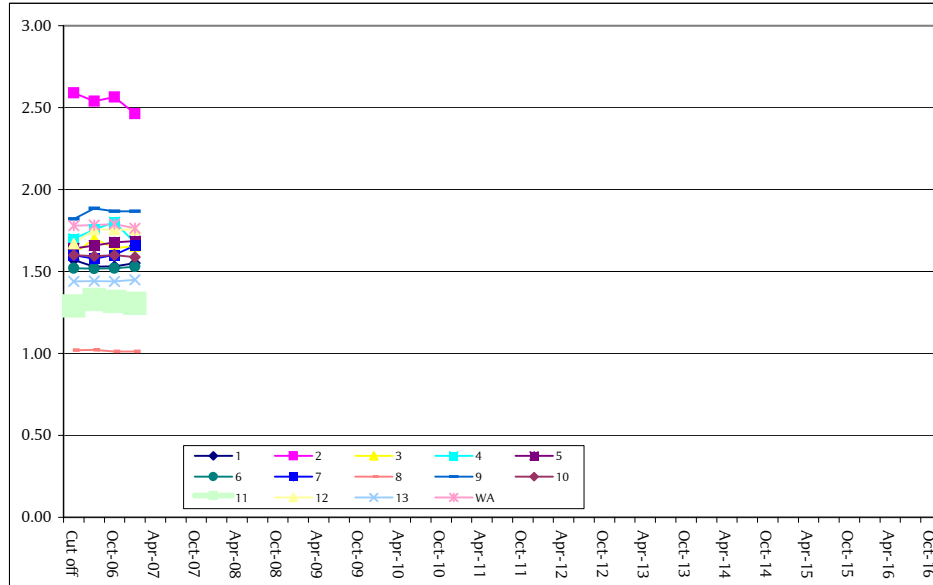
Table (6) Loan Balance History

Date	Loan													Total
	1	2	3	4	5	6	7	8	9	10	11	12	13	
Cut off	83,175,625	79,944,421	55,300,000	40,617,500	38,400,000	21,700,000	18,850,000	18,180,000	17,550,000	10,020,000	7,730,643	6,000,000	3,892,000	401,360,189
Jul-06	82,758,625	79,873,905	55,300,000	40,617,500	38,400,000	21,700,000	18,850,000	18,180,000	17,550,000	9,986,000	7,716,643	6,000,000	3,892,000	400,824,673
Oct-06	82,351,625	79,828,461	55,300,000	40,617,500	38,400,000	21,700,000	18,775,000	18,180,000	17,550,000	9,953,000	7,696,643	6,000,000	3,869,000	400,221,229
Jan-07	81,938,625	79,761,855	55,300,000	40,617,500	38,400,000	21,700,000	18,702,000	18,180,000	17,550,000	9,922,000	7,682,643	6,000,000	3,846,000	399,600,623
Apr-07	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-07	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-07	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-08	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-12	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-13	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jan-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apr-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jul-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Oct-16	-	-	-	-	-	-	-	-	-	-	-	-	-	-

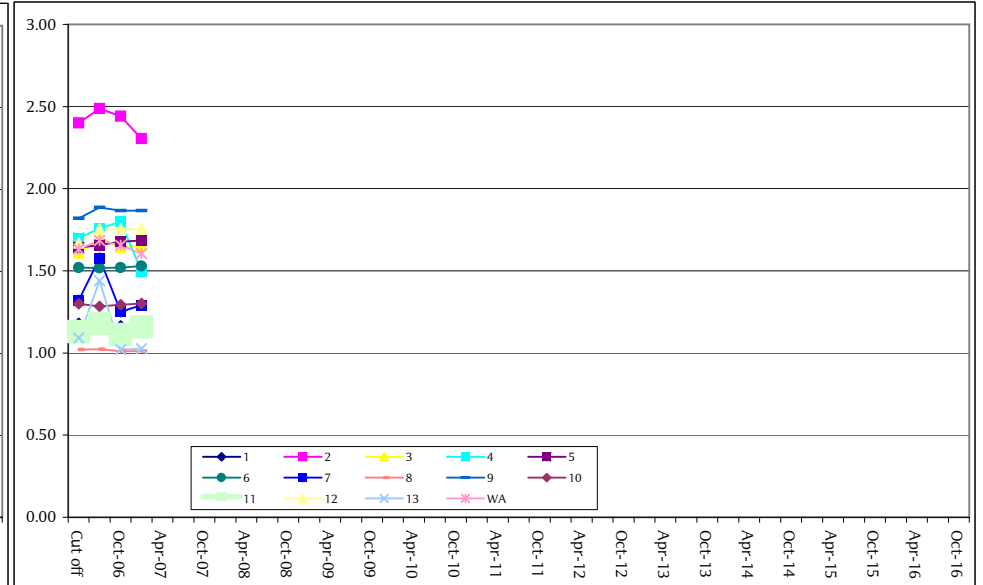
EQUINOX (ECLIPSE 2006-1) plc

LOAN INFORMATION

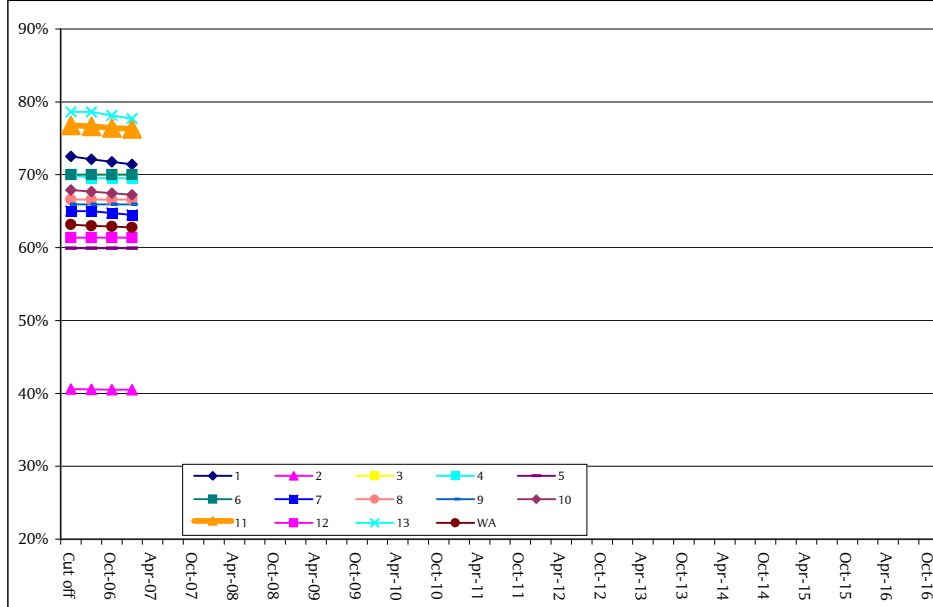
Loan ICR Chart



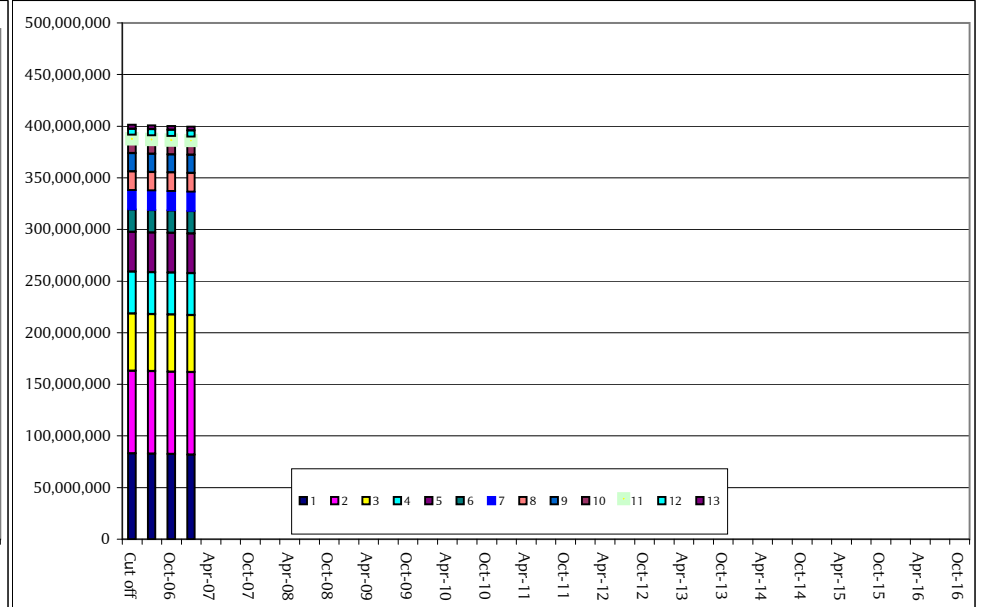
Loan DSCR Chart



Loan LTV Chart



Loan Balance Chart



EQUINOX (ECLIPSE 2006-1) plc

PROPERTY INFORMATION

Table (1) Property Location

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
East Anglia	21	19,580,423	4.90%	4.89%	47,755,000	5.22%	5.40%	41.44%	41.55%	36.11%
East Midlands	6	6,826,701	1.71%	1.71%	12,900,000	7.28%	6.64%	56.82%	57.17%	50.91%
Greater London	9	153,297,047	38.36%	37.85%	223,825,000	6.15%	6.24%	68.96%	70.20%	59.88%
North East	10	41,967,538	10.50%	10.48%	63,320,000	6.54%	5.69%	67.22%	67.37%	64.82%
North West	10	4,680,596	1.17%	1.17%	10,900,000	6.17%	5.90%	44.26%	44.33%	39.88%
Northern Ireland	7	4,690,564	1.17%	1.17%	11,585,000	5.95%	5.82%	40.49%	40.58%	35.08%
Scotland	11	17,915,559	4.48%	4.48%	34,295,000	6.24%	6.59%	55.75%	55.95%	51.58%
South East	31	71,307,289	17.84%	18.45%	122,968,000	5.72%	6.02%	61.13%	60.46%	58.72%
South West	8	30,493,334	7.63%	7.60%	56,582,000	5.44%	5.36%	55.51%	55.53%	54.74%
Wales	7	12,172,050	3.05%	3.05%	20,470,000	6.03%	5.98%	62.54%	62.90%	57.77%
West Midlands	7	18,052,160	4.52%	4.51%	28,920,000	6.27%	6.53%	65.01%	65.21%	62.21%
Yorkshire & Humberside	9	18,617,362	4.66%	4.64%	33,190,000	5.75%	5.82%	59.96%	59.98%	59.22%
Total	136	399,600,623	100.00%	100.00%	666,710,000	5.99%	6.01%	62.79%	63.16%	57.67%

*Two properties have been reclassified from Cut Off. For Loan 9, the property Avocado court (Property 5) has been reclassified from North East to North West and for Loan 10, the property Portland Place has been reclassified from South East to Greater London.

*This quarter Lauriston House (Loan 2) has been reclassified from the South East to Greater London

Table (2) Property Type

Property Type	Cut-Off date				Current			
	# of Properties	Balance	% of Pool	MV	# of Properties	Balance	% of Pool	MV
Healthcare - Nursing home	91	79,944,421	19.92%	197,000,000	91	79,761,855	19.96%	197,000,000
Industrial - Light industrial	1	398,977	0.10%	650,000	1	398,977	0.10%	650,000
Office - Business park	8	20,864,874	5.20%	31,315,000	8	20,789,475	5.20%	31,315,000
Office - Prime CBD office	5	101,355,625	25.25%	142,025,000	5	100,118,625	25.05%	142,025,000
Office - Secondary CBD office	14	97,365,649	24.26%	142,145,000	13	93,315,307	23.35%	137,035,000
Residential - Bedsit	3	38,400,000	9.57%	64,100,000	3	38,400,000	9.61%	64,100,000
Retail - High Street Shop	9	7,730,643	1.93%	10,070,000	9	7,682,643	1.92%	10,070,000
Retail - Shopping Centre	5	55,300,000	13.78%	79,000,000	5	55,300,000	13.84%	79,000,000
Warehouse	0	-	0.00%	-	1	3,833,741	0.96%	5,515,000
Total	136	401,360,189	100.00%	666,305,000	136	399,600,623	100.00%	666,710,000

Table (3) Property Tenure

Property Tenure	Cut-Off date				Current			
	# of Properties	Balance	% of Pool	MV	# of Properties	Balance*	% of Pool	MV
Freehold	116	269,796,248	67.22%	470,350,000	116	269,460,621	67.43%	470,755,000
Leasehold	15	124,939,105	31.13%	179,630,000	15	123,530,295	30.91%	179,630,000
Freehold/Leasehold	5	6,624,836	1.65%	16,325,000	5	6,609,707	1.65%	16,325,000
Total	136	401,360,189	100.00%	666,305,000	136	399,600,623	100.00%	666,710,000

* Lauriston House reclassified this quarter from Freehold to Freehold/Leasehold and Middleton Manor Care Centre reclassified to Freehold from Freehold/Leasehold.

PROPERTY INFORMATION

Table (4) Vacancy Analysis (loan basis, sq. ft)

Loan ID	Vacancy (Current)	Vacancy (Previous)	Vacancy (Cut-Off Date)
1	1.36%	1.36%	1.36%
2	0.00%	0.00%	0.00%
3	6.18%	6.29%	6.58%
4	4.61%	0.50%	2.23%
5	0.00%	0.00%	0.00%
6	0.00%	0.00%	0.00%
7	0.00%	0.00%	0.00%
8	0.00%	0.00%	0.00%
9	0.00%	0.00%	0.00%
10	0.00%	0.00%	0.00%
11*	8.79%	0.00%	0.00%
12	4.92%	4.92%	0.00%
13	0.00%	0.00%	0.00%
WA (Bal.)	1.84%	1.27%	1.41%

*Please see comment, Page 25.

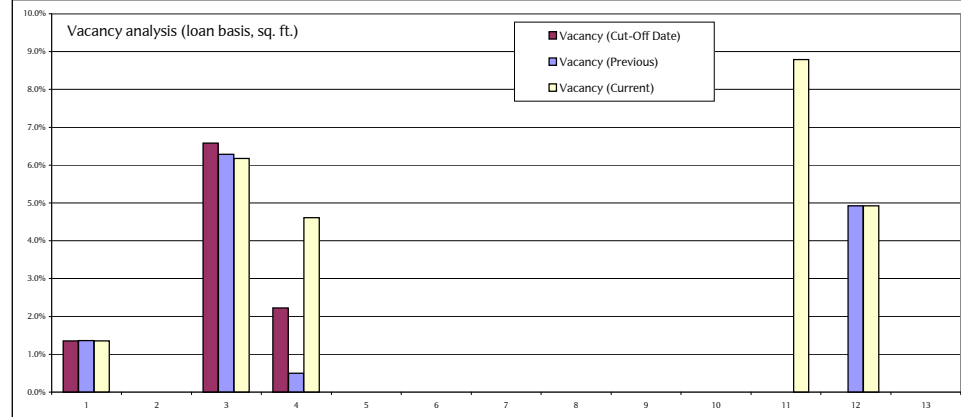
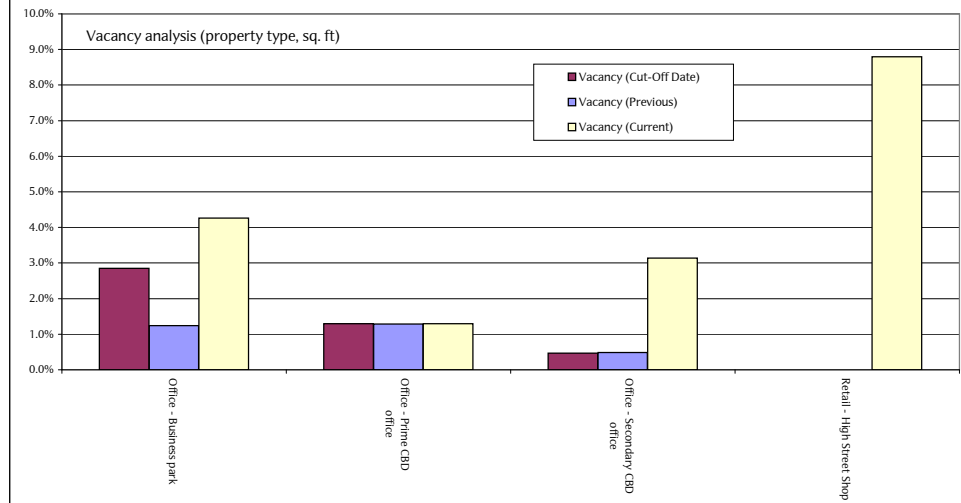


Table (5) Vacancy Analysis (property type, sq. ft)

Property Type	Vacancy (Current)		Vacancy (Previous)		Vacancy (Cut-Off Date)	
	# of Units	% Vacancy	# of Units	% Vacancy	# of Units	% Vacancy
Office - Business park	5	4.26%	1	1.24%	1	2.85%
Office - Prime CBD office	1	1.29%	1	1.29%	1	1.29%
Office - Secondary CBD office	12+	3.14%	2	0.49%	2	0.47%
Retail - High Street Shop	1	8.79%	-	-	-	-
Retail - Shopping Centre	21	6.18%	20	6.29%	20	6.58%
Total	40	3.47%	24	2.31%	24	2.72%
Total Units	378*					

* Additional units please see Pages 17 & 18

+ Please see comment, Page 18.



PROPERTY INFORMATION

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

Loan ID	Vacancy (Current)	Vacancy (Previous)	Vacancy (Cut-Off Date)
1	1.03%	1.03%	1.03%
2	0.00%	0.00%	0.00%
3	5.25%	5.42%	5.53%
4	5.72%	0.71%	2.23%
5	0.00%	0.00%	0.00%
6	0.00%	0.00%	0.00%
7	0.00%	0.00%	0.00%
8	0.00%	0.00%	0.00%
9	0.00%	0.00%	0.00%
10	0.00%	0.00%	0.00%
11*	7.01%	0.00%	0.00%
12	5.30%	5.30%	0.00%
13	0.00%	0.00%	0.00%
WA (Bal.)	1.73%	1.11%	1.20%

*Please see comment, Page 25.

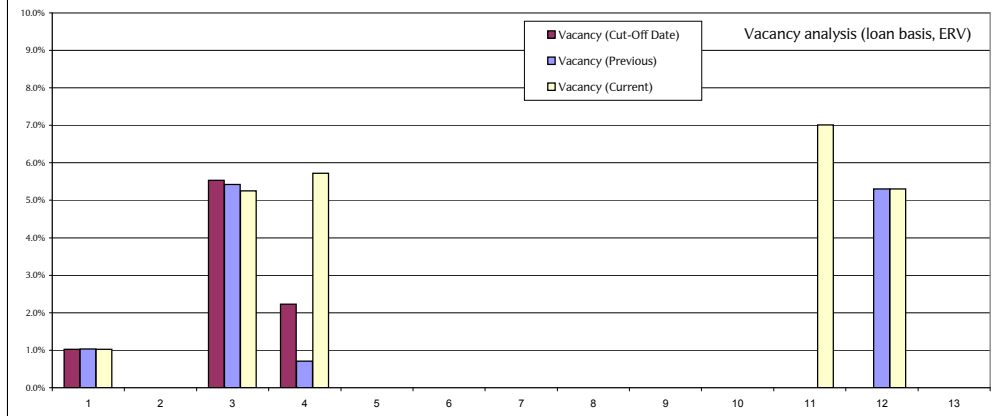
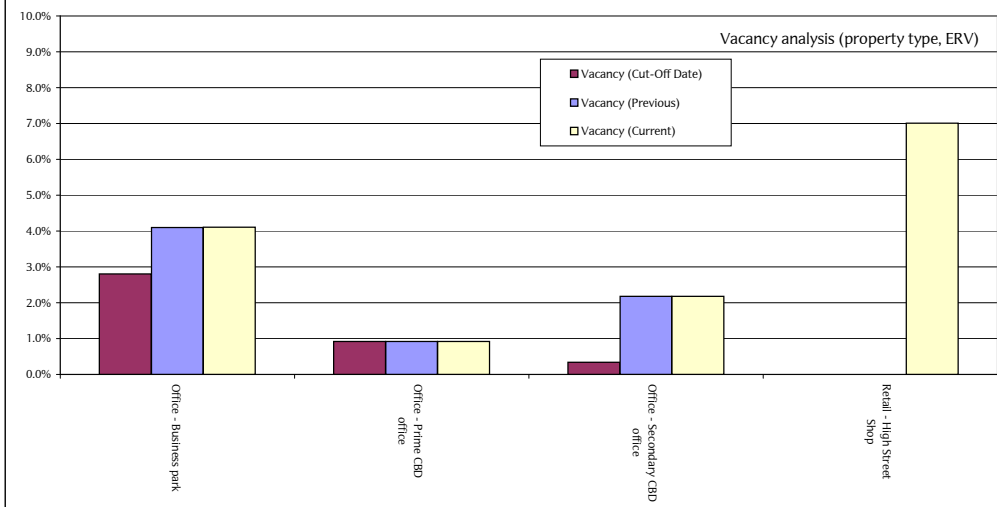


Table (5) Vacancy Analysis (property type, ERV)

Property Type	Vacancy (Current)		Vacancy (Previous)		Vacancy (Cut-Off Date)	
	# of Units	% Vacancy	# of Units	% Vacancy	# of Units	% Vacancy
Office - Business park	5	4.10%	1	4.10%	1	2.80%
Office - Prime CBD office	1	0.92%	1	0.92%	1	0.92%
Office - Secondary CBD office	12+	2.18%	2	2.18%	2	0.34%
Retail - High Street Shop	1	7.01%	-	-	-	-
Retail - Shopping Centre	21	5.25%	20	7.01%	20	5.53%
Total	40	2.13%	24	5.25%	24	1.50%
Total Units	378*					

* Additional units please see Pages 17 & 18

+ Please see comment, Page 18.



EQUINOX (ECLIPSE 2006-1) plc

TENANCY CONCENTRATION ANALYSIS

Table (1) Tenancy Concentration

Top 20 tenants	% Rent roll	Cumulative %
Ashbourne Holdings Limited	22.89%	22.89%
Barclays Bank PLC	21.44%	44.33%
UNITE Group plc (as Guarantor)	7.18%	51.51%
OMFS Company 1 Ltd	4.46%	55.96%
Universal Music Operations Ltd	3.84%	59.81%
McCann Erickson	3.50%	63.31%
Global Asset Management	2.06%	65.37%
Apax Partners Worldwide LLP	1.86%	67.23%
Andrew Weir & Co Ltd	1.83%	69.06%
William M Mercer Fraser Limited (Mercer Human Resource Consulting Ltd)	1.80%	70.86%
London Pension Fund Authority	1.42%	72.28%
London Processing Centre Ltd	1.37%	73.65%
Mitsui OSK Lines (Europe) Ltd	1.31%	74.96%
Secretary of State for Works and Pensions / Trillium (Prime) Property GP Ltd	1.12%	76.08%
City of Edinburgh Council	1.12%	77.20%
Accenture	0.74%	77.94%
Total Logistics Services Ltd	0.72%	78.66%
Aviva Insurance Ltd	0.71%	79.37%
Arriva Trains (Wales) Ltd	0.67%	80.04%
Balfour Beatty Group Limited	0.61%	80.64%
Subtotal	80.64%	80.64%
Rest of tenants	19.36%	19.36%
Total	100.00%	100.00%

EQUINOX (ECLIPSE 2006-1) plc

Loan Details

Loan Name	Royal Mint Court
Loan ID	1
Cut-Off Date Loan Balance	83,175,625
Current Loan Balance	81,938,625
Loan Factor	97.69%
Interest Rate	6.20481%
Margin	0.93%
Current ICR	155.00%
Current DSCR	117.00%
Current LTV	71.42%
# of properties	4
# of units	15
Remaining loan term	6.75 years

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	60.93%	6.92 years	6.92 years
Tenant 2	13.39%	7.18 years	7.18 years
Tenant 3	5.50%	7.41 years	7.41 years
Tenant 4	5.40%	7.92 years	7.92 years
Tenant 5	4.27%	7.92 years	7.92 years
Subtotal	89.50%	7.10 years	7.10 years
Rest	10.50%	5.95 years	7.42 years
Total	100.00%	6.98 years	7.13 years

Property Concentration

ID	Region	% Total
Property 1	Greater London	52.63%
Property 2	Greater London	25.06%
Property 3	Greater London	12.64%
Property 4	Greater London	9.68%
-	-	-
Subtotal	-	100.00%
Rest	-	-
Total	-	100.00%

Loan Comment

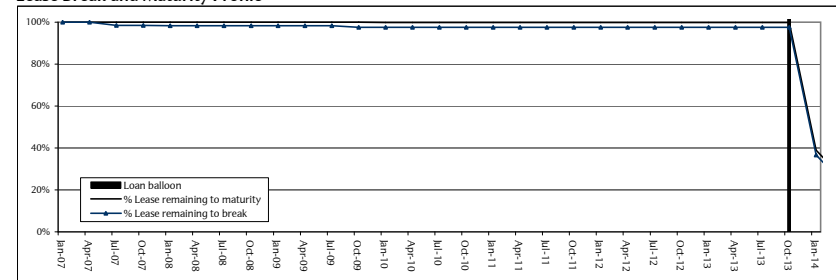
Performance in line with expectations for these 4 office properties located in Greater London.

As reported in Q3 06, a tenant has served notice for a lease break in June 07 (c.1.5% of total rental income), and a new tenant is being sought. The Whole loan (senior and Junior) is above its dividend trap and all surplus rental income has been discharged to the borrower's general account.

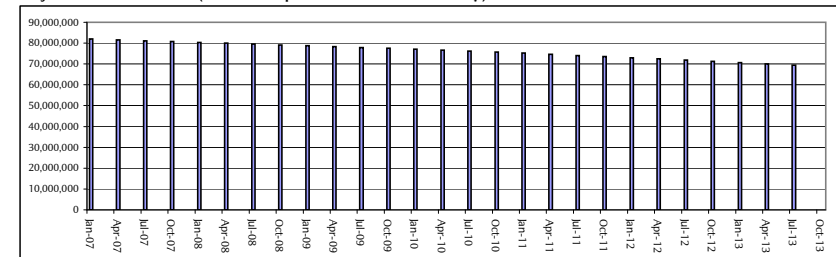
Loan Amortisation

Period	Scheduled amortisation
Jul-06	417,000
Oct-06	407,000
Jan-07	413,000
Apr-07	453,000
Jul-07	384,000
Oct-07	370,000
Jan-08	375,000
Apr-08	398,000
Jul-08	404,000
Oct-08	398,000
Jan-09	403,000
Apr-09	442,000
Jul-09	412,000
Oct-09	391,000
Jan-10	396,000
Apr-10	481,000
Jul-10	475,000
Oct-10	467,000
Jan-11	495,000
Apr-11	549,000
Jul-11	544,000
Oct-11	537,000
Jan-12	545,000
Apr-12	569,000
Jul-12	578,000
Oct-12	573,000
Jan-13	582,000
Apr-13	621,000
Jul-13	613,000
Oct-13	69,483,625
Jan-14	-
Apr-14	-
Jul-14	-
Oct-14	-
Jan-15	-
Apr-15	-
Jul-15	-
Oct-15	-
Jan-16	-

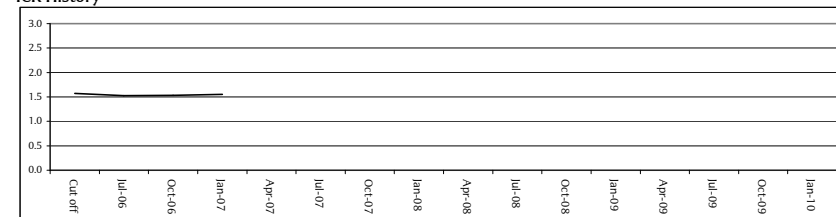
Lease Break and Maturity Profile



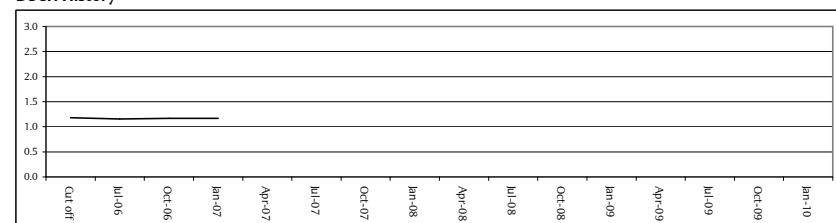
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



EQUINOX (ECLIPSE 2006-1) plc

Loan Details

Loan Name	Ashbourne Portfolio A
Loan ID	2
Cut-Off Date Loan Balance	79,944,421
Current Loan Balance	79,761,855
Loan Factor	99.77%
Interest Rate	5.66447%
Margin	0.68%
Current ICR	246.22%
Current DSCR	230.44%
Current LTV	40.49%
# of properties	91
# of units	91
Remaining loan term	8.75 years

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	100.00%	8.71 years	8.71 years
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	100.00%	8.71 years	8.71 years
Rest	-	-	-
Total	100.00%	8.71 years	8.71 years

Property Concentration

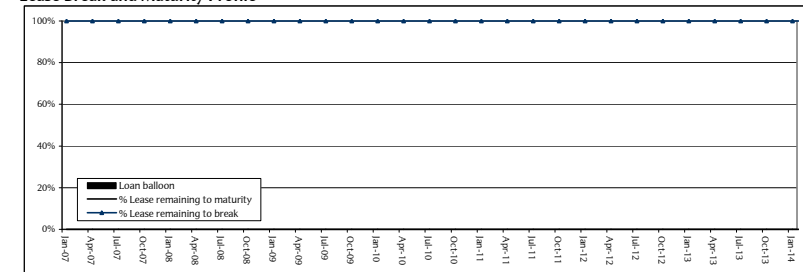
ID	Region	% Total
Property 1	South West	4.15%
Property 2	Greater London	3.58%
Property 3	East Anglia	2.96%
Property 4	South West	2.84%
Property 5	Wales	2.55%
Subtotal	-	16.09%
Rest	-	83.91%
Total	-	100.00%

Loan Amortisation*

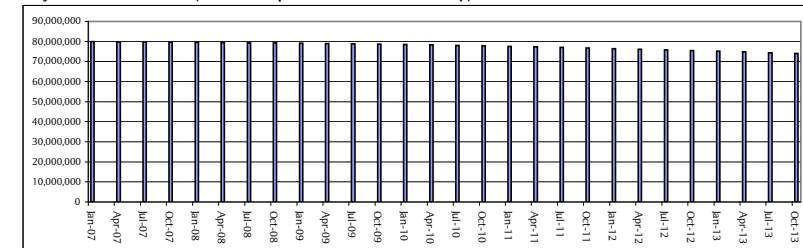
Period	Scheduled amortisation
Jul-06	51,143
Oct-06	45,444
Jan-07	66,606
Apr-07	113,954
Jul-07	85,189
Oct-07	76,951
Jan-08	118,086
Apr-08	128,997
Jul-08	130,798
Oct-08	123,648
Jan-09	128,210
Apr-09	175,656
Jul-09	243,090
Oct-09	143,496
Jan-10	227,583
Apr-10	230,925
Jul-10	234,391
Oct-10	245,100
Jan-11	284,008
Apr-11	288,176
Jul-11	292,480
Oct-11	304,243
Jan-12	329,498
Apr-12	349,655
Jul-12	354,870
Oct-12	353,102
Jan-13	395,159
Apr-13	431,088
Jul-13	422,542
Oct-13	422,142
Jan-14	466,269
Apr-14	502,788
Jul-14	495,196
Oct-14	496,840
Jan-15	514,054
Apr-15	608,416
Jul-15	573,735
Oct-15	69,471,523

*Note amortisations shown as quarterly rather than monthly

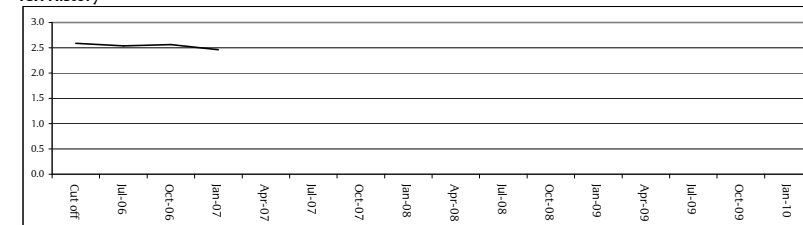
Lease Break and Maturity Profile



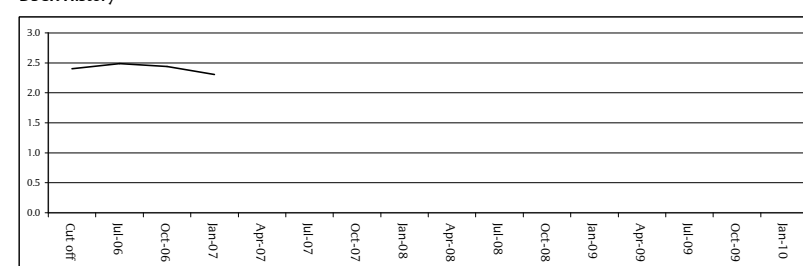
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



The £79,944,421 loan facility is constructed on a floating rate basis and represents the senior tranche of a loan originated by the Royal Bank of Scotland and is secured against nursing homes situated across the UK.

The loan is performing as expected albeit the increase in monthly LIBOR for this floating rate loan (with borrower level hedging) together with variability in operating costs has led to a reduction in ICR. Cash reserves in the collateral account advised to us by Royal Bank of Scotland remain at £3,143,731 in regards to 27 of the 91 homes.

EBITDAR to rent ratio is in excess of 1.25 covenant requirements for portfolio as a whole

EQUINOX (ECLIPSE 2006-1) plc

Loan Details

Loan Name	Redleaf Portfolio
Loan ID	3
Cut-Off Date Loan Balance	55,300,000
Current Loan Balance	55,300,000
Loan Factor	100.00%
Interest Rate	5.16097%
Margin	0.78%
Current ICR	165.47%
Current DSCR	165.47%
Current LTV	70.00%
# of properties	5
# of units	238*
Remaining loan term	3.50 years

*Two additional units this quarter, due to splitting of the 1st and 2nd floors of The Martlets.

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	4.67%	9.44 years	9.44 years
Tenant 2	2.89%	0.16 years	0.16 years
Tenant 3	2.60%	1.66 years	9.91 years
Tenant 4	2.45%	4.63 years	4.63 years
Tenant 5	2.31%	13.34 years	13.34 years
Subtotal	14.92%	6.09 years	7.53 years
Rest	85.08%	6.81 years	7.24 years
Total	100.00%	6.71 years	7.28 years

Property Concentration

ID	Region	% Total
Property 1	North East	28.48%
Property 2	South East	22.41%
Property 3	Yorkshire & Humberside	22.22%
Property 4	West Midlands	15.32%
Property 5	South East	11.58%
Subtotal	-	100.00%
Rest	-	-
Total	-	100.00%

Loan Comment

Performing as expected. No significant issues to report in respect of this portfolio of shopping centres

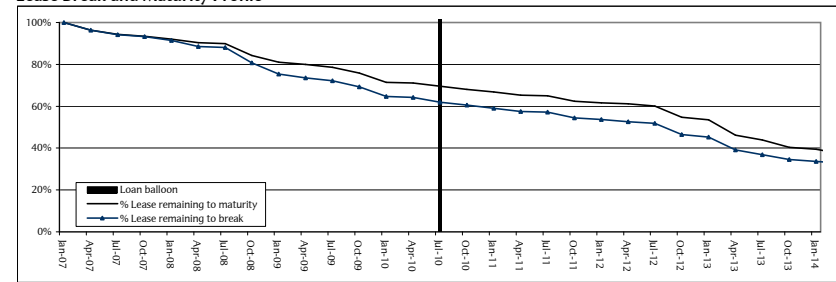
Tenant 2 has indicated it will be renewing its lease at expiry in March '07.

The loan is above its dividend trap and all surplus rental income has been discharged to the General Account.

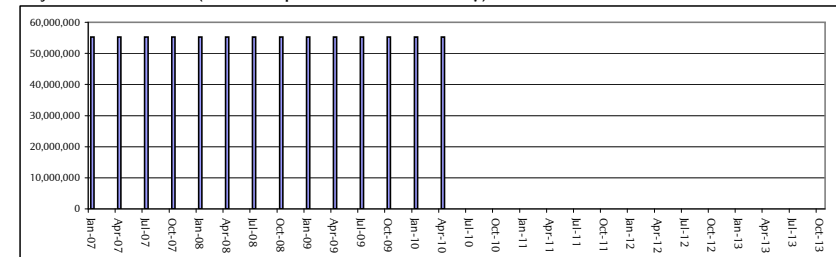
Loan Amortisation

Period	Scheduled amortisation
Jul-06	-
Oct-06	-
Jan-07	-
Apr-07	-
Jul-07	-
Oct-07	-
Jan-08	-
Apr-08	-
Jul-08	-
Oct-08	-
Jan-09	-
Apr-09	-
Jul-09	-
Oct-09	-
Jan-10	-
Apr-10	-
Jul-10	55,300,000
Oct-10	-
Jan-11	-
Apr-11	-
Jul-11	-
Oct-11	-
Jan-12	-
Apr-12	-
Jul-12	-
Oct-12	-
Jan-13	-
Apr-13	-
Jul-13	-
Oct-13	-
Jan-14	-
Apr-14	-
Jul-14	-
Oct-14	-
Jan-15	-
Apr-15	-
Jul-15	-
Oct-15	-
Jan-16	-

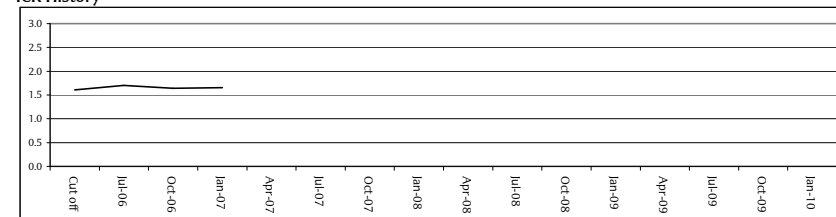
Lease Break and Maturity Profile



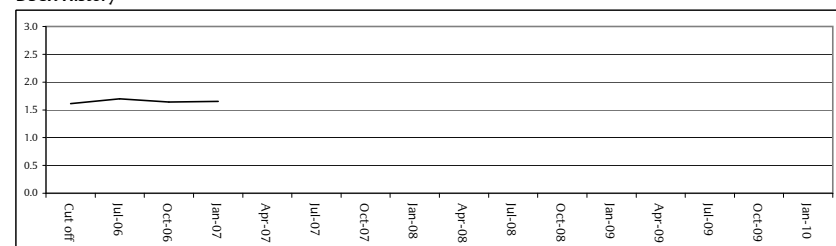
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



EQUINOX (ECLIPSE 2006-1) plc

Loan Details

Loan Name	Macallan Portfolio
Loan ID	4
Cut-Off Date Loan Balance	40,617,500
Current Loan Balance	40,617,500
Loan Factor	100.00%
Interest Rate	5.71421%
Margin	1.05%
Current ICR	167.60%
Current DSCR	149.62%
Current LTV	69.51%
# of properties	10
# of units	86*
Remaining loan term	5.75 years

* Two additional units this quarter, due to the splitting of Car Parking at Brunswick House.

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	13.46%	11.19 years	11.19 years
Tenant 2	8.64%	7.42 years	7.42 years
Tenant 3	7.28%	1.70 years	1.70 years
Tenant 4	7.12%	1.41 years	1.41 years
Tenant 5	6.42%	3.16 years	8.16 years
Subtotal	42.92%	6.00 years	6.74 years
Rest	57.08%	4.80 years	6.18 years
Total	100.00%	5.32 years	6.42 years

Property Concentration

ID	Region	% Total
Property 1	West Midlands	16.34%
Property 2	North East	15.93%
Property 3	Scotland	12.74%
Property 4	South East	11.89%
Property 5	South East	10.35%
Subtotal	-	67.25%
Rest	-	32.75%
Total	-	100.00%

Loan Comment

The loan continues to operate in accordance with the terms of the loan agreement for this portfolio of office properties

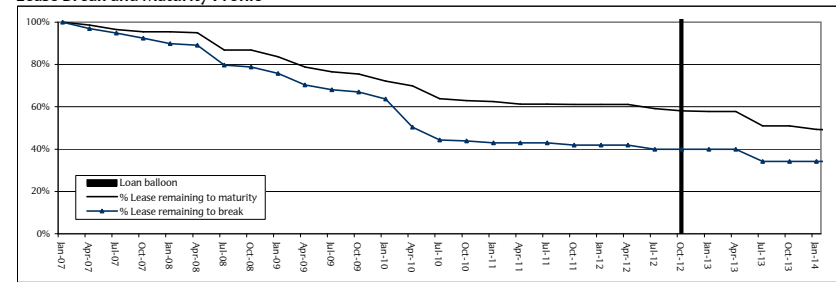
There has been a decline in the ICR ratio this quarter due to rental guarantee expiries on vacant units and also some non-payment of rent (c.1% of quarterly rent) With regards to the rental guarantees, these contributed towards 3.6% of the annual rental income. The vacant units are currently being actively marketed for re-let.

The loan is above its dividend trap and all surpluses have been released.

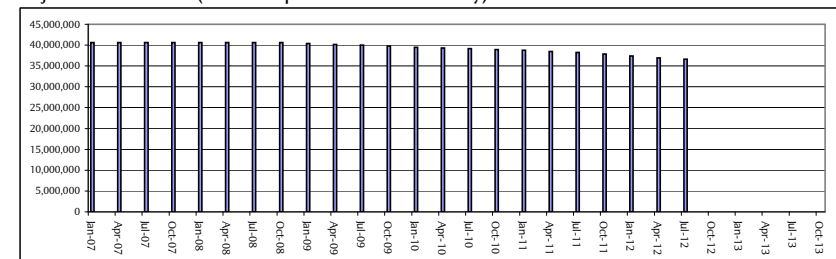
Loan Amortisation

Period	Scheduled amortisation
Jul-06	-
Oct-06	-
Jan-07	-
Apr-07	-
Jul-07	-
Oct-07	-
Jan-08	-
Apr-08	-
Jul-08	-
Oct-08	-
Jan-09	238,000
Apr-09	205,000
Jul-09	203,000
Oct-09	201,000
Jan-10	284,000
Apr-10	156,000
Jul-10	139,000
Oct-10	222,000
Jan-11	225,000
Apr-11	252,000
Jul-11	252,000
Oct-11	390,000
Jan-12	437,000
Apr-12	447,000
Jul-12	311,000
Oct-12	36,655,500
Jan-13	-
Apr-13	-
Jul-13	-
Oct-13	-
Jan-14	-
Apr-14	-
Jul-14	-
Oct-14	-
Jan-15	-
Apr-15	-
Jul-15	-
Oct-15	-
Jan-16	-

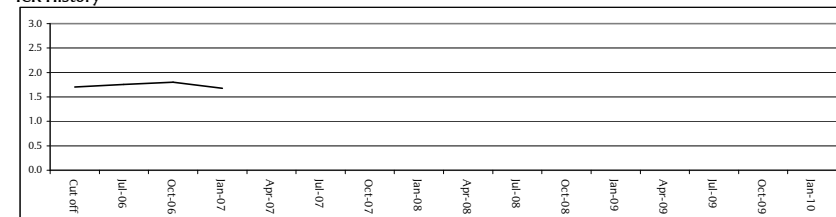
Lease Break and Maturity Profile



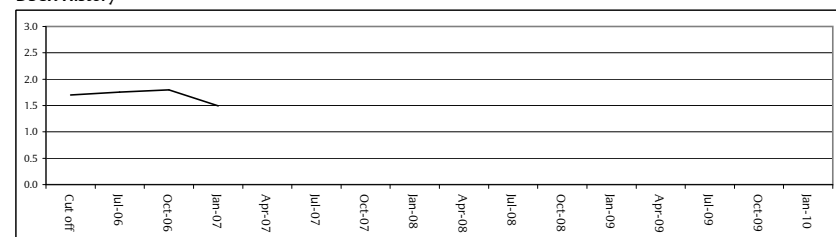
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



EQUINOX (ECLIPSE 2006-1) plc

Loan Details

Loan Name	CSU Portfolio
Loan ID	5
Cut-Off Date Loan Balance	38,400,000
Current Loan Balance	38,400,000
Loan Factor	100.00%
Interest Rate	5.77063%
Margin	0.65%
Current ICR	168.50%
Current DSCR	168.50%
Current LTV	59.91%
# of properties	3
# of units	3
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	100.00%	21.57 years	22.85 years
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	100.00%	21.57 years	22.85 years
Rest	-	-	-
Total	100.00%	21.57 years	22.85 years

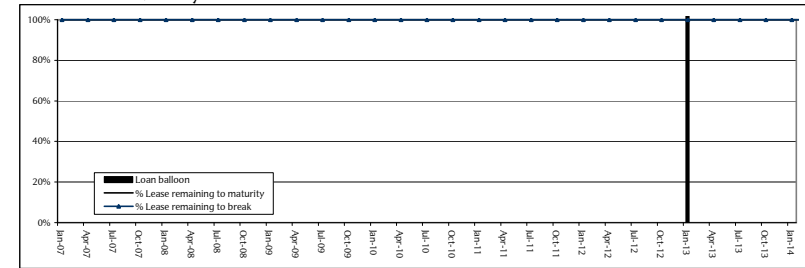
Property Concentration

ID	Region	% Total
Property 1	South East	40.84%
Property 2	South West	37.05%
Property 3	South West	22.11%
-	-	-
-	-	-
Subtotal	-	100.00%
Rest	-	-
Total	-	100.00%

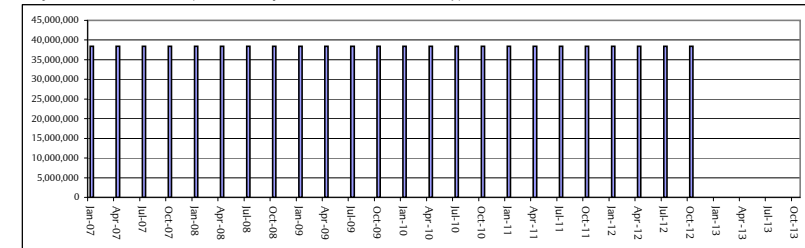
Loan Amortisation

Period	Scheduled amortisation
Jul-06	-
Oct-06	-
Jan-07	-
Apr-07	-
Jul-07	-
Oct-07	-
Jan-08	-
Apr-08	-
Jul-08	-
Oct-08	-
Jan-09	-
Apr-09	-
Jul-09	-
Oct-09	-
Jan-10	-
Apr-10	-
Jul-10	-
Oct-10	-
Jan-11	-
Apr-11	-
Jul-11	-
Oct-11	-
Jan-12	-
Apr-12	-
Jul-12	-
Oct-12	-
Jan-13	38,400,000
Apr-13	-
Jul-13	-
Oct-13	-
Jan-14	-
Apr-14	-
Jul-14	-
Oct-14	-
Jan-15	-
Apr-15	-
Jul-15	-
Oct-15	-
Jan-16	-

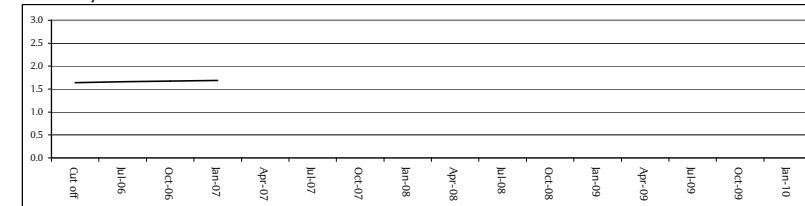
Lease Break and Maturity Profile



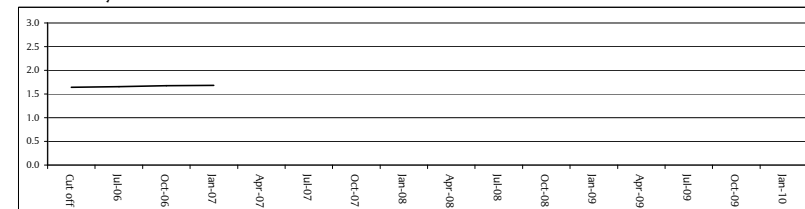
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



Loan Comment

The loan in respect of student halls of residence is performing as expected.

No significant issues to report.

The loan is above its dividend trap and all surplus rental income has been discharged to the borrower's general account.

EQUINOX (ECLIPSE 2006-1) plc

Loan Details

Loan Name	Holland Park Towers
Loan ID	6
Cut-Off Date Loan Balance	21,700,000
Current Loan Balance	21,700,000
Loan Factor	100.00%
Interest Rate	5.61600%
Margin	0.85%
Current ICR	*153.00%
Current DSCR	*153.00%
Current LTV	70.00%
# of properties	1
# of units	2
Remaining loan term	9.00 years

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	100.00%	11.38 years	13.38 years
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	100.00%	11.38 years	13.38 years
Rest	-	-	-
Total	100.00%	11.38 years	13.38 years

Property Concentration

ID	Region	% Total
Property 1	Greater London	100.00%
-	-	-
-	-	-
-	-	-
-	-	-
Subtotal	-	100.00%
Rest	-	-
Total	-	100.00%

* Calculated on the basis of including notional rent contribution from Universal Music Operations Ltd
Actual contribution commences 15th April 2007 following the initial rent free period

Loan Comment

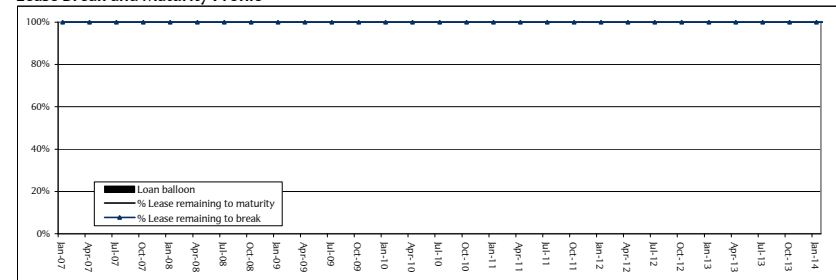
The loan is performing as expected in respect of this office property. To accommodate rent free hitherto rent has been paid from Rent Deposit Escrow Account. Tenants rent free period ends 15/04/2007 so on this IPD, majority of the interest payment will be made up of Rental income.

Current deposit on Escrow Account £120,710.31.

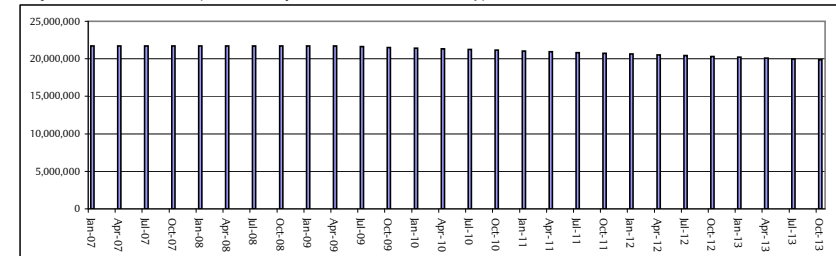
Loan Amortisation

Period	Scheduled amortisation
Jul-06	-
Oct-06	-
Jan-07	-
Apr-07	-
Jul-07	-
Oct-07	-
Jan-08	-
Apr-08	-
Jul-08	-
Oct-08	-
Jan-09	-
Apr-09	-
Jul-09	91,000
Oct-09	88,000
Jan-10	90,000
Apr-10	99,000
Jul-10	96,000
Oct-10	94,000
Jan-11	95,000
Apr-11	105,000
Jul-11	102,000
Oct-11	100,000
Jan-12	101,000
Apr-12	106,000
Jul-12	108,000
Oct-12	106,000
Jan-13	107,000
Apr-13	117,000
Jul-13	115,000
Oct-13	113,000
Jan-14	115,000
Apr-14	124,000
Jul-14	122,000
Oct-14	120,000
Jan-15	120,000
Apr-15	131,000
Jul-15	129,000
Oct-15	127,000
Jan-16	18,879,000

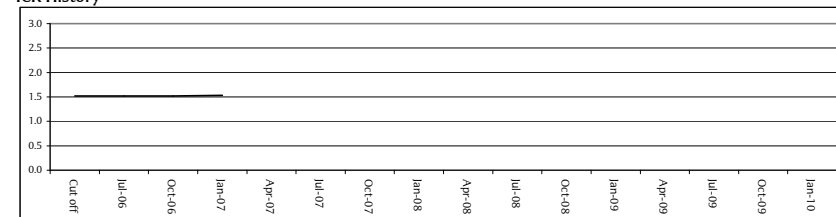
Lease Break and Maturity Profile



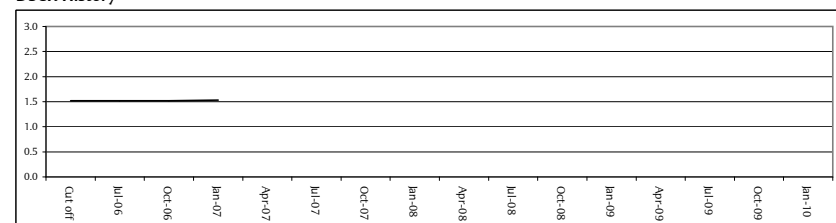
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



EQUINOX (ECLIPSE 2006-1) plc

Loan Details

Loan Name	Herbrand Street
Loan ID	7
Cut-Off Date Loan Balance	18,850,000
Current Loan Balance	18,702,000
Loan Factor	99.21%
Interest Rate	5.66991%
Margin	7.75%
Current ICR	165.80%
Current DSCR	129.18%
Current LTV	64.49%
# of properties	1
# of units	1
Remaining loan term	9.00 years

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	100.00%	12.96 years	12.96 years
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	100.00%	12.96 years	12.96 years
Rest	-	-	-
Total	100.00%	12.96 years	12.96 years

Property Concentration

ID	Region	% Total
Property 1	Greater London	100.00%
-	-	-
-	-	-
-	-	-
-	-	-
Subtotal	-	100.00%
Rest	-	-
Total	-	100.00%

Loan Comment

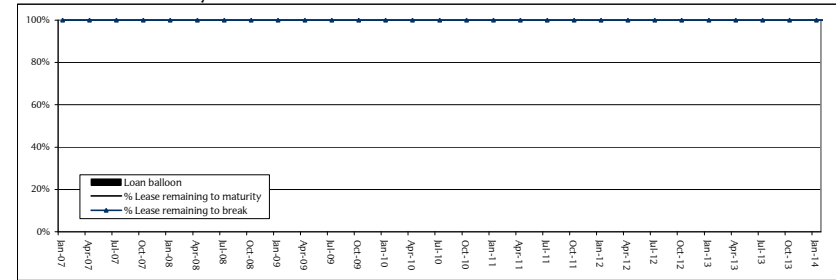
Performance in line with expectations for this office property let to a single tenant.

The loan is above its dividend trap and all surplus rental income has been discharged to the borrower's general account.

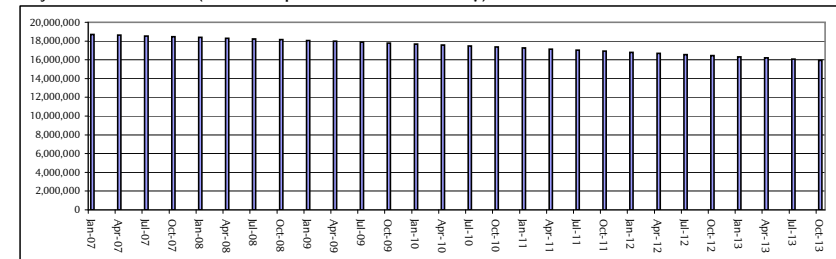
Loan Amortisation

Period	Scheduled amortisation
Jul-06	-
Oct-06	75,000
Jan-07	73,000
Apr-07	74,000
Jul-07	82,000
Oct-07	80,000
Jan-08	77,000
Apr-08	79,000
Jul-08	83,000
Oct-08	85,000
Jan-09	82,000
Apr-09	84,000
Jul-09	92,000
Oct-09	90,000
Jan-10	102,000
Apr-10	103,000
Jul-10	111,000
Oct-10	110,000
Jan-11	108,000
Apr-11	110,000
Jul-11	117,000
Oct-11	115,000
Jan-12	114,000
Apr-12	116,000
Jul-12	120,000
Oct-12	122,000
Jan-13	120,000
Apr-13	123,000
Jul-13	130,000
Oct-13	128,000
Jan-14	127,000
Apr-14	130,000
Jul-14	137,000
Oct-14	135,000
Jan-15	134,000
Apr-15	137,000
Jul-15	144,000
Oct-15	143,000
Jan-16	14,858,000

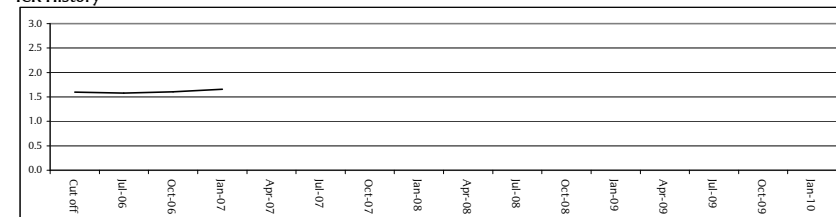
Lease Break and Maturity Profile



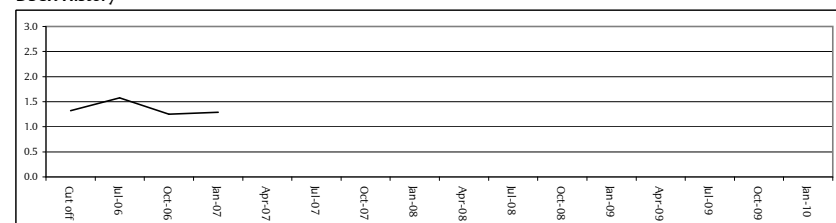
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



EQUINOX (ECLIPSE 2006-1) plc

Loan Details

Loan Name	St. James' Street
Loan ID	8
Cut-Off Date Loan Balance	18,180,000
Current Loan Balance	18,180,000
Loan Factor	100.00%
Interest Rate	5.39250%
Margin	0.60%
Current ICR	101.17%
Current DSCR	101.17%
Current LTV	66.59%
# of properties	1
# of units	1
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	100.00%	12.33 years	12.33 years
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	100.00%	12.33 years	12.33 years
Rest	-	-	-
Total	100.00%	12.33 years	12.33 years

Property Concentration

ID	Region	% Total
Property 1	Greater London	100.00%
-	-	-
-	-	-
-	-	-
-	-	-
Subtotal	-	100.00%
Rest	-	-
Total	-	100.00%

Loan Comment

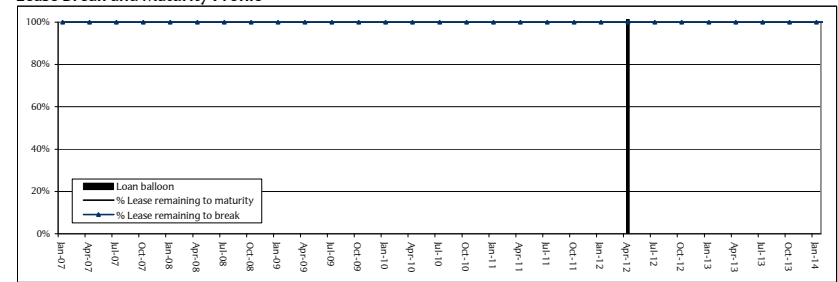
Performance in line with expectations for this prime office property located in Greater London, let to a single tenant.

No surplus Funds have has been released as the loan is below its dividend trap, which is expected as per the original cash flow projections. This will continue to be the case until at least the first rent review date scheduled for May 2009. Rent will be reviewed on an upward only basis.

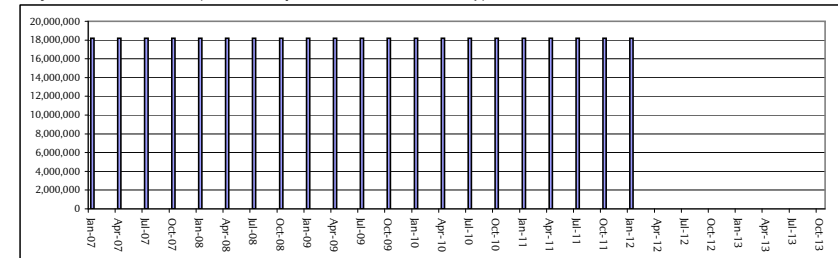
Loan Amortisation

Period	Scheduled amortisation
Jul-06	-
Oct-06	-
Jan-07	-
Apr-07	-
Jul-07	-
Oct-07	-
Jan-08	-
Apr-08	-
Jul-08	-
Oct-08	-
Jan-09	-
Apr-09	-
Jul-09	-
Oct-09	-
Jan-10	-
Apr-10	-
Jul-10	-
Oct-10	-
Jan-11	-
Apr-11	-
Jul-11	-
Oct-11	-
Jan-12	-
Apr-12	18,180,000
Jul-12	-
Oct-12	-
Jan-13	-
Apr-13	-
Jul-13	-
Oct-13	-
Jan-14	-
Apr-14	-
Jul-14	-
Oct-14	-
Jan-15	-
Apr-15	-
Jul-15	-
Oct-15	-
Jan-16	-

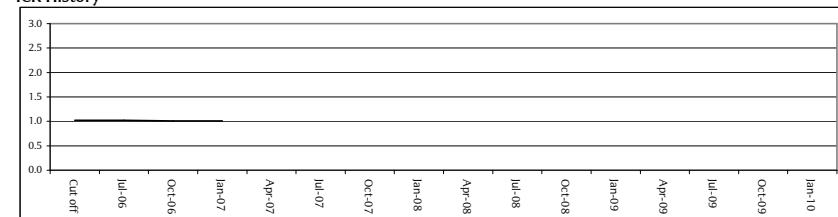
Lease Break and Maturity Profile



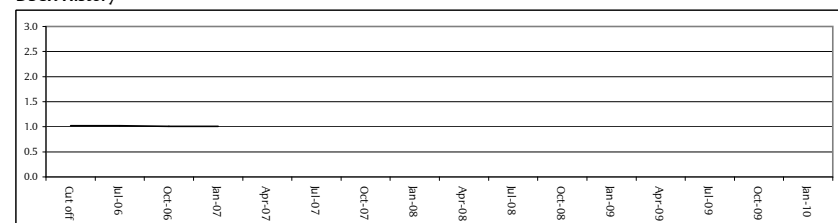
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



EQUINOX (ECLIPSE 2006-1) plc

Loan Details

Loan Name	Avocado Court Portfolio
Loan ID	9
Cut-Off Date Loan Balance	17,550,000
Current Loan Balance	17,550,000
Loan Factor	100.00%
Interest Rate	5.61750%
Margin	0.88%
Current ICR	186.70%
Current DSCR	186.70%
Current LTV	65.95%
# of properties	5
# of units	5
Remaining loan term	5.50 years

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	29.61%	5.93 years	5.93 years
Tenant 2	27.78%	6.15 years	6.15 years
Tenant 3	19.59%	3.85 years	3.85 years
Tenant 4	18.66%	1.92 years	1.92 years
Tenant 5	4.36%	7.35 years	7.35 years
Subtotal	100.00%	4.90 years	4.90 years
Rest	-	-	-
Total	100.00%	4.90 years	4.90 years

Property Concentration

ID	Region	% Total
Property 1	Scotland	27.58%
Property 2	North East	24.99%
Property 3	North East	22.17%
Property 4	North East	21.31%
Property 5	North West	3.95%
Subtotal	-	100.00%
Rest	-	-
Total	-	100.00%

Loan Comment

Loan performing as expected in relation to portfolio of office properties

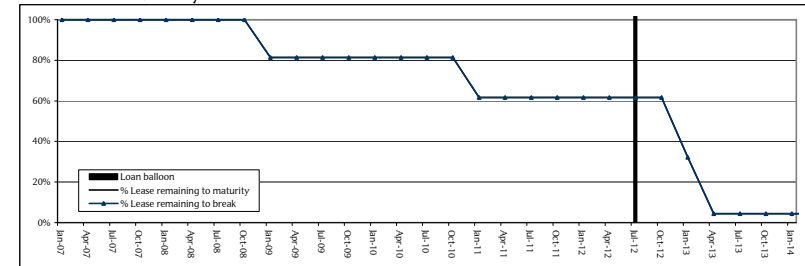
No issues to report.

The loan is above its dividend trap and all surplus rental income has been discharged to the General Account.

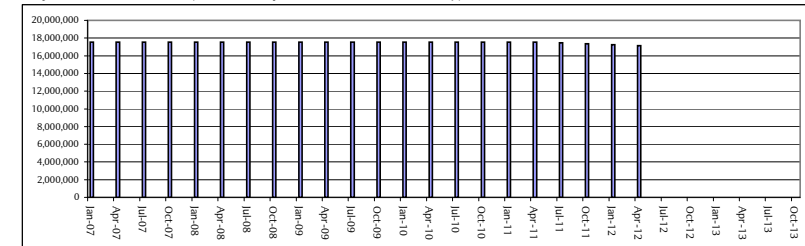
Loan Amortisation

Period	Scheduled amortisation
Jul-06	-
Oct-06	-
Jan-07	-
Apr-07	-
Jul-07	-
Oct-07	-
Jan-08	-
Apr-08	-
Jul-08	-
Oct-08	-
Jan-09	-
Apr-09	-
Jul-09	-
Oct-09	-
Jan-10	-
Apr-10	-
Jul-10	-
Oct-10	-
Jan-11	-
Apr-11	-
Jul-11	96,000
Oct-11	95,000
Jan-12	96,000
Apr-12	118,000
Jul-12	17,145,000
Oct-12	-
Jan-13	-
Apr-13	-
Jul-13	-
Oct-13	-
Jan-14	-
Apr-14	-
Jul-14	-
Oct-14	-
Jan-15	-
Apr-15	-
Jul-15	-
Oct-15	-
Jan-16	-

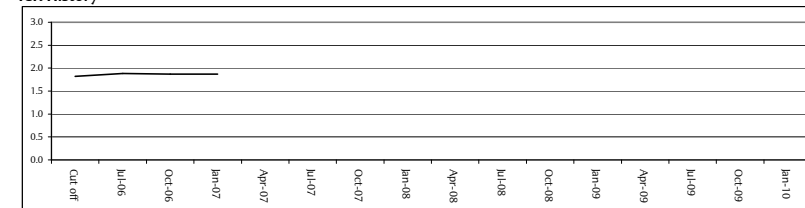
Lease Break and Maturity Profile



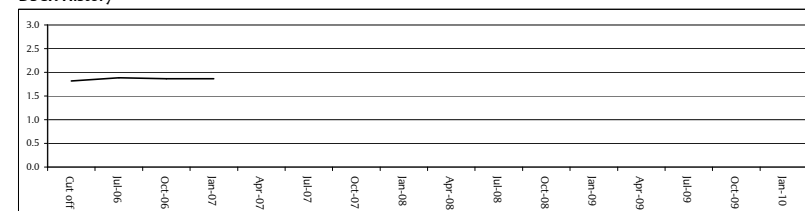
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



EQUINOX (ECLIPSE 2006-1) plc

Loan Details

Loan Name	Portland Place
Loan ID	10
Cut-Off Date Loan Balance	10,020,000
Current Loan Balance	9,922,000
Loan Factor	98.73%
Interest Rate	5.63000%
Margin	0.90%
Current ICR	158.70%
Current DSCR	130.14%
Current LTV	67.27%
# of properties	1
# of units	5
Remaining loan term	7.00 years

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	100.00%	9.77 years	9.77 years
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	100.00%	9.77 years	9.77 years
Rest	-	-	-
Total	100.00%	9.77 years	9.77 years

Property Concentration

ID	Region	% Total
Property 1	Greater London	100.00%
-	-	-
-	-	-
-	-	-
-	-	-
Subtotal	-	100.00%
Rest	-	-
Total	-	100.00%

Loan Comment

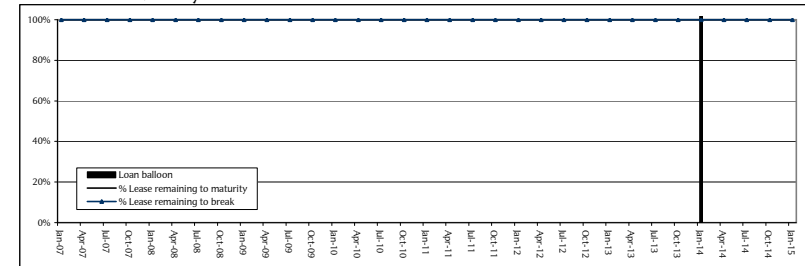
Performance in line with expectations for this single tenanted office property located in Greater London.

The loan is above its dividend trap and surplus rental income has been discharged to the borrower's general account.

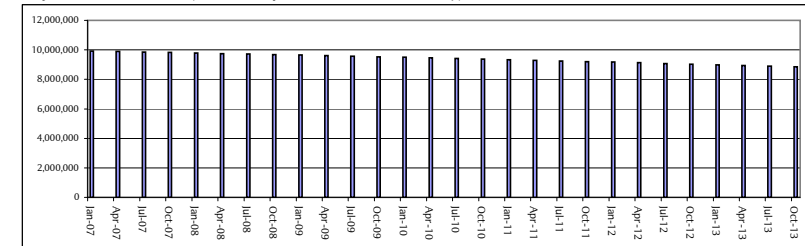
Loan Amortisation

Period	Scheduled amortisation
Jul-06	34,000
Oct-06	33,000
Jan-07	31,000
Apr-07	32,000
Jul-07	35,000
Oct-07	34,000
Jan-08	33,000
Apr-08	34,000
Jul-08	36,000
Oct-08	36,000
Jan-09	35,000
Apr-09	36,000
Jul-09	39,000
Oct-09	38,000
Jan-10	37,000
Apr-10	38,000
Jul-10	41,000
Oct-10	40,000
Jan-11	40,000
Apr-11	40,000
Jul-11	44,000
Oct-11	43,000
Jan-12	42,000
Apr-12	43,000
Jul-12	45,000
Oct-12	45,000
Jan-13	44,000
Apr-13	45,000
Jul-13	48,000
Oct-13	48,000
Jan-14	8,851,000
Apr-14	-
Jul-14	-
Oct-14	-
Jan-15	-
Apr-15	-
Jul-15	-
Oct-15	-
Jan-16	-

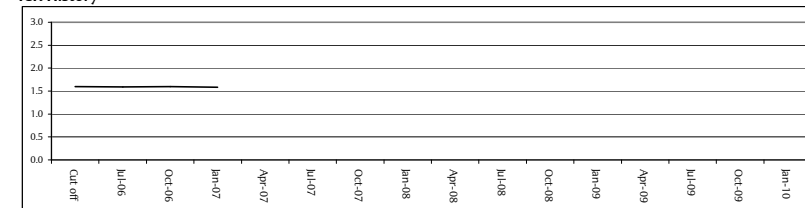
Lease Break and Maturity Profile



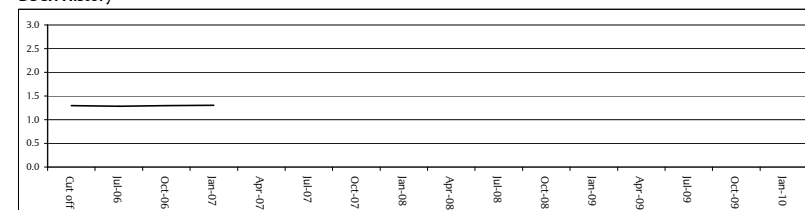
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



EQUINOX (ECLIPSE 2006-1) plc

Loan Details

Loan Name	Fullswing Portfolio
Loan ID	11
Cut-Off Date Loan Balance	7,730,643
Current Loan Balance	7,682,643
Loan Factor	99.17%
Interest Rate	5.69000%
Margin	1.05%
Current ICR	130.52%
Current DSCR	115.83%
Current LTV	76.29%
# of properties	9
# of units	10
Remaining loan term	5.75 years

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	55.76%	10.80 years	10.80 years
Tenant 2	15.31%	12.84 years	12.84 years
Tenant 3	11.36%	8.66 years	8.66 years
Tenant 4	10.37%	13.30 years	13.30 years
Tenant 5	7.21%	8.59 years	8.59 years
Subtotal	100.00%	10.97 years	10.97 years
Rest	-	-	-
Total	100.00%	10.97 years	10.97 years

Property Concentration

ID	Region	% Total
Property 1	South East	19.36%
Property 2	South East	17.38%
Property 3	South East	13.80%
Property 4	South East	11.07%
Property 5	South East	10.23%
Subtotal	-	71.85%
Rest	-	28.15%
Total	-	100.00%

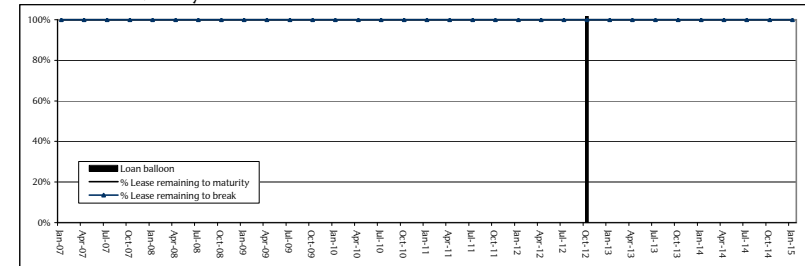
Loan Comment

Performing as expected. Tenant at Norwich property (not one of the top 5 properties) has surrendered lease due to financial difficulties and £40,000 surrender premium (equivalent to one year's rent) held on Escrow account and being drip-fed each quarter to Rent Account, pending borrowers finding a new tenant. Tenant at property 1 (Unit B - 5.6% of annual portfolio rent roll) currently holding over following lease expiry in Dec '06 but firm interest expressed in the unit from a clothing retailer should the current tenant vacate. The projected ICR discounts rent from the existing tenant and does not include any potential income from the prospective tenant. The loan is above its dividend trap and all surplus rental income has been discharged to the General Account.

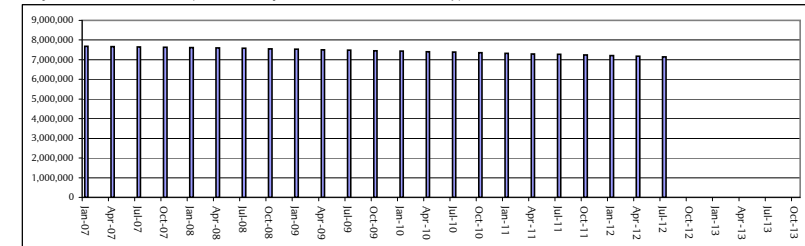
Loan Amortisation

Period	Scheduled amortisation
Jul-06	14,000
Oct-06	20,000
Jan-07	14,000
Apr-07	16,000
Jul-07	15,000
Oct-07	14,000
Jan-08	15,000
Apr-08	17,000
Jul-08	24,000
Oct-08	23,000
Jan-09	23,000
Apr-09	26,000
Jul-09	25,000
Oct-09	24,000
Jan-10	25,000
Apr-10	27,000
Jul-10	27,000
Oct-10	26,000
Jan-11	27,000
Apr-11	30,000
Jul-11	29,000
Oct-11	29,000
Jan-12	29,000
Apr-12	30,000
Jul-12	31,000
Oct-12	7,150,643
Jan-13	-
Apr-13	-
Jul-13	-
Oct-13	-
Jan-14	-
Apr-14	-
Jul-14	-
Oct-14	-
Jan-15	-
Apr-15	-
Jul-15	-
Oct-15	-
Jan-16	-

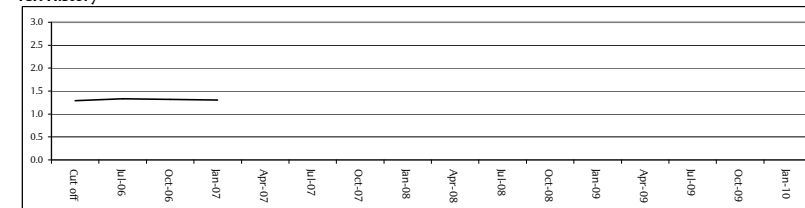
Lease Break and Maturity Profile



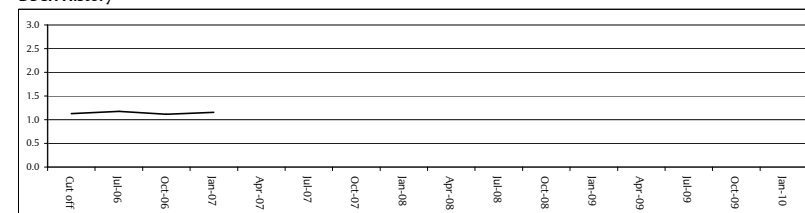
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



EQUINOX (ECLIPSE 2006-1) plc

Loan Details

Loan Name	Ocean Park Portfolio
Loan ID	12
Cut-Off Date Loan Balance	6,000,000
Current Loan Balance	6,000,000
Loan Factor	100.00%
Interest Rate	5.73000%
Margin	0.95%
Current ICR	175.50%
Current DSCR	175.50%
Current LTV	61.38%
# of properties	4
# of units	11
Remaining loan term	8.75 years

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	24.73%	6.40 years	11.40 years
Tenant 2	15.95%	5.27 years	10.27 years
Tenant 3	12.67%	13.48 years	18.48 years
Tenant 4	11.75%	9.98 years	9.98 years
Tenant 5	11.75%	5.35 years	10.35 years
Subtotal	76.84%	7.72 years	11.95 years
Rest	23.16%	7.93 years	7.93 years
Total	100.00%	7.77 years	11.02 years

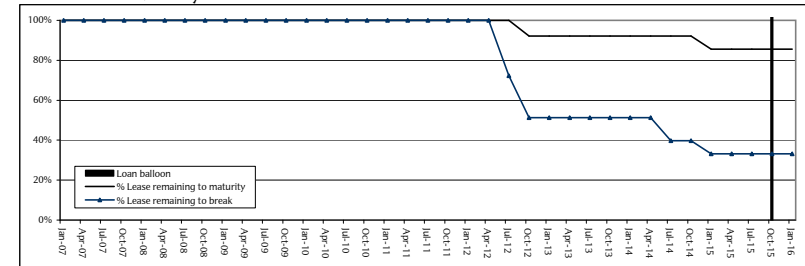
Property Concentration

ID	Region	% Total
Property 1	Wales	65.47%
Property 2	Wales	15.35%
Property 3	Wales	12.53%
Property 4	Wales	6.65%
-	-	-
Subtotal	-	100.00%
Rest	-	-
Total	-	100.00%

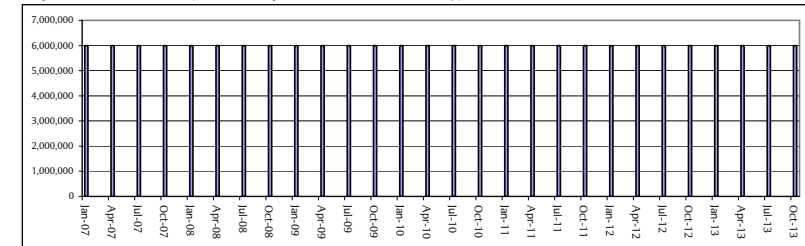
Loan Amortisation

Period	Scheduled amortisation
Jul-06	-
Oct-06	-
Jan-07	-
Apr-07	-
Jul-07	-
Oct-07	-
Jan-08	-
Apr-08	-
Jul-08	-
Oct-08	-
Jan-09	-
Apr-09	-
Jul-09	-
Oct-09	-
Jan-10	-
Apr-10	-
Jul-10	-
Oct-10	-
Jan-11	-
Apr-11	-
Jul-11	-
Oct-11	-
Jan-12	-
Apr-12	-
Jul-12	-
Oct-12	-
Jan-13	-
Apr-13	-
Jul-13	-
Oct-13	-
Jan-14	-
Apr-14	-
Jul-14	-
Oct-14	-
Jan-15	-
Apr-15	-
Jul-15	-
Oct-15	6,000,000
Jan-16	-

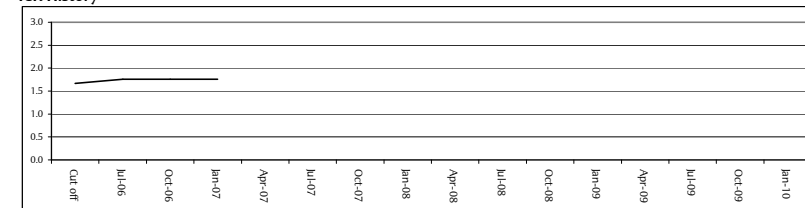
Lease Break and Maturity Profile



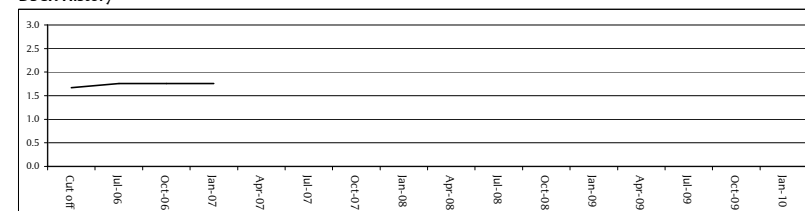
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



Loan Comment

Loan performing as expected. In respect of this portfolio of out of town offices.

Site 13a at property 1 is due to be vacated imminently (currently accounting for 6% of annual portfolio rent roll) - the unit is now being marketed.

The loan is above its dividend trap and all surplus rental income has been discharged to the General Account.

EQUINOX (ECLIPSE 2006-1) plc

Loan Details

Loan Name	St. Mary's House
Loan ID	13
Cut-Off Date Loan Balance	3,892,000
Current Loan Balance	3,846,000
Loan Factor	98.82%
Interest Rate	5.79000%
Margin	1.00%
Current ICR	144.86%
Current DSCR	102.61%
Current LTV	77.70%
# of properties	1
# of units	1
Remaining loan term	5.75 years

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	100.00%	8.15 years	12.15 years
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	100.00%	8.15 years	12.15 years
Rest	-	-	-
Total	100.00%	8.15 years	12.15 years

Property Concentration

ID	Region	% Total
Property 1	Wales	100.00%
-	-	-
-	-	-
-	-	-
-	-	-
Subtotal	-	100.00%
Rest	-	-
Total	-	100.00%

Loan Comment

The loan is performing as expected in relation to this office property which is let to a single tenant.

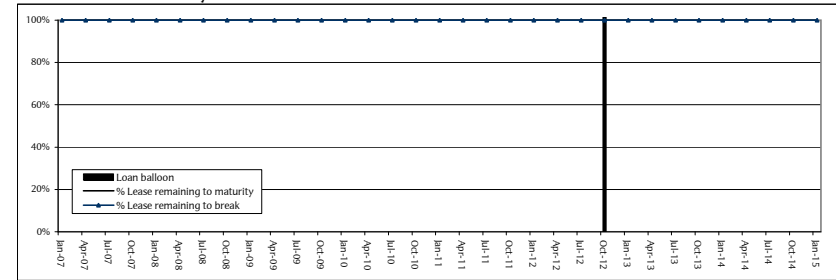
No significant issues to report.

Surplus rent discharged to General Account.

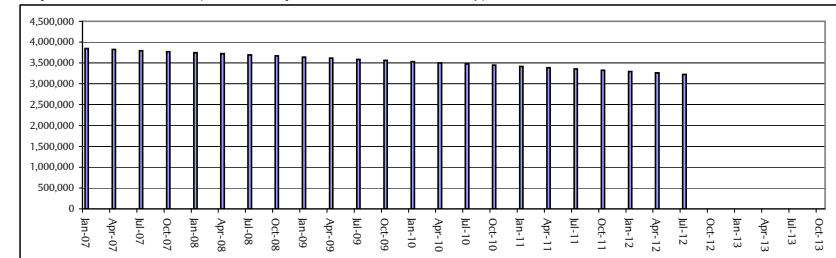
Loan Amortisation

Period	Scheduled amortisation
Jul-06	-
Oct-06	23,000
Jan-07	23,000
Apr-07	25,000
Jul-07	25,000
Oct-07	24,000
Jan-08	25,000
Apr-08	26,000
Jul-08	26,000
Oct-08	26,000
Jan-09	26,000
Apr-09	28,000
Jul-09	27,000
Oct-09	27,000
Jan-10	28,000
Apr-10	29,000
Jul-10	29,000
Oct-10	29,000
Jan-11	29,000
Apr-11	31,000
Jul-11	31,000
Oct-11	31,000
Jan-12	31,000
Apr-12	32,000
Jul-12	32,000
Oct-12	3,229,000
Jan-13	-
Apr-13	-
Jul-13	-
Oct-13	-
Jan-14	-
Apr-14	-
Jul-14	-
Oct-14	-
Jan-15	-
Apr-15	-
Jul-15	-
Oct-15	-
Jan-16	-

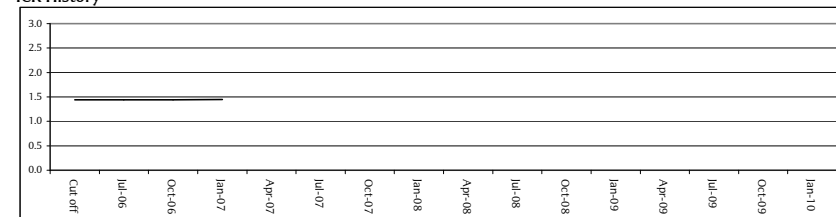
Lease Break and Maturity Profile



Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History

