



Deal Closing date	14-Nov-06
Legal Maturity date	25-Jul-19
Next Payment date	25-Oct-08
Next Calculation date	22-Jul-08

GEMINI (ECLIPSE 2006-3) PLC

Collateral performance and status report

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(*) Quarterly cash management reports are available under <https://sfr.bankofny.com>

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QUARTERLY REPORT TO INVESTORS
for the collection period 22-Apr-08 to 22-Jul-08

Deal Closing date	14-Nov-06
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Next Calculation date	22-Jul-08

Issuance Summary

Class	ISIN	Original Principal Balance	Beginning Principal Balance	Principal Distribution	Ending Principal Balance	Bond Factor
Class A	XS0273575107	615,000,000	569,152,561	-	569,152,561	92.55%
Class B	XS0273576289	30,000,000	27,763,540	-	27,763,540	92.55%
Class C	XS0273576446	110,000,000	101,799,645	-	101,799,645	92.55%
Class D	XS0273576792	88,000,000	81,439,716	-	81,439,716	92.55%
Class E	XS0273576958	75,862,000	70,206,588	-	70,206,588	92.55%
Total		918,862,000	850,362,050	-	850,362,050	

Class	Coupon Rate	Interest Distribution	Interest Shortfall	Principal Loss Writedown
Class A	6.107500%	8,666,457	-	-
Class B	6.157500%	426,216	-	-
Class C	6.297500%	1,598,322	-	-
Class D	6.507500%	1,321,285	-	-
Class E	6.827500%	1,195,054	-	-
Total	-	13,207,334	-	-

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	Aa3	AAA	AAA	Aa3	AAA	No	RWN	No
Class C	AA	N/R	AA	AA	N/R	AA	RWN	No	No
Class D	A	N/R	A	A	N/R	A	RWN	No	No
Class E	BBB	N/R	BBB	BBB	N/R	BBB	RWN	No	RWN

Note: This loan is Interest only.

- The outstanding loan balance is £850,362,550.
- The loan is interest-only and matures on 17 July 2016.
- The loan at an actual ICR of 130% (Senior only) is currently performing in excess of required interest cover covenant minimum of 115%.
- As a result of an LTV breach this loan is currently in default.
- The loan was placed into Special Servicing on 18th August 2008, please see page 14 for further detail.

GEMINI (ECLIPSE 2006-3) plc

LOAN INFORMATION

Table (1) Loan Pool Information

Loan ID	Loan	Cut-Off Date								Current									
		Loan Balance	% of Pool	Loan Factor	ICR	DSCR	LTV (MTM)	LTV	Maturity LTV	Loan Balance	% of Pool	Loan Factor	ICR	Projected ICR*	DSCR	LTV (MTM)	LTV	Maturity LTV	Remaining Term (years)
1	ProplInvest	918,862,500	100.0%	100.00%	1.31	1.31	76.31%	74.38%	74.38%	850,362,550	100.00%	92.55%	1.30	1.22	1.30	88.70%	88.70%	88.70%	8.00

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

Table (2) Loan Updated Information

Loan ID

- The loan is in breach of its LTV covenant of 80% and has been placed into Special Servicing. The loan is interest-only and matures on 17 July 2016.

LOAN INFORMATION

Table 3. Loan ICR History *

Date	ICR
Cut off	1.31
Jan-07	1.28
Apr-07	1.31
Jul-07	1.35
Oct-07	1.38
Jan-08	1.42
Apr-08	1.22
Jul-08	1.31
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	-

Table 4. Loan DSCR History

Date	DSCR
Cut off	1.31
Jan-07	1.28
Apr-07	1.31
Jul-07	1.35
Oct-07	1.38
Jan-08	1.42
Apr-08	1.22
Jul-08	1.31
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	-

Table 5. Loan LTV History

Date	LTV
Cut off	74.38%
Jan-07	74.38%
Apr-07	74.38%
Jul-07	74.38%
Oct-07	74.38%
Jan-08	74.38%
Apr-08	74.38%
Jul-08	88.70% +
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	-

Table 6. MTM Loan LTV History ^

Date	MTM LTV
Cut off	74.38%
Jan-07	74.38%
Apr-07	74.38%
Jul-07	74.38%
Oct-07	74.38%
Jan-08	75.21%
Apr-08	74.38%
Jul-08	88.70% +
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	-

Table 7. Loan balance History

Date	Balance
Cut off	918,862,500
Jan-07	918,862,500
Apr-07	918,862,500
Jul-07	918,862,500
Oct-07	918,862,500
Jan-08	850,362,550 **
Apr-08	850,362,550
Jul-08	850,362,550
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	-

* Current ICR calculations are based on the current quarter's rent and interest (annualised in the offering circular).

** Disposal of the Leeds Headrow Shopping Centre in 2007 Q4

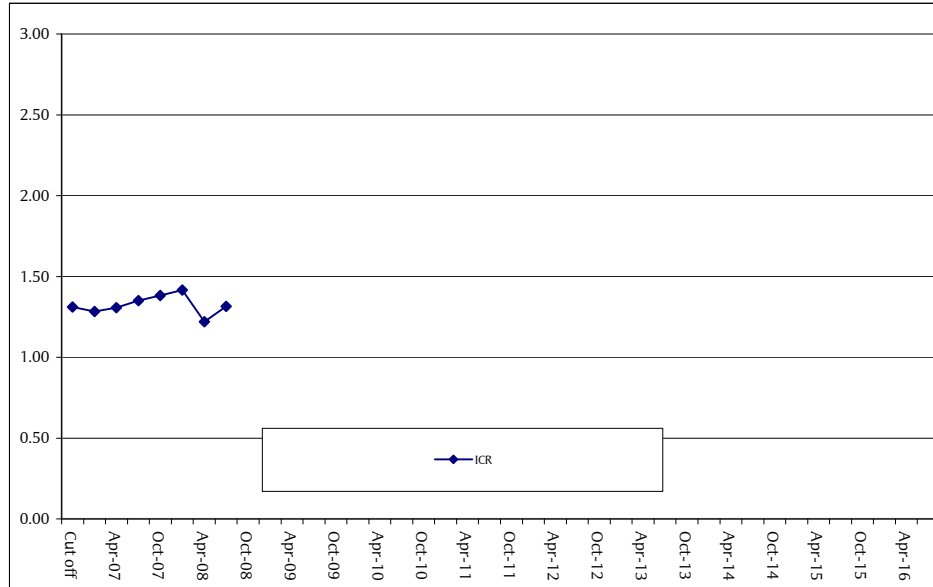
+ Portfolio revaluation this quarter

^ LTV Mark to Market Exposure, where if no amount is payable and/or an amount is payable by the Interest Rate Hedging Provider (Senior and Junior) the Mark to Market Exposure is deemed to be zero.

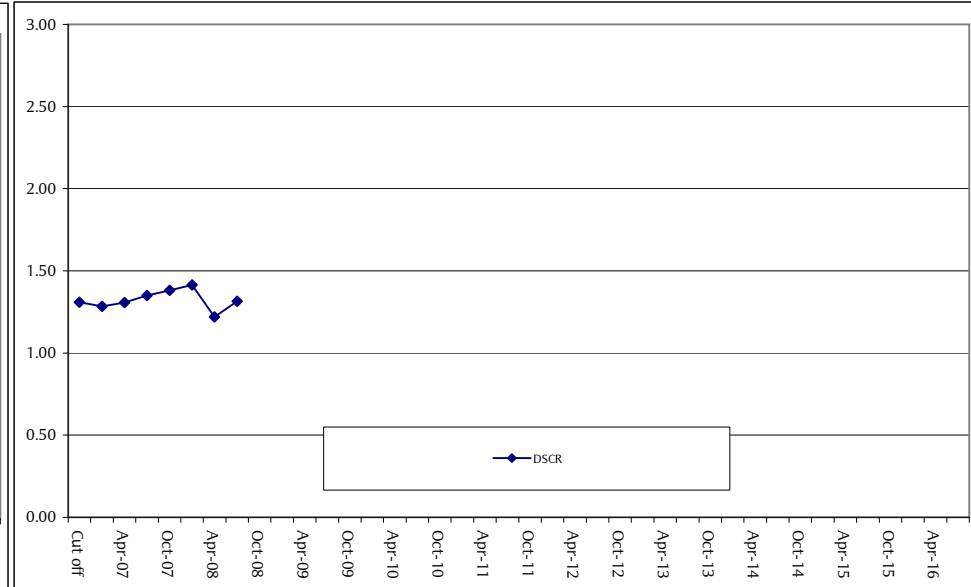
GEMINI (ECLIPSE 2006-3) plc

LOAN INFORMATION

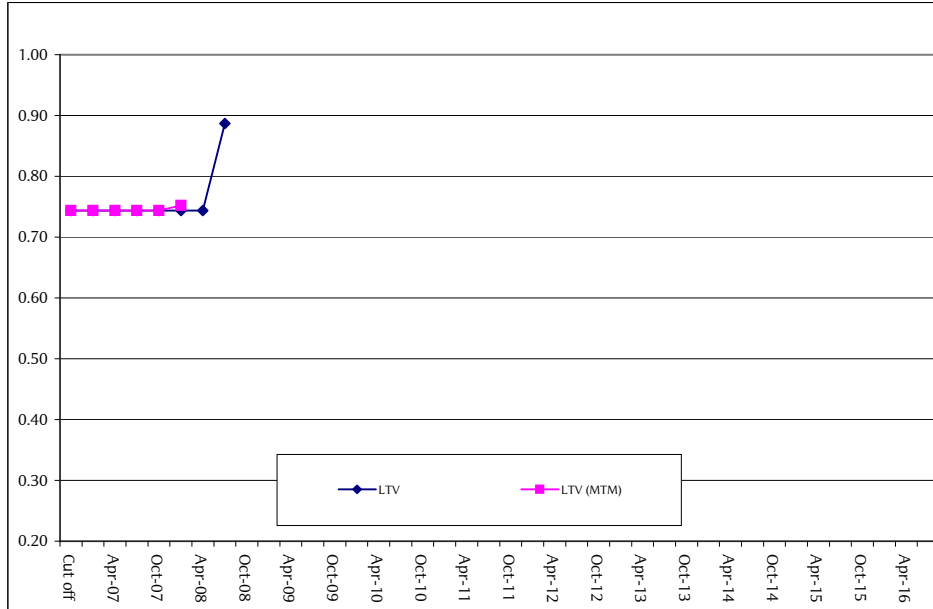
Loan ICR Chart



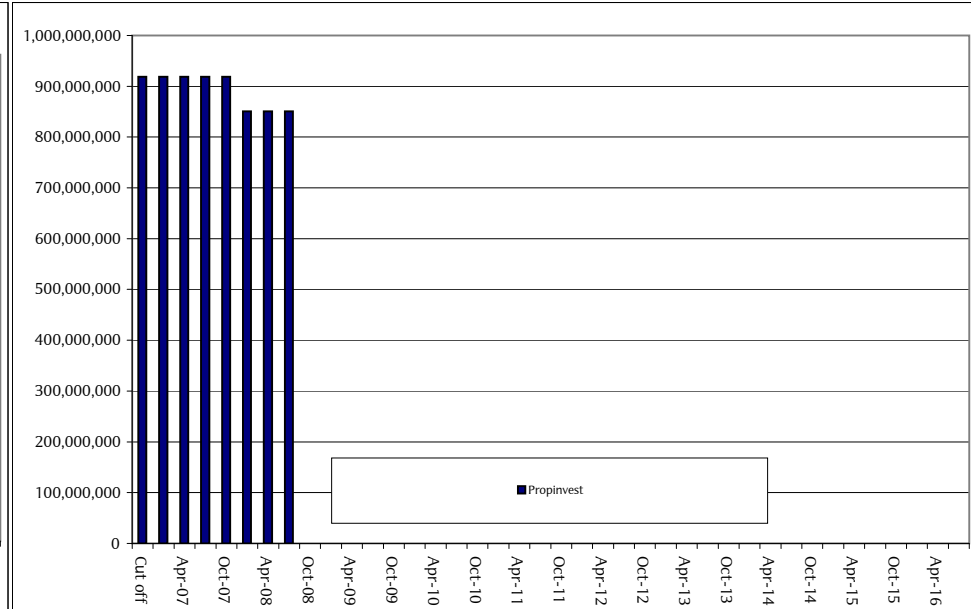
Loan DSCR Chart



Loan LTV Chart



Loan Balance Chart



GEMINI (ECLIPSE 2006-3) 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 Midlands	1	39,917,086	4.69%	4.08%	45,000,000	5.83%	4.49%	88.70%	74.38%	88.70%
Greater London	5	111,954,120	13.17%	11.94%	126,210,000	5.11%	3.91%	88.70%	74.38%	88.70%
Midlands	7	278,749,881	32.78%	30.48%	314,245,000	4.97%	4.07%	88.70%	74.38%	88.70%
North West	6	153,317,091	18.03%	16.76%	172,840,000	5.29%	4.36%	88.70%	74.38%	88.70%
Scotland	4	101,012,403	11.88%	11.18%	113,875,000	5.95%	4.49%	88.70%	74.38%	88.70%
South East	7	95,388,529	11.22%	10.85%	107,535,000	6.29%	5.08%	88.70%	74.38%	88.70%
South West	4	61,862,613	7.27%	6.39%	69,740,000	5.21%	4.72%	88.70%	74.38%	88.70%
Wales	1	8,160,826	0.96%	0.86%	9,200,000	5.39%	4.68%	88.70%	74.38%	88.70%
Yorkshire & Humberside	-	-	-	7.45%	-	-	4.43%	-	74.38%	-
TOTAL	35	850,362,550	100.00%	100.00%	958,645,000 *	5.37%	4.35%	88.70%	74.38%	88.70%

* Portfolio revaluation this quarter has resulted in Lower MV (Previously £1,143,335,000).

Table (2) Property Type

Property Type	Cut-Off date				Current			
	# of Properties	Balance	% of Pool	MV	# of Properties	Balance	% of Pool	MV
Industrial - Industrial park	3	50,575,425	5.50%	68,000,000	3	47,323,923	5.57%	53,350,000
Leisure - Cinema	1	8,054,880	0.88%	10,830,000	1	8,045,510	0.95%	9,070,000
Leisure - Gym	2	20,628,080	2.24%	27,735,000	2	20,424,242	2.40%	23,025,000
Leisure - Other	2	18,363,342	2.00%	24,690,000	2	19,098,108	2.25%	21,530,000
Logistics - Warehouse	2	64,308,884	7.00%	86,465,000	2	64,754,384	7.61%	73,000,000
Mixed - Mixed	2*	25,994,281	2.83%	34,950,000	3*	42,081,479	4.95%	47,440,000
Office	7*	130,521,784	14.20%	175,490,000	6*	116,557,891	13.71%	131,400,000
Office - Business park	3	23,844,825	2.60%	32,060,000	3	23,134,169	2.72%	26,080,000
Office - Out of town office	1	37,001,873	4.03%	49,750,000	1	38,080,900	4.48%	42,930,000
Retail - High Street Shop	2	9,315,547	1.01%	12,525,000	2	9,118,837	1.07%	10,280,000
Retail - Retail Warehouse	3	74,777,253	8.14%	100,540,000	3	72,489,428	8.52%	81,720,000
Retail - Shopping Centre	8	455,476,326	49.57%	612,400,000	7	389,253,680	45.78%	438,820,000
TOTAL	36	918,862,500	100.0%	1,235,435,000	35	850,362,550	100.0%	958,645,000 **

* Property reclassified following new information provided to the servicer (Briarcliff House reclassified to Mixed from Office) since Cut Off.

** Portfolio revaluation this quarter has resulted in Lower MV (Previously £1,143,335,000).

Table (3) Property Tenure

Property Tenure	Cut-Off date				Current			
	# of Properties	Balance	% of Pool	MV	# of Properties	Balance	% of Pool	MV
Freehold	28	554,663,659	60.36%	745,760,000	26*	439,859,675	51.73%	495,870,000*
Leasehold	7	283,873,166	30.89%	381,675,000	8*	330,003,419	38.81%	372,025,000*
Freehold/Leasehold	1	80,325,675	8.74%	108,000,000	1	80,499,456	9.47%	90,750,000
TOTAL	36	918,862,500	100.00%	1,235,435,000	35	850,362,550	100.00%	958,645,000 **

* Property reclassified following new information provided to the servicer (Briarcliff House reclassified to Mixed from Office) since Cut Off.

** Portfolio revaluation this quarter has resulted in Lower MV (Previously £1,143,335,000).

PROPERTY INFORMATION

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

Loan ID	Vacancy (Current)	Vacancy (Previous)	Vacancy (Cut-Off Date)
Propinvest *	4.97%	11.69%	11.76%

* Fall in Vacancy this quarter following the letting of the Barking Property.

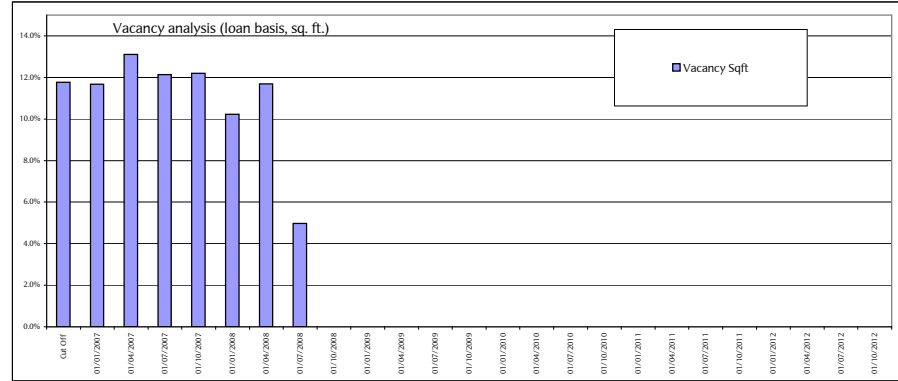
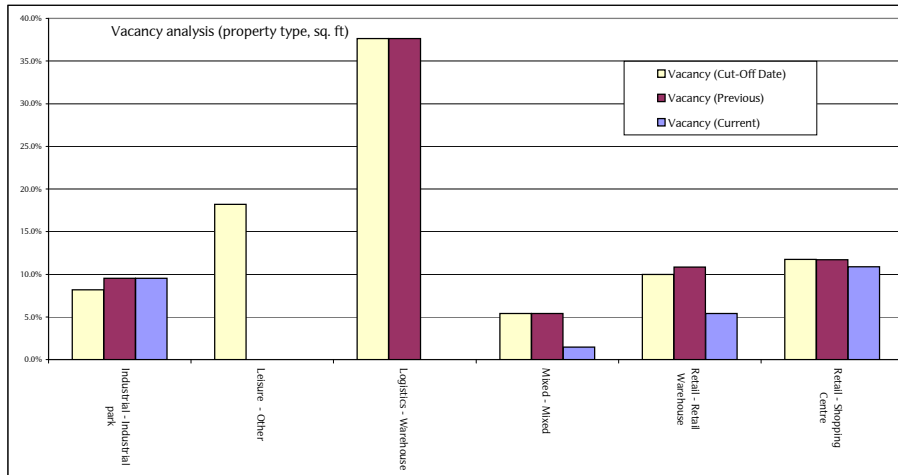


Table (5) Vacancy Analysis (property type, sq. ft)

Property Type	Vacancy (Current)		Vacancy (Previous)		Vacancy (Cut-Off Date)	
	# of Units	% Vacancy	# of Units	% Vacancy	# of Units	% Vacancy
Industrial - Industrial park	7	9.52%	7	9.52%	5	8.20%
Leisure - Other	0	0.00%	0	0.00%	1	18.19%
Logistics - Warehouse	0	0.00%	1	37.65%	1	37.65%
Mixed - Mixed	1	1.45%	1	1.45%	0	0.00%
Retail - Retail Warehouse	2	5.40%	2	5.40%	2	5.40%
Retail - Shopping Centre	91	10.87%	88	10.83%	76	9.98%
TOTAL	101	4.97%	99	11.69%	85	11.76%
TOTAL UNITS	487					



PROPERTY INFORMATION

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

Loan ID	Vacancy (Current)	Vacancy (Previous)	Vacancy (Cut-Off Date)
Propinvest *	7.04%	10.32%	10.49%

* Fall in Vacancy this quarter following the letting of the Barking Property.

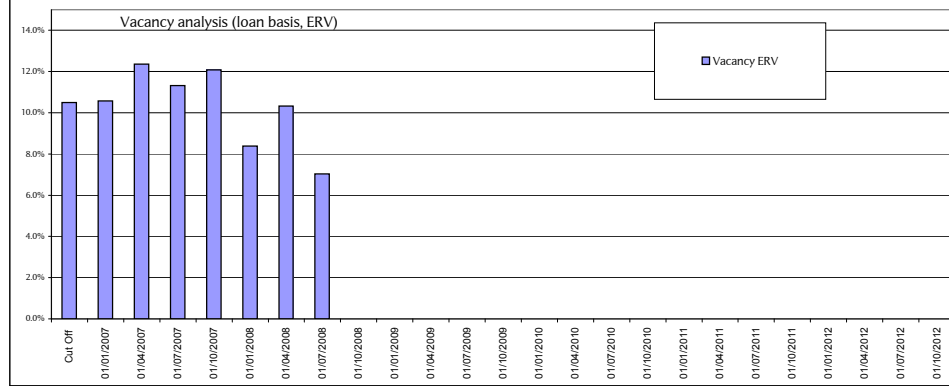
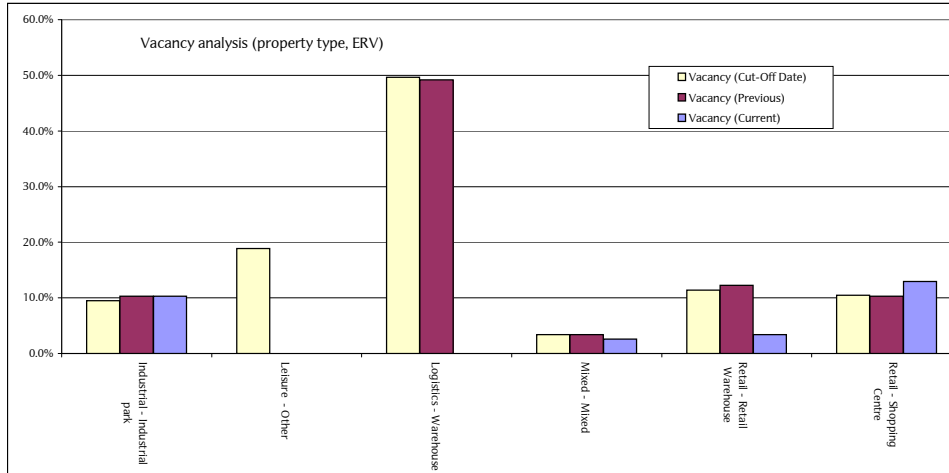


Table (5) Vacancy Analysis (property type, ERV)

Property Type	Vacancy (Current)		Vacancy (Previous)		Vacancy (Cut-Off Date)	
	# of Units	% Vacancy	# of Units	% Vacancy	# of Units	% Vacancy
Industrial - Industrial park	7	10.30%	7	10.30%	5	9.52%
Leisure - Other	0	0.00%	0	0.00%	1	18.87%
Logistics - Warehouse	0	0.00%	1	49.20%	1	49.62%
Mixed - Mixed	1	2.61%	1	2.61%	0	0.00%
Retail - Retail Warehouse	2	3.37%	2	3.37%	2	3.42%
Retail - Shopping Centre	91	12.95%	88	12.24%	76	11.37%
TOTAL	101	7.04%	99	10.32%	85	10.49%
TOTAL UNITS	487					



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TENANCY CONCENTRATION ANALYSIS

Table (1) Tenancy Concentration

Top 20 tenants	% Rent roll	Cumulative %
EMC Europe Ltd	6.08%	6.08%
Eddie Stobart Limited	5.18%	11.26%
Eagle Star Insurance Company Limited	4.86%	16.11%
London City Bond	4.24%	20.35%
Total Fitness UK Limited	3.72%	24.08%
B&Q Plc	3.33%	27.40%
Boots the Chemist Limited	2.67%	30.07%
Paymaster (1836) Limited	2.56%	32.64%
AON Consulting Ltd	2.43%	35.07%
GPS (Great Britian) Limited	1.98%	37.05%
BAE Systems Plc	1.97%	39.02%
Redland Engineering Limited	1.53%	40.55%
Regus (UK) Limited	1.51%	42.06%
The Outdoor Group Limited	1.49%	43.55%
Marylebone Warwick Balfour Group plc	1.42%	44.97%
Nokia (UK) Ltd	1.38%	46.35%
Sainsbury's Supermarkets Ltd	1.24%	47.59%
H&M Hennes Ltd	1.13%	48.72%
Cineworld Cinemas Ltd	1.11%	49.83%
DSG Retail Ltd	1.11%	50.94%
Subtotal	50.94%	50.94%
Rest of Tenants	49.06%	49.06%
Total	100.00%	100.00%

Loan Details

Loan Name	Prophinvest
Loan ID	1
Senior Loan	
Cut-Off Date Senior Loan balance	918,862,500
Current Balance	850,362,550
Loan Factor	92.55%
Interest Rate	6.59125%
Current ICR	130.20%
Current DSCR	130.20%
Projected ICR	122.00%
Default ICR	115.00%
Current LTV	88.70%
Current Mark to Market LTV**	88.70%
Default Mark to Market LTV	80.00%
Junior Loan	
Cut-Off Date Junior Loan balance	120,434,959
Current Balance	104,320,626
Loan Factor	86.62%
Interest Rate	8.16825%
Current ICR	112.10%
Current DSCR	105.00%
Projected ICR	105.20%
Default ICR	105.00%
Current LTV	99.68%
Current Mark to Market LTV**	99.68%
Default Mark to Market LTV	90.00%
# of properties	35
# of units	487
Remaining loan term	8.00 years

** MTM LTV is tested three days prior to loan interest payment date.

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	5.91%	6.67 years	6.67 years
Tenant 2	5.03%	14.19 years	14.19 years
Tenant 3	4.72%	13.41 years	13.41 years
Tenant 4	4.12%	19.93 years	19.93 years
Tenant 5	3.62%	20.94 years	30.95 years
Subtotal	23.38%	14.19 years	15.73 years
Rest	76.62%	8.89 years	9.30 years
Total	100.00%	10.13 years	10.80 years

Property Concentration

ID	Region	% Total
Property 1	Midlands	19.82%
Property 2	North West	9.47%
Property 3	Midlands	5.83%
Property 4	Greater London	5.77%
Property 5	Scotland	5.60%
Subtotal	-	46.49%
Rest	-	53.51%
Total	-	100.00%

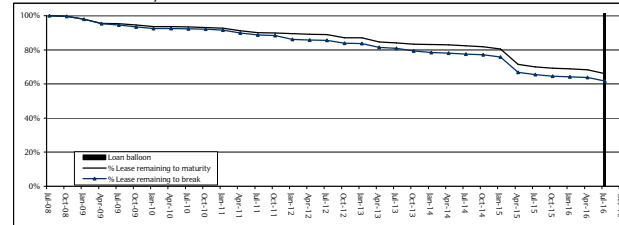
Loan Comment

This loan has been moved to Special Servicing - please see page 14 for further detail.

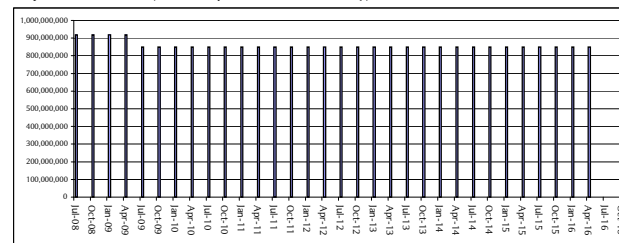
Loan Amortisation

Period	Scheduled amortisation
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	-
Jan-16	-
Apr-16	-
Jul-16	850,362,550

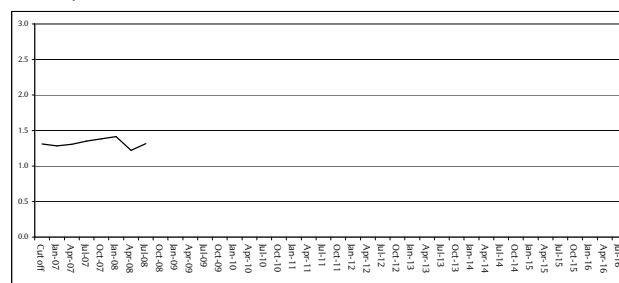
Lease Break and Maturity Profile



Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History

