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BARCLAYS BANK PLC or DANKSE BANK A/S or such affiliate on behalf of the Issuer in such jurisdiction.

This prospectus has been sent to you in an electronic form. You are reminded that documents transmitted via this medium may be altered or changed during the process of electronic transmission and consequently none of HERCULES (ECLIPSE 2006-4) plc or BARCLAYS BANK PLC or DANSKE BANK A/S (nor any person who controls any of them respectively nor any director, officer, employee nor agent of any of them respectively nor affiliate of any such person) accepts any liability or responsibility whatsoever in respect of any difference between the prospectus distributed to you in electronic format and the hard copy version available to you on request from BARCLAYS CAPITAL, THE INVESTMENT BANKING DIVISION OF BARCLAYS BANK PLC.

HERCULES (ECLIPSE 2006-4) plc

(incorporated with limited liability in England and Wales with registration number 5895593)

£814,950,000 Commercial Mortgage Backed Floating Rate Notes due October 2018

HERCULES (ECLIPSE 2006-4) plc (the **Issuer**) will issue the £666,000,000 Class A Commercial Mortgage Backed Floating Rate Notes due October 2018 (the **Class A Notes**), the £43,950,000 Class B Commercial Mortgage Backed Floating Rate Notes due October 2018 (the **Class B Notes**), the £25,000,000 Class C Commercial Mortgage Backed Floating Rate Notes due October 2018 (the **Class C Notes**), the £51,000,000 Class D Commercial Mortgage Backed Floating Rate Notes due October 2018 (the **Class D Notes**) and the £29,000,000 Class E Commercial Mortgage Backed Floating Rate Notes due October 2018 (the **Class E Notes**) and, together with the Class A Notes, the Class B Notes, the Class C Notes and the Class D Notes, the **Notes** on 7 December 2006 (or such later date as the Issuer may agree with Barclays Bank PLC (the **Arranger**) and Barclays Bank PLC (the **Lead Manager**) (the **Closing Date**)).

Application has been made to the Irish Financial Services Regulatory Authority (IFSRA), as competent authority under Directive 2003/71/EC (the **Prospectus Directive**) for the Prospectus to be approved. Application has been made to the Irish Stock Exchange Limited (the **Irish Stock Exchange**) for the Notes to be admitted to the Official List and trading on its regulated market. This document constitutes the prospectus (the **Prospectus**) in connection with the application for the Notes to be admitted to the Official List of the Irish Stock Exchange.

The Notes are expected, on issue, to be assigned the relevant ratings set out opposite the relevant Class in the table below by Fitch Ratings Ltd. (**Fitch**), Moody's Investors Service Limited (**Moody's**) and Standard & Poor's Ratings Services, a division of The McGraw-Hill Companies, Inc. (**S&P**) and, together with Fitch and Moody's, the **Rating Agencies**). A security rating is not a recommendation to buy, sell or hold securities and may be subject to revision, suspension or withdrawal at any time by one or more of the assigning rating organisations. The ratings from the Rating Agencies address only the likelihood of timely receipt by any Noteholder of interest on the Notes and the likelihood of receipt by any Noteholder of principal of the Notes by the Final Maturity Date (as defined below). The ratings from the Rating Agencies do not address the likelihood of receipt by any Noteholder of principal on any date prior to the Final Maturity Date.

Class	Initial Principal Amount	Margin (% p.a.)	Anticipated Ratings			Estimated Average Life ¹	Expected Maturity Date ¹	Final Maturity Date	Issue Price
			Fitch	Moody's	S&P				
Class A	£666,000,000	0.24	AAA	Aaa	AAA	8.2 years	October 2016	October 2018	100%
Class B	£43,950,000	0.35	AA+	Aa2	AA+	8.7 years	October 2016	October 2018	100%
Class C	£25,000,000	0.42	AA	N/R	AA	8.7 years	October 2016	October 2018	100%
Class D	£51,000,000	0.62	A	N/R	A	8.7 years	October 2016	October 2018	100%
Class E	£29,000,000	0.92	BBB	N/R	BBB	8.7 years	October 2016	October 2018	100%

¹ Based on 0% CPR and the further assumptions set out in "Estimated Average Lives of the Notes and Assumptions", to which investors should refer.

Interest on the Notes will be payable quarterly in arrear in pounds sterling on 25 January, 25 April, 25 July and 25 October in each year (subject to adjustment for non-Business Days as described herein) (each, an **Interest Payment Date**). The first Interest Payment Date will be the Interest Payment Date falling in January 2007. The interest rate applicable to each Class of Notes from time to time will be determined by reference to the London Interbank Offered Rate for three month sterling deposits (or, in the case of the first Interest Period, the linear interpolation of one month and two month sterling deposits) (**LIBOR**), as further defined in **Condition 5.3 (Rates of Interest)** plus the relevant Margin. Each Margin will be as set out in the table above.

If any withholding or deduction for or on account of tax is required by law in relation to the Notes, the payment of interest on and principal in respect of the Notes will be made subject to such withholding or deduction. In such circumstances, neither the Issuer nor any other party will be obliged to pay any additional amounts as a consequence.

All Notes will be secured by the same security, subject to the priorities described in this Prospectus. Notes of each Class will rank *pari passu* with, and without priority among, other Notes of the same Class. Unless previously redeemed in full, the Notes of each Class will mature on the Interest Payment Date falling in October 2018 (the **Final Maturity Date**). The Notes will be subject to mandatory redemption before such date in the specific circumstances and subject to the conditions more fully set out under "Transaction Summary - Principal features of the Notes". The Principal Amount Outstanding of the then outstanding most junior class of Notes may be written down on any Interest Payment Date following an Adjusted Loan Principal Loss (as defined below) in accordance with **Condition 6.9** (Principal Amount Outstanding and Write-Downs).

The securities offered hereby have not been approved or disapproved by the United States Securities and Exchange Commission (the **SEC**), any state securities commission or any other regulatory authority, nor have any of the foregoing authorities passed upon or endorsed the merits of the Prospectus. Any representation to the contrary is unlawful.

The Notes have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the **Securities Act**), or any state securities laws, and are subject to U.S. tax law requirements. The Notes are being offered by the Issuer only to persons who are not U.S. Persons (as defined in Regulation S under the Securities Act (**Regulation S**)) in offshore transactions in reliance on Regulation S and in accordance with applicable laws. Subject to certain exceptions, the Notes may not be offered, sold or delivered, directly or indirectly, within the United States or to, or for the account or benefit of, any U.S. Persons except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and applicable state securities laws.

The Notes of each Class will each initially be represented on issue by a temporary global note in bearer form (each, a **Temporary Global Note**) for such Class of Notes, without interest coupons attached, which will be deposited on or about the Closing Date with a common depository for Euroclear Bank S.A./N.V. (**Euroclear**) and Clearstream Banking, société anonyme (**Clearstream, Luxembourg**). Each Temporary Global Note will be exchangeable for interests in a permanent global note in bearer form (each, a **Permanent Global Note**) representing the same Class of Notes, without interest coupons attached, not earlier than 40 days after the Closing Date (provided that certification as to non-U.S. beneficial ownership has been received). Ownership interests in the Temporary Global Notes and the Permanent Global Notes (together, the **Global Notes**) will be shown on, and transfers thereof will only be effected through, records maintained by Euroclear and Clearstream, Luxembourg and their respective participants. The Permanent Global Notes will be exchangeable for Definitive Notes in bearer form only in certain limited circumstances as set forth therein.

See "Risk Factors" for a discussion of certain factors which should be considered by prospective investors in connection with an investment in any of the Notes.

Arranger, Lead Manager and Sole Bookrunner

BARCLAYS CAPITAL

Co-Manager

Danske Bank

The date of this Prospectus is 5 December 2006

THE NOTES AND INTEREST THEREON WILL BE OBLIGATIONS OF THE ISSUER ONLY. THE NOTES WILL NOT BE OBLIGATIONS OR RESPONSIBILITIES OF, NOR WILL THEY BE GUARANTEED BY, THE FINANCE PARTIES (OTHER THAN THE ISSUER), THE ARRANGER, THE LEAD MANAGER, THE SELLER, THE MASTER SERVICER, THE SPECIAL SERVICER, THE TRUSTEE, THE CASH MANAGER, THE CORPORATE SERVICES PROVIDER, THE SHARE TRUSTEE, THE PAYING AGENTS, THE AGENT BANK, OPTIONS HOLDER, THE LIQUIDITY FACILITY PROVIDER, THE INTEREST RATE SWAP PROVIDER OR THE ACCOUNT BANK (AS EACH TERM IS DEFINED IN THIS PROSPECTUS) OR ANY COMPANY IN THE SAME GROUP OF COMPANIES AS ANY OF THEM.

The Issuer (as **Responsible Person** for the purposes of the Prospectus Directive) accepts responsibility for all information contained in this Prospectus. To the best of the knowledge and belief of the Issuer, the information contained in this Prospectus is in accordance with the facts and does not omit anything likely to affect the import of such information.

No representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by any Borrower, Guarantor or Chargor (each, an **Obligor** and together, the **Obligors**), as to the accuracy or completeness of any information contained in this Prospectus or any other information supplied in connection with the Notes or their distribution. The Obligors have not separately verified the information contained herein and no representation, warranty or undertaking, express or implied, is made and no liability accepted by any of the Obligors as to the accuracy or completeness of such information. Each person receiving the Prospectus acknowledges that such person has not relied on any Obligor or their affiliates in connection with its investigation of the information contained in this Prospectus.

No person is or has been authorised to give any information or to make any representation in connection with the issue and sale of the Notes other than those contained in this Prospectus and, if given or made, such information or representation must not be relied upon as having been authorised by or on behalf of the Issuer, any Obligor (or any companies in the same group of companies as, or affiliated to, any Obligor), the Finance Parties (other than the Issuer), the Arranger, the Lead Manager, the Seller, the Master Servicer, the Special Servicer, the Trustee, the Cash Manager, the Liquidity Facility Provider, Options Holder, the Corporate Services Provider, the Share Trustee, the Paying Agents, the Agent Bank, the Interest Rate Swap Provider or the Account Bank or any of their respective affiliates or advisers. Neither the delivery of this Prospectus nor any sale, allotment or solicitation made in connection with the offering of the Notes shall, under any circumstances, create any implication or constitute a representation that there has been no change in the affairs of the Issuer, any of the Obligors (or any companies in the same group of companies as, or affiliated to, any of the Obligors) or in any of the information contained herein since the date of this document or that the information contained in this document is correct as of any time subsequent to its date.

This Prospectus and any other information supplied in connection with the Notes are not intended to provide the basis of any credit or other evaluation and should not be considered as a recommendation by the Issuer, the Arranger, the Lead Manager, or any person that any recipient of this Prospectus should purchase any of the Notes. Each investor contemplating purchasing Notes should make its own independent investigation of the financial condition and affairs, and its own appraisal of the creditworthiness, of the Issuer.

Other than the approval by the IFSRA of this Prospectus as a prospectus in accordance with the requirements of the Prospectus Directive, no action has been or will be taken to permit a public offering of the Notes or the distribution of this Prospectus in any jurisdiction. The distribution of this Prospectus and the offering of the Notes in certain jurisdictions may be restricted by law. Persons into whose possession this Prospectus (or any part of it) comes are required by the Issuer and the Lead Manager to inform themselves about and to observe any such restrictions. For a further description of

certain restrictions on offers and sales of the Notes and distribution of this Prospectus, see "*Subscription and Sale*" below.

This Prospectus does not constitute an offer of, or an invitation by or on behalf of, the Issuer or the Lead Manager or any of them to subscribe for or purchase any of the Notes.

All references in this document to **sterling, pounds, pounds sterling** or **£** are to the lawful currency for the time being of the United Kingdom of Great Britain and Northern Ireland and to **euros** or **€** are to the currency introduced at the start of the third stage of European economic and monetary union pursuant to the Treaty of Rome of 25 March 1957 establishing the European Community, as amended from time to time.

In connection with this issue of the Notes, Barclays Bank PLC (in this capacity, the *Stabilising Manager*) or any person acting on behalf of the Stabilising Manager may over-allot Notes (provided that, in the case of any Notes to be listed on the Irish Stock Exchange, the aggregate principal amount of Notes allotted does not exceed 105 per cent. of the aggregate principal amount of the relevant Class of Notes) or effect transactions with a view to supporting the market price of the Notes at a level higher than that which might otherwise prevail. However, there is no assurance that the Stabilising Manager or any person acting on behalf of the Stabilising Manager will undertake stabilisation action. Any stabilisation action may begin on or after the date on which adequate public disclosure of the terms of the offer of Notes is made and, if begun, may be ended at any time, but it must end no later than the earlier of 30 days after the issue date of the Notes and 60 days after the date of the allotment of the Notes.

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PRINCIPAL CHARACTERISTICS OF THE NOTES

The following is a brief overview of the principal characteristics of the Notes referred to in this Prospectus. This information is subject to, and is more fully explained in, the other sections of this Prospectus.

Notes	Class A	Class B	Class C	Class D	Class E
Initial Principal Amount	£666,000,000	£43,950,000	£25,000,000	£51,000,000	£29,000,000
Issue price	100%	100%	100%	100%	100%
Interest Rate	LIBOR + 0.24% per annum	LIBOR + 0.35% per annum	LIBOR + 0.42% per annum	LIBOR + 0.62% per annum	LIBOR + 0.92% per annum
Expected Maturity Date ¹	October 2016	October 2016	October 2016	October 2016	October 2016
Final Maturity Date	October 2018	October 2018	October 2018	October 2018	October 2018
Estimated average life (years) ¹	8.2	8.7	8.7	8.7	8.7
Day count	Actual/365				
Business day convention/ Business Days	Modified following/London, Dublin business days				
Interest Payment Dates	Quarterly on 25 January, 25 April, 25 July and 25 October				
Form of Notes	Bearer				
Denomination ²	£50,000 but tradable in nominal amounts of £50,000 and integral multiples of £1,000 in excess thereof				
Clearing system	Euroclear and Clearstream, Luxembourg				
Credit enhancement (provided by other Classes of Notes subordinated to the relevant Class)	Subordination of the Class B Notes, the Class C Notes, the Class D Notes and the Class E Notes	Subordination of the Class C Notes, the Class D Notes and the Class E Notes	Subordination of the Class D Notes and the Class E Notes	Subordination of the Class E Notes	No Subordination
Listing	Irish Stock Exchange				
ISIN	XS0276410080	XS0276410833	XS0276412375	XS0276413183	XS0276413340
Common Code	27641008	27641083	27641237	27641318	27641334
Expected rating - Fitch	AAA	AA+	AA	A	BBB
Expected rating - Moody's	Aaa	Aa2	N/R	N/R	N/R
Expected rating - S&P	AAA	AA+	AA	A	BBB

¹ Based on 0% CPR and the further assumptions set out in "*Estimated Average Lives of the Notes and Assumptions*", to which investors should refer.

² See further **Condition 2.3** (*Trading in differing nominal amounts*) for certain restrictions in respect of holdings not in a multiple of £50,000 in nominal amount.

TRANSACTION SUMMARY

The following information is a summary of the principal features of the issue of the Notes. This summary does not purport to be complete and is qualified in its entirety by reference to the detailed information appearing elsewhere in this Prospectus. Prospective purchasers of the Notes are advised to read carefully, and to rely solely on, the detailed information appearing elsewhere in this Prospectus in making any decision whether or not to invest in any Notes. Capitalised terms used, but not defined, in this section can be found elsewhere in this Prospectus, unless otherwise stated. An index of defined terms is set out at the end of this Prospectus.

On the Closing Date the Issuer will issue the Notes and with the proceeds of such issuance will acquire from Barclays Bank PLC (the **Seller**), pursuant to the terms of a loan sale agreement to be entered into between them on or prior to the Closing Date (the **Loan Sale Agreement**) and a novation certificate in respect of each Loan (each such certificate, a **Transfer Certificate** and together, the **Transfer Certificates**, and together with the Loan Sale Agreement, the **Loan Sale Documents**), the following:

- (i) the Loans (as defined below);
- (ii) the Seller's interests as beneficiary of the security trusts (each, a **Security Trust** and together, the **Security Trusts**) created over the various security interests granted in respect of each Loan (in respect of each Loan, the **Related Security** and in respect of the Loan Pool (as defined below), the **Loan Security**); and
- (iii) the rights of the Seller as lender under the Finance Documents (as defined below) (including, without limitation, under the credit agreement pursuant to which each Loan was originated (each, a **Credit Agreement** and together, the **Credit Agreements**), the Intercreditor Agreements (as defined below), the Ashbourne Portfolio Senior Intercreditor Agreement (as defined below) and the Ashbourne Portfolio Priority A Intercreditor Agreement (as defined below)).

The Issuer will use receipts of principal and interest (excluding, for the avoidance of doubt, any Prepayment Fees and Break Costs) in respect of the Loan Pool, together with certain other funds available to it (as described elsewhere in this Prospectus) to make payments of, among other things, principal and interest due in respect of the Notes.

The Loan Pool will consist of 7 Loans:

1. the River Court Loan;
2. the Chapelfield Loan;
3. the Cannon Bridge Loan;
4. the Booker Portfolio Loan;
5. the Ashbourne Portfolio Priority A Loan;
6. the Endeavour Portfolio Loan; and
7. the Welbeck Portfolio Loan,

(the **Loans**, each a **Loan** and together, the **Loan Pool**).

The Loans are made to different borrowers (each a **Borrower** and, together, the **Borrowers** and in respect of each specific Loan, the **Relevant Borrower**) and, as at 18 October 2006 (the **Cut-Off Date**), the Loans had an aggregate outstanding principal balance of £814,966,211 and as at the Closing Date the outstanding principal balance is expected to be £814,949,378. Each Loan is governed by English law. All of the Loans (other than the Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan) provide for the Relevant Borrower to pay a fixed rate of interest. The Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan provide for the Ashbourne Portfolio Priority A Borrower, the Chapelfield Borrower and the Welbeck Borrower, as applicable, to pay a floating rate of interest. Each Loan is denominated in sterling and constitutes a full recourse obligation (other than the Welbeck Portfolio Loan where the Related Security is limited to the Welbeck Borrower's interest in the Welbeck Properties and certain other rights and assets in relation to the Welbeck Properties and, in the case of the Booker Portfolio Loan, recourse to the legal owners, being the trustees, may be sought up to the value of the assets that they hold on trust for the Booker Borrowers) of the Relevant Borrower.

Each Loan is secured by, among other things, a first ranking legal mortgage or charge and, in the case of the Scottish Properties, standard security over commercial property situated in the United Kingdom. The Related Security granted in respect of each Loan is granted by the Relevant Borrower or, in the case of certain Loans, by one or more entities related to the Relevant Borrower (each, a **Chargor** and, together with the Borrowers, the **Obligors** and each, an **Obligor**). In relation to a Loan, the obligations of the Relevant Borrower may be guaranteed by one or more third parties (each, a **Guarantor** and together, the **Guarantors**).

The Booker Portfolio Loan represents a senior loan facility which has been separated from a whole loan (the **Booker Portfolio Whole Loan**). The Booker Portfolio Whole Loan was also separated into a junior loan facility (the **Junior Booker Portfolio Loan**). The River Court Loan and the Cannon Bridge Loan (each as defined below) each represents the senior tranche of a whole loan (the **River Court Whole Loan** and the **Cannon Bridge Whole Loan**, respectively and, together with the Booker Portfolio Whole Loan, the **Whole Loans**). Each of the River Court Whole Loan and the Cannon Bridge Whole Loan also has a junior tranche (the **Junior River Court Loan** and the **Junior Cannon Bridge Loan**, respectively and, together with the Junior Booker Portfolio Loan, the **Junior Loans**). The Junior Loans will not be acquired by the Issuer on the Closing Date but will instead be retained by the Seller or acquired by one or more investors (the **Junior Lenders** and each a **Junior Lender**). The outstanding principal balance as at the Cut-Off Date of the Booker Portfolio Loan was £64,900,000, of the River Court Loan was £213,315,000 and of the Cannon Bridge Loan was £155,822,750. The Booker Portfolio Loan, the River Court Loan and the Cannon Bridge Loan, will each be acquired by the Issuer on the Closing Date. All references in this Prospectus to the Booker Portfolio Loan, the River Court Loan and the Cannon Bridge Loan (including all financial information with respect to such Loans including LTV, ICR and DSCR calculations) are to the senior facility of the Booker Portfolio Whole Loan, and to the senior tranches of the River Court Whole Loan and the Cannon Bridge Whole Loan as applicable, unless stated otherwise. For more information on the Booker Portfolio Loan, the River Court Loan and the Cannon Bridge Loan, see "*The Loans and the Loan Security – Description of the Loans and Related Properties – "Booker Portfolio Loan"/"River Court Loan"/"Cannon Bridge Loan"*" below.

Barclays Bank PLC purchased a super senior portion (the **Ashbourne Portfolio Priority A Whole Loan**) of the senior tranche of a whole loan (the **Ashbourne Portfolio Whole Loan**). The Ashbourne Portfolio Whole Loan also has a mezzanine tranche (the **Ashbourne Portfolio Mezzanine Loan**) held by a third party lender (the **Ashbourne Portfolio Mezzanine Lender**) and a junior tranche (the **Ashbourne Portfolio Junior Loan**) held by a third party lender (the **Ashbourne Portfolio Junior Lender**) that are subordinated to the Ashbourne Portfolio Senior Loan. The Ashbourne Portfolio Whole Loan also has two further senior tranches (the **Ashbourne Portfolio Priority B Loan** and the **Ashbourne Portfolio Skim Loan** respectively and, together with the Ashbourne Portfolio Priority A

Whole Loan, the **Ashbourne Portfolio Senior Loan**) held by third party lenders (the **Ashbourne Portfolio Priority B Lender** and the **Ashbourne Portfolio Skim Lender** respectively) that are subordinated, in certain circumstances, to the Ashbourne Portfolio Priority A Whole Loan under the Ashbourne Portfolio Senior Intercreditor Agreement. Pursuant to a transfer certificate, and subject to the terms of an intercreditor agreement dated 10 March 2006 (the **Ashbourne Portfolio Priority A Intercreditor Agreement**), the Issuer will, on the Closing Date, acquire from the Seller a 50 per cent. share of the Ashbourne Portfolio Priority A Whole Loan (the **Ashbourne Portfolio Priority A Loan**). The other 50 per cent. of the Ashbourne Portfolio Priority A Whole Loan was transferred by the Seller on 5 July 2006 to a previous securitisation issuer (the **Equinox Issuer**) and will not be acquired by the Issuer on the Closing Date. On the Closing Date, the Issuer will accede to the Ashbourne Portfolio Priority A Intercreditor Agreement. The outstanding principal balance as at the Cut-Off Date of the Ashbourne Portfolio Priority A Loan was £79,828,461 and as at the Closing Date is expected to be £79,811,628. All references in this Prospectus to the Ashbourne Portfolio Priority A Loan (including all financial information with respect to such Loan including LTV, ICR and DSCR calculations) are to the Issuer's portion of the Ashbourne Portfolio Priority A Whole Loan unless stated otherwise. For more information on the Ashbourne Portfolio Priority A Loan see *"The Loans and the Loan Security – Description of the Loans and Related Properties – Ashbourne Portfolio Priority A Loan"* below.

As at the Cut-Off Date, there were a total of 175 properties constituting security for the Loans (the **Properties**, each a **Property** and together, the **Portfolio**). The Loan Security is held on trust by Barclays Capital Mortgage Servicing Limited or, in the case of the Ashbourne Portfolio Priority A Loan, The Royal Bank of Scotland plc (each in its capacity as **Security Agent** and, where the context so requires, the **Relevant Security Agent**) on behalf of the Finance Parties (which, after the Closing Date, will include the Issuer as set out below). Barclays Capital Mortgage Servicing Limited, in its capacity as Security Agent, will, pursuant to the terms of the Servicing Agreement, delegate its duties and discretions as Security Agent to the Master Servicer and the Special Servicer under the Servicing Agreement. The Royal Bank of Scotland plc, in its capacity as Security Agent, will not delegate its duties and discretions as Security Agent in respect of the Ashbourne Portfolio Priority A Loan to the Master Servicer and the Special Servicer but will continue to perform its functions as Security Agent.

The Properties are all substantially occupied by tenants (the **Tenants**), in the majority of cases under occupational leases (each an **Occupational Lease** and, together with any other lease granted in respect of the Properties, the **Leases**). The Tenants under the Occupational Leases make periodic rental payments in respect of the Properties. The terms of the Credit Agreements relating to the Loans require that each Relevant Borrower establishes, among other accounts, a rent account, or in the case of the Chapelfield Loan a rent and general account (each a **Rent Account** and, together with the other accounts of the Borrowers, and in the case of the Chapelfield Borrower, the Debt Service Account, the **Borrower Accounts**, each of which, a **Borrower Account**) into which net rents payable by the Tenants are to be paid, either directly or indirectly. Following the acquisition of the Loan Pool by the Issuer pursuant to the Loan Sale Documents, on or shortly after each payment date under each Credit Agreement (each a **Loan Interest Payment Date**), the Master Servicer will (other than in respect of the Ashbourne Portfolio Priority A Loan), as agent for the Issuer or the Relevant Security Agent, transfer (to the extent funds are available for such purpose) all amounts then due to the Issuer under such Credit Agreement and in accordance with the terms of the relevant Intercreditor Agreement, the Ashbourne Portfolio Senior Intercreditor Agreement and the Ashbourne Portfolio Priority A Intercreditor Agreement, as applicable (such amounts, collectively, the **Collections**), from each Borrower Account and for the avoidance of doubt in the case of the Chapelfield Loan, the Debt Service Account, directly or indirectly, as the case may be, to a specified account with the Account Bank in the name of the Issuer (the **Transaction Account**).

Prior to each Calculation Date, the Master Servicer (acting on the basis of information provided by the Special Servicer or, in the case of the Ashbourne Portfolio Priority A Loan, on the basis of

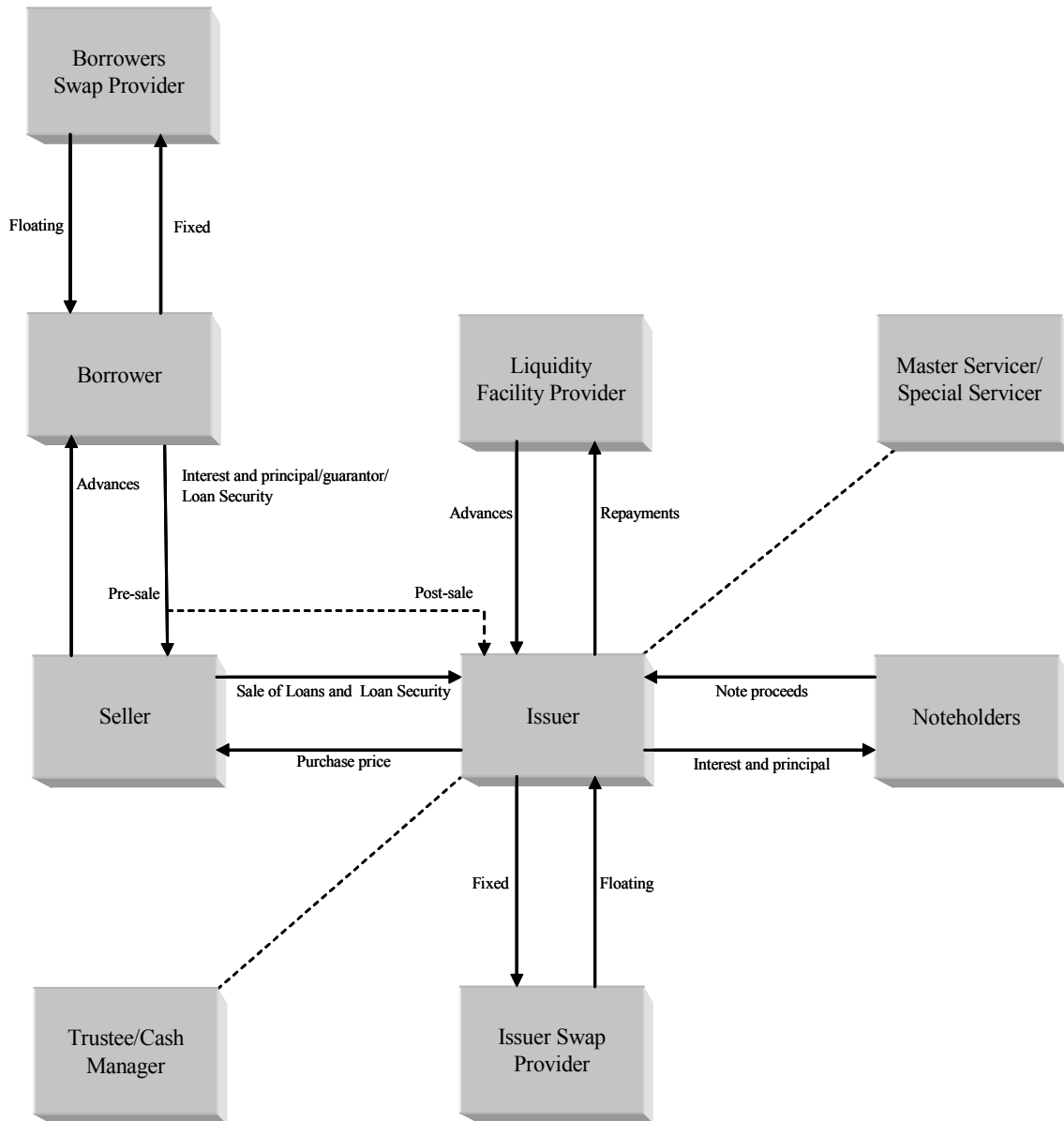
information provided by The Royal Bank of Scotland plc, as necessary) will identify both the amount of Collections and the extent to which such Collections are principal amounts (including any scheduled principal and any principal paid upon final redemption and/or prepayment of a Loan), interest amounts, Prepayment Fees, Break Costs, costs and other amounts. The Cash Manager (on behalf of the Issuer) will on each Interest Payment Date, after payment of those obligations of the Issuer having a higher priority under the relevant Priority of Payments, apply these Collections (other than Prepayment Fees and Break Costs and certain other funds available to the Issuer as described elsewhere in this Prospectus) in payment of, among other things, interest and principal due on the Notes.

With a view to protecting the Issuer against interest rate mismatches arising as a result of certain Borrowers paying fixed rates of interest on the Loans and the Issuer being required to pay floating rates of interest on the Notes and as a result of different interest periods applicable under the Loans and the Notes, the Issuer will enter into interest rate swap transactions in respect of each Loan with the Interest Rate Swap Provider.

As security for its obligations under (among other things) the Notes, the Issuer will grant fixed and floating security interests over all its assets and undertaking (which comprises, primarily, its rights in respect of the Loans and the Loan Security) in favour of the Trustee under the Issuer Deed of Charge. The Trustee will hold the benefit of this security on trust for itself, the Noteholders and the other Issuer Secured Creditors pursuant to the Issuer Deed of Charge and the Trust Deed. The priority of the claims of the Issuer Secured Creditors will be subject to the relevant Priority of Payments set out in the Cash Management Agreement. See "*Cashflows*" and "*Terms and Conditions of the Notes*" below.

There is no intention to accumulate any surplus funds in the Issuer as security for any future payments of interest and principal on the Notes.

TRANSACTION STRUCTURE DIAGRAM



KEY TRANSACTION PARTIES

- Issuer:** HERCULES (ECLIPSE 2006-4) plc (the **Issuer**) is a public company incorporated in England and Wales with limited liability. The Issuer's company registration number is 5895593 and its registered office is at 35 Great St. Helen's, London EC3A 6AP. The entire issued share capital of the Issuer is held by or on behalf of SFM Corporate Services Limited on trust for charitable purposes.
- Seller:** Barclays Bank PLC (in this capacity, the **Seller**) is a public company incorporated in England and Wales with limited liability under registered number 1026167. Its registered office is 1 Churchill Place, London E14 5HP.
- Security Agent:** In respect of all of the Loans other than Ashbourne Portfolio Priority A Loan, Barclays Capital Mortgage Servicing Limited and, in respect of the Ashbourne Portfolio Priority A Loan, The Royal Bank of Scotland plc, each as trustee under the terms of the relevant Security Agreements and as agent of the Lenders (in these capacities, each a **Security Agent** and, as the context so requires, the **Relevant Security Agent**) holds all the Loan Security granted by the Obligors in respect of the Relevant Borrower's obligations under each relevant Loan on trust for the Finance Parties. Barclays Capital Mortgage Servicing Limited, as Security Agent, will delegate its duties and discretions as Security Agent to the Master Servicer and the Special Servicer under the Servicing Agreement.
- Trustee:** BNY Corporate Trustee Services Limited, acting through its office at One Canada Square, London E14 5AL (the **Trustee**) will be appointed pursuant to a trust deed to be entered into on or about the Closing Date by the Issuer and the Trustee (the **Trust Deed**) to represent the interests of the holders of the Notes and to hold the security granted or created, as the case may be, under the deed of charge and assignment to be entered into on or about the Closing Date by, among others, the Issuer and the Trustee (the **Issuer Deed of Charge**) on behalf of itself and any receiver or other appointee of the Trustee, the Noteholders, the Master Servicer, the Special Servicer, the Seller, the Corporate Services Provider, the Account Bank, the Cash Manager, the Interest Rate Swap Provider, the Liquidity Facility Provider, the Agent Bank, the Principal Paying Agent, the Irish Paying Agent and any other paying agent appointed under the Agency Agreement (together, the **Issuer Secured Creditors**) and will be entitled to enforce the security granted or created, as the case may be, in its favour under the Issuer Deed of Charge.
- Principal Paying Agent and Agent Bank:** The Bank of New York, acting through its branch at One Canada Square, London E14 5AL will be appointed to act as principal paying agent and agent bank under the Agency Agreement dated on or about the Closing Date between the Issuer, the Principal Paying Agent and the Agent Bank, among others (in these capacities, the **Principal Paying Agent** and the **Agent Bank**).

- Irish Paying Agent:** AIB/BNY Fund Management Ireland Limited, acting through its branch at Guild House Guild Street, International Financial Services Centre, Dublin 1, Ireland will be appointed to act as paying agent in Ireland under the Agency Agreement (the **Irish Paying Agent**). The Irish Paying Agent, the Principal Paying Agent and any other paying agent(s) which may be appointed pursuant to the Agency Agreement are together referred to in this Prospectus as the **Paying Agents**.
- Options Holder:** ECLIPSE Options Limited (**Options Holder**) is a private company with limited liability incorporated in England and Wales. Options Holder's company registration number is 5371756 and its registered office is 35 Great St. Helen's, London EC3A 6AP. Options Holder will agree to act as Post-Enforcement Call Option holder in respect of the Notes under the Call Option Agreement. The entire issued share capital of Options Holder is held by SFM Corporate Services Limited on trust for charitable purposes.
- Account Bank:** The Bank of New York, acting through its branch at One Canada Square, London E14 5AL will act as account bank for the Issuer under the Bank Account Agreement (in this capacity, the **Account Bank**).
- Liquidity Facility Provider:** Danske Bank A/S, London Branch (the **Liquidity Facility Provider**), acting through its office at 75 King William Street, London EC4N 7DT will make the Liquidity Facility available to the Issuer under the Liquidity Facility Agreement.
- Corporate Services Provider:** Structured Finance Management Limited (the **Corporate Services Provider**) will provide certain corporate administration and secretarial services to the Issuer under the Corporate Services Agreement. The Corporate Services Provider also provides certain corporate administration and secretarial services to Options Holder under the Options Holder Corporate Services Agreement dated 22 March 2005.
- Share Trustee:** SFM Corporate Services Limited (the **Share Trustee**) holds its interest in the shares of the Issuer on trust for charitable purposes under the terms of a trust deed dated 14 November 2006 (the **2006-4 Share Trust Deed**). The Share Trustee holds its interest in the shares of Options Holder on trust for charitable purposes under the terms of a separate trust deed dated 23 February 2005 (the **Options Share Trust Deed**).
- Master Servicer and Special Servicer:** Barclays Capital Mortgage Servicing Limited, acting through its offices at 1 Churchill Place, London E14 5HP with servicer rating "CPS2 – UK" by Fitch and "Above Average, Outlook: Stable" by S&P, will be appointed pursuant to the terms of the Servicing Agreement to carry out certain servicing and special servicing functions on behalf of the Issuer in connection with the Loans and the Loan Security (in these capacities, the **Master Servicer** and the **Special Servicer** respectively, and each, as the context requires, the **Relevant Servicer**). The Master Servicer and the Special Servicer will additionally be appointed to act as agent of the Security Agent, but not The Royal Bank of Scotland plc as Security Agent in respect of the Ashbourne Portfolio Priority A Loan.
- In respect of the Ashbourne Portfolio Priority A Loan, the Master Servicer and/or the Special Servicer, as applicable, will have a more limited role than in relation to the other Loans. The Master Servicer and the Special Servicer

will exercise the rights of the Issuer as a Lender under the relevant Finance Documents in accordance with the terms of the Ashbourne Portfolio Senior Intercreditor Agreement which will include directing The Royal Bank of Scotland plc as Security Agent in respect of the Ashbourne Portfolio Priority A Whole Loan.

Operating Adviser: The Controlling Creditor (as defined below) will have the right to appoint and remove an adviser (the **Operating Adviser**) with respect to the Loans. The Operating Adviser will, among other things, have certain rights with respect to certain material actions relating to the Loans. See "*Servicing – Appointment of the Operating Adviser*" below.

Cash Manager: The Bank of New York, acting through its office at One Canada Square, London E14 5AL (the **Cash Manager**) will provide certain cash management services to the Issuer under the Cash Management Agreement to be dated on or about the Closing Date between the Issuer and the Cash Manager, among others.

Interest Rate Swap Provider: Barclays Bank PLC (in its capacity as the **Interest Rate Swap Provider**) will enter into an interest rate swap agreement in the form of an International Swaps and Derivatives Association, Inc. (**ISDA**) 1992 Master Agreement (Multicurrency-Cross Border) to be dated on or prior to the Closing Date (the **Interest Rate Swap Agreement**) with the Issuer. The Issuer and the Interest Rate Swap Provider will enter into interest rate swap transactions in respect of each Loan (together with the schedules thereto, the **Interest Rate Swap Transactions** and each an **Interest Rate Swap Transaction**) pursuant to the Interest Rate Swap Agreement.

Finance Parties: The **Finance Parties** under any Credit Agreement include the lenders from time to time under that Credit Agreement (each, a **Lender**), the Junior Lender, the Ashbourne Portfolio Priority B Lender, the Ashbourne Portfolio Skim Lender, the Ashbourne Portfolio Mezzanine Lender, the Ashbourne Portfolio Junior Lender, the Loan Hedge Counterparties and each Security Agent. The term 'Finance Parties' will include the Issuer following the sale of the Loans to the Issuer on the Closing Date.

RELEVANT DATES AND PERIODS

- Cut-Off Date:** The Cut-Off Date is 18 October 2006. The Cut-Off Date is the date on which much of the information relating to the Loans, their Related Security and the Properties set out in this Prospectus is presented.
- Closing Date:** The Notes will be issued on or about 7 December 2006 (or such later date as the Issuer may agree with the Lead Manager and the Arranger) (the **Closing Date**).
- Loan Interest Payment Date:** Each of the Loans (other than the Ashbourne Portfolio Priority A Loan) provides that payment of quarterly instalments of interest and principal (if applicable) are due on (in respect of the Endeavour Portfolio Loan and the Booker Portfolio Loan) the 15th and (in respect of the River Court Loan, the Chapelfield Loan, the Cannon Bridge Loan and the Welbeck Portfolio Loan) the 17th day of each January, April, July and October.
- The Ashbourne Portfolio Priority A Loan provides that payments of monthly instalments of interest and principal are due on the 10th day of each month.
- If, however, any such day is not a London Business Day, payments will be made on the next London Business Day in that calendar month (if there is one) or the preceding London Business Day (if there is not) (the **Loan Interest Payment Date**). **London Business Day** means any day, other than a Saturday or Sunday, on which banks are open for general business in London.
- Loan Interest Period:** Interest accrues on a Loan from and including a Loan Interest Payment Date up to but excluding the next succeeding Loan Interest Payment Date (each, a **Loan Interest Period**). Interest is payable quarterly or, in respect of the Ashbourne Portfolio Priority A Loan, monthly in arrear on each Loan Interest Payment Date in respect of the immediately preceding Loan Interest Period.
- Calculation Date:** Three London Business Days prior to each Interest Payment Date (each such day, a **Calculation Date**) the Cash Manager will, based on information relating to Collections on the Loans received from the Master Servicer (or, in relation to the Ashbourne Portfolio Priority A Loan, based on information provided by the Issuer or procured by the Issuer from The Royal Bank of Scotland plc), perform calculations in respect of the immediately preceding Collection Period and payments to be made to, among others, the holders of the Notes (the **Noteholders**), as more fully defined in **Condition 1.3** in accordance with the relevant Priority of Payments on that Interest Payment Date.

Collection Period:

Amounts available for payment on the Notes on any Interest Payment Date will depend on the Collections received with respect to the Loans during the immediately preceding Collection Period, the payments received with respect to any Interest Rate Swap Agreement for the applicable Interest Period, any Loan Income Deficiency Drawings relating to such Interest Payment Date and any other amount standing to the Credit of the Transaction Account other than any amount credited to the Tax Reserve Ledger (as defined below). Each **Collection Period** will:

- relate to the Interest Payment Date immediately following such Collection Period;
- start from (and include) the preceding Calculation Date (or in the case of the first Collection Period, the Closing Date); and
- end on (but exclude) the Calculation Date that occurs in the same month as the immediately following Interest Payment Date.

KEY CHARACTERISTICS OF THE LOANS AND THE PORTFOLIO

The Loans: Each Loan (other than the Welbeck Portfolio Loan where the Related Security is limited to the Welbeck Borrower's interest in the Welbeck Properties and certain other rights and assets in relation to such Properties and in the case of the Booker Loan, recourse to the legal owners, being the trustees, may be sought up to the value of the assets that they hold for the benefit of the Booker Borrowers) constitutes a full recourse obligation of the Relevant Borrower and is secured by, among other things, a first legal mortgage or charge and, in the case of the Scottish Properties, standard security over all of the Relevant Borrower's interests in the Properties and first fixed security over the Leases, insurance policies, certain hedging arrangements, bank accounts and rental income in respect of the Properties or, in the case of the Scottish Properties, an assignation of the rental income. Each Loan contains certain representations and warranties given by the Relevant Borrower and/or the Chargor, as the case may be.

The Borrowers: The Loans (other than in respect of the Welbeck Portfolio Loan, the Booker Portfolio Loan and the Chapelfield Loan) have been made to limited liability companies incorporated in England and Wales (in the case of the Endeavour Portfolio Loan and the Ashbourne Portfolio Priority A Loan), the Isle of Man (in the case of the River Court Loan) and Jersey (in the case of the Cannon Bridge Loan). The Welbeck Portfolio Loan has been made to an unlimited liability company incorporated in England and Wales. The Chapelfield Loan has been made to a limited partnership registered in England and Wales under the Limited Partnerships Act 1907. The Booker Portfolio Loan has been made to a unit trust, acting by two trustees, which are governed by the laws of Jersey and the Isle of Man.

Properties: As at the Cut-Off Date, the Portfolio comprised 175 Properties of which 144 are located in England, 22 are located in Scotland, two are located in Wales and seven are located in Northern Ireland. In the Portfolio, 91 of the Properties are nursing homes, four are office properties, 77 are retail properties and three are mixed use properties.

The Loans (other than the Ashbourne Portfolio Priority A Loan) were originated by the Seller between November 2005 and July 2006. In connection with the origination of the Loans, the Seller has represented and warranted to the Issuer that certain due diligence procedures were undertaken such as would customarily be undertaken by a prudent lender making loans secured on commercial properties of this type, so as to evaluate the Borrowers' ability to service their Loan obligations and the quality of the Portfolio. For more information see "*The Loans and the Loan Security – Diligence in connection with the Loans*" below.

The Ashbourne Portfolio Whole Loan was originated by The Royal Bank of Scotland plc on 13 October 2005 and the Ashbourne Portfolio Priority A Whole Loan was purchased by the Seller on 10 March 2006.

The following is a summary of certain characteristics of the Loan Pool as at the Cut-Off Date:

Loan Name	Cut-Off	Cut-Off	Cut-Off	Cut-Off	Maturity	Remaining
	Date					
	Securitized				LTV	Term to
	Balance (£)					Maturity
						(Years)
River Court	213,315,000	1.25 x	1.17 x	69.9%	66.3%	10.01
Chapelfield	212,600,000	1.27 x	1.27 x	68.6%	64.6%	9.50
Cannon Bridge	155,822,750	1.51 x	1.35 x	74.2%	68.4%	4.75
Ashbourne Portfolio Priority A ³	79,828,461	2.59 x	2.40 x	40.5%	35.3%	8.99
Booker Portfolio	64,900,000	1.77 x	1.40 x	55.0%	46.9%	9.00
Endeavour Portfolio	50,000,000	1.59 x	1.59 x	58.7%	54.8%	9.75
Welbeck Portfolio	38,500,000	1.34 x	1.34 x	68.5%	53.9%	9.75
Total	814,966,211	-	-	-	-	-
Minimum	38,500,000	1.25 x	1.17 x	40.5%	35.3%	4.75
Maximum	213,315,000	2.59 x	2.40 x	74.2%	68.4%	10.01
Average/ Weighted Average	116,423,744	1.50 x	1.40 x	65.6%	60.4%	8.66

The **Cut-Off Date Securitized Principal Balance** is the principal balance of the Loans as at the Cut-Off Date. For further information about the Loan Pool, please see the section entitled "*The Loans and the Loan Security*".

The majority of the Leases relating to the Properties are 'fully repairing and insuring' leases (**FRI Leases**) under which substantially all of the economic liabilities arising in relation to the upkeep and operation of the relevant Property are borne by the individual Tenant, including the costs of repairing, maintaining and insuring the relevant Property (or where a Lease does not include the structure of the building the Tenant pays a proportionate share of the landlord's costs of repairing and maintaining the structure and common areas). However, there are some exceptions which may limit the Obligor's ability to recover service charges and in respect of which the Obligor has an obligation to keep part of the structure in repair.

The following is a summary of certain characteristics of the Portfolio as at the Cut-Off Date:

³ The Cut-Off Date Securitized Principal Loan Balance of the Ashbourne Portfolio Priority A Loan represents 50 per cent. of the Ashbourne Portfolio Whole Loan. This will amortise by £16,833 prior to the Closing Date.

Loan Name	Valuation (£) of Properties as at Date of		Estimated Net Rental Value		Net Internal Area (sqft) ⁵
	Valuation	Net Rent ⁴ (£ p.a.)	(ERV) (£ p.a.)	Yield (Net Rent over Valuation)	
River Court	305,000,000	15,575,938	15,338,800	5.11%	425,364
Chapelfield	310,000,000	15,107,098	17,650,939	4.87%	510,001
Cannon Bridge	210,000,000	14,068,897	12,085,280	6.70%	288,075
Ashbourne	197,000,000	11,284,903	11,000,003	5.73%	N/A
Portfolio Priority A					
Booker Portfolio	118,007,000	6,298,252	6,044,200	5.34%	1,755,048
Endeavour	85,250,000	4,801,144	5,591,183	5.63%	312,941
Portfolio					
Welbeck Portfolio	56,210,000	3,118,702	3,286,307	5.55%	249,452
Total/Weighted	1,281,467,000	70,254,934	70,996,712	5.48%	3,540,881
Average					

Valuation:

In relation to each Loan, as a condition precedent to making an advance to the Relevant Borrowers, the Seller or (in respect of the Ashbourne Portfolio Whole Loan) The Royal Bank of Scotland plc obtained an independent valuation of the relevant Property or Properties constituting security for that Loan (each, a **Valuation** and together, the **Valuations**). In this Prospectus, the **Valuer** means the valuer in respect of each Valuation, as applicable.

The circumstances in which additional valuations will be obtained under the Credit Agreements are limited.

All references to valuations (including related concepts, such as LTVs and property values) are references to, or are taken from, references in, the Valuations, unless otherwise specified.

See further "*The Loans and the Loan Security*" below.

Loan Security:

As security for the repayment of each Loan, the relevant Obligor or Obligors and the Relevant Security Agent have, on or about the closing date in respect of the Loan or, in the case of the Ashbourne Portfolio Priority A Loan, on or about the closing date in respect of the Ashbourne Portfolio Whole Loan (each, a **Loan Closing Date** and, together, the **Loan Closing Dates**), entered into a security agreement (each, a **Security Agreement** and, together with the Scottish Security Agreements (as defined below), the **Security Agreements**), pursuant to which the Relevant Borrower (or the Chargor, where appropriate) has granted fixed security over the relevant Property or Properties located in the United Kingdom and all related interests and assets including, but not limited to:

⁴ Net Rents are the sum of i) all contracted rents associated with occupational leases, licences, tenants holding over, and similar cash flows; plus ii) any Borrower estimates of ancillary income generated by the property including but not limited to car parking, turnover rents, commercialisation, automatic teller machines; less iii) any irrecoverable Borrower / Property level costs associated with the leasehold interest or occupational tenancy; and iv) ignoring any rent free periods in effect.

⁵ Excludes Net Internal Area in respect of the Ashbourne Portfolio Priority A Loan.

- (a) a first legal mortgage or charge over the relevant Property or Properties;
- (b) a first fixed charge over the Chargor's interest in the Property or Properties (to the extent not subject to security under **paragraph (a)** above;
- (c) an absolute assignment, subject to a proviso for re-assignment on redemption, of the Lease documentation and rental income;
- (d) a first fixed charge (except in respect of the Chapelfield Loan where in effect a floating charge is granted) over the specified bank accounts (including, in respect of each Loan, the Rent Account);
- (e) a floating charge (other than in respect of the Welbeck Portfolio Loan) over those assets of the Relevant Borrower that are not subject to a fixed charge; and
- (f) an absolute assignment, subject to a proviso for re-assignment on redemption or a first fixed charge of the insurance contracts or policies of the Chargor relating to the relevant Properties.

In addition, in respect of the Ashbourne Portfolio Priority A Loan, the Booker Portfolio Loan and the Welbeck Portfolio Loan, the Relevant Borrowers and/or Chargors (as appropriate) have, pursuant to separate security agreements (the **Scottish Security Agreements**), granted security over those Properties located in Scotland (the **Scottish Properties**) and all related interests and assets, including but not limited to:

- (a) a standard security over the relevant Scottish Properties; and
- (b) an assignation of rents.

The Related Security in respect of each Loan will include, where relevant, the benefit of the following:

- (i) a subordination agreement, whether made by deed or otherwise, under which any other debt of the Relevant Borrower (if any) is subordinated to the debt owed by the Relevant Borrower in respect of the relevant Loan (each, a **Subordination Agreement**);
- (ii) a duty of care letter (other than in respect of the Welbeck Portfolio Loan and the Endeavour Portfolio Loan) entered into by the Relevant Borrower or Obligor, as applicable, the Relevant Security Agent and the independent managing agent or agents appointed by the Relevant Borrower in respect of a relevant Property or Properties (each, a **Duty of Care Agreement**);
- (iii) a charge over, or other security interest in (other than in respect of the Cannon Bridge Loan), all of the shares of an Obligor (each, a **Share Charge**), it being noted that in respect of the Welbeck Portfolio Loan this is a share charge over an unlimited liability company;

- (iv) (in the case of the Booker Portfolio Loan, the River Court Loan and the Cannon Bridge Loan) the Intercreditor Agreements regulating the relationship and priority between the Seller (in its capacity as Lender and, following the Closing Date, the Issuer) and the Junior Lender; and
- (v) (in the case of the Ashbourne Portfolio Priority A Loan) an intercreditor agreement (the **Ashbourne Portfolio Senior Intercreditor Agreement**) regulating the relationship and priority between the Equinox Issuer, the Seller and, following the Closing Date, the Issuer (each in its capacity as a lender under the Ashbourne Portfolio Whole Loan) (the **Ashbourne Portfolio Priority A Lenders**), the Ashbourne Portfolio Priority B Lender and the Ashbourne Portfolio Skim Lender;
- (vi) (in the case of the Ashbourne Portfolio Priority A Loan) an intercreditor agreement (the **Ashbourne Portfolio Priority A Intercreditor Agreement**) regulating the relationship and priority between the Equinox Issuer and the Seller (and, following the Closing Date, the Issuer) in respect of the Ashbourne Portfolio Priority A Whole Loan; and
- (vii) (in the case of the Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan), the Loan Hedging Arrangements.

Interest rates:

All of the Loans (other than the Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan) bear a fixed rate of interest. The Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan bear a floating rate of interest. Interest in respect of each Loan is calculated in accordance with the Credit Agreement under which that Loan was made (the **relevant Credit Agreement**).

Repayment:

Some of the Loans are subject to scheduled repayment on each Loan Interest Payment Date in accordance with the terms of the relevant Credit Agreement. To the extent not repaid or prepaid earlier, all the Loans are repayable in full at their respective final maturity dates (each such date, a **Loan Maturity Date**).

Voluntary prepayment:

Each Loan may be prepaid by the Relevant Borrower in whole or in part (but if in part, in a minimum amount) on any Loan Interest Payment Date (or, in relation to the River Court Loan, the Cannon Bridge Loan and the Ashbourne Portfolio Priority A Loan, on any date) upon giving a minimum number of London Business Days' prior notice to the Lender. Amounts prepaid may not be redrawn.

Certain prepayments by the Relevant Borrower may be subject to prepayment fees in connection therewith (**Prepayment Fees**). The Relevant Borrower will additionally be required to pay any Break Costs (as defined below) to the Issuer and the Issuer may, in respect of certain Loans be required to pay Break Gains (as defined below).

**Mandatory
prepayment:**

Prepayment of a Loan (in whole or in part) must or (as described in **paragraph (c)** below) may be made in certain circumstances (in each case as set out in the relevant Credit Agreement), including the following:

- (a) if a Lender (or the Relevant Security Agent in the case of the Ashbourne Portfolio Priority A Loan) notifies the Relevant Borrower that it is unlawful in any jurisdiction for the Lender to perform any of its obligations under a Finance Document or to fund or maintain its share in the Loan;
- (b) in the case of some of the Loans, on the occurrence of a change of control of the Relevant Borrower or, in certain cases, its shareholder (although in the case of certain other Loans, a change in control may be an Event of Default);
- (c) if the Relevant Borrower is required to withhold or deduct any amount in respect of tax or pay any increased costs to the Lender or following a reduction in the rate of return or other amounts due to a Lender under the relevant Credit Agreement; or
- (d) on the sale or disposal of a Property or Properties unless, in the case of the Endeavour Portfolio Loan, where the proceeds have been invested in one or more substitute properties after a specified period set out in the relevant Credit Agreement. In respect of the Ashbourne Portfolio Priority A Loan, the Chapelfield Loan, the Endeavour Portfolio Loan, the Welbeck Portfolio Loan and the Booker Portfolio Loan, any disposal of the relevant Properties without the consent of the Lender or other than in accordance with the terms of the relevant Credit Agreement would constitute a Loan Event of Default.

In the event of prepayment of all or part of a Loan in any of the above circumstances (other than as described in **paragraphs (a)** and **(c)** above), Prepayment Fees will be payable by the Relevant Borrower.

Finance Documents includes, in relation to the Loan Pool, any Credit Agreement, any Security Agreement, any Subordination Agreement, any Transfer Certificate (other than in respect of a Transfer Certificate to the Junior Lender in respect of a Junior Loan or a Transfer Certificate in respect of the Welbeck Portfolio Loan), any Duty of Care Agreement, any Share Charge, any Fee Letter (as defined in the Credit Agreement in respect of the Endeavour Portfolio Loan, the Cannon Bridge Loan, the Booker Portfolio Loan and the Welbeck Portfolio Loan) and any other document designated as such by the parties to any Credit Agreement (each, a **Finance Document**).

The Finance Documents relating to a specific Loan are referred to in this Prospectus as **relevant Finance Documents**. In relation to a Finance Document, **Finance Party** generally means a Lender (which, after the Closing Date, will be the Issuer) or the Relevant Security Agent.

Further advances:

The Issuer is not required or entitled to make any further advance of principal to any Borrower under the terms of any of the Credit Agreements. Additionally, neither the Master Servicer nor the Special Servicer is permitted under the Servicing Agreement to agree to an amendment of the terms of a Credit Agreement that would require the Issuer to make a further advance of principal to any Borrower without, among other things, confirmation from the Rating Agencies that the same would not have a material adverse effect on the then current ratings of the Notes.

However, to the extent that the Credit Agreement permits the Lender to pay sums due from the Borrower to third parties if the Borrower fails to do so, the Issuer (or the Master Servicer or Special Servicer acting on its behalf) may pay such amounts to the relevant third parties, thereby increasing the amount owed by the Borrower to the Issuer, by making a Loan Protection Advance (as defined below). The Master Servicer, or, if the Loan is a Specially Serviced Loan, the Special Servicer, will pay the proceeds of such Loan Protection Advance to the relevant third parties in accordance with the terms of each Credit Agreement and the Servicing Agreement. For further details, see "*Servicing – Loan Protection Advances*".

Loan Hedging Arrangements:

In respect of the Ashbourne Portfolio Priority A Loan, the Ashbourne Portfolio Borrower has entered into a 1992 ISDA Master Agreement with The Royal Bank of Scotland plc (the **Ashbourne Portfolio Loan Hedge Counterparty**) and two related confirmations in respect of (a) an interest rate swap transaction pursuant to which, on each Loan Interest Payment Date, the Ashbourne Portfolio Loan Hedge Counterparty will pay to the Relevant Borrower a sum determined by reference to one-month LIBOR and the Relevant Borrower will pay to the Ashbourne Portfolio Loan Hedge Counterparty a sum determined by reference to a fixed rate, both calculated on a notional principal amount, which is intended to correspond to the principal amount of the Ashbourne Portfolio Whole Loan from time to time (the **Ashbourne Portfolio Interest Rate Swap**) and (b) a limited prices index swap transaction pursuant to which the Ashbourne Portfolio Loan Hedge Counterparty will pay to the Relevant Borrower a sum determined by reference to a fixed rate and the Relevant Borrower will pay to the Ashbourne Portfolio Loan Hedge Counterparty a sum determined by reference to the limited prices index, both calculated on a notional principal amount, which is intended to correspond to the annual rental income from the Ashbourne Leases (as defined in the Ashbourne Portfolio Credit Agreement) from time to time (the **LPI Swap** and, together with the Ashbourne Portfolio Interest Rate Swap, the **Ashbourne Portfolio Loan Hedging Arrangements**).

In respect of the Chapelfield Loan, the Chapelfield Borrower has entered into a 1992 ISDA Master Agreement with Barclays Bank PLC (the **Chapelfield Loan Hedge Counterparty**) and a related confirmation in respect of an interest rate swap transaction pursuant to which, on each Loan Interest Payment Date, the Chapelfield Loan Hedge Counterparty will pay to the Relevant Borrower a sum determined by reference to a floating rate and the Relevant Borrower will pay to the Chapelfield Loan Hedge Counterparty a sum determined by reference to a fixed rate, both calculated on a notional principal amount, which is intended to correspond to the principal amount of the Chapelfield Loan from time to time (the

Chapelfield Loan Hedging Arrangements).

In respect of the Welbeck Portfolio Loan, the Welbeck Borrower has entered into a 1992 ISDA Master Agreement with Barclays Bank PLC (the **Welbeck Loan Hedge Counterparty**) and, together with the Ashbourne Portfolio Loan Hedge Counterparty and the Chapelfield Loan Hedge Counterparty, the **Loan Hedge Counterparties**) and a related confirmation in respect of an interest rate swap transaction pursuant to which, on each Loan Interest Payment Date, the Welbeck Loan Hedge Counterparty will pay to the Relevant Borrower a sum determined by reference to three-month LIBOR and the Relevant Borrower will pay to the Welbeck Loan Hedge Counterparty a sum determined by reference to a fixed rate, both calculated on a notional principal amount, which is intended to correspond to the principal amount of the Welbeck Portfolio Loan from time to time (the **Welbeck Loan Hedging Arrangements** and, together with the Ashbourne Portfolio Loan Hedging Arrangements and the Chapelfield Loan Hedging Arrangements, the **Loan Hedging Arrangements**).

The Welbeck Borrower's interests in the Welbeck Loan Hedging Arrangements, the Chapelfield Borrower's interests in the Chapelfield Loan Hedging Arrangements and the Ashbourne Portfolio Borrower's interests in the Ashbourne Portfolio Loan Hedging Arrangements will form part of the Loan Security on the Closing Date. For a more detailed description of the Loan Hedging Arrangements (see "*The Loans and the Loan Security – Hedging Obligations*" below).

Insurance:

Each Borrower or Chargor has undertaken pursuant to the relevant Credit Agreement, to maintain insurance of the relevant Property or Properties on a full reinstatement value basis, including not less than three years' (or, in the case of some Loans, a shorter period as specified in the Lease) loss of rent on all Leases together with (except in the case of the Ashbourne Portfolio Priority A Loan) insurance against acts of terrorism, where such insurance is generally available in the UK insurance market on commercially reasonable terms, and to procure that the Relevant Security Agent is named as co-insured or that the Relevant Security Agent's interests are noted on all relevant Insurance Policies (as defined below). Any such interest of the Relevant Security Agent will be held for the Issuer pursuant to the related Security Trusts.

All insurances required under the Credit Agreements must be with an insurance company or underwriter that is acceptable to the Lender or which complies with minimum ratings requirements.

Representations and warranties:

The Loan Sale Agreement will contain certain representations and warranties given by the Seller in respect of the Loans and the Loan Security (the **Loan Warranties**). The Loan Warranties are summarised in the section entitled "*Transaction Documents – Loan Sale Documents*".

In the event of a Material Breach of Loan Warranty by the Seller with respect to any Loan or its Related Security, which is not capable of remedy or (if capable of remedy) is not remedied within 90 days of receipt of written notice of the relevant Material Breach of Loan Warranty from the Issuer or the Trustee or such longer period as may be agreed by the Trustee, the Seller will (prior to the completion of enforcement of the Related

Security) be required to repurchase the relevant Loan and the beneficial interest in the related Security Trust.

The consideration for such repurchase will be an amount equal to the principal balance of the Loan then outstanding (or, if the Material Breach of Loan Warranty related to the principal balance outstanding of the Loan at the Cut-Off Date, the consideration payable will be the higher of (a) the outstanding principal balance of the relevant Loan as at such date and (b) the represented principal balance of the Loan at the Cut-Off Date less any principal amounts received by the Issuer in respect of such Loan) plus in all cases any accrued but unpaid interest thereon up to and including the date of repurchase or, if such date is not an Interest Payment Date and an Acceleration Notice has not been served or the Notes have not otherwise become due and repayable in full, the immediately following Interest Payment Date together with any additional costs and expenses incurred by the Issuer in respect of such Loan as a direct result of the Material Breach of Loan Warranty, or which have become irrecoverable as a result of it (including any swap termination payments due to the Interest Rate Swap Provider arising as a result of the repurchase), and any amounts advanced by or on behalf of the Issuer in respect of the relevant Loan as a Loan Protection Advance, to the extent such amounts have not been capitalised as outstanding principal of the relevant Loan or recovered from the Relevant Borrower.

Any repurchase of a Loan will result in the redemption of the Notes in accordance with **Condition 6.3** (*Mandatory redemption in part from Available Amortisation Funds, Available Prepayment Redemption Funds, Available Final Redemption Funds and Available Principal Recovery Funds*).

PRINCIPAL FEATURES OF THE NOTES

Notes:

The Notes will comprise:

- (a) £666,000,000 Class A Commercial Mortgage Backed Floating Rate Notes due October 2018;
- (b) £43,950,000 Class B Commercial Mortgage Backed Floating Rate Notes due October 2018;
- (c) £25,000,000 Class C Commercial Mortgage Backed Floating Rate Notes due October 2018;
- (d) £51,000,000 Class D Commercial Mortgage Backed Floating Rate Notes due October 2018; and
- (e) £29,000,000 Class E Commercial Mortgage Backed Floating Rate Notes due October 2018.

The Notes will be constituted pursuant to the Trust Deed. The Notes of each Class will rank *pari passu* and rateably and without any preference among themselves.

Status and priority:

On enforcement of the Issuer Security and following service of an Acceleration Notice, payments of interest and principal in respect of the Class A Notes will rank *pari passu* and *pro rata* with payments of Deferred Consideration (if any) and ahead of payments of interest and principal in respect of the Class B Notes, the Class C Notes, the Class D Notes and the Class E Notes. Payments of interest and principal in respect of the Class B Notes will rank ahead of payments of interest and principal in respect of the Class C Notes, the Class D Notes and the Class E Notes. Payments of interest and principal in respect of the Class C Notes will rank ahead of payments of interest and principal in respect of the Class D Notes and the Class E Notes. Payments of interest and principal in respect of the Class D Notes will rank ahead of payments of interest and principal in respect of the Class E Notes.

Notwithstanding the above, the Class A Notes, the Class B Notes, the Class C Notes, the Class D Notes and the Class E Notes will be entitled to receive both sequential and *pro rata* distribution of principal subject to and in accordance with **Condition 6.3** (*Mandatory redemption in part from Available Amortisation Funds, Available Prepayment Redemption Funds, Available Final Redemption Funds and Available Principal Recovery Funds*). Prior to the service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, payments of interest and principal in respect of the Notes will be paid in accordance with the Pre-Acceleration Revenue Priority of Payments, the Pre-Acceleration Principal Priority of Payments and the Post-Enforcement/Pre-Acceleration Priority of Payments, as applicable.

See further "Cashflows" and **Condition 6.3** (*Mandatory redemption in part from Available Amortisation Funds, Available Prepayment Redemption Funds, Available Final Redemption Funds and Available Principal*

Recovery Funds) below.

Form of the Notes: Each Class of Notes will be in bearer form. The Temporary Global Note and the Permanent Global Note of each Class will be held by The Bank of New York Depository (Nominees) Limited, as common depository for Euroclear and Clearstream, Luxembourg. The Notes will be in denominations of £50,000.

For so long as the Notes are represented by Global Notes and the rules of Euroclear and Clearstream, Luxembourg so permit, the Notes will be tradeable in minimum nominal amounts of £50,000 and integral multiples of £1,000 in excess thereof. However, there will be certain restrictions in respect of holdings above a multiple of £50,000 in nominal amount. See further **Condition 2.3** (*Trading in differing nominal amounts*).

Ratings: It is expected that the Notes will, on issue, be assigned the following ratings:

Class	Fitch	Moody's	S&P
Class A Notes	AAA	Aaa	AAA
Class B Notes	AA+	Aa2	AA+
Class C Notes	AA	N/R	AA
Class D Notes	A	N/R	A
Class E Notes	BBB	N/R	BBB

The ratings from the Rating Agencies address only the likelihood of timely receipt by any Noteholder of interest on the Notes and the likelihood of receipt by any Noteholder of principal of the Notes by the Final Maturity Date. The ratings from the Rating Agencies do not address the likelihood of receipt by any Noteholder of principal on any date prior to the Final Maturity Date.

A security rating is not a recommendation to buy, sell or hold securities and may be subject to revision, suspension or withdrawal at any time by one or more of the assigning rating organisations.

The ratings of the Notes are dependent upon, among other things, the short-term, unsecured, unguaranteed and unsubordinated debt ratings of the Liquidity Facility Provider, the Interest Rate Swap Provider and the Account Bank (all of which are required to have a minimum rating ascribed to them). A qualification, downgrade or withdrawal of any such ratings by a Rating Agency may have an adverse effect on the ratings of the Notes.

Listing: Application has been made to the Irish Stock Exchange for the Notes to be admitted to the Official List of the Irish Stock Exchange.

Liquidity Facility: On or before the Closing Date, the Issuer, the Trustee and the Liquidity Facility Provider, among others, will enter into an agreement (the **Liquidity Facility Agreement**) pursuant to which the Liquidity Facility Provider will make available to the Issuer a facility on which the Issuer can draw to fund certain shortfalls in available funds (including scheduled amounts due under the Loans) from time to time (as described further under "*Transaction Documents – Liquidity Facility Agreement*" below).

Interest Rate Swap Agreement:	The Interest Rate Swap Provider will enter into the Interest Rate Swap Agreement with the Issuer. The Issuer and the Interest Rate Swap Provider will, on the Closing Date, enter into one or more swap confirmations with respect to each Loan (each, an Interest Rate Swap Confirmation) evidencing the terms of the Interest Rate Swap Transactions previously entered into. See further " <i>Transaction Documents – Interest Rate Swap Agreement</i> ".
Final redemption:	Unless previously redeemed in full, the Notes will mature on the Final Maturity Date.
Mandatory redemption in part:	<p>Unless an Acceleration Notice has been served or the Notes have otherwise become due and repayable in full and to the extent that the Issuer receives principal payments in respect of the Loans (including scheduled repayments, final repayments, prepayments and the proceeds of any repurchase by the Seller, the Master Servicer, the Special Servicer and, in respect of the Booker Portfolio Loan, the River Court Loan and the Cannon Bridge Loan, the Junior Lender, and, in respect of the Ashbourne Portfolio Priority A Loan, in accordance with the Ashbourne Portfolio Senior Intercreditor Agreement), the Notes will be subject to mandatory redemption in part on each Interest Payment Date in the manner described in Condition 6.3 (<i>Mandatory redemption in part from Available Amortisation Funds, Available Prepayment Redemption Funds, Available Final Redemption Funds and Available Principal Recovery Funds</i>).</p> <p>Principal receipts will be applied by the Issuer both sequentially and on a <i>pro rata</i> basis as set out in Condition 6.3 (<i>Mandatory redemption in part from Available Amortisation Funds, Available Prepayment Redemption Funds, Available Final Redemption Funds and Available Principal Recovery Funds</i>).</p>
Redemption in whole for taxation:	<p>The Issuer may, subject as provided in Condition 6.2 (<i>Redemption for taxation or other reasons</i>), upon giving not more than 60 and not less than 30 days' notice to the Noteholders and provided that it has satisfied the Trustee that it has sufficient funds available to it, redeem all, but not some only, of the Notes at their then Principal Amount Outstanding, together with accrued interest and pay any other amounts required under the relevant Priority of Payments to be paid <i>pari passu</i> with, or in priority to, the Notes, on any Interest Payment Date on or after the date on which:</p> <ul style="list-style-type: none"> (i) on or before the occasion of the next Interest Payment Date, the Issuer would become subject to tax on its income in more than one jurisdiction; (ii) on the occasion of the next Interest Payment Date, the Issuer or a person acting on behalf of the Issuer, would be required to make any withholding or deduction for or on account of any Taxes from any payment of principal or interest in respect of any of the Notes; (iii) on or before the occasion of the next Interest Payment Date, the Issuer would suffer any withholding or deduction from any payment in respect of a Loan for or on account of any Taxes;

- (iv) by reason of a change of law since the Closing Date, it has become or will become unlawful for the Issuer to make, lend or to allow to remain outstanding all or any advances made or to be made by it under a Credit Agreement; or
- (v) an Interest Rate Swap Tax Event occurs and:
 - (A) the Issuer cannot avoid such Interest Rate Swap Tax Event by taking reasonable measures available to it;
 - (B) the Interest Rate Swap Provider is unable to transfer its rights and obligations thereunder to another branch, office or affiliate to cure the Interest Rate Swap Tax Event; and
 - (C) the Issuer is unable to find a replacement interest rate swap provider (the Issuer being obliged to use reasonable efforts to find a replacement interest rate swap provider).

Redemption upon exercise of Servicer Call Option:

The Master Servicer or the Special Servicer, as applicable, may prior to the service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, subject as provided in **Condition 6.4** (*Redemption upon exercise of Servicer Call Option*) upon (i) the Master Servicer or the Special Servicer, as applicable, giving written notice to the Issuer and the Trustee; and (ii) the Issuer giving not more than 60 and not less than 30 days' prior written notice to the Trustee and the Noteholders, purchase the Loans on any Interest Payment Date in accordance with the terms of the Servicing Agreement and provided that the Master Servicer or the Special Servicer, as applicable, has satisfied the Trustee that as a consequence of the purchase of the Loans the Issuer will have sufficient funds available to redeem all, but not some only, of the Notes in full at their Principal Amount Outstanding together with the accrued interest on the Notes and any amount required under the relevant Priority of Payments to be paid on such Interest Payment Date which rank *pari passu* with, or in priority to, amounts due in respect of the Notes under the relevant Priority of Payments.

Principal Amount Outstanding and Write-Downs:

Principal Amount Outstanding means, in respect of any Note at any time, the principal amount represented by that Note as at the Closing Date as reduced by (i) any payment of principal to the holder of the Note up to (and including) that time; and (ii) the aggregate amount of all Allocated Loan Principal Write-Down Amounts (as defined below) in respect of such Note that have arisen on or prior to such date of calculation.

Following an Adjusted Loan Principal Loss (as defined below) in relation to a relevant Loan, the Principal Amount Outstanding of the then most junior class of Notes may, in certain circumstances, be subject to write-downs (see **Condition 6.9** (*Principal Amount Outstanding and Write-Downs*)).

Any reduction in the Principal Amount Outstanding of the Notes will, together with any interest that would have accrued on any such amount, become payable on the winding up of the Issuer or if earlier, immediately prior to the exercise of the Post-Enforcement Call Option.

Post-Enforcement Call Option in favour of Options Holder: Pursuant to an agreement dated on or about the Closing Date (the **Call Option Agreement**) between the Trustee, the Issuer and Options Holder, the Trustee will, on the Closing Date, grant to Options Holder an option (the **Post-Enforcement Call Option**) to acquire all (but not some only) of the Notes (plus accrued interest thereon) for a consideration of 0.01 pence per Note outstanding following any enforcement of the Issuer Security, after the date on which the Trustee determines that the proceeds of such enforcement are insufficient, after payment of all other claims ranking in priority to the Notes and after the application of any such proceeds to the Notes in accordance with the Post-Acceleration Priority of Payments (see "*Cashflows*" below), to pay any further amounts due in respect of the Notes. The Noteholders will be bound by the terms of this Post-Enforcement Call Option granted to Options Holder pursuant to the terms and conditions of the Trust Deed and by **Condition 6.5** (*Post-Enforcement Call Option*) and the Trustee will be irrevocably authorised to enter into the Call Option Agreement with Options Holder for the benefit of the Noteholders.

No purchase of Notes by the Issuer: The Issuer will not be permitted to purchase any of the Notes.

Interest rates: Each Class of Notes will initially bear interest calculated as the sum of LIBOR (as defined in **Condition 5.3** (*Rates of Interest*)) plus the relevant Margin.

The interest rate margin applicable to each Class of Notes will be as follows (each, a **Margin**):

Class	Margin (% p.a.)
Class A Notes	0.24
Class B Notes	0.35
Class C Notes	0.42
Class D Notes	0.62
Class E Notes	0.92

Interest Payments: Interest will be payable on the Notes quarterly in arrear on 25 January, 25 April, 25 July and 25 October in each year, unless the same is not a Business Day, in which case it shall be postponed to the following Business Day in the same calendar month (if there is one) or brought forward to the previous Business Day (if there is not) (each, an **Interest Payment Date**). For these purposes,

Business Day means a day (other than Saturday or Sunday) on which commercial banks and foreign exchange markets are open for business and settle payments in London and Dublin. The Noteholders will be entitled to receive a payment of interest only in accordance with the relevant Priority of Payments (as described in "*Cashflows*" below).

Deferral of Interest: Failure by the Issuer to pay interest on the Class A Notes (or the Most Senior Class of Notes which is still outstanding (as defined in the Conditions)) when due and payable (after a grace period has passed) will result in a Note Event of Default which may result in the Trustee serving an Acceleration Notice. To the extent that funds available to the Issuer on any Interest Payment Date, after paying any interest then accrued due and payable on the Most Senior Class of Notes then outstanding, are

insufficient to pay in full interest otherwise due on any one or more classes of more junior-ranking Notes then outstanding, the shortfall in the amount then due will not be paid on such Interest Payment Date but will be deferred and will only be paid, in accordance with the relevant Priority of Payments on subsequent Interest Payment Dates if and when permitted by subsequent cash flows which are available after the Issuer's higher priority liabilities pursuant to the relevant Priority of Payments have been discharged. Any interest not paid on the Notes when due will accrue interest and will be paid only to the extent that there are funds available on a subsequent Interest Payment Date in accordance with the relevant Priority of Payments (as described in "*Cashflows*" below).

Interest Periods: The first Interest Period will run from (and including) the Closing Date to (but excluding) the first Interest Payment Date and subsequent Interest Periods will run from (and including) an Interest Payment Date to (but excluding) the next Interest Payment Date.

Issue price: The Class A Notes will be issued at 100 per cent. of their aggregate initial Principal Amount Outstanding.

The Class B Notes will be issued at 100 per cent. of their aggregate initial Principal Amount Outstanding.

The Class C Notes will be issued at 100 per cent. of their aggregate initial Principal Amount Outstanding.

The Class D Notes will be issued at 100 per cent. of their aggregate initial Principal Amount Outstanding.

The Class E Notes will be issued at 100 per cent. of their aggregate initial Principal Amount Outstanding.

Withholding tax: **If any withholding or deduction for or on account of any tax is imposed in respect of payments under the Notes, the Issuer will make payments subject to such withholding or deduction and neither the Issuer nor any other entity will be required to gross-up or otherwise pay additional amounts in respect thereof. See "*United Kingdom Taxation*" below.**

Security for the Notes: The Notes will be secured pursuant to a deed of charge made between, amongst others, the Issuer and the Trustee and dated on or before the Closing Date (the **Issuer Deed of Charge**).

The Trustee will hold the security granted under the Issuer Deed of Charge on trust for itself and the other Issuer Secured Creditors.

The Issuer will grant the following security interests under or pursuant to the Issuer Deed of Charge (the **Issuer Security**):

- (a) a first ranking assignment of its rights in respect of the Loans and the Loan Security;
- (b) a first ranking assignment of its rights under the other Transaction

Documents to which it is a party;

- (c) a first fixed charge of its rights to all monies standing to the credit of the Issuer Accounts (other than the Issuer Share Capital Account);
- (d) a first fixed charge of its interest in any Eligible Investments or other investments made by it or on its behalf; and
- (e) a first floating charge over the whole of its undertaking and of its property and assets not already subject to fixed security.

Transaction Documents means the Trust Deed, the Issuer Deed of Charge, the Servicing Agreement, the Cash Management Agreement, the Bank Account Agreement, the Corporate Services Agreement, the Options Holder Corporate Services Agreement, the Loan Sale Documents, the Liquidity Facility Agreement, the Interest Rate Swap Agreement, the Agency Agreement, the Subscription Agreement, the Call Option Agreement, the Master Definitions Schedule, the Finance Documents and any other document designated as such by the Issuer and/or the Trustee (each, a **Transaction Document**).

Prior to the delivery of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, payments of interest in respect of each Class of Notes will rank in accordance with the Pre-Acceleration Revenue Priority of Payments and payments of principal will rank in accordance with the Pre-Acceleration Principal Priority of Payments (as described in "*Cashflows*" and **Condition 6.3** (*Mandatory redemption in part from Available Amortisation Funds, Available Prepayment Redemption Funds, Available Final Redemption Funds and Available Principal Recovery Funds*) below). If the Trustee takes any steps to enforce the Issuer Security (but prior to service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full) the Trustee (or, with the consent of the Trustee, the Cash Manager on its behalf) shall make payments in respect of each Class of Notes in accordance with the Post-Enforcement/Pre-Acceleration Priority of Payments (as described in "*Cashflows*" below). Upon the delivery of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, payments in respect of each Class of Notes will rank in accordance with the Post-Acceleration Priority of Payments (as described in "*Cashflows*" below).

Transfer restrictions: There will be no transfer restrictions in respect of the Notes, subject to applicable laws and regulations.

Governing law: The Notes and the other Transaction Documents will be governed by English law.

RISK FACTORS

Set out in this section is a summary of certain issues of which prospective Noteholders should be aware before making a decision whether or not to invest in Notes of any Class. This summary is not intended to be exhaustive. Therefore, prospective holders of the Notes should also read the detailed information set out elsewhere in this Prospectus and form their own views before making any investment decision.

A. Considerations relating to the Notes

Liability under the Notes

The Issuer is the only entity which has obligations to pay any amount due in respect of the Notes. The Notes will not be obligations or responsibilities of, or guaranteed by, any other entity, including (but not limited to) the Seller, the Finance Parties (other than the Issuer), the Arranger, the Lead Manager, the Trustee, the Share Trustee, Options Holder, the Liquidity Facility Provider, the Interest Rate Swap Provider, the Master Servicer, the Special Servicer, the Paying Agents, the Agent Bank, the Corporate Services Provider or the Account Bank, or by any entity affiliated to any of the foregoing.

Limited resources of the Issuer

The Notes will be full recourse obligations of the Issuer. However, the assets of the Issuer will themselves be limited. The ability of the Issuer to meet its obligations under the Notes will be dependent primarily upon the receipt by it of principal and interest from the Borrowers under the Loans (see further "*Considerations relating to the Loans and the Loan Security*" below), the receipt of funds (if available to be drawn) under the Liquidity Facility Agreement, the receipt of funds from the Interest Rate Swap Provider and the receipt of funds under the Security Agreements. Other than the foregoing and any interest earned by the Issuer in respect of its bank accounts, the Issuer is not expected to have any other funds available to it to meet its obligations under the Notes and/or any other payment obligation ranking in priority to, or *pari passu* with, the Notes. Following an Adjusted Loan Principal Loss (as defined below) in relation to a relevant Loan, the Principal Amount Outstanding of the most junior Class of Notes may, in certain circumstances, be subject to write-down (see **Condition 6.9** (*Principal Amount Outstanding and Write-Downs*)) for the purpose of determining the amounts of principal and interest which thereafter fall due for payment in accordance with the Conditions.

Pursuant to the terms of the Call Option Agreement, Options Holder will have the right to purchase from Noteholders and Noteholders will be obliged to sell to Options Holder, for the consideration of 0.01 pence per Note all of the Notes left outstanding (plus accrued interest thereon after the Issuer Security has been enforced by the Trustee and the Trustee has determined that the proceeds of enforcement are insufficient after payment of all other claims ranking in priority to the Notes and after the application of any such proceeds to the Notes under the Post-Acceleration Priority of Payments to pay any further principal, interest or any other amounts due in respect of the Notes.

Upon enforcement of the security for the Notes, the Trustee or any receiver will, in practice, have recourse only to the Loans and the Issuer's interest in the Loan Security and to any other assets of the Issuer then in existence as described in this document. It should be noted that, upon acceleration of the security, the Issuer will not be able to make any further drawings under the Liquidity Facility Agreement.

Ratings of the Notes

The ratings assigned to each Class of the Notes by the Rating Agencies are based on the Loans (subject to the Intercreditor Agreements, the Ashbourne Portfolio Senior Intercreditor Agreement and the Ashbourne Portfolio Priority A Intercreditor Agreement), the Loan Security, the Portfolio and other relevant structural features of the transaction, including, among other things, the short term unsecured, unguaranteed and unsubordinated debt ratings of the Liquidity Facility Provider, the Interest Rate Swap Provider and the Account Bank. These ratings reflect only the views of the Rating Agencies.

The ratings do not represent any assessment of the yield to maturity that a Noteholder may experience or the possibility that Noteholders may not recover their initial investments if unscheduled receipts of principal result from a prepayment, a default and acceleration or from the receipt of funds with respect to the compulsory purchase of a Property or Properties.

The ratings address the likelihood of full and timely receipt by any of the Noteholders of interest on the Notes and the likelihood of receipt by any Noteholder of principal of the Notes by the Final Maturity Date. The ratings from the Rating Agencies do not address the likelihood of receipt by any Noteholder of principal on any date prior to the Final Maturity Date. There can be no assurance that any such ratings will continue for any period of time or that they will not be reviewed, revised, suspended or withdrawn entirely by any of the Rating Agencies as a result of changes in or unavailability of information or if, in the judgment of the Rating Agencies, circumstances so warrant. A qualification, downgrade or withdrawal of any of the ratings mentioned above may impact upon the other ratings, the market value and/or liquidity of the Notes of any Class.

Credit rating agencies other than Fitch, Moody's and S&P could seek to rate the Notes (or any Class of them) without having been requested to do so by the Issuer and if such unsolicited ratings are lower than the comparable ratings assigned to the Notes by Fitch, Moody's and S&P, those unsolicited ratings could have an adverse effect on the market value and/or liquidity of the Notes of any Class. In this Prospectus, all references to ratings in this Prospectus are to ratings assigned by the Rating Agencies (namely Fitch, Moody's and S&P).

Ratings confirmations

Under the Transaction Documents, the Trustee may determine whether or not any event, matter or thing is, in its opinion, materially prejudicial to the interests of any Class of Noteholders, or, as the case may be, all the Noteholders, and if the Trustee shall certify that any such event, matter or thing is, in its opinion, materially prejudicial, such certificate shall be conclusive and binding upon the Issuer, the Noteholders and the other Issuer Secured Creditors. In making such a determination, the Trustee will be entitled to take into account, among other things, any confirmation by the Rating Agencies (if available) that the then current rating of the Notes of the relevant Class would, or, as the case may be, would not, be adversely affected by any event, matter or thing.

It should be noted, however, that the decision as to whether or not to confirm any particular rating may be made on the basis of a variety of factors and no assurance can be given that any confirmation will be given or that any such confirmation will not be given in circumstances where the relevant proposed matter, event or thing would materially adversely affect the interests of Noteholders of a particular Class.

The Rating Agencies, in assigning credit ratings, do not comment upon the interests of holders of securities (such as the Notes) and, in any event, there can be no assurance that the Rating Agencies would provide any such confirmation.

Absence of secondary market; limited liquidity

Application has been made to the Irish Stock Exchange for the Notes to be admitted to the Official List of the Irish Stock Exchange. There is not, at present, a secondary market for the Notes. There can be no assurance that a secondary market in the Notes will develop or, if it does develop, that it will provide Noteholders with liquidity of investment, or that it will continue for the life of the Notes. In addition, the market value of certain of the Notes may fluctuate with changes in prevailing rates of interest. Consequently, any sale of Notes by Noteholders in any secondary market which may develop may be at a discount to the original purchase price of those Notes.

Denominations and trading

The Notes of each class will be issued in the denomination of £50,000. However, for so long as the Notes of any relevant class are represented by a Global Note, and the rules of Euroclear and Clearstream, Luxembourg so permit, the Notes will be tradeable in minimum nominal amounts of £50,000 and integral multiples of £1,000 in excess thereof. However, if Definitive Notes for that class of Notes are required to be issued and printed, any Noteholder holding Notes having a nominal amount which cannot be represented by a Definitive Note in the denomination of £50,000 will not be entitled to receive a Definitive Note in respect of such Notes and will not therefore be able to receive principal or interest in respect of such Notes.

Furthermore, at any meeting of Noteholders of any class while the Notes of that class are represented by a Global Note, any vote cast will be valid only if it is in respect of at least £50,000 in nominal amount and will be cast in respect of each £1 (or such other amount as the Trustee may in its absolute discretion stipulate) in principal amount outstanding of the Notes held or represented by the person voting. The quorum requirements for meetings of Noteholders will also disregard any holdings to the extent that they cannot be represented by a holding of at least £50,000.

Availability of Liquidity Facility

Under the Liquidity Facility Agreement, the Liquidity Facility Provider will (prior to the service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full) make available to the Issuer the £49,000,000 Liquidity Facility which will decrease as the outstanding principal balance of the Loans decrease in accordance with the terms of the Liquidity Facility Agreement but will not decrease below the lower of £49,000,000 and 9 per cent. of the outstanding principal balance of the Loans at any time or such lower amount as the Rating Agencies confirm will not adversely affect the then current ratings (if any) of any Class of Notes. The Liquidity Facility will be available to the Issuer if, amongst other things, a Borrower fails to make payments of scheduled interest under the Loans and in respect of the payment of certain revenue items of the Issuer and certain costs of the Borrower. Liquidity Drawings under the Liquidity Facility will therefore assist the Issuer in making payments of, among other things, interest in respect of the Notes.

The initial Liquidity Facility will expire 364 days after the Closing Date, although it is extendable for successive periods of up to 364 days. The Liquidity Facility Provider is not obliged to extend or renew the Liquidity Facility at its expiry, but if it does not renew or extend the Liquidity Facility on request then the Issuer will, subject to certain terms, be required to make a Liquidity Stand-by Drawing and place the proceeds of that drawing on deposit in the Liquidity Stand-by Account. See further "*Transaction Documents - Liquidity Facility Agreement*" below.

The Liquidity Facility Provider will be entitled to receive interest and repayments of principal on drawings made under the Liquidity Facility Agreement in priority to payments to be made to Noteholders (which may ultimately reduce the amount available for distribution to Noteholders).

Subordination of Class B Notes, Class C Notes, Class D Notes and Class E Notes

Payments of principal and interest in respect of the Class B Notes, the Class C Notes, the Class D Notes and the Class E Notes will be subordinated to payments of principal and interest in respect of the Class A Notes and payments of Deferred Consideration (if any) to the Seller or its assignee. Payments of principal and interest in respect of the Class C Notes, the Class D Notes and the Class E Notes will be subordinated to payments of principal and interest in respect of the Class B Notes. Payments of principal and interest in respect of the Class D Notes and the Class E Notes will be subordinated to payments of principal and interest in respect of the Class C Notes. Payments of principal and interest in respect of the Class E Notes will be subordinated to payments of principal and interest in respect of the Class D Notes. Although payments of Deferred Consideration (if any) are made senior to payments of principal and interest in respect of the Class B Notes, the Class C Notes, the Class D Notes and the Class E Notes in determining the amount of Deferred Consideration payable, the Cash Manager shall first take into account amounts due to, among others, the Class B Noteholders, the Class C Noteholders, the Class D Noteholders and the Class E Noteholders such that Deferred Consideration shall only be payable to the extent there remain funds available after payments due in respect of the Notes.

If, on any Interest Payment Date when there are Class A Notes outstanding, the Issuer has insufficient funds (including any funds available to be drawn for that purpose under the Liquidity Facility Agreement) to make payment in full of interest due on the Class B Notes, the Class C Notes, the Class D Notes and the Class E Notes, then the Issuer will be entitled (under **Condition 16** (*Subordination By Deferral*)) to defer payment of that amount (to the extent of the insufficiency) until the following Interest Payment Date. This will not constitute a Note Event of Default. If there are no Class A Notes then outstanding, the Issuer will be entitled to defer payments of interest in respect of the Class C Notes, the Class D Notes and the Class E Notes only. If there are no Class B Notes outstanding, the Issuer will be entitled to defer payments of interest in respect of the Class D Notes and the Class E Notes only. If there are no Class C Notes outstanding, the Issuer will be entitled to defer payments of interest in respect of the Class E Notes only. If there are no Class D Notes outstanding, the Issuer will not be entitled to defer payments of interest in respect of the Class E Notes.

The terms on which the Issuer Security will be held will provide that, both before and after service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, certain payments (including all amounts payable to any receiver, the Trustee, all amounts due to the Master Servicer, the Special Servicer, the Cash Manager, the Corporate Services Provider, the Account Bank, the Paying Agents and the Agent Bank, all payments due to the Liquidity Facility Provider under the Liquidity Facility (other than in respect of Liquidity Subordinated Amounts) and all payments due to the Interest Rate Swap Provider under the Interest Rate Swap Agreement (other than Subordinated Interest Rate Swap Amounts)) will be made in priority to payments in respect of interest and principal on the Class A Notes. Upon service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, all amounts owing to the Class A Noteholders will rank higher in priority to all amounts owing to the Class B Noteholders, all amounts owing to the Class B Noteholders will rank higher in priority to all amounts owing to the Class C Noteholders, all amounts owing to the Class C Noteholders will rank higher in priority to all amounts owing to the Class D Noteholders and all amounts owing to the Class D Noteholders will rank higher in priority to all amounts owing to the Class E Noteholders.

Conflict of interests between Classes of Noteholders

The Trustee will be required, in performing its duties as trustee under the Trust Deed, to have regard to the interests of all the Classes of Noteholders together. However, if (in the sole opinion of the Trustee) there is a conflict between the interests of the holders of one or more Classes of Notes and the interests of the holders of one or more other Classes of Notes, then the Trustee will be required in certain circumstances to have regard only to the interests of the holders of the Most Senior Class of

Notes then outstanding. For all purposes when the Trustee performs its duties under the Trust Deed and/or the Issuer Deed of Charge, the interests of individual Noteholders will be disregarded and the Trustee will determine interests viewing the holders of any particular Class of Notes as a whole.

Withholding or deduction under the Notes

In the event that a withholding or deduction for or on account of any taxes is imposed by law, or otherwise applicable, in respect of amounts payable under the Notes, neither the Issuer nor any Paying Agent or any other entity is obliged to gross up or otherwise compensate Noteholders for the lesser amounts which the Noteholders will receive as a result of the imposition of such withholding or deduction. The imposition of such withholding or deduction would entitle the Issuer to redeem the Notes in accordance with **Condition 6.2** (*Redemption for taxation or other reasons*) at their then Principal Amount Outstanding (plus accrued interest but excluding any premium) if the Issuer has sufficient funds available, thereby shortening the average lives of the Notes.

Yield and prepayment considerations

The yield to maturity of the Notes of each Class will depend on, among other things, the applicable rate of interest on each Class of the Notes, the amount and timing of receipt by the Issuer of amounts of principal and interest in respect of the Loans and the purchase price paid by the holders of the Notes. Such yield may be affected by one or more prepayments in respect of any of the Loans.

Each Borrower has the option to prepay its Loan at any time, although, if a Borrower chooses to do so before the end of the relevant period as set out in the relevant Credit Agreement, it may be required to pay certain Prepayment Fees and Break Costs. Any Prepayment Fees will go towards payments of Deferred Consideration to the Seller or its assignee and will not be available to make any payments in respect of the Notes and any Break Costs will be applied in accordance with the Break Costs Priority of Payments primarily to fund any termination costs due to the Interest Rate Swap Provider as a result of such prepayment. For further information, see "*Cashflows*" below.

Subject as stated below, if a Relevant Borrower prepays a Loan in whole or in part, the Issuer will effect a redemption of the Notes (in accordance with **Condition 6.3** (*Mandatory redemption in part from Available Amortisation Funds, Available Prepayment Redemption Funds, Available Final Redemption Funds and Available Principal Recovery Funds*)).

In addition, in certain circumstances the Junior Lender will, in accordance with the terms of the relevant Intercreditor Agreement, have the right to purchase the Booker Portfolio Loan, the River Court Loan or the Cannon Bridge Loan, as applicable. Any purchase by the Junior Lender will effect a redemption of the Notes in accordance with **Condition 6.3** (*Mandatory redemption in part from Available Amortisation Funds, Available Prepayment Redemption Funds, Available Final Redemption Funds and Available Principal Recovery Funds*). The Ashbourne Portfolio Skim Lender will, in accordance with the terms of the Ashbourne Portfolio Senior Intercreditor Agreement, have the right to purchase the Ashbourne Portfolio Priority A Loan. Any purchase by the Ashbourne Portfolio Skim Lender will effect a redemption of the Notes in accordance with **Condition 6.3** (*Mandatory redemption in part from Available Amortisation Funds, Available Prepayment Redemption Funds, Available Final Redemption Funds and Available Principal Recovery Funds*).

B. Considerations relating to the Loans and the Loan Security

Late payment or non-payment of rent

There is a risk that rental payments due under a Lease on or before the relevant Loan Interest Payment Date will not be paid on the due date or will not be paid at all. If any payment of rent is not received on or prior to the immediately following Loan Interest Payment Date and any resultant shortfall is not otherwise compensated for from other resources, there may be insufficient cash available to the Relevant Borrower to make payments to the Issuer under the relevant Loan. Such a default by a Borrower may not itself result in a Note Event of Default since the Issuer will have access to other resources as mentioned above (specifically, payments made by the Relevant Borrowers in relation to other Loans and funds made available under the Liquidity Facility in respect of any shortfall in the amount of scheduled interest due under the Loans), to make certain payments under the Notes. However, no assurance can be given that such resources will, in all cases and in all circumstances, be sufficient to cover any such shortfall and that a Note Event of Default will not occur as a result of the late payment of rent.

Mandatory Prepayment of the Loans

Borrowers may be obliged, in certain circumstances, to prepay a Loan in whole or in part prior to the Loan Maturity Date. These circumstances include on disposal of all or part of a relevant Property (where such Property has not been substituted (where such substitution is permitted in accordance with the terms of the relevant Credit Agreement)), on a change of control of the Relevant Borrower in certain cases or its shareholder (where relevant) and where it would be unlawful for the Lender to perform any of its obligations under a Finance Document or to fund or maintain its share in the relevant Loan and are more particularly set out in "*Transaction Summary – Key Characteristics of the Loans and the Loan Security Mandatory Prepayment*" above. These events are beyond the control of the Issuer. Any such prepayment may result in the Notes being prepaid earlier than anticipated.

Refinancing risk

All of the Loans are expected to have substantial remaining principal balances as at their respective maturity dates. However, some of the Loans will be subject to scheduled amortisation throughout the term of the relevant Loan. For further information in relation to Loan amortisation see "*Loans and the Loan Security*" below.

Unless previously repaid, each Loan will be required to be repaid by the Relevant Borrower in full on the relevant Loan Maturity Date. The ability of a Relevant Borrower to repay a Loan in its entirety on the Loan Maturity Date will depend, among other things, upon its having sufficient available cash or equity and upon its ability to find a lender willing to lend to the Relevant Borrower (secured against some or all of the relevant Properties) sufficient funds to enable repayment of the Loan. Such lenders will generally include banks, insurance companies and finance companies. The availability of funds in the credit market fluctuates and no assurance can be given that the availability of such funds will remain at or increase above, or will not contract below current levels. In addition, the availability of assets similar to the Properties, and competition for available credit, may have a significant adverse effect on the ability of potential purchasers to obtain financing for the acquisition of the Properties.

The Issuer and the Seller are under no obligation to provide any refinancing or enter into new hedging arrangements and there can be no assurance that a Borrower would be able to refinance a Loan.

If the Relevant Borrower cannot find such a lender, then the Relevant Borrower may be forced, in circumstances which may not be advantageous, into selling some or all of the Properties it owns in order to repay its Loan. Failure by the Relevant Borrower to refinance its Loan or to sell the Properties on or prior to the Loan Maturity Date may result in the Relevant Borrower defaulting on

that Loan. In the event of such a default, the Noteholders, or the holders of certain Classes of Notes, may receive by way of principal repayment an amount less than the then Principal Amount Outstanding on their Notes and the Issuer may be unable to pay in full interest due on the Notes or if an Adjusted Loan Principal Loss has occurred, the Principal Amount Outstanding of the Notes will be written down in accordance with **Condition 6.9** (*Principal Amount Outstanding and Write-Downs*).

Security over bank accounts

Each Borrower has, in accordance with the terms of the relevant Credit Agreement, established a number of bank accounts into which, among other things, rental income and disposal proceeds in respect of the relevant Properties must be paid (see further "*The Loans and the Loan Security - Borrower Accounts*" below). Each Chargor has, pursuant to the terms of a Security Agreement, granted security over all of its interests in the relevant accounts of the Chargor (other than in respect of the operating account and the collateral account of the Chargor in respect of the Ashbourne Portfolio Priority A Loan and the Rental Deposit Account and any Tenant Contribution Account (as defined in the Credit Agreement in respect of the Endeavour Portfolio Loan) in respect of the Endeavour Portfolio Loan), which is, other than in the case of certain operating accounts, expressed to be a first fixed charge. Furthermore, under the Issuer Deed of Charge, the Issuer will grant security over all of its bank accounts, which security will also be expressed to be fixed security.

Although the various bank accounts are stated to be subject to various degrees of control (for example, the Credit Agreements provide that the Relevant Security Agent is to have sole signing rights over the Rent Account) other than in the case of the Chapelfield Loan where the Chapelfield Borrower has signing rights in respect of the rent and general account and the relevant Security Agent has signing rights in respect of the Debt Services Account, there is a risk that, if the Relevant Security Agent or the Trustee (as appropriate) do not exercise the requisite degree of control over the relevant accounts in practice, a court could determine that the security interests granted in respect of those accounts take effect as floating security interests only notwithstanding that the security interests are expressed to be fixed. In such circumstances, monies paid into accounts could be diverted to pay preferential creditors and certain other liabilities were a receiver, liquidator or administrator to be appointed in respect of the relevant entity in whose name the account is held.

Assignment of rents

Pursuant to the terms of the Security Agreements, each Chargor has assigned, by way of security, the rent receivable in respect of Leases to the Relevant Security Agent. Generally, so long as no receiver has been appointed and/or the mortgagee is not in possession or no Loan Event of Default is outstanding, no notice of the assignment is intended to be given to the Tenants under the Leases although in relation to some Loans, notices were served on, or soon after, drawdown. Accordingly, these assignments, other than those in respect of which adequate written notice has already been given, will take effect as equitable assignments only and may be subject to any prior equities or claims, such as rights of set-off between the landlord and the relevant occupational Tenant. Each Borrower has covenanted in the relevant Credit Agreement, subject in the case of some Loans to certain exceptions, not to dispose of assets (such as the rental income) to any other party. If the relevant Chargor(s) were to so assign the rents in breach of that provision and subsequently give notice of the assignment to the relevant Tenant(s) then the relevant assignee's claims would have priority over the rents in question. However, this would constitute a Loan Event of Default, entitling the Issuer to accelerate the relevant Loan and enforce its Related Security.

Limited payment history

The Loans were originated within 15 months of the Closing Date. As such, the Loans do not have a long standing payment history and there can be no assurance that required payments will be made or, if made, will be made on a timely basis.

Recent acquisition of the Properties

In respect of the Cannon Bridge Loan, the Booker Portfolio Loan, and the Ashbourne Portfolio Priority A Loan, a relevant Obligor acquired its Related Property or Properties (as the case may be) contemporaneously with the origination of the relevant Loan. Accordingly, such Obligors have limited experience in operating the Properties and, therefore, there is a risk that the net operating income and cash flow of such Properties may vary significantly from the operations, net operating income and cash flow generated by the Properties under prior ownership and management.

Sufficiency of Obligors' assets

Payments in respect of the Notes are dependent on the receipt of funds under the Loans and, where necessary and applicable, the Liquidity Facility Agreement and the Interest Rate Swap Agreement. In turn, recourse on the Loans is generally limited to the Borrowers and any other Obligors, whose assets (in each case the Properties and other assets security over which has been created to secure the Loans) will be limited and whose business activities, in the case of each Borrower, are limited to owning, financing and otherwise dealing with such assets. Under the Booker Portfolio Loan recourse against the property owners in respect of the Booker Portfolio Loan is limited to the assets they hold on trust for the Booker Borrowers and there is no recourse to any other assets that the property owners may own. However, the Lender has full recourse against the relevant Borrower's Property or Properties, as applicable, and the relevant Borrower has given full fixed and (except in the case of the Welbeck Borrower) floating security against its interests in the relevant Property or Properties and all its rights and assets held in relation to that Property or Properties. In respect of recourse against the relevant Borrower's Property or Properties in the case of the Welbeck Borrower the Lender's recourse is limited to the relevant Borrower's interest in the Property or Properties and certain other rights and assets in relation to the Property or Properties. Consequently, the ability of the Borrowers to make payments on the Loans prior to their respective maturity dates, and, therefore, the ability of the Issuer to make payments on the Notes prior to the Final Maturity Date, is dependent primarily on the sufficiency of the net operating income of the Properties.

If, following the occurrence of a Loan Event of Default and following the exercise by the Special Servicer of all remedies available to it in respect of the relevant Loan and any Related Security, the Issuer does not receive the full amount due from the relevant Borrower, then Noteholders (or the holders of certain classes of Notes) may receive by way of principal repayment an amount less than expected and the Issuer may be unable to pay in full interest due on the Notes. In addition, following an Adjusted Loan Principal Loss (as defined below) the Principal Amount Outstanding of the most junior Class of Notes may in certain circumstances be subject to write-down (see **Condition 6.9** (*Principal Amount Outstanding and Write-Downs*)).

Hedging risks

The Interest Rate Swap Transactions

All of the Loans (other than the Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan) bear interest at a fixed rate while each Class of the Notes bears interest at a rate based on three-month LIBOR plus a margin. In addition, the Loan Interest Periods under the Ashbourne Portfolio Priority A Loan (which is monthly) will not match the Interest Periods under the Notes. In order to hedge interest rate risk, the Issuer will enter into the Interest Rate Swap

Transactions pursuant to the Interest Rate Swap Agreement. There can be no assurance, however, that the Interest Rate Swap Transactions will adequately address unforeseen interest rate hedging risks. In certain circumstances, the Interest Rate Swap Agreement may be terminated and as a result the Issuer may be unhedged if replacement interest rate swap transactions cannot be entered into. In particular, Noteholders may suffer a loss if, as a result of a default by a Borrower under the relevant Credit Agreement, the Interest Rate Swap Transactions are terminated and the Issuer is, as a result of such termination, required to pay amounts to the Interest Rate Swap Provider. Certain of such amounts payable on an early termination rank senior to any payments to be made to the Noteholders both before enforcement of the Issuer Security and after enforcement of the Issuer Security. In addition, Noteholders should note that in respect of the Ashbourne Portfolio Priority A Loan the Issuer will pay amounts to the Interest Rate Swap Provider on a monthly basis but will only receive amounts from the Interest Rate Swap Provider on a quarterly basis.

Loan Hedging Arrangements

Interest is payable on the Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan at a floating rate. The income to be applied in payment of the relevant Loans (comprising, primarily, rental income in respect of the Properties) does not vary according to prevailing interest rates. In the case of the Ashbourne Leases (as defined in the Ashbourne Portfolio Credit Agreement) in respect of the Ashbourne Portfolio Priority A Loan, the rental income varies according to prevailing inflation rates. In order to address this interest rate risk (in the case of the Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan) and inflation rate risk (in the case of the Ashbourne Portfolio Priority A Loan only) the Ashbourne Portfolio Borrower, the Chapelfield Borrower and the Welbeck Borrower have entered into and, under the terms of the relevant Credit Agreement, are required to maintain, the Loan Hedging Arrangements (see further "*The Loans and the Loan Security – Hedging Obligations*" below).

The Ashbourne Portfolio Loan Hedge Counterparty, the Chapelfield Loan Hedge Counterparty and the Welbeck Loan Hedge Counterparty are only obliged to make payments to the Ashbourne Portfolio Borrower, the Chapelfield Borrower and the Welbeck Borrower, as applicable, to the extent that the relevant Borrower complies with its payment obligations under the relevant Loan Hedging Arrangements. If a Loan Hedge Counterparty is not obliged to make payments, or defaults in its obligations to make payments to the relevant Borrower on the payment date under the relevant Loan Hedging Arrangements, the relevant Borrower will be exposed to any interest rate and (in the case of the Ashbourne Portfolio Priority A Loan only) inflation rate risk. As a result, the Ashbourne Portfolio Borrower, the Chapelfield Borrower or the Welbeck Borrower, as applicable, may have insufficient funds to make payments due at that time in respect of the relevant Loan. In these circumstances, the Issuer may have insufficient funds to make payments in full on the Notes and Noteholders could, accordingly, suffer a loss.

Moreover, there are certain additional circumstances in which the Loan Hedging Agreements may be terminated (see further "*The Loans and the Loan Security – Hedging Obligations*"). If amounts payable under the Loan Hedging Arrangements in respect of a termination are less than the actual hedging termination costs or the cost of new hedging, such excess costs will be borne by the Ashbourne Portfolio Borrower, the Chapelfield Borrower or the Welbeck Borrower, as applicable. Accordingly, Noteholders may suffer a loss if any of the Loan Hedging Arrangements are terminated and the Issuer, as a result of such termination, does not receive sufficient funds to make all payments then due on the Notes.

As at the Closing Date, each of the Welbeck Loan Hedge Counterparty and the Chapelfield Loan Hedge Counterparty will be Barclays Bank PLC. Barclays Bank PLC will, on or prior to the Closing Date, have a rating assigned to its long-term unguaranteed, unsubordinated and unsecured debt obligations of "AA" by S&P, "AA+" by Fitch and "Aa1" by Moody's and to its short-term unguaranteed, unsubordinated and unsecured debt obligations of "A-1+" by S&P, "F1+" by Fitch and

"P-1" by Moody's. In order to reduce the credit risk the Welbeck Borrower is taking in respect of the Welbeck Loan Hedge Counterparty and the risk that the Chapelfield Borrower is taking in respect of the Chapelfield Loan Hedge Counterparty each of the Welbeck Loan Hedging Arrangements and the Chapelfield Loan Hedging Arrangements provide that if the short-term, unsecured, unguaranteed and unsubordinated debt obligations of the Welbeck Loan Hedge Counterparty and the Chapelfield Loan Hedge Counterparty, as applicable, cease to be rated as high as "A-1" by S&P or "P-1" by Moody's or "F1" by Fitch or (in the case of the Welbeck Loan Hedging Arrangements) the long-term unsubordinated and unsecured debt obligations of the Welbeck Loan Hedge Counterparty cease to be rated as high as "A1" by Moody's or "A" by Fitch (the **Minimum Welbeck Loan Hedge Counterparty Ratings**) or (in the case of the Chapelfield Loan Hedging Arrangements) the long-term unsubordinated and unsecured debt obligations of the Chapelfield Loan Hedge Counterparty cease to be rated as high as "A1" by Moody's (the **Minimum Chapelfield Loan Hedge Counterparty Ratings**), the Welbeck Loan Hedge Counterparty and the Chapelfield Loan Hedge Counterparty, as applicable, at its option, must, within 30 days either (i) post acceptable collateral with the Issuer (which in certain circumstances is subject to independent third party verification), (ii) transfer its rights and obligations to an acceptable replacement swap provider with the Minimum Welbeck Loan Hedge Counterparty Ratings or the Minimum Chapelfield Loan Hedge Counterparty Ratings, as applicable, (iii) find a co-obligor with the Minimum Welbeck Loan Hedge Counterparty Ratings or the Minimum Chapelfield Loan Hedge Counterparty Ratings, as applicable, or obtain an acceptable guarantee from a guarantor with the Minimum Welbeck Loan Hedge Counterparty Ratings or the Minimum Chapelfield Loan Hedge Counterparty Ratings, as applicable or (iv) take such other actions as may be agreed with the Rating Agencies. If the Welbeck Loan Hedge Counterparty or the Chapelfield Loan Hedge Counterparty does not perform (i), (ii), (iii) or (iv) above (or, if having posted collateral pursuant to (i) above, such ratings fall below a further ratings trigger and the Welbeck Loan Hedge Counterparty or the Chapelfield Loan Hedge Counterparty, as applicable, fails to take any of the measures described in (ii), (iii) or (iv) above within the then applicable time limit) then the Welbeck Borrower and the Chapelfield Borrower will be entitled to terminate the Welbeck Loan Hedging Arrangements and the Chapelfield Loan Hedging Arrangements, respectively, and enter into replacement hedging arrangements with another appropriately rated entity.

As at the Closing Date, the Ashbourne Portfolio Loan Hedge Counterparty will be The Royal Bank of Scotland plc. The Royal Bank of Scotland plc will, on or prior to the Closing Date, have a rating assigned to its long-term unguaranteed, unsubordinated and unsecured debt obligations of "AA" by S&P, "AA+" by Fitch and "Aa1" by Moody's and to its short-term unguaranteed, unsubordinated and unsecured debt obligations of "A-1+" by S&P, "F1+" by Fitch and "P-1" by Moody's. The Ashbourne Portfolio Credit Agreement provides that the Ashbourne Portfolio Loan Hedge Counterparty must always be The Royal Bank of Scotland plc. The Ashbourne Portfolio Credit Agreement does not contain any provisions requiring the Ashbourne Portfolio Borrower to maintain the Ashbourne Portfolio Loan Hedging Arrangements with a Loan Hedge Counterparty of a minimum rating and, accordingly, the Ashbourne Portfolio Loan Hedging Arrangements do not contain provision dealing with ratings downgrades of the Ashbourne Portfolio Loan Hedge Counterparty. No assurance can be given that the current rating of The Royal Bank of Scotland plc, as the Ashbourne Portfolio Loan Hedge Counterparty, will be maintained. Any decrease in such ratings would expose the Ashbourne Portfolio Borrower to additional credit risk. If the Ashbourne Portfolio Loan Hedge Counterparty defaults in its obligations to make payments under the hedging arrangements, the Ashbourne Portfolio Borrower may have insufficient funds to make payments due at that time in respect of the relevant Loan. In these circumstances the Issuer may have insufficient funds to make payments in full on the Notes and Noteholders could, accordingly, suffer a loss.

Cash Sweep Arrangements

The Credit Agreement in respect of the Booker Portfolio Loan provides for cash sweeps, instead of scheduled amortisation payments, through which the repayment of the Booker Portfolio Loan is effected. In such circumstances, the relevant Credit Agreement provides that the Booker Borrowers are obliged to make repayments of principal on each Loan Interest Payment Date only to the extent that there is cash available in the relevant Borrower Accounts. Accordingly, no assurance can be given that the Booker Borrowers will make principal repayments in respect of the Booker Portfolio Loan. The amount of the final principal repayment to be made by the Booker Borrowers in respect of the Booker Portfolio Loan may differ from its Maturity Securitised Principal Balance (as defined below) to the extent that the Booker Borrowers do not make repayments of principal. Therefore, a risk may arise that the Booker Borrowers may experience greater difficulty should they seek to refinance the Booker Portfolio Loan as there may be a greater amount of principal outstanding than that projected in this Prospectus. The **Maturity Securitised Principal Balance** is the anticipated principal balance to be repaid by the Relevant Borrowers on the Expected Maturity Date in respect of each Loan.

C. Considerations relating to the Obligors

Special purpose entity

Special purpose entity (SPE) covenants are generally designed to limit the activities and purposes of the borrowing entity to owning the related property, making payments on the related loan and taking such other actions as may be necessary to carry out the foregoing in order to reduce the risk that circumstances unrelated to the loan and related property result in a borrower bankruptcy. SPEs are generally used in commercial loan transactions to satisfy requirements of institutional lenders and recognised statistical rating organisations. In order to minimise the possibility that SPEs will be the subject of bankruptcy proceedings, provisions are generally contained in the borrower's organisational documents and/or documentation relating to mortgage loans that, among other things, limit the indebtedness that can be incurred by such entities and restrict such entities from conducting business as an operating company (thus limiting exposure to outside creditors). Additional debt increases the possibility that a Relevant Borrower would lack the resources to pay the relevant Loan.

All of the Loans contain provisions that require the Relevant Borrower to conduct itself in accordance with certain SPE covenants, which may include some or all of those covenants mentioned in the foregoing paragraph. However, there can be no assurance that the Relevant Borrower will be able to comply with the SPE covenants. In addition, there can be no assurance that all or most of the restrictions customarily imposed on SPEs by institutional lenders and recognised statistical ratings organisations will be complied with by the Borrowers, and even if all or most of such restrictions have been complied with by the Borrowers, there can be no assurance that such Borrowers will not nonetheless become insolvent.

The Obligors (other than in the case of the Welbeck Borrower) were incorporated or formed for the purposes of acquiring (or refinancing the acquisition of) and holding interests in the property charged as security for the relevant Loan, or for acquiring the entire issued share capital or units in other companies or trusts owning the legal and beneficial interests in such property (whether directly or indirectly). The Welbeck Borrower is an unlimited liability company incorporated in 1928.

An insolvency would result in a Loan Event of Default with respect to the relevant Loan giving rise to an acceleration of such Loan and an enforcement of the Related Security. This could result in significant delays in the receipt by the Issuer of payments under the relevant Loan which could adversely affect its ability to make all payments due on the Notes. **Loan Event of Default** means an event of default or, as applicable, a default or breach, under any Loan as defined in the relevant Credit Agreement.

Security granted by the Obligors - Enterprise Act 2002

By an order made by the Under-Secretary of State for Small Business and Enterprise made on 8 August 2003, the provisions of the Enterprise Act 2002 (the **Enterprise Act**) amending certain corporate insolvency provisions of the Insolvency Act 1986 came into force on 15 September 2003. The Enterprise Act is applicable to the Obligors which are English companies. As a result of the amendments made by the Enterprise Act, unless a floating charge was created prior to 15 September 2003, or falls within one of the exceptions contained in the Enterprise Act, the holder of a qualifying floating charge will be prohibited from appointing an administrative receiver to a company and, consequently, will not have the ability to prevent the appointment of an administrator to such company.

The provisions of the Insolvency Act 1986 (as amended) apply to limited liability partnerships by virtue of the Limited Liability Partnerships Act 2000 (the **LLP Act 2000**) and the Limited Liability Partnership Regulations 2001 (the **LLP Regulations**), as amended by the Limited Liability Partnerships (Amendment) Regulations 2005 (the **LLP Amendment Regulations**). The LLP Amendment Regulations came into effect on 1 October 2005 and the following provisions of the Insolvency Act 1986 (as amended) apply in their amended form as of that date.

Because the Loans were originated after 15 September 2003, upon presentation of a petition for the appointment of an administrator in respect of an Obligor, the Seller or, as the case may be, the Issuer or the Trustee will not have the right to appoint an administrative receiver so as to prevent the court making an administration order in respect of the relevant Obligor. As a consequence, because of the statutory moratorium on security enforcement which arises in an administration, the Seller or, as the case may be, the Issuer or the Trustee will not be entitled to enforce any fixed Related Security or take legal proceedings against the relevant Obligor without the consent of the administrator or the leave of the court. However, the administrator will be required to apply the proceeds of the disposal of the property secured by the fixed Related Security towards discharging the sums owed under the relevant Loan. The administrator requires the consent of the chargeholder or the leave of the court to dispose of property which is subject to fixed security. However, if the administrator chooses not to apply for such leave (or to seek the consent of the chargeholder), although the administrator will not be entitled to dispose of the fixed charge property, the chargeholder will still need the consent of the administrator or the leave of the court in order to enforce its security. This may result in a delay in the payment of amounts owing under the relevant Loan to the Issuer and, subject to the availability of the Liquidity Facility, could result in a failure by the Issuer to pay amounts due under the Notes in a timely fashion.

The Enterprise Act also inserted a new s176A into the Insolvency Act 1986 (the **Insolvency Act**) which provides that where a company or limited liability partnership has gone into liquidation or administration, or where there is a provisional liquidator or receiver, a "prescribed part" of the company's or limited liability partnership's net property is to be applied in satisfaction of debts due to unsecured creditors in priority over debts secured by a floating charge. A company's or limited liability partnership's "net" property for this purpose is the portion of a company's or limited liability partnership's property which would otherwise be available to satisfy the claims of creditors secured only by a floating charge. As at the date of this Prospectus, the "prescribed part" has been set at 50 per cent. of the first £10,000 of a company's or limited liability partnership's net property and 20 per cent. thereafter up to a maximum of £600,000.

While certain of the covenants given by the Relevant Borrower under the relevant Credit Agreement are intended to ensure that it has no creditors other than the secured creditors under the relevant Security Agreement (in the case of the Welbeck Portfolio Loan, subject to any de minimis creditors permitted by the Credit Agreement, as described further below), it will be a matter of fact as to whether the relevant Obligor has any other creditors at any time. In the case of the Welbeck Portfolio Loan, the Welbeck Borrower is permitted to incur debt obligations in respect of (i) finance leases

provided that the aggregate principal amount outstanding in that respect does not exceed £250,000 at any time and any monies raised under any finance lease are applied in or towards funding repairs of a Property and (ii) unsecured debt obligations outstanding between the Welbeck Borrower and any of its subsidiaries which is an obligor under the Credit Agreement provided that any such debt obligations are fully subordinated to the Welbeck Portfolio Loan through contractual subordination. To the extent that the relevant Obligor's assets are subject to fixed charges pursuant to the relevant Security Agreement, such assets will be outside its "net property". However, to the extent that the relevant Obligor's assets are subject only to a floating charge, the provisions of section 176A of the Insolvency Act would result in the prescribed part of the assets which would otherwise be available to satisfy the claims of the secured creditors under the relevant Security Agreement being used to satisfy the claims of unsecured creditors. This could reduce the amount of money available to satisfy the Issuer's obligations to the Noteholders. It should also be noted that a floating charge has not been granted in respect of the Welbeck Portfolio Loan.

Non-resident Obligors

Some of the Obligors are incorporated, and have their registered office, in jurisdictions other than England and Wales (the **Foreign Obligors**). These other jurisdictions include countries outside the European Union (for example, the Channel Islands).

With respect to these Foreign Obligors, there is the risk that:

- (a) third party creditors may commence insolvency proceedings against such Foreign Obligors in their respective jurisdiction of incorporation or the place of their registered office;
- (b) an English court might decline jurisdiction if the relevant Finance Party were to seek to commence insolvency proceedings in England; and
- (c) in certain circumstances, an English court may recognise insolvency proceedings commenced in another jurisdiction (including those referred to above) and may, for example, make an order impacting on the availability of certain types of creditor action in England and/or resulting in the application of English claw-back provisions to such Foreign Obligors, notwithstanding that there are no corresponding relevant English insolvency proceedings.

In relation to paragraph (a) above, the extent to which insolvency proceedings may be commenced in such jurisdictions would be, in each case, a matter to be determined under the laws of the relevant jurisdiction (subject, in the case of the Foreign Obligors with their "centre of main interests" in the European Union, to Council Regulation (EC) No. 1346/2000 of 29 May 2000 (the **EC Insolvency Regulation**) as discussed below). Where the EC Insolvency Regulation does not apply, it is likely to be possible to commence insolvency proceedings in a particular jurisdiction if that is where the Foreign Obligor is incorporated and, in some cases, it may be sufficient that the Foreign Obligor has a place of business or assets in the relevant jurisdiction.

In relation to paragraph (b) above, the extent to which English law insolvency proceedings can be commenced in respect of a Foreign Obligor will be determined by the EC Insolvency Regulation and the Insolvency Act 1986, as amended. The EC Insolvency Regulation governs the opening of insolvency proceedings in respect of a company with its "centre of main interests" in an EU Member State. Accordingly, a key factor in this regard will be the location of the "centre of main interests" of each of the Foreign Obligors for the purposes of the EC Insolvency Regulation. The location of the centre of main interests will be a question of fact in each case; there is a rebuttable presumption that it is in the place of the registered office but this presumption may be rebutted where the company administers its interests on a permanent basis in a manner ascertainable by third parties in another jurisdiction. If the presumption applies and the "centre of main interests" of each of the Foreign Obligors for these purposes is in the place of its registered office the EC Insolvency Regulation would

not apply in relation to the Foreign Obligors registered in the Channel Islands and English law insolvency proceedings could only be commenced in respect of such Foreign Obligors in the limited circumstances referred to in section 426 of the Insolvency Act, as amended, which provides for cooperation between courts exercising jurisdiction in relation to insolvency.

In relation to paragraph (c) above, under the regulations which implement the UNCITRAL Model Law on Cross Border Insolvency in Great Britain (the **UNCITRAL Regulations**), in certain circumstances, a foreign insolvency officeholder appointed in respect of certain foreign insolvency proceedings may apply to the English court for recognition of such proceedings. As the EC Insolvency Regulation prevails over the UNCITRAL Regulations, this is most likely to be relevant where a Foreign Obligor has its centre of main interests outside of the EU. The foreign insolvency proceedings will be recognised (provided certain conditions are met) if commenced in the jurisdiction where the relevant debtor company has its "centre of main interests" or an "establishment" (each of which has a meaning for the purposes of the UNCITRAL Regulations substantially similar to the definition included in the EC Insolvency Regulation). If recognition is granted, a mandatory stay will apply to certain types of creditor action (not extending to security enforcement) in England and Wales. In certain circumstances, the English court may exercise its discretion to impose a wider stay extending to security enforcement (provided that the court must take into account the interests of the secured creditors). In addition, if recognition is provided, then upon application by the foreign officeholder, the English court may make an order in respect of the relevant company applying certain avoidance (including claw-back) provisions of the Insolvency Act, as amended (notwithstanding that there are no corresponding English administration and/or liquidation proceedings or that the English court may not have jurisdiction to commence such proceedings).

Collection and Enforcement Procedures

Under the Servicing Agreement, the Relevant Servicer is required to recover amounts due from the Borrowers. However, in respect of the Ashbourne Portfolio Priority A Loan, any enforcement procedures will be taken not by the Relevant Servicer but by the Relevant Security Agent acting in accordance with the terms of the relevant Credit Agreement who may, subject to the terms of the Ashbourne Portfolio Senior Intercreditor Agreement and the Ashbourne Portfolio Priority A Intercreditor Agreement, be directed by the Relevant Servicer acting on behalf of the Issuer. The Relevant Servicer must ensure that its default and enforcement procedures meet the requirements of the Servicing Agreement. Such procedures may involve the appointment of a non-administrative receiver or an administrator, or may involve the deferral of formal enforcement procedures and the restructuring of the Loan by an amendment or waiver of certain provisions, subject to any restrictions in the Servicing Agreement (see further "*Servicing - Amendments to the Finance Documents*").

With respect to the Properties situated in England and Wales, the Relevant Servicer or, in the case of the Ashbourne Portfolio Priority A Loan, the Relevant Security Agent may appoint a receiver (an **LPA Receiver**). An LPA Receiver's powers derive not only from the mortgage under which he has been appointed but also from the Law of Property Act 1925 and such LPA Receiver is deemed by law to be the agent of the entity providing security until the commencement of liquidation proceedings against such entity. For as long as the LPA Receiver acts within their powers, the LPA Receiver will only incur liability on behalf of the entity providing security but if the Relevant Servicer or, in the case of the Ashbourne Portfolio Priority A Loan, the Relevant Security Agent improperly directs or interferes with and influences the LPA Receiver's actions, a court may decide that the LPA Receiver would be the security holder's agent rather than the agent of the entity providing security, and that the security holder should, under such circumstances, be responsible for the LPA Receiver's acts.

Any receiver appointed will seek an indemnity from the Issuer or the Relevant Servicer or, in the case of the Ashbourne Portfolio Priority A Loan, the Relevant Security Agent in addition to its general ability to recover its costs. Any costs of the receiver will be paid in advance of any amounts paid to the Noteholders.

The Law of Property Act 1925 does not apply in Scotland and therefore it is not possible to appoint an LPA Receiver in that jurisdiction with respect to the Scottish Properties. In Scotland, the Relevant Servicer would appoint a receiver pursuant to any floating charge contained in the relevant Security Agreement, if applicable. Any receiver appointed will seek an indemnity from the Issuer or the Relevant Servicer in addition to its general ability to recover its costs. Any costs of the receiver will be paid in advance of any amounts paid to the Noteholders.

Litigation

There may be pending or threatened legal proceedings against any of the Obligors and their affiliates. Each relevant Credit Agreement and Security Agreement includes (subject to certain immaterial variances) an obligation by the relevant Obligor to notify the Seller or the Relevant Security Agent of any legal proceedings which might or could reasonably be expected to have a material adverse effect on the ability of the Borrower to make payments under a Loan and consequently the Issuer's ability to make payments under the Notes.

D. Considerations relating to the Properties

Commercial lending generally

The Loans are secured by, among other things, first legal mortgages or charges and, in the case of the Scottish Properties, standard security over the relevant Property or Properties. Commercial mortgage lending is generally viewed as exposing a lender to a greater risk of loss than residential mortgage lending since the repayment of loans secured by income-producing properties is typically dependent upon the successful operation of the related property. If the cash flow from the property is reduced (for example if leases are not obtained or renewed or if tenants default in their obligations under the leases), a Borrower's ability to repay a relevant Loan may be impaired.

The volatility of property values and net operating income depends upon a number of factors, which may include (i) the volatility of property revenue and (ii) the relevant property's "operating leverage", which generally refers to (A) the percentage of total property operating expenses in relation to property revenue, (B) the breakdown of property operating expenses between those that are fixed and those that vary with revenue and (C) the level of capital expenditures required to maintain the property and retain or replace tenants. Even when the current net operating income is sufficient to cover debt service, there can be no assurance that this will continue to be the case in the future.

The net operating income and value of the Properties may be adversely affected by a number of factors, including, but not limited to, national, regional and local economic conditions (which may be adversely affected by business closures or slowdowns and other factors), local property market conditions (such as an oversupply of commercial space, including market demand), perceptions by prospective Tenants, retailers and shoppers of the safety, convenience, condition, services and attractiveness of the Properties, the proximity, attractiveness and availability of competing alternatives to the Properties, the willingness and ability of the owners of the Properties to provide capable management and adequate maintenance, an increase in the capital expenditure needed to maintain a Property or make improvements to it, demographic factors, consumer confidence, unemployment rates, consumer tastes and preferences, retroactive changes to building or similar regulations, and increases in operating expenses (such as energy costs). In addition, other factors may adversely affect the Properties' value without affecting their current net operating income, including: changes in governmental regulations, fiscal policy and planning/zoning or tax laws, potential environmental legislation or liabilities or other legal liabilities, the availability of refinancing, and change in interest rate levels or yields required by investors in income-producing commercial properties. The age, construction quality and design of a particular Property may affect its occupancy level as well as the rents that may be charged for individual Leases over time. The adverse effects of poor construction quality will increase over time in the form of increased maintenance and capital improvements needed

to maintain the Property. Even good construction will deteriorate over time if the property managers do not schedule and perform adequate maintenance in a timely fashion. If, during the term of the Loans, competing properties of a similar type are built in the areas where the Properties are located or similar properties in the vicinity of the Properties are substantially updated and refurbished, the value and net operating income of such Properties could be reduced. The Chapelfield Loan and the Endeavour Portfolio Loan, permit the Borrower to make permitted developments, subject to the specific terms of the relevant Credit Agreement, including certain consent provisions.

In addition, some of the Properties may not readily be convertible to alternative uses if such Properties were to become unprofitable due to competition, age of the improvements, decreased demand, regulatory changes or other factors. The conversion of commercial properties to alternate uses generally requires substantial capital expenditure. Thus, if the operation of any such Property becomes unprofitable such that the Relevant Borrower becomes unable to meet its obligations on the Loans, the liquidation value of any such Property may be substantially less, relative to the amount owing on the relevant Loan than would be the case if such Property were readily adaptable to other uses.

A decline in the commercial property market, in the financial condition of a major tenant or a general decline in the local, regional or national economy will tend to have a more immediate effect on the net operating income of properties with short-term revenue sources and may lead to higher rates of delinquency or defaults.

Any one or more of the above described factors could operate to have an adverse effect on the income derived from, or able to be generated by, a particular Property, which could in turn cause a Borrower in respect of such Property to default on the relevant Loan or may impact a Borrower's ability to refinance the relevant Loan or sell the Properties or repay the relevant Loan and may consequently affect the Issuer's ability to make payments under the Notes.

Borrowers' dependence on Tenants

The Borrowers' ability to meet their obligations under the relevant Credit Agreement will depend upon their continuing to receive a significant level of aggregate rent from the Tenants under the Leases. A Borrowers' ability to make payments in respect of the relevant Credit Agreement could be adversely affected if occupancy levels at the Properties were to fall or if a significant number of Tenants were unable to meet their obligations under the Leases.

The ability to attract the appropriate types and number of Tenants paying rent levels sufficient to allow a Borrower to make payments due under the relevant Credit Agreement will depend on, among other things, the performance generally of the commercial property market. Continued global instability (resulting from economic and/or political factors, including the threat of global terrorism) may adversely affect the United Kingdom economy.

Rental levels, tenant incentives, the quality of the building, the amenities and facilities offered, the convenience and location of the Properties, the amount of space available, the transport infrastructure and the age of the building in comparison to the alternatives, are all factors which influence Tenant demand. There is no guarantee that changes to the infrastructure, demographics, planning regulations and economic circumstances relating to the areas surrounding the Properties will not adversely affect the demand for units in the Properties.

Concentration of Loans

The effect of mortgage pool loan losses will be more severe if the pool is comprised of a small number of loans, each with a relatively large principal balance or if the losses relate to loans that account for a disproportionately large percentage of the pool's aggregate principal balance. As there are only seven Loans in the Portfolio, any loss which occurs on any Loan may have a substantial adverse effect on the repayment profile of the Notes. The relative approximate percentages of the seven Loans are:

Loan	Percentage of Cut-Off Date Securitised Principal Balance*
River Court	26.2%
Chapelfield	26.1%
Cannon Bridge	19.1%
Ashbourne Portfolio Priority A	9.8%
Booker Portfolio	8.0%
Endeavour Portfolio	6.1%
Welbeck Portfolio	4.7%
Total	100.0%

* Percentages may not total 100% due to rounding.

In addition, the repayment or prepayment, in whole or in part, of any Loan will affect the concentration of the Loans.

Geographic concentration; The economies of the United Kingdom

All of the Properties are located in the United Kingdom as set out below. Repayments under the Loans and the market value of the Properties could be adversely affected by conditions in the property markets where the Properties are located, acts of nature, including floods (which may result in uninsured losses), and other factors which are beyond the control of the Borrowers. In addition, the performance of the Properties will be dependent upon the strength of the economies of the local areas where such properties are located.

Loan	Market Value⁶	Net Rent⁷	Number of Properties
East Midlands	1.2%	1.3%	12
East of England	28.7%	26.1%	24
Greater London	47.3%	49.3%	10
North East	1.6%	1.6%	15
North West	1.6%	1.6%	16
Northern Ireland	0.9%	1.0%	7
Scotland	4.0%	4.1%	22
South East	6.8%	6.9%	31
South West	2.4%	2.4%	8
Wales	0.4%	0.5%	2
West Midlands	1.6%	1.6%	8
Yorkshire and the Humber	3.5%	3.5%	20
Total	100.0%	100.0%	175

Tenant concentration

Deterioration in the financial condition of a Tenant can be particularly significant if a Property is leased to a small number of Tenants or a sole Tenant. In the case of the River Court Loan, the Booker Portfolio Loan and the Ashbourne Portfolio Priority A Whole Loan, Properties are leased to a small number of Tenants, or a sole Tenant, and therefore, are also more susceptible to interruptions of cash flow if a Tenant fails to renew its Lease. This is because: (i) the financial effect of the absence of rental income may be more severe, (ii) more time may be required to re-lease the space, and (iii) substantial capital costs may need to be incurred to meet the requirements of replacement Tenants.

In addition, risks related to Tenants may also be increased if there is a concentration of Tenants which operate in the same or related industries as one another at one or more Properties. If a Property is leased predominantly to Tenants in a particular industry, the Lender may not have the benefit of risk diversification that would exist in a case where Tenants were not so concentrated.

Risks relating to office properties

The income from and market value of an office property, and a borrower's ability to meet its obligations under a mortgage loan secured by an office property, are subject to a number of risks. In particular, a given property's age, condition, design, location, access to transportation and ability to offer certain amenities to tenants, including sophisticated building systems (such as fibre-optic cables, satellite communications or other base building technological features) all affect the ability of such a property to compete against other office properties in the area in attracting and retaining tenants. Other important factors that affect the ability of an office property to attract or retain tenants include the quality of a building's existing tenants, the quality of the building's property manager, the attractiveness of the building and the surrounding area to prospective tenants and their customers or clients, access to public transportation and major roads and the public perception of safety in the surrounding neighbourhood. Attracting and retaining tenants often involves refitting, repairing or making improvements to office space to accommodate the type of business conducted by prospective tenants or a change in the type of business conducted by existing major tenants. Such refitting, repairing or improvements are often more costly for office properties than for other property types.

⁶ Stratification adjusted for the 50% vertical slice in the Ashbourne Portfolio Priority A Loan.

⁷ Stratification adjusted for the 50% vertical slice in the Ashbourne Portfolio Priority A Loan.

Local and regional economic conditions and other related factors also affect the demand for and operation of office properties. For example, decisions by companies to locate an office in a given area will be influenced by factors such as labour cost and quality, and quality of life issues such as those relating to schools and cultural amenities.

Also, changes in local or regional population patterns, the emergence of telecommuting, sharing of office space and employment growth also influence the demand for office properties and the ability of such properties to generate income and sustain market value. In addition, an economic decline in the businesses operated by tenants can affect a building and cause one or more significant tenants to cease operations and/or become insolvent. The risk of such an adverse effect is increased if revenue is dependent on a single tenant or a few large tenants or if there is a significant concentration of tenants in a particular business or industry.

Each of the foregoing circumstances and events may, individually or in the aggregate, adversely affect the income from and market value of the Properties and thereby increase the possibility that the Borrowers and any other Obligors under the Loans secured by such Properties will be unable to meet their obligations under such Loans and may consequently affect the Issuer's ability to make payments under the Notes.

Risks relating to industrial properties

The income from and market value of an industrial property and a Borrower's ability to meet its obligations under a Loan secured by such a property are subject to a number of risks. One of the most important risks relates to the continued access to, and proximity of, the building to a major road network. Any interruption in the road access to an industrial property could result in a shortfall in the number of customers utilising the units and thereby reduce the Tenants', and ultimately the Borrower's, ability to make payments under the relevant Leases and Loan. Additionally, the adaptability of a property to offer future leases and to attract new Tenants (including those not involved in a similar industry) will have an impact on the ability of a Borrower to meet its obligations under a Loan. However, in order to attract new Tenants and adapt the property, the property owner may be required to expend material amounts to refurbish and customise the relevant Property, or part thereof.

Other key factors affecting the value of industrial properties will include the quality of management of the properties, the amenities offered to tenants and their customers and the location of the property with respect to urban areas and the degree of specialisation of the internal property specifications (if any).

Each of the foregoing risks may individually or in the aggregate affect the income from and market value of the industrial and car park properties and thereby increase the probability that the Borrower or any Obligor will be unable to meet its obligations under the Loan secured by such Properties and may consequently affect the Issuer's ability to make payments under the Notes.

Risks relating to retail and leisure properties

The value of retail properties is significantly affected by the terms of the lease under which the retail property is let, the quality of the tenants as well as fundamental aspects of commercial property, such as location and market demographics. In addition to location, competition from other retail or leisure spaces or the construction of other retail or leisure space retail properties in particular face competition from other forms of retailing outside a given property market (such as mail order and catalogue selling, discount retail centres and selling through the Internet), which may reduce retailers' need for space at a given retail centre. The continued growth of these alternative forms of retailing could adversely affect the demand for space and, therefore, the rents collectable from retail properties.

The success of a retail property is dependent on, among other things, achieving the correct mix of retailers in a retail centre or area so that an attractive range of retail outlets is available to potential customers. The presence or absence of an "anchor retailer" in a retail area can be particularly important in this, because anchors play a key role in generating customer traffic and making an area desirable for other retail premises. An anchor retailer may cease operations in a retail area for a variety of reasons, including that the relevant retailer decides to move to a different retail centre, it becomes insolvent or goes out of business. If any anchor store located in a retail area in which a Property securing any Loan is located were to close and such anchor is not replaced in a timely manner the related Property owner may suffer adverse economic consequences.

Other key factors affecting the value of retail and leisure properties include the quality of management of the properties, the attractiveness of the properties and the surrounding neighbourhood to tenants and their customers, the public perception of the level of safety in the neighbourhood, access to public transportation and major roads and the need to make major repairs or improvements to satisfy major tenants. In addition, changes in levels of consumer confidence and consumer spending may impact upon the ability of the Tenants to trade successfully and therefore may affect the value of retail and leisure properties.

Each of the foregoing circumstances and events may, individually or in the aggregate, adversely affect the income from and market value of the Properties and thereby increase the possibility that the Borrowers or any other obligors under the Loans secured by such Properties will be unable to meet their obligations under such Loans and may consequently affect the Issuer's ability to make payments under the Notes.

Risks relating to nursing home Properties

The income from and market value of a nursing home property, and a borrower's ability to meet its obligations under a loan secured by a nursing home property, are subject to a number of factors including the profitability of the underlying business operations. Any adverse effect on the tenant's ability to pay rent owed to the borrower due to its underlying business operations can impact upon the market rental and market value of the premises.

Operating revenues will be subject to property occupancy levels and local competition for residents. In addition, part of the income for nursing homes may be derived from public sector sources which operate according to centralised government budgeting, which may vary from time to time and therefore affect the scope of services funded by such income. The future availability of public finance could be affected by unforeseeable political considerations.

In addition, key variables and staffing costs, including national minimum wages and upwards adjustments thereto, regulatory requirements governing ratios of staff to residents, shortage of qualified staff and premium agency rates to meet contracted staff shortfalls and staff absences have impacted on the operating costs of nursing homes and in turn may affect the ability of a borrower to make payments under a loan dependant on income generated from nursing homes. Utility costs and capital expenditure for the purposes of maintaining facilities in an adequate state of repair and the ability of a nursing home operator to bulk buy specialist equipment and other supplies can affect operating costs and could have a detrimental effect on a borrower's ability to make payments under a loan dependant on operating income generated by nursing homes.

The provision of nursing care is an activity regulated by statute in the United Kingdom. The Care Standards Act 2000 received Royal Assent in July 2000 as the legal framework for the regulation of care services in England and Wales. The main impact of the legislation on the independent care home sector was through the introduction of new national minimum standards which are enforced through regulations. Nursing homes are regulated and inspected by The Commission for Healthcare Audit and Inspection (**CHAI**). CHAI inspectors are entitled to enter and inspect the properties, and are required

to do so at least twice a year with one inspection being unannounced. Should inspections carried out reveal failures to meet the applicable national minimum standards and regulations, it is possible, in the event of a very serious failure, that the registration of the relevant facility could be revoked or, in less serious circumstances, be subject to conditions. In addition, managers of care homes are required to be personally registered. If any manager loses his or her registration, it would be necessary to replace him or her with a registered person. Any revocation of or conditions placed on the registration of a facility and/or any manager could increase costs or lead to negative publicity which in turn could adversely affect the ability of the Relevant Borrower to make payments on the Loan and adversely affect the ability of the Issuer to make payments on the Notes.

Changes in legislation and changes in the special medical requirements of the nursing home to cater for different uses could also have an impact on a Relevant Borrower as a result of increased costs in order to meet the required standards or affect changes to the use of a care home, which could restrict alternative uses for the properties and, in turn, adversely affect the ability of the Issuer to make payments under the Notes.

Borrowers' liability to provide services

Parts of the Properties are not intended to be let to Tenants and comprise areas such as service ways, public arcades and other communal areas which are used by Tenants and visitors to the Properties collectively, rather than being attributable to one particular unit or Tenant (**common parts**). The majority of the Leases contain a provision for the relevant Tenant to make a contribution towards the cost of maintaining the common parts calculated with reference, among other things, to the size of the premises demised by the relevant Lease and the amount of use which such Tenant is reasonable likely to make of the common parts. The contribution forms part of the service charge payable to the Relevant Borrowers (in addition to the principal rent) in accordance with the terms of the relevant Leases.

The liability of the Borrowers to provide the relevant services is, however, generally not conditional upon all such contributions being made and consequently any failure by any Tenant to pay the service charge contribution on the due date or at all would oblige the Relevant Borrowers to provide for the shortfall from its own monies. The Borrowers would also need to pay from their own monies service charge contributions in respect of any vacant units, which would reduce amounts available to make payments on the relevant Loan and consequently adversely affect the Issuer's ability to make payments on the Notes. In certain of the leases the relevant Obligor does not have an ability to recover service charges from a tenant and will be obliged to keep part of the structure in repair. Any amounts expended by, or on behalf of an Obligor by the Relevant Servicer (as agent of the Issuer and the Relevant Security Agent), in respect of its obligations to maintain and/or repair the Property, may reduce amounts available to meet a Borrower's obligation in respect of the relevant Loan and may consequently affect the Issuer's ability to make payments under the Notes.

Capital Improvements

In addition to an Obligor's obligations to repair and/or maintain the Property, the relevant Obligor may be required to use additional funds for improving the relevant Property. In the event that the relevant Obligor fails to pay the costs for work completed or materials delivered in connection with any capital improvements, such Obligor could be the subject of legal action by the relevant contractors to recover the costs of such capital improvements and/or materials. The existence of construction or capital improvements at a Property may disrupt the day-to-day activities of the Tenants and, accordingly, could have an adverse effect on net rental income derived from a Property. However, the relevant Credit Agreement will generally prohibit the Obligor from undertaking any such material works without the consent of the Lender or Security Agent.

Legal title

The Properties comprise registered land. The relevant Obligor in relation to each Property may not have been registered immediately as legal proprietor of the Property (following the acquisition of that Property) and consequently the Relevant Security Agent may not be registered immediately as the proprietor of the legal mortgage granted to it by that Borrower over that Property. The Seller has confirmed, following consultation with its external legal advisers, that it is not aware of any reason why any such Borrower should not in due course be registered as legal proprietor of the relevant Property to which it is acquiring legal title or why the Relevant Security Agent should not in due course be registered as proprietor of the mortgage over any Property.

In the case of each Property which has been transferred, a land transaction certificate has been obtained in relation to stamp duty land tax and appropriate application will be made within the appropriate priority period following execution of a transfer to the Land Registry for registration of transfer of the title and the relevant mortgage.

In the case of the Booker Portfolio Loan, the leasehold interest of the Booker Borrowers in respect of six Properties over each of which, amongst other Properties, the Booker Borrowers have provided security in respect of the Booker Portfolio Loan, can be forfeited on the insolvency of the Booker Borrowers. Forfeiture of such Leases would extinguish the leasehold title of the Booker Borrowers in respect of the relevant Properties. In this event, the Security Agent can petition for relief from the forfeiture on insolvency provisions. No assurance can be given that the Security Agent would obtain relief from forfeiture granted by the courts. If this were to happen in respect of such Properties the Security Agent would not have an effective mortgage over the relevant occupational interest. This could result in losses in respect of the Booker Portfolio Loan and therefore losses to the Noteholders. It should be noted that each Booker Borrower is a special purpose entity which has only one creditor and which is bound by restrictive covenants including, amongst others, that it will not incur any other debt. The forfeiture provisions in the relevant leasehold interests of each Booker Borrower provide a disincentive to that creditor to petition or procure the petitioning for the winding-up or administration of any of the Booker Borrowers.

Terms of the Leases

Leases granted by an Obligor may terminate earlier than anticipated if the relevant Tenant surrenders its Lease or defaults in the performance of its obligations. Further, Leases contain break clauses which, if exercised, will lead to a termination of that Lease. In such circumstances, the Relevant Borrowers will have to seek to renew such tenancies or to find new Tenants for the vacated premises. However, where a Lease contains break clauses and the relevant Tenant declines to exercise the same, the relevant Borrower may be required to make certain payments as financial concessions in favour of the relevant Tenant such (as in the case of the Cannon Bridge Loan) in respect of the occupational lease of level 1, Atrium Building, the Tenant may break the Lease on 24 March, 2009 by providing 6 months' notice to the relevant Borrower. If the tenant does not break that Lease, it will be entitled to receive a rent credit of £409,354 which will reduce the rent payable on 25 March 2009 and 24 June 2009.

Under the terms of the Credit Agreements the Relevant Borrower may not grant or agree to grant a new Lease except in accordance with the terms of the relevant Credit Agreement and no existing Lease may be amended, waived, surrendered, sub-leased or assigned except in accordance with the terms of the relevant Credit Agreement and no downward rent review may be agreed in relation to any Lease without the consent of the relevant Lender.

However, there can be no assurance that leases on terms (including rent payable and covenants of the landlord) equivalent to those applicable to the Leases in place on the Closing Date will be obtainable in the market at such time, that market practice will not have changed or that the circumstances of

prospective Tenants will not make some or all of such provisions inappropriate. Certain discretions given to the Borrowers under the Credit Agreements as to the matters described above may result in a diminution in the quality of the Tenants of the relevant Properties or the terms of their Leases over the life of the Notes.

Any of these factors may result in a decline in the income produced by or the value of, the Properties or the incurrence by the Borrowers of unforeseen liabilities, which may in turn adversely affect the ability of the Borrowers to meet their obligations in respect of the Loans and hence the ability of the Issuer to make payments on the Notes.

Privity of contract

The Landlord and Tenant (Covenants) Act 1995 (the **Covenants Act**) provides, among other things, that, in relation to leases of property in England granted after 1 January 1996 (other than leases granted after that date pursuant to agreements for leases entered into before that date), if an original tenant under such a lease assigns that lease (having obtained all necessary consents (including consent of the landlord if required by the lease)), that original tenant's liability to the landlord, under the terms of the lease, ceases. The Covenants Act provides that arrangements can be entered into by which, on assignment of a lease of commercial property, the original tenant can be required to enter into an "authorised guarantee" of the assignee's obligations to the landlord. Such an authorised guarantee relates only to the obligations under the lease of the original assignee of the outgoing tenant providing that guarantee and not to any subsequent assignees of that original assignee. The same principles apply to an original assignee if it assigns the lease.

There can, however, be no assurance that any assignee of a Lease of any part of a Property will be of a similar credit quality to the original tenant, or that any subsequent assignees (who in the context of a new tenancy will not be covered by the original tenant's authorised guarantee) will be of a similar credit quality.

In the case of the Welbeck Portfolio Loan, the Endeavour Portfolio Loan and the Cannon Bridge Loan, some of the existing tenancies in respect of the Properties as at the Cut-Off Date were entered into before 1 January 1996 or pursuant to agreements for lease in existence before 1 January 1996. Therefore, because the Covenants Act has no retrospective effect, the original tenant under a Lease of any such Property will remain liable under that Lease notwithstanding any subsequent assignments, subject to any express releases of the tenant's covenant on assignment. In such circumstances the first and every subsequent assignee would normally covenant with his predecessor to pay the rent and observe the covenants in the tenancy and would give an appropriate indemnity in respect of those liabilities to his predecessor in title, thus creating a "chain of indemnity". If the chain of indemnity breaks down, however, the landlord remains able to seek payment from the original tenant. Although the interpretation of the Covenants Act on this point is unclear, it is arguable that the guarantor of a tenant under a new tenancy cannot be required, at the time when it enters into that guarantee, to guarantee or to commit to guarantee the obligations of that tenant under an authorised guarantee when that tenant itself assigns. Therefore, there can be no assurance, in the absence of clarifying court decisions, that any guarantor of an existing tenant can be required to guarantee an authorised guarantee given by the existing tenant on assignment. In addition, not all existing Leases require assigning Tenants to enter into authorised guarantee agreements.

Development of the Properties

Certain of the Credit Agreements permit the relevant Borrower to make permitted developments in respect of the relevant Properties. Each Credit Agreement prescribes the limit of indebtedness that the relevant Borrower may incur in respect of such developments, the undertakings provided by the relevant Borrower in respect of carrying out such developments and the conditions that must be satisfied in order to obtain the consent of the Relevant Security Agent (such consent not to be

unreasonably withheld). However, no assurance can be given that decisions concerning development taken by the relevant Borrower, and permitted by the Relevant Security Agent, in the future will not adversely affect the value of or cashflows derived from the Properties.

Changes to an enactment of the lease code

The Code of Practice for commercial leases in England and Wales (2nd Edition) was launched in April, 2002 (the **Lease Code**). The Lease Code is a non-binding guide to best practice for landlords negotiating leases. It also contains various recommendations on key terms of commercial leases. The Office of the Deputy Prime Minister issued a consultation paper announcing a period of consultation from 1 June 2004 to 30 September 2004 and invited representations from relevant bodies in relation to options to deter or prohibit inflexible leasing practices, focusing on the use of upwards only rent review clauses. The consultation paper proposed six options ranging from doing nothing to changing the voluntary nature of the Lease Code to banning upwards only rent review clauses. In February 2005, the Office of the Deputy Prime Minister issued a report by Reading University entitled "*Monitoring the 2002 Code of Practice for Commercial Leases*" which, among other things, concluded that although the Lease Code is having very little impact on individual lease negotiations, there are clear signs that it has played an important part in the general application of pressure for change in leasing practices and has had some long-term effect on the increasing flexibility and choice in commercial property leases.

The Government announced on 15 March 2005 it was not currently proposing to legislate against upwards only rent review but that it would continue to monitor the position. There is still a risk that legislation could be introduced to regulate all commercial leases which could adversely impact rental incomes and property values. In particular, there is a risk that the law on assignment and subletting could be amended in favour of tenants. There is, however, no current expectation that any resulting legislation would apply retrospectively to render invalid pre-existing upwards only rent review clauses or other potentially inconsistent provisions.

Property management

The net cash flow realised from and/or the residual value of the Properties may be affected by management decisions. A Managing Agent has wide discretions; in particular, the Managing Agents may be (subject to certain general restrictions) responsible for finding and selecting new tenants on the expiry of existing tenancies (and their replacements) and for negotiating the terms of the tenancies with such tenants subject to the approval of the Relevant Security Agent under the Credit Agreements. In relation to some Loans, the Tenants of each Property may be required to pay rental income into an account held in the name of the relevant Managing Agent in respect of each Property. Generally, no Managing Agents are required to provide any security over such funds (although it will hold such amounts on trust). Funds received by a Relevant Borrower will be transferred to the relevant Rent Account as prescribed in the relevant Credit Agreement.

Under the terms of the Credit Agreement restrictions are placed on the ability of the Borrowers (and hence each Managing Agent) to do certain things in relation to the Occupational Leases of the Properties. These restrictions relate to matters such as entering into new occupational leases, accepting surrenders of Leases and agreeing rent reviews. The restrictions apply in varying circumstances depending on the activity in question.

Statutory rights of tenants

In certain limited circumstances, in particular relating to the renewals of tenancies, a Tenant of a Property may have legal rights to require the Relevant Borrower to grant it a tenancy, for example pursuant to the Landlord and Tenant Act 1954 or the Covenants Act. Should such a right arise, the Relevant Borrower may not have its normal freedom to negotiate the terms of the new tenancy with

the Tenant, such terms being imposed by the court if the parties cannot reach agreement. Accordingly, while it is the general practice of the courts in renewals under the Landlord and Tenant Act 1954 to grant a new tenancy on similar terms to the expiring tenancy, the basic annual rent will be adjusted in line with the then market rent at the relevant time but there can be no guarantee as to the terms on which any such new tenancy will be granted. A landlord may object to the grant of a new lease on a number of grounds including (a) if the property is required for redevelopment or for the landlord's own use or (b) if the tenant is in breach of covenant, but in such circumstances the court will allow a tenant time to correct the default.

Administration risk in respect of certain tenants

If a corporate Tenant were to go into administration, the Relevant Borrower would be prohibited under the Insolvency Act 1986 (as amended the **Insolvency Act**) from taking any action whatsoever against the occupational Tenant for recovery of sums due by means of distress or any other legal process. In addition, the Relevant Borrower would not be permitted to exercise a right of forfeiture by peaceable re-entry in respect of the Lease except with the consent of the administrator or the leave of the court.

The statutory moratorium on the enforcement of all legal proceedings against a Tenant company in administration, as described above, is effective from the time an administration application is filed at court or, where an administrator is to be appointed to a Tenant company out of court, from the time a notice of intention to appoint an administrator is filed at court in accordance with the Insolvency Act 1986.

If the corporate Tenant in administration is still trading at the premises or has plans to recommence trading with a view to the survival of the company as a going concern, the court might refuse to grant a landlord the right to re-enter the premises occupied by that Tenant or to forfeit the Lease, on the grounds that to do so would frustrate the purpose of the administration and, furthermore, the court might do so notwithstanding that the administrator was only paying a reduced or even zero rent under the terms of the relevant Lease. This change in legislative approach could impact on the management of the Properties and could result in an increase in the number of units in the Properties which are currently producing no or reduced income from time to time. However, there is no certainty at this time as to how the court would apply these new provisions.

Leasing parameters

The level of service charges (if any) payable by Tenants under their respective Leases may differ, but the overall level of service charges payable by all Tenants is normally calculated by reference to expenditure with a final reconciliation so as to ensure that the landlord recovers from the Tenants (taken as a whole) substantially all of the service costs associated with the management and operation of the relevant Properties to the extent that the Relevant Borrower itself does not itself make a contribution to those costs. The landlord is not entitled to recover from the Tenants the costs associated with any major improvements to or refurbishments of the relevant Property. Also, to the extent that there are any unlet units in any of the Properties, the Relevant Borrower will generally experience a shortfall depending on the portion of the relevant Properties that are empty.

Limitations of valuations

The aggregate valuations of the Properties as at the dates of their respective Valuations were £1,281,467,000.⁸ In general, valuations represent the analysis and opinion of qualified valuers and are not guarantees of present or future value. One valuer may reach a different conclusion than the

⁸ Adjusted for 50 per cent. of the Ashbourne Portfolio Priority A Properties valuation.

conclusion that would be reached if a different valuer were appraising the same property. Furthermore, valuations seek to establish the amount which a typically motivated buyer would pay a typically motivated seller and, in certain cases, may have taken into consideration the purchase price paid by the Relevant Borrower. However, there can be no assurance that the market value of the Properties will continue to equal or exceed such valuation. As the market value of the Properties fluctuates, there can be no assurance that the market value of the Properties will be equal to or greater than the unpaid principal and accrued interest and any other amounts due under the Credit Agreements. If any Property is sold following an event of default under a Loan, there can be no assurance that the net proceeds of such sale will be sufficient to pay in full all amounts due under the relevant Credit Agreement. In particular, it should be noted that some of the Properties are specialised property assets for which no ready market may exist.

Insurance

The Credit Agreements provide that the Relevant Security Agent is named as co-insured under, or its interest is noted on, the insurance policies maintained by each Borrower or, in certain cases, each property owner or each tenant (each, an **Insurance Policy** and together, the **Insurance Policies**).

If a claim under an Insurance Policy is made, but the relevant insurer fails to make payment in respect of that claim on a timely basis or at all, this could prejudice the ability of the Relevant Borrower to make payments in respect of a Loan, which would in turn prejudice the ability of the Issuer to make payments in respect of the Notes. Under the terms of the Credit Agreements, the Relevant Borrower or Chargor, is required to maintain the Insurance Policies with an insurance company or underwriter that is acceptable to the Lenders or, where applicable, the Relevant Security Agent. In addition, under the terms of the Ashbourne Portfolio Senior Intercreditor Agreement, in certain circumstances the Ashbourne Portfolio Skim Lender will, on behalf of the Ashbourne Portfolio Majority Lenders, in accordance with the instructions of the Ashbourne Portfolio Majority Priority Creditors (which will be the Equinox Issuer, the Seller and, after the Closing Date, the Issuer), have the ability to instruct the Relevant Security Agent that the insurance company is not acceptable.

Under the terms of the Credit Agreements, the Relevant Borrower must generally apply all monies received under any Insurance Policy (other than loss of rent or third party liability insurance) towards replacing, restoring or reinstating the relevant Property to which the claim relates. In the case of the Endeavour Portfolio Loan, where this is not possible, the Relevant Borrower may deposit the proceeds into a Sales Account for a limited time until an additional Property is acquired. However, if the Relevant Security Agent so requires, the proceeds of any Insurance Policy (other than loss of rent or third party liability insurance) must be used by the Relevant Borrower to repay the relevant Loan or (in the case of the Welbeck Portfolio Loan) such proceeds may be released to the Borrower if an interest cover threshold is satisfied.

Insurance for loss of rent will, subject to certain exceptions, cover the loss of rent during the period of rent cessation up to a specified duration. Although a relevant Tenant will again be liable to pay the rent once a Property has been reinstated, it is likely that a Tenant so affected would exercise any rights it might have to terminate its Lease (where such right is granted) if the premises are not reinstated in time. In such circumstances, the Relevant Borrower may not be entitled to loss of rent insurance and rent from the Property and any proceeds of insurance may be insufficient to cover amounts due by the Relevant Borrower under the Credit Agreement.

Uninsured losses

The Credit Agreements also contain provisions requiring the Relevant Borrower to carry or procure the carrying of insurance with respect to the relevant Properties in accordance with specified terms (see further "*The Loans and the Loan Security - The Credit Agreements - Undertakings*" below). There are, however, certain types of losses (such as losses resulting from war and terrorism (which,

within certain limits, are currently covered by some of the existing insurances), nuclear radiation, radioactive contamination and heave or settling of structures) which may be or become either uninsurable or not insurable at economically viable rates or which for other reasons are not covered, or required to be covered, by the required Insurance Policies. The Relevant Borrower's ability to repay the relevant Loan (and, consequently, the Issuer's ability to make payments on the Notes) might be affected adversely if such an uninsured or uninsurable loss were to occur, to the extent that such loss is not the responsibility of the Tenants pursuant to the terms of their Leases.

Environmental matters

Certain existing environmental legislation imposes liability for remediation costs on the owner or occupier of land where the person who caused or knowingly permitted the pollution cannot be found. The term "owner" would include anyone with a proprietary interest in a property. Even if more than one person may have been responsible for the contamination, each person covered by the relevant environmental laws may be held responsible for all or part of the remediation costs incurred.

If any environmental liability were to exist in respect of any of the Properties, neither the Issuer nor the Relevant Security Agent should incur responsibility for such liability prior to enforcement of the Related Security, unless it could be established that the relevant party had entered into possession of the relevant Property or could be said to be in control of the relevant Property. After enforcement, the Relevant Security Agent, if deemed to be a mortgagee in possession, or a receiver appointed on behalf of the Relevant Security Agent, could become responsible for environmental liabilities in respect of a relevant Property. The Relevant Security Agent is generally indemnified by the relevant Obligor or Obligors against any such liability and amounts due in respect of any such indemnity will be payable in priority to payments to the relevant Lender (including the Issuer).

If an environmental liability arises in relation to any Property and is not remedied, or is not capable of being remedied, this may result in an inability to sell that Property or in a reduction in the price obtained for that Property resulting in a sale at a loss. In addition, third parties may sue a current or previous owner, occupier or operator of a site for damages and costs resulting from substances emanating from that site, and the presence of substances on that Property could result in personal injury or similar claims by private claimants.

Compulsory purchase

Any property in England may at any time be compulsorily acquired by, among others, a local or public authority or a government department, generally in connection with proposed redevelopment or infrastructure projects.

If, however, a compulsory purchase order is made in respect of a Property (or part of a Property), compensation would be payable on the basis of the market value of all of the Relevant Borrower's and the Tenants' proprietary interests in that Property (or part thereof). Where a general vesting declaration is made, compensation is assessed as at or from the vesting date. In other cases, where a notice to treat is served, the valuation date is either the date on which the acquiring authority takes possession or, if earlier, the date on which compensation is agreed between the parties. Following such a purchase the Tenants would cease to be obliged to make any further rental payments under the relevant Lease (or rental payments would be reduced to reflect the compulsory purchase of a part of that Property, if applicable). Following payment of compensation, the Relevant Borrower may be required to prepay all or part of the amounts outstanding under the relevant Credit Agreement in an amount equal to the compensation payment, which prepayment will be used by the Issuer to redeem the Notes (in part). The risk to Noteholders is that the amount received from the proceeds of purchase of the freehold or leasehold estate of a Property may be less than the original value ascribed to such Property and of the corresponding Principal Amount Outstanding of the Notes together with accrued interest.

It should be noted that there is often a delay between the compulsory purchase of a property and the payment of compensation (although interest is payable from the date upon which the acquiring authority takes possession of the property until any outstanding compensation is paid), which will largely depend upon the ability of the property owner and the entity acquiring the property to agree on the market value of the property. Such a delay may, unless the Relevant Borrower has other funds available to it, give rise to a Loan Event of Default.

Frustration

In exceptional circumstances, a tenancy could be frustrated under English law, with the result that the parties need not perform any obligation arising under the relevant agreement after the frustration has taken place. Frustration may occur where superseding events radically alter the continuance of the arrangement under the agreement for a party to the agreement, so that it would be inequitable for such an agreement or agreements to continue. If a tenancy granted in respect of any part of a Property were to be frustrated then this could operate to have an adverse effect on the income derived from, or able to be generated by, that Property. This in turn could cause the Relevant Borrower to have insufficient funds to make payments in full in respect of the Credit Agreement, which could lead to a default thereunder.

Mortgagee in possession liability

The Issuer or the Relevant Security Agent or any other beneficiary of the security may be deemed to be a mortgagee in possession if there is physical possession of a Property or an act of control or influence which may amount to possession by that person, such as submitting a demand or notice direct to Tenants requiring them to pay rents to the Relevant Security Agent or the Issuer (as the case may be). In a case where it is necessary to initiate enforcement procedures against a Borrower, the Relevant Security Agent is likely to appoint a receiver to collect the rental income on its behalf or that of the Issuer, which should have the effect of reducing the risk that they would be deemed to be mortgagees in possession.

A mortgagee in possession has an obligation to account for the income obtained from the relevant property and, in the case of tenanted property, will be liable to a tenant for any mismanagement of the relevant property. A mortgagee in possession may also incur liabilities to third parties in nuisance and negligence and, under certain statutes (including environmental legislation), can incur the liabilities of a property owner.

Risks relating to conflicts of interest

There will be no restrictions on either the Master Servicer or the Special Servicer or any Security Agent preventing them from acquiring Notes or servicing loans for third parties, including loans similar to the Loans. The properties securing any such loans may be in the same market as the Properties. Consequently, personnel of the Master Servicer or the Special Servicer, as the case may be, may perform services on behalf of the Issuer with respect to the Loans at the same time as they are performing services on behalf of other persons with respect to similar loans. Despite the requirement on each of the Master Servicer and the Special Servicer to perform their respective servicing obligations in accordance with the terms of the Servicing Agreement (including the Servicing Standard, as defined below), such other servicing obligations may pose inherent conflicts for the Master Servicer or the Special Servicer.

The Servicing Agreement will require the Master Servicer and the Special Servicer to service the Loans in accordance with, among other things, the Servicing Standard. Certain discretions are given to the Master Servicer and the Special Servicer in determining how and in what manner to proceed in relation to the Loans. Furthermore, as the Master Servicer and the Special Servicer may each acquire Notes, either of them could, at any time, hold any or all of the most junior Class of Notes outstanding

from time to time. In addition, there are no limitations preventing the Master Servicer or the Special Servicer or any of their affiliates from purchasing an interest in a Junior Loan or any interest in the Ashbourne Portfolio Whole Loan. As holder of that Class of Notes or that interest in a Junior Loan or any interest in the Ashbourne Portfolio Whole Loan, the Master Servicer or the Special Servicer (as applicable) may have interests which conflict with the interests of the holders of the more senior Classes of Notes from time to time. However, each of the Master Servicer and the Special Servicer will be required under the Servicing Agreement to perform its duties and to act in accordance with the Servicing Standard (subject, in the case of the Ashbourne Portfolio Priority A Loan, to the Ashbourne Portfolio Senior Intercreditor Agreement and the Ashbourne Portfolio Priority A Intercreditor Agreement), and without regard to any fees or compensation to which it is entitled, its ownership or the ownership of any of its affiliates of an interest in the Notes or a Junior Loan or any interest in the Ashbourne Portfolio Whole Loan or any relationship it, or any of its affiliates, may have with any Borrower, Obligor or other Transaction Party.

The Seller may currently, and at any time in the future, act (with or without other parties and directly or via affiliates) as a financier under additional credit facilities made available to any Borrower. Its interests as a financier in these circumstances may differ from the interests of Noteholders, and the Seller will not be limited in the way that it exercises its rights under or in respect of those facilities.

Pursuant to the terms of the Servicing Agreement, the Relevant Security Agent (other than The Royal Bank of Scotland plc) will delegate its duties and discretions under the Credit Agreements and (in the case of the Junior Loans) the Intercreditor Agreements to the Master Servicer and the Special Servicer. In the case of the Ashbourne Portfolio Priority A Loan, the Ashbourne Portfolio Senior Intercreditor Agreement provides that the Ashbourne Portfolio Priority A Lenders can delegate their duties and discretions to a servicer and the Seller and the Issuer will, in the case of the Ashbourne Portfolio Priority A Loan, delegate such duties and discretions to the Master Servicer and the Special Servicer under the Servicing Agreement. In certain circumstances, the consent of the Junior Lender, the Ashbourne Portfolio Priority B Lender, the Ashbourne Portfolio Skim Lender, the Ashbourne Portfolio Mezzanine Lender and/or the Ashbourne Portfolio Junior Lender is required prior to the Relevant Security Agent (or the Relevant Servicer on its behalf) agreeing to amend or waive a term of the Finance Documents. Certain other matters in relation to the Whole Loans, such as waiving amounts payable to a Junior Lender, are also subject to the approval of the Junior Lender. Additionally, in relation to the Ashbourne Portfolio Priority A Loan, the Ashbourne Portfolio Senior Intercreditor Agreement sets out which Lender, in respect of the Ashbourne Portfolio Whole Loan, can instruct the Relevant Security Agent in certain circumstances. (See "*The Loan Security - Ashbourne Portfolio Senior Intercreditor Agreement*" below for further information). The views of a Junior Lender, the Ashbourne Portfolio Priority B Lender and the Ashbourne Portfolio Skim Lender in relation to the relevant amendment, waiver or approval, as applicable, may differ to those of the Issuer or, as applicable, the views of the Master Servicer or the Special Servicer, in respect of any action which it would otherwise consider appropriate to take in accordance with the Servicing Agreement. Additionally, the Ashbourne Portfolio Priority A Intercreditor Agreement specifies that the Master Servicer or the Special Servicer shall exercise the voting discretions of all the Ashbourne Portfolio Priority A Lenders in accordance with the Ashbourne Portfolio Senior Intercreditor Agreement and that, in doing so, will take into account the interests of all the Ashbourne Portfolio Priority A Lenders as a collective whole and, so far as practicable, will consult with any servicer subsequently appointed by an Ashbourne Portfolio Priority A Lender (See "*The Loan Security - Ashbourne Portfolio Priority A Intercreditor Agreement*" below for further information).

Appointment of substitute Servicer

Prior to or contemporaneously with any termination of the appointment of the Master Servicer, it would first be necessary for the Issuer to appoint a substitute servicer approved by the Trustee. The ability of any substitute servicer to administer the Loans successfully would depend on the information and records then available to it. There is no guarantee that a substitute servicer could be

found who would be willing to administer the Loans at a commercially reasonable fee, or at all, on the terms of the Servicing Agreement (even though the Servicing Agreement will provide for the fees payable to a substitute servicer to be consistent with those payable generally at that time for the provision of commercial mortgage administration services). The fees and expenses of a substitute servicer would be payable in priority to payments due under the Notes.

Restructuring Fees and Liquidation Fees

In the event that a Specially Serviced Loan becomes a Corrected Loan and certain other conditions are met, as described under "*Servicing-Fees*", the Special Servicer will (in the case of the Ashbourne Portfolio Priority A Loan, only in circumstances where the Special Servicer is performing services commensurate with those that it would perform in respect of other Specially Serviced Loans) be entitled to a Restructuring Fee for so long as such Loan remains a Corrected Loan. In addition, upon the sale of any Property following enforcement of the related Specially Serviced Loan, the Special Servicer will (in the case of the Ashbourne Portfolio Priority A Loan, only in circumstances where the Special Servicer is performing services commensurate with those that it would perform in respect of other Specially Serviced Loans) be entitled to receive a Liquidation Fee. Restructuring Fees and Liquidation Fees may not in all cases be recoverable from the Borrowers under the relevant Credit Agreements. Payments of Restructuring Fees and Liquidation Fees will be made by the Issuer in accordance with the relevant Priority of Payments and will be made in priority to amounts due to the Noteholders and therefore payment of any such fees may reduce amounts payable to the Noteholders.

E. General Considerations

Reliance on warranties

Except as described under "*The Loans and the Loan Security - Diligence in connection with the Loans*", neither the Issuer nor the Trustee has undertaken or will undertake any investigations, searches or other actions in relation to the Loans and each will, instead, rely solely on the warranties to be given by the Seller in respect of such matters in the Loan Sale Agreement (see further "*Transaction Documents - The Loan Sale Documents*").

In the event of a Material Breach of Loan Warranty (as defined under "*Transaction Documents - The Loan Sale Documents*" below) which has not been remedied within the prescribed cure period or is not capable of remedy, the sole remedy of each of the Issuer and the Trustee against the Seller shall be to require the Seller (prior to the completion of enforcement of the Related Security) either to repurchase the affected Loans together with any Related Security or, if the breach affects fewer than all of the Properties securing an affected Loan (as determined by the Servicer on behalf of the Issuer or the Trustee), to repurchase the Loan together with the Related Security in that portion of the affected Loan relating to the Property or Properties affected by the breach, provided that this shall not limit any other remedies available to the Issuer and/or the Trustee if the Seller fails to repurchase all or a portion of the affected Loan and its Related Security when obliged to do so.

Forward-Looking Statements

Certain matters contained herein are forward-looking statements. Such statements appear in a number of places in this Prospectus, including with respect to assumptions on prepayment, calculations in respect of, among other things, expected average lives of the Notes, Maturity LTVs, DSCR and ICR (which are calculated on an annualised basis from cashflows as at the Cut-Off Date) and certain other characteristics of the Loans (including the Maturity Securitised Principal Balance in respect of the Booker Portfolio Loan, the Cannon Bridge Loan and the Endeavour Portfolio Loan), and reflect significant assumptions and subjective judgments by the Issuer that may not prove to be correct. Such statements may be identified by reference to a future period or periods and/or the use of forward-looking terminology such as "may", "will", "could", "believes", "expects", "anticipates", "continues",

"intends", "plans", or similar terms. Consequently, future results may differ from the Issuer's expectations due to a variety of factors, including (but not limited to) the economic, environmental and regulatory changes. Moreover, past financial performance should not be considered a reliable indicator of future performance and prospective purchasers of the Notes are cautioned that any such statements are not guarantees of performance and involve risks and uncertainties, many of which are beyond the control of the Issuer. Prospective purchasers should therefore not place undue reliance on any of these forward-looking statements. Neither the Issuer nor the Lead Manager assumes any obligation to update these forward-looking statements or to update the reasons for which actual results could differ materially from those anticipated in the forward-looking statements.

Consents to variations of the Transaction Documents, the Finance Documents and other matters

In relation to certain matters, including any variation of the terms of the Finance Documents and the Transaction Documents, the consent of the Master Servicer or the Special Servicer (as agent for the Issuer or the Relevant Security Agent, as the case may be) or, in the case of the Ashbourne Portfolio Priority A Loan, the Relevant Security Agent (who will act in accordance with the instructions of the Ashbourne Portfolio Majority Lenders (other than in respect of decisions requiring all lender consent which are reserved for each individual lender)) and the Trustee (as appropriate) will be required. The Master Servicer, the Special Servicer (as agent for the Issuer or the Relevant Security Agent, as the case may be) or, in the case of the Ashbourne Portfolio Priority A Loan, the Relevant Security Agent (who will act in accordance with the instructions of the Ashbourne Portfolio Majority Lenders) or the Trustee (as appropriate) may be obliged to give such consent if certain conditions are met, such as receipt of written confirmation from the Rating Agencies that the Notes will not be downgraded below their then current ratings.

Where a particular matter (including the determination of material prejudice to the Noteholders or any Class of Noteholder) involves the Rating Agencies being requested to confirm the then current ratings of the Notes, such confirmation may or may not be given, at the sole discretion of the Rating Agencies. Any such confirmation, if given, will be given on the basis of the facts and circumstances prevailing at the relevant time. Any confirmation of ratings represents only a restatement of the ratings given at the Closing Date and should not be construed as advice for the benefit of any parties to the transaction. No assurance can be given that a requirement to seek a ratings confirmation will not have a subsequent impact upon the business of any of the Borrowers.

Risks relating to the introduction of International Financial Reporting Standards

The UK corporation tax position of the Issuer depends to a significant extent on the accounting treatment applicable to it. The accounts of the Issuer may be required to comply with International Financial Reporting Standards (**IFRS**) or with new UK Financial Reporting Standards which have been substantially aligned with IFRS (**new UK GAAP**). There is a concern that companies such as the Issuer, might, under either IFRS or new UK GAAP, be forced to recognise in their accounts movements in the fair value of their assets that could result in profits or losses for accounting purposes, which bear little or no relationship to the company's cash position.

As part of the Chancellor's Pre-Budget Report dated 2 December 2004, draft legislation (the **draft legislation**) was published to be included in the Finance Act 2005, creating a special interim corporation tax regime for "securitisation companies". H.M. Revenue and Customs stated in Budget Note REV 13 of 16 March 2005 that the draft legislation was introduced to avoid disruption to the markets as a result of the transition to IFRS or new UK GAAP and consequently they are working with participants in the securitisation industry to identify appropriate means of preventing any such disruption. The draft legislation was amended and incorporated in the Finance Act 2005. The Finance Act 2005 contains legislation (the **Interim Regime**) which allows "securitisation companies" to prepare tax computations for accounting periods ending before 1 January 2007 (the **moratorium period**) on the basis of UK GAAP as applicable up to 31 December 2004, notwithstanding any

requirement to prepare statutory accounts under IFRS or new UK GAAP. The Finance Act 2006 has extended the moratorium period to accounting periods ending before 1 January 2008, and made amendments to the definition of a "securitisation company" for the purposes of the Interim Regime. The Issuer is likely to be a "securitisation company" for these purposes.

The stated policy of HM Revenue and Customs is that the tax neutrality of securitisation companies in general should not be disrupted as a result of the transition to IFRS or new UK GAAP, and it has been working with participants in the securitisation industry to establish a permanent regime that would prevent any such disruption. The Finance Act 2005 enables regulations to be made to establish such a regime. Draft regulations were laid before the House of Commons on 16 November 2006 (the '**Regulations**') and are currently the subject of the Parliamentary process.

If the Regulations are finally approved in their current form, then for accounting periods beginning on or after 1 January 2007, companies to which they apply will, broadly, be taxed by reference to their "retained profit" (and so should not be subject to the concern outlined above). For a company to fall within the permanent regime under the Regulations, certain conditions are required to be met in relation to the activities of the relevant company, the nature of its assets and its payment obligations. On the basis of the Regulations in their current form, the Issuer is likely to satisfy the relevant conditions. Under the Regulations, however, companies with accounting periods beginning prior to 1 January 2007 that qualify as "securitisation companies" under the interim regime described in the preceding paragraph will only be capable of falling within the permanent regime if they elect within the applicable time period for the permanent regime to apply to them.

However, if (for whatever reason) the Regulations are not finally approved in their current form, and other measures are not introduced to deal with the corporation tax position of companies described in the first sub-paragraph above, the Issuer may (like other such companies) be required to recognise profits or losses as a result of the application of IFRS or new UK GAAP which could have tax effects not contemplated in the cashflows for the transaction, and as such adversely affect the Issuer and consequently the Noteholders. This could also be the case for accounting periods ending after 31 December 2007 if the Issuer does not, for whatever reason, fall within the permanent regime (although it is not clear as to what would be the tax treatment of companies involved in securitisations which fall within the interim regime but not the permanent regime).

European Monetary Union

It is possible that, prior to the maturity of the Notes, the United Kingdom will become a participating Member State in Economic and Monetary Union and that therefore the euro will become the lawful currency of the United Kingdom. If so, (a) all amounts payable in respect of the Notes may become payable in euro, (b) the introduction of the euro as the lawful currency of the United Kingdom may result in the disappearance of published or displayed rates for deposits in sterling used to determine the rates of interest on the Notes or changes in the way those rates are calculated, quoted and published or displayed and (c) applicable provisions of law may allow the Issuer to redenominate the Notes into euro and to take additional measures in respect of the Notes.

If the euro becomes the lawful currency of the United Kingdom and the Notes are outstanding at the time, the Issuer intends to make payments on the Notes in accordance with the then market practice of payments on such debts. It cannot be said with certainty what effect, if any, the adoption of the euro by the United Kingdom would have on investors in the Notes. The introduction of the euro could also be accompanied by a volatile interest rate environment which could adversely affect the Borrowers' ability to repay the Loans.

European Union Directive on the Taxation of Savings Income

Under the EC Council Directive 2003/48/EC on the taxation of savings income, Member States are required to provide to the tax authorities of another Member State details of payments of interest (or similar income) paid by a person within its jurisdiction to an individual resident in that other Member State. However, for a transitional period, Belgium, Luxembourg and Austria are instead required (unless during that period they elect otherwise) to operate a withholding system in relation to such payments (the ending of such transitional period being dependent upon the conclusion of certain other agreements relating to information exchange with certain other countries). A number of non-EU countries and territories including Switzerland have agreed to adopt similar measures (a withholding system in the case of Switzerland).

Implementation of Basel II risk-weighted asset framework

The Basel Committee on Banking Supervision has issued proposals for reform of the 1988 Capital Accord and has proposed a framework which places enhanced emphasis on market discipline and sensitivity to risk. The third consultative paper on the New Basel Capital Accord was issued on 29 April 2003, with the consultation period ending on 31 July 2003. The committee announced on 11 May 2004 that it had achieved consensus on the remaining issues and published the text of the new Framework on 26 June 2004 under the title Basel II: International Convergence of Capital Management and Capital Standards: a Revised Framework (the **Framework**). This Framework will serve as the basis for national rule-making and approval processes to continue and for banking organisations to complete their preparations for implementation of the new Framework. The committee confirmed that it is currently intended that the various approaches under the Framework will be implemented in stages, some from year-end 2006; the most advanced at year-end 2007. If implemented in accordance with its current form, the Framework could affect risk-weighting of the Notes in respect of certain investors if those investors are subject to the new Framework following its implementation. Consequently, investors should consult their own advisers as to the consequences for them of the proposed implementation of the new Framework. No predictions can be made as to the precise effects of potential changes which might result if the Framework were adopted in its current form.

Security Granted by the Issuer - Enterprise Act 2002

The floating charge to be granted by the Issuer pursuant to the terms of the Issuer Deed of Charge will be a qualifying floating charge for the purposes of the Enterprise Act and will be entered into after 15 September 2003 and, as such, unless excepted, the Trustee will be prevented from appointing an administrative receiver in respect of the Issuer. However, this qualifying floating charge will fall within the "capital market arrangement" exception under Section 72B of the Insolvency Act to the prohibition on appointment of an administrative receiver and accordingly the Trustee will still be able to appoint an administrative receiver pursuant to the Issuer Deed of Charge.

It should, however, be noted that the Secretary of State may, by secondary legislation, modify the capital market exception and/or provide that the exception shall cease to have effect. No assurance can be given that any such modification or provision in respect of the capital market exception, or its ceasing to be applicable to the transactions described in this document, will not be detrimental to the interests of the Noteholders.

See "*Security granted by the Borrowers – Enterprise Act 2002*" above for further information.

Insolvency Acts 1986 and 2000

Under Schedule A1 to the Insolvency Act 1986 which was inserted by the Insolvency Act 2000, certain companies ("small companies") are entitled to seek protection from their creditors for a period of 28 days for the purposes of putting together a company voluntary arrangement with the option for creditors to extend the moratorium for a further two months. A small company is defined as one which satisfies two or more of the following criteria:

- (a) its turnover is not more than £5.6 million;
- (b) its balance sheet total is not more than £2.8 million; and
- (c) the number of employees is not more than 50.

The position as to whether or not a company is a small company may change from time to time and consequently no assurance can be given that the Issuer will not, at any given time, be determined to be a small company. The Secretary of State for Trade and Industry may by regulation modify the eligibility requirements for small companies and can make different provisions for different cases. No assurance can be given that any such modification or different provisions will not be detrimental to the interests of Noteholders.

However, pursuant to paragraph 4 of Schedule A1 to the Insolvency Act 1986, certain companies are excluded from the optional moratorium provisions. Such exceptions include (i) a company which is a party to an agreement which is or forms part of a capital market arrangement (as defined in paragraph 4D of Schedule A1) under which a party has incurred, or when the agreement was entered into was expected to incur, a debt of at least £10 million and which involves the issue of a capital market investment (also defined, but generally a rated, listed or traded bond) and (ii) a company which has incurred a liability (including a present, future or contingent liability) of at least £10 million.

The Issuer is of the view that it should fall within the exceptions. There is no guidance, however, as to how the legislation will be interpreted and the Secretary of State for Trade and Industry may by regulation modify the exceptions. Accordingly, no assurance may be given that any modification of the eligibility requirements for these exceptions will not be detrimental to the interests of Noteholders.

If the Issuer were determined to be a "small" company and determined not to fall within one of the exceptions (by reason of modification of the exceptions or otherwise), then the enforcement of the security for the Notes or the Loans, respectively, may, for a period, be prohibited by the imposition of a moratorium.

Change of law

The structure of the issue of the Notes, the ratings which are to be assigned to them and the related transactions described in this Prospectus are based on English and European laws and administrative practice in effect as at the date of this Prospectus. No assurance can be given as to the impact of any possible change to English or European law or administrative practice after the date of this document, nor can any assurance be given as to whether any such change could adversely affect the ability of the Issuer to make payments under the Notes.

The Issuer believes that the risks described above are the principal risks inherent in the transaction for the Noteholders, but the inability of the Issuer to pay interest, principal or other amounts on or in connection with the Notes may occur for other reasons. The Issuer does not represent that the above statements regarding the risks of holding the Notes are exhaustive. Although the Issuer believes that the various structural elements described in this Prospectus may mitigate some of these risks for Noteholders, there can be no assurance that these elements will be sufficient to ensure payment to

Noteholders of interest, principal or any other amounts on or in connection with the Notes on a timely basis or at all.

THE ISSUER

The Issuer was incorporated in England and Wales on 3 August 2006 under registered number 5895593 as a public company with limited liability under the Companies Act 1985 (as amended). The registered office of the Issuer is at 35 Great St. Helen's, London EC3A 6AP and its contact telephone number is +44 (0) 20 7398 6300. The Issuer is organised as a special purpose vehicle and its activities are limited accordingly. The Issuer has no subsidiaries. The entire issued share capital of the Issuer is held by or on behalf of the Share Trustee on trust for charitable purposes under the terms of the 2006-4 Share Trust Deed and the Seller does not own, directly or indirectly, any of the share capital of the Issuer.

1. Principal Activities

The principal objects of the Issuer are set out in Clause 4 of its Memorandum of Association and are, amongst other things, to lend money and give credit, secured and unsecured, to borrow or raise money and secure the payment of money and to grant security over its property for the performance of its obligations or the payment of money. The Issuer was established for the limited purposes of issuing the Notes, acquiring the Loans and certain related transactions described elsewhere in this Prospectus.

The Issuer has not commenced operations and has not engaged, since its incorporation, in any activities other than those incidental to its incorporation and registration as a public limited company under the Companies Act 1985, the authorisation of the issue of the Notes and of the other documents and matters referred to or contemplated in this Prospectus, the filing of a notification under the Data Protection Act 1998 and matters which are incidental or ancillary to the foregoing.

The activities of the Issuer will be restricted by the Conditions and will be limited to the issue of the Notes, the acquisition of the Loans, the exercise of related rights and powers and the other activities described in this document (see further **Condition 4.1 (Restrictions)**).

2. Directors and Secretary

The directors of the Issuer and their respective business addresses and other principal activities are:

Name	Business Address	Principal Activities
SFM Directors Limited	35 Great St. Helen's London EC3A 6AP	Directors of special purpose companies
SFM Directors (No. 2) Limited	35 Great St. Helen's London EC3A 6AP	Directors of special purpose companies

The company secretary of the Issuer is SFM Corporate Services Limited, a company incorporated in England and Wales (registered number 3920255), whose business address is 35 Great St. Helen's, London EC3A 6AP. The directors of SFM Directors Limited (registered number 3920254), SFM Directors (No. 2) Limited (registered number 4017430) and SFM Corporate Services Limited as at the date of the Prospectus are Jonathan Keighley, James Macdonald, Robert Berry and James France (together with their alternate directors Annika Goodwille, Helena Whitaker, Claudia Wallace, J-P Nowacki and Cane Pickersgill), whose business addresses are 35 Great St. Helen's, London EC3A 6AP and who perform no other principal activities outside the Issuer which are significant with respect to the Issuer.

3. Capitalisation and Indebtedness

The capitalisation and indebtedness of the Issuer as at the date of this Prospectus, adjusted to take account of the issue of the Notes, is as follows:

Share Capital

Authorised Share Capital £	Issued Share Capital £	Value of each Share £	Share Fully Paid-up	Shares Quarter Paid- up	Paid-up Share Capital £
50,000	50,000	1	0	50,000	12,500

49,999 of the issued shares (being 49,999 shares of £1 each, each of which is paid-up as to 25p) in the Issuer are held by the Share Trustee. The one remaining share in the Issuer, which is also paid-up as to 25p, is held by SFM Nominees Limited (registered number 4115230) under the terms of a trust as nominee for the Share Trustee.

Loan Capital

Class A Commercial Mortgage Backed Floating Rate Notes due October 2018	£666,000,000
Class B Commercial Mortgage Backed Floating Rate Notes due October 2018	£43,950,000
Class C Commercial Mortgage Backed Floating Rate Notes due October 2018	£25,000,000
Class D Commercial Mortgage Backed Floating Rate Notes due October 2018	£51,000,000
Class E Commercial Mortgage Backed Floating Rate Notes due October 2018	£29,000,000
Total Loan Capital	£814,950,000

Except as set out above, the Issuer has no outstanding loan capital, borrowings, indebtedness or contingent liabilities and the Issuer has not created any mortgages or charges nor has it given any guarantees as at the date of this Prospectus.

4. Financial Information

The Issuer will publish annual reports and accounts. The Issuer has not prepared audited financial statements as at the date of this Prospectus. Reports and accounts published by the Issuer will, when published, be available for inspection during normal office hours at the specified office of the Irish Paying Agent.

OPTIONS HOLDER

Options Holder was incorporated in England and Wales on 22 February 2005 under registered number 5371756 as a private company with limited liability under the Companies Act 1985. The registered office of Options Holder is at 35 Great St. Helen's, London EC3A 6AP. Options Holder has no subsidiaries.

The authorised share capital of Options Holder comprises of 1,000 ordinary shares of £1 each. The issued share capital of Options Holder comprises of one ordinary share of £1 which is owned by the Share Trustee on trust for charitable purposes under the terms of the Options Share Trust Deed.

1. Principal Activities

The principal objects of Options Holder are set out in Clause 3 of its Memorandum of Association and are, among other things to act as a general commercial company and to acquire any estate or interest in any real or personal property and rights of any kind.

Options Holder has not engaged, since its incorporation, in any activity other than those in connection with its holding of post enforcement call options and post redemption call options each granted on substantially identical terms as the Post Enforcement Call Option and Post Redemption Call Option in respect of previous issues of notes by issuers and those activities incidental to Option Holder's incorporation, the authorisation of the documents and matters referred to or contemplated in this Prospectus to which it is or will be a party and matters which are incidental or ancillary to the foregoing.

2. Directors and Secretary

The directors of Options Holder and their respective business addresses are:

Name	Business Address	Principal Activities
SFM Directors Limited	35 Great St. Helen's London EC3A 6AP	Directors of special purpose companies
SFM Directors (No. 2) Limited	35 Great St. Helen's London EC3A 6AP	Directors of special purpose companies

The company secretary of Options Holder is SFM Corporate Services Limited, a company incorporated in England and Wales (registered number 3920255), whose business address is 35 Great St. Helen's, London EC3A 6AP. The directors of SFM Directors Limited (registered number 3920254), SFM Directors (No. 2) Limited (registered number 4017430) and SFM Corporate Services Limited are Jonathan Keighley, James Macdonald, Robert Berry and James France (together with their alternate directors Annika Goodwille, Helena Whitaker, Claudia Wallace, J-P Nowacki and Cane Pickersgill), whose business addresses are 35 Great St. Helen's, London EC3A 6AP and who perform no other principal activities outside Options Holder which are significant to Options Holder.

THE LOANS AND THE LOAN SECURITY

1. Loan Origination Process

The Loan Pool consists of seven mortgage loans, secured by mortgages on 175 commercial properties located throughout the United Kingdom. The Loans have an initial aggregate balance as at the Cut-Off Date of £814,966,211.

All of the Loans (other than the Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan) are fixed rate mortgage loans which collectively represents 59.4 per cent. of the initial aggregate balance of the Loan Pool as at the Cut-Off Date. The Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan which collectively represent 40.6 per cent. of the aggregate principal balance of the Loan Pool as at the Cut-Off Date are floating rate mortgage loans. The Issuer will enter into the Interest Rate Swap Agreement with Barclays Bank PLC (in this capacity, the **Interest Rate Swap Provider**), pursuant to which the Issuer and the Interest Rate Swap Provider will enter into Interest Rate Swap Transactions in respect of each of the Loans. Under the Interest Rate Swap Transactions, the Issuer will, in respect of the fixed rate Loans, swap an amount based on a portion of the fixed rate payable under the relevant Loan for an amount based on LIBOR for three-month sterling deposits and, in respect of the floating rate Loans, will swap an amount based on LIBOR for the relevant Loan Interest Period for LIBOR in respect of the Interest Period under the Notes. In addition the Borrowers in respect of the floating rate Loans have entered into Loan Hedging Arrangements.

Barclays Bank PLC originated all of the Loans (other than the Ashbourne Portfolio Priority A Loan) between November 2005 and July 2006. The decision to advance any Loan (subject to obtaining satisfactory legal due diligence) was taken by Barclays Bank PLC in compliance with its lending criteria (the **Lending Criteria**) as further described below. The Ashbourne Portfolio Whole Loan was originated by The Royal Bank of Scotland plc on 13 October 2005 and purchased by Barclays Bank PLC on 10 March 2006.

In connection with the origination of the Loans (other than the Ashbourne Portfolio Priority A Loan) the Seller ensured that certain due diligence procedures were undertaken such as would customarily be undertaken by a prudent lender making loans secured on commercial properties of the same type as the Properties, so as to evaluate the ability of each Borrower to service its Loan obligations and so as to analyse the quality of the Portfolio. In order to do this, an analysis of the contractual cashflows, occupational Tenant covenants and Lease terms and the overall quality of the real estate was undertaken by or on behalf of the Seller. In this analysis, risk was assessed by stressing the cashflows derived from underlying Tenants and the risks associated with refinancing the amount due upon the maturity of the Loans.

In connection with the purchase of the Ashbourne Portfolio Priority A Whole Loan, the Seller undertook certain due diligence procedures such as would customarily be undertaken by a prudent lender purchasing a loan in similar circumstances.

2. The Booker Portfolio Whole Loan, the River Court Whole Loan and the Cannon Bridge Whole Loan

The Booker Portfolio Loan included in the Loan Pool represents the senior loan facility of the Booker Portfolio Whole Loan originated by the Seller on 23 November 2005. The River Court Loan and the Cannon Bridge Loan comprised in the Loan Pool represent the senior tranche of the River Court Whole Loan and the Cannon Bridge Whole Loan, respectively, originated by the Seller on 4 July 2006 and 17 July 2006, respectively. The Junior Loans will each be retained by the Junior Lender and will not be sold to the Issuer or form part of the Loan Pool. The Seller, the Junior Lender and the Relevant Security Agent has entered or will enter into intercreditor agreements in respect of the

Booker Portfolio Whole Loan, the River Court Whole Loan and the Cannon Bridge Whole Loan (each an **Intercreditor Agreement** and, together, the **Intercreditor Agreements**) pursuant to which the relationship and priority between the Seller (and, following the transfer of the Booker Portfolio Loan, the River Court Loan and the Cannon Bridge Loan to the Issuer, the Issuer) and the Junior Lender is regulated. For more information on the Intercreditor Agreements see "*The Loans and the Loan Security - Intercreditor Agreements*" below.

All references in this Prospectus to the Booker Portfolio Loan, the River Court Loan and the Cannon Bridge Loan (including all financial information with respect to such Loans including LTV, ICR and DSCR calculations) are to the senior facility of the Booker Portfolio Whole Loan, and to the senior tranches of the River Court Whole Loan and the Cannon Bridge Whole Loan as applicable, unless stated otherwise.

3. The Ashbourne Portfolio Whole Loan

The Ashbourne Portfolio Priority A Whole Loan is a super senior portion of the senior tranche of the Ashbourne Portfolio Whole Loan that also has two further senior tranches (held by the Ashbourne Portfolio Priority B Lender and the Ashbourne Portfolio Skim Lender), a mezzanine tranche (held by the Ashbourne Portfolio Mezzanine Lender) and a junior tranche (held by the Ashbourne Portfolio Junior Lender). The Issuer will, pursuant to a transfer certificate and subject to the terms of the Ashbourne Portfolio Priority A Intercreditor Agreement, acquire from the Seller, on the Closing Date, a 50 per cent. share of the Ashbourne Portfolio Priority A Whole Loan. The other 50 per cent. of the Ashbourne Portfolio Priority A Whole Loan was transferred by the Seller to the Equinox Issuer on 5 July 2006.

All references in this Prospectus to the Ashbourne Portfolio Priority A Loan (including all financial information with respect to such Loan) are to the Issuer's portion of the senior tranche of the Ashbourne Portfolio Senior Loan unless stated otherwise. For more information on the Ashbourne Portfolio Priority A Loan see "*The Loans and the Loan Security – Description of the Loans and Related Properties – Ashbourne Portfolio Priority A Loan*" below.

The Seller, the Ashbourne Portfolio Priority B Lender, the Ashbourne Portfolio Skim Lender, the Ashbourne Portfolio Loan Hedge Counterparty and the Relevant Security Agent entered into an intercreditor agreement on 10 March 2006 (the **Ashbourne Portfolio Senior Intercreditor Agreement**) pursuant to which the relationship and priority between the Seller (and, following the transfer of the Ashbourne Portfolio Priority A Loan, the Issuer), the Ashbourne Portfolio Priority B Lender and the Ashbourne Portfolio Skim Lender are regulated. For more information on the Ashbourne Portfolio Senior Intercreditor Agreement, see "*The Loans and the Loan Security – Ashbourne Portfolio Senior Intercreditor Agreement*" below. The Ashbourne Portfolio Priority A Intercreditor Agreement entered into between the Equinox Issuer and the Seller on 5 July 2006, regulates the relationship between the Seller (and, following the Closing Date, the Issuer) and the Equinox Issuer in respect of the Ashbourne Portfolio Priority A Whole Loan. For more information on the Ashbourne Portfolio Priority A Intercreditor Agreement see "*The Loans and the Loan Security – Ashbourne Portfolio Priority A Intercreditor Agreement*" below.

4. Loan Characteristics

The following tables set out certain information with respect to the Loans and the Properties. The statistics in the following tables were primarily derived from information provided to the Seller by the respective Borrowers, other than assumptions or projections used in calculating such statistics, which were determined by the Seller. The **Cut-Off Date DSCR** with respect to each Loan is the estimated annualised net cashflow of the Relevant Borrowers as at the Cut-Off Date divided by the annualised interest due under the Loan as at the Cut-Off Date and principal payments for such Loan for the 12 months following the Cut-Off Date. The **Cut-Off Date ICR** with respect to each Loan is the

estimated annualised net cashflow of the Relevant Borrowers as at the Cut-Off Date divided by the annualised interest due under the Loan as at the Cut-Off Date for such Loan. Some of the totals in the following tables may not equal the sum of the parts due to rounding of numbers.

Cut-Off Date Securitised Principal Balance										
Cut-Off Date Balances	Number of Loans	Aggregate Cut-Off Date Loan Balance (£)	Percentage of Pool by Cut-Off Date Loan Balance	Aggregate Cut-Off Date Market Value (£)	Weighted Average Cut-Off Date LTV	Weighted Average Maturity LTV	Weighted Average Seasoning (Years)	Weighted Average Remaining Term to Maturity (Years)	Weighted Average Cut-Off Date ICR	Weighted Average Cut-Off Date DSCR
Less than or equal to 30,000,000	0	-	-	-	-	-	-	-	-	-
30,000,000<x<= 60,000,000	2	88,500,000	10.9%	141,460,000	62.9%	54.4%	0.3	9.8	1.48x	1.48x
60,000,000<x<= 90,000,000	2	144,728,461	17.8%	315,007,000	47.0%	40.5%	1.0	9.0	2.22x	1.95x
90,000,000<x<= 150,000,000	0	-	-	-	-	-	-	-	-	-
150,000,000<x<= 180,000,000	1	155,822,750	19.1%	210,000,000	74.2%	68.4%	0.3	4.7	1.51x	1.35x
Greater than 180,000,000	2	425,915,000	52.3%	615,000,000	69.3%	65.4%	0.3	9.8	1.26x	1.22x
Total/Weighted Average	7	814,966,211	100.0%	1,281,467,000	65.6%	60.4%	0.4	8.7	1.50x	1.40x

Cut-Off Date Loan-to-Value Ratios										
Cut-Off Date Loan-to-Value Ratios	Number of Loans	Aggregate Cut-Off Date Loan Balance (£)	Percentage of Pool by Cut-Off Date Loan Balance	Aggregate Cut-Off Date Market Value (£)	Weighted Average Cut-Off Date LTV	Weighted Average Maturity LTV	Weighted Average Seasoning (Years)	Weighted Average Remaining Term to Maturity (Years)	Weighted Average Cut-Off Date ICR	Weighted Average Cut-Off Date DSCR
Less than or equal to 50%	1	79,828,461	9.8%	197,000,000	40.5%	35.3%	1.0	9.0	2.59x	2.40x
50%<x<= 55%	1	64,900,000	8.0%	118,007,000	55.0%	46.9%	0.9	9.0	1.77x	1.40x
55%<x<= 60%	1	50,000,000	6.1%	85,250,000	58.7%	54.8%	0.3	9.7	1.59x	1.59x
60%<x<= 65%	0	-	-	-	-	-	-	-	-	-
65%<x<= 70%	3	464,415,000	57.0%	671,210,000	69.2%	64.5%	0.3	9.8	1.27x	1.23x
70%<x<= 75%	1	155,822,750	19.1%	210,000,000	74.2%	68.4%	0.3	4.7	1.51x	1.35x
Total/Weighted Average	7	814,966,211	100.0%	1,281,467,000	65.6%	60.4%	0.4	8.7	1.50x	1.40x

Maturity Loan-to-Value Ratios										
Maturity Loan-to-Value Ratios	Number of Loans	Aggregate Cut-Off Date Loan Balance (£)	Percentage of Pool by Cut-Off Date Loan Balance	Aggregate Cut-Off Date Market Value (£)	Weighted Average Cut-Off Date LTV	Weighted Average Maturity LTV	Weighted Average Seasoning (Years)	Weighted Average Remaining Term to Maturity (Years)	Weighted Average Cut-Off Date ICR	Weighted Average Cut-Off Date DSCR
Less than or equal to 50%	2	144,728,461	17.8%	315,007,000	47.0%	40.5%	1.0	9.0	2.22x	1.95x
50% < x <= 55%	2	88,500,000	10.9%	141,460,000	62.9%	54.4%	0.3	9.8	1.48x	1.48x
55% < x <= 60%	0	-	-	-	-	-	-	-	-	-
60% < x <= 65%	1	212,600,000	26.1%	310,000,000	68.6%	64.6%	0.4	9.5	1.27x	1.27x
65% < x <= 70%	2	369,137,750	45.3%	515,000,000	71.7%	67.2%	0.3	7.8	1.36x	1.24x
Total/Weighted Average	7	814,966,211	100.0%	1,281,467,000	65.6%	60.4%	0.4	8.7	1.50x	1.40x

Seasoning (Quarters)										
Seasoning (Quarters)	Number of Loans	Aggregate Cut-Off Date Loan Balance (£)	Percentage of Pool by Cut-Off Date Loan Balance	Aggregate Cut-Off Date Market Value (£)	Weighted Average Cut-Off Date LTV	Weighted Average Maturity LTV	Weighted Average Seasoning (Years)	Weighted Average Remaining Term to Maturity (Years)	Weighted Average Cut-Off Date ICR	Weighted Average Cut-Off Date DSCR
1 < x <= 2	5	670,237,750	82.2%	966,460,000	69.6%	64.7%	0.3	8.6	1.35x	1.28x
2 < x <= 3	0	-	-	-	-	-	-	-	-	-
3 < x <= 4	1	64,900,000	8.0%	118,007,000	55.0%	46.9%	0.9	9.0	1.77x	1.40x
Greater than 4 Quarters	1	79,828,461	9.8%	197,000,000	40.5%	35.3%	1.0	9.0	2.59x	2.40x
Total/Weighted Average	7	814,966,211	100.0%	1,281,467,000	65.6%	60.4%	0.4	8.7	1.50x	1.40x

Property Market Value								
Property Market Value	Number of Properties	Aggregate Cut-Off Date Market Value (£) ⁹	Percentage of Pool by Aggregate Market Value	Aggregate Cut-Off Date Allocated Loan Balance (£)	Percentage of Pool by Cut-Off Date Allocated Loan Balance	Weighted Average Cut-Off Date LTV	Weighted Average Maturity LTV	Underlying Market Value ¹⁰
Less than or equal to 1,000,000	26	12,610,000	1.0%	8,636,986	1.1%	68.5%	53.9%	12,610,000
1,000,000 <x<= 5,000,000	110	222,180,000	17.3%	113,655,068	13.9%	53.4%	44.6%	321,810,000
5,000,000 <x<= 10,000,000	28	116,382,000	9.1%	54,925,784	6.7%	48.4%	42.3%	182,057,000
10,000,000 <x<= 15,000,000	5	35,110,000	2.7%	16,330,256	2.0%	48.1%	43.4%	58,620,000
15,000,000 <x<= 25,000,000	2	32,935,000	2.6%	17,832,860	2.2%	55.3%	51.2%	41,120,000
25,000,000 <x<= 35,000,000	0	-	-	-	-	-	-	-
35,000,000 <x<= 45,000,000	1	37,250,000	2.9%	21,847,507	2.7%	58.7%	54.8%	37,250,000
45,000,000 <x<= 55,000,000	0	-	-	-	-	-	-	-
55,000,000 <x<= 65,000,000	0	-	-	-	-	-	-	-
Greater than 65,000,000	3	825,000,000	64.4%	581,737,750	71.4%	70.6%	66.2%	825,000,000
Total/Weighted Average	175	1,281,467,000	100.0%	814,966,211	100.0%	65.6%	60.4%	1,478,467,000

Property Type							
Property Type	Number of Properties	Aggregate Cut-Off Date Market Value (£)	Percentage of Pool by Aggregate Market Value	Aggregate Cut-Off Date Allocated Loan Balance (£)	Percentage of Pool by Cut-Off Date Allocated Loan Balance	Weighted Average Cut-Off Date LTV	Weighted Average Maturity LTV
Healthcare - Nursing Home	91	197,000,000 ¹¹	15.4%	79,828,461 ¹²	9.8%	40.5%	35.3%
Mixed – Mixed	3	54,200,000	4.2%	31,788,856	3.9%	58.7%	54.8%
Office - Business Park	2	31,050,000	2.4%	18,211,144	2.2%	58.7%	54.8%
Office - Prime CBD Office	2	515,000,000	40.2%	369,137,750	45.3%	71.7%	67.2%
Retail - High Street Shop	46	56,210,000	4.4%	38,500,000	4.7%	68.5%	53.9%
Retail - Retail Warehouse	30	118,007,000	9.2%	64,900,000	8.0%	55.0%	46.9%
Retail - Shopping Centre	1	310,000,000	24.2%	212,600,000	26.1%	68.6%	64.6%
Total/Weighted Average	175	1,281,467,000	100.0%	814,966,211	100.0%	65.6%	60.4%

⁹ Stratification adjusted for the 50% vertical slice in the Ashbourne Portfolio Priority A Loan.

¹⁰ Stratification unadjusted for the 50% vertical slice in the Ashbourne Portfolio Priority A Loan.

¹¹ Actual £394,000,000 valuation adjusted to take account of the 50 per cent. *pari passu* portion of the Ashbourne Portfolio Whole Loan that is not being acquired by the Issuer.

¹² The Cut-Off Date Securitisation Principal Loan Balance for the Ashbourne Portfolio Priority A Loan represents 50 per cent. of the Ashbourne Portfolio Whole Loan. This will amortise by £16,833 prior to the Closing Date.

Regional Distribution							
Regional Distribution	Number of Properties	Aggregate Cut-Off Date Market Value (£)	Percentage of Pool by Aggregate Market Value	Aggregate Cut-Off Date Allocated Loan Balance (£)	Percentage of Pool by Cut-Off Date Allocated Loan Balance	Weighted Average Cut-Off Date LTV	Weighted Average Maturity LTV
East Midlands	12	15,510,000	1.2%	8,336,402	1.0%	56.4%	46.4%
East of England	24	367,148,000	28.7%	237,216,305	29.1%	66.0%	61.8%
Greater London	10	606,005,000	47.3%	421,727,623	51.7%	70.1%	65.5%
North East	15	19,892,000	1.6%	12,028,179	1.5%	62.9%	50.3%
North West	16	20,305,000	1.6%	10,417,502	1.3%	53.9%	44.8%
Northern Ireland	7	11,585,000	0.9%	4,694,481	0.6%	40.5%	35.3%
Scotland	22	51,114,000	4.0%	26,451,764	3.2%	53.7%	45.0%
South East	31	87,349,000	6.8%	42,592,441	5.2%	50.2%	43.3%
South West	8	31,127,000	2.4%	14,506,879	1.8%	47.7%	41.1%
Wales	2	5,745,000	0.4%	2,327,992	0.3%	40.5%	35.3%
West Midlands	8	21,095,000	1.6%	10,612,686	1.3%	51.4%	43.9%
Yorkshire and the Humber	20	44,592,000	3.5%	24,053,957	3.0%	56.5%	46.5%
Total/Weighted Average	175	1,281,467,000	100.0%	814,966,211	100.0%	65.6%	60.4%

Property Tenure							
Tenure	Number of Properties	Aggregate Cut-off Date Market Value (£)	Percentage of Pool by Aggregate Market Value	Aggregate Cut-Off Date Allocated Loan Balance (£)	Percentage of Pool by Cut-Off Date Allocated Loan Balance	Weighted Average Cut-Off Date LTV	Weighted Average Maturity LTV
Freehold	148	967,652,000	75.5%	604,904,412	74.2%	64.4%	59.5%
Leasehold	21	296,070,000	23.1%	202,871,159	24.9%	69.8%	63.8%
Mixed	6	17,745,000	1.4%	7,190,640	0.9%	40.5%	35.3%
Total/Weighted Average	175	1,281,467,000	100.0%	814,966,211	100.0%	65.6%	60.4%

Loans										
Loan Number	Loan Name	Cut-Off Date Loan Balance (£)	Percentage by Aggregate Cut-Off Date Loan Balance	Cut-Off Date LTV	Maturity LTV	Maturity Date	Cut-Off Date ICR	Cut-Off Date DSCR	Weighted Average Remaining Lease Term to Lease First Break (Years)	Weighted Average Remaining Lease Term to Lease Expiry (Years)
1	River Court	213,315,000	26.2%	69.9%	66.3%	17 October 2016	1.25x	1.17x	18.4	13.8
2	Chapelfield	212,600,000	26.1%	68.6%	64.6%	17 April 2016	1.27x	1.27x	14.5	14.4
3	Cannon Bridge	155,822,750	19.1%	74.2%	68.4%	17 July 2011	1.51x	1.35x	8.4	3.7
4	Ashbourne Portfolio Priority A	79,828,461	9.8%	40.5%	35.3%	13 October 2015	2.59x	2.40x	29.0	29.0
5	Booker Portfolio	64,900,000	8.0%	55.0%	46.9%	15 October 2015	1.77x	1.40x	23.4	18.4
6	Endeavour Portfolio	50,000,000	6.1%	58.7%	54.8%	15 July 2016	1.59x	1.59x	10.5	10.5
7	Welbeck Portfolio	38,500,000	4.7%	68.5%	53.9%	17 July 2016	1.34x	1.34x	13.6	13.6
Total/Weighted Average		814,966,211	100.0%	65.6%	60.4%		1.50x	1.40x	16.2	13.7

Estimated Amortisation Schedule¹³		
Payment Date of Loans	Scheduled Amortisation (excluding Balloon) (£)¹⁴	Scheduled Amortisation (including Balloon) (£)¹⁵
January 2007	651,982	651,982
April 2007	833,120	833,120
July 2007	946,463	946,463
October 2007	882,249	882,249
January 2008	1,135,411	1,135,411
April 2008	1,432,710	1,432,710
July 2008	1,449,080	1,449,080
October 2008	1,586,838	1,586,838
January 2009	1,626,157	1,626,157
April 2009	1,858,198	1,858,198
July 2009	1,860,515	1,860,515
October 2009	1,703,741	1,703,741
January 2010	1,823,834	1,823,834
April 2010	1,937,662	1,937,662
July 2010	1,838,438	1,838,438
October 2010	1,792,408	1,792,408
January 2011	2,390,584	2,390,584
April 2011	2,722,124	2,722,124
July 2011	1,702,192	145,380,192
October 2011	1,649,683	1,649,683
January 2012	1,699,488	1,699,488
April 2012	1,813,078	1,813,078
July 2012	1,742,725	1,742,725
October 2012	1,674,817	1,674,817
January 2013	1,745,361	1,745,361
April 2013	1,968,418	1,968,418
July 2013	1,901,934	1,901,934
October 2013	2,264,592	2,264,592
January 2014	2,308,433	2,308,433
April 2014	2,533,980	2,533,980
July 2014	2,461,844	2,461,844
October 2014	2,398,948	2,398,948
January 2015	2,368,119	2,368,119
April 2015	2,756,430	2,756,430
July 2015	2,492,129	2,492,129
October 2015	1,198,000	126,059,527
January 2016	922,000	922,000
April 2016	443,000	200,673,000
July 2016	387,000	77,449,000
October 2016		202,231,000

¹³ As payments of interest and principal on the Ashbourne Portfolio Priority A Loan are made in monthly instalments, figures included in this table in respect of the Ashbourne Portfolio Priority A Loan have been recalculated as quarterly instalments.

¹⁴ Expected Amortisation in respect of each of the Booker Portfolio Loan, the Cannon Bridge Loan and the Endeavour Loan.

¹⁵ Expected Amortisation in respect of each of the Booker Portfolio Loan, the Cannon Bridge Loan and the Endeavour Loan.

5. Lending Criteria

Lending philosophy

Barclays Bank PLC is engaged in the business of, among other things, making loans secured directly or indirectly by commercial real properties such as office properties, retail properties, industrial properties, leisure properties, nursing homes, shopping centres and warehouse properties. These properties are intended to generate a regular periodic income from rental payments made by tenants pursuant to lease arrangements (including occupational lease arrangements).

Barclays Bank PLC's decision to make a loan is based on an analysis of the contracted periodic income generated or expected to be generated by the leases granted in respect of the commercial property or expected to be granted in view of the overall quality and location of that property. In deciding whether to make a loan, Barclays Bank PLC assesses the risks relating to the periodic income generated by the relevant real property and the risk of refinancing the principal amount due upon maturity of the loan, if any. Further, in deciding to make or purchase a loan in any particular jurisdiction, Barclays Bank PLC considers, together with its external legal advisers, the legal environment in such jurisdiction and how this will impact on its ability to recover the interest on and the principal of a loan made by it in such jurisdiction, particularly following the occurrence of a default. Barclays Bank PLC also considers the plans and strategy for the use of the relevant property, as well as the property investment experience and expertise of the relevant borrower's sponsors both generally and within the context of a particular jurisdiction when deciding whether to make or purchase a loan.

Types of borrower

In order to minimise the risk that a borrower to which it makes a loan is or will become insolvent at any time prior to the repayment of that loan, Barclays Bank PLC typically, but not invariably, requires the borrower (other than an individual borrower) to have been established as a special purpose entity (an **SPE**).

The borrower of a loan made by Barclays Bank PLC will often be established contemporaneously with the loan being made and thus will not have any pre-existing liabilities, actual or contingent. Further, the activities of the borrower will be restricted, through appropriate negative covenants in the documentation relating to the loan and, in certain cases, through appropriate restrictions in its constitutional documents, to acquiring, financing, holding and managing the relevant property, so as to ensure that its exposure to liabilities is minimised to those relating to the loan and property.

If, for whatever reason, it is not possible to prescribe that the borrower of a loan be an SPE, Barclays Bank PLC will seek to satisfy itself of the borrower's solvency and will seek to obtain information from the borrower relating, in particular, to its pre-existing liabilities, both actual or contingent (including its general commercial liabilities, tax liabilities, employee-related liabilities, litigation-related liabilities or liabilities relating to the relevant real property itself (such as environmental liabilities)) and by controlling its ability to create further liabilities on a going-forward basis through appropriate negative covenants and, in certain cases, restrictions in its constitutional documents, as described above.

If and insofar as the borrower has any debt obligations other than the loan made by Barclays Bank PLC, these will typically be subordinated to the loan through contractual subordination or intercreditor arrangements, particularly if such debt obligations are secured by any of the assets of the borrower which constitute security for the loan.

In respect of certain loans originated by Barclays Bank PLC, the owner of the relevant real property will not be the borrower. In relation to such loans, Barclays Bank PLC will seek to ensure that the relevant property is owned by an entity which is substantially similar in nature to Barclays Bank PLC's typical borrower and will also seek to undertake the same level of due diligence and to take the same level of security and to exercise the same level of control over the relevant entity through contractual restrictions and/or restrictions in its constitutional documents.

It should be noted that, notwithstanding its normal requirements in respect of borrowers, from time to time Barclays Bank PLC will make loans to individuals acting independently or jointly.

Security

Barclays Bank PLC generally aims to ensure that the loans it originates are secured both by the relevant property and by the cash-flow generated by such property, which is typically a stream of contractual rental payments under the related lease arrangements. The security package in respect of a loan will typically, but not invariably, include a first-ranking mortgage over the relevant property or (in the case of properties located in Scotland) a standard security over the relevant property and a first-ranking security interest in respect of the relevant rental payments. Where security is taken, Barclays Bank PLC will seek to ensure that the security created is fully perfected in accordance with any applicable law.

In addition to the above, security may also be taken over other assets of the borrower. Barclays Bank PLC will, where possible, aim to ensure that such security is also first-ranking and fully perfected. As regards bank accounts, Barclays Bank PLC will typically require that the collection of rental payments is structured in a particular manner, designed to maximise the efficacy of the security interests taken over the rental payments, the relevant bank accounts and the amounts standing to the credit thereof. In most instances, the borrower will have a pre-existing arrangement with the tenants of the relevant property whereby rental payments are credited to an account of the borrower or a managing agent (any amounts paid into an account of a managing agent will be held in a trust account for the benefit of the borrower). If that account is a non-commingled account (i.e. it is used to collect only the rental payments in relation to the charged properties) over which Barclays Bank PLC or the relevant security agent can obtain control, it will usually take security over that account. However, if that bank account is a commingled account (i.e. it is used to collect amounts other than just the rental payments attributable to the property the subject of Barclays Bank PLC's loan) and the borrower requires control over it in order to make other payments, Barclays Bank PLC will typically require that the rental payments be swept within a reasonable period of time from receipt to a non-commingled account over which security will be taken or which will be in the name of Barclays Bank PLC, or an affiliate of Barclays Bank PLC or the relevant security agent.

In some instances, Barclays Bank PLC requires that the shareholders of or members in the borrower grant a security interest over their respective shareholdings or interests (as applicable) in the borrower so that Barclays Bank PLC or the relevant security agent can, if necessary, obtain control over the borrower by exercising rights granted in respect of the shares or membership interest (as applicable). By taking such control, Barclays Bank PLC or the relevant security agent could seek to influence the borrower's management of the relevant real property. Further, if the creditworthiness of the borrower and/or the value of the relevant property is regarded as insufficient by Barclays Bank PLC, Barclays Bank PLC may require that the obligations of the borrower under the loan be supported by way of a third party guarantee, indemnity, letter of credit or similar instrument.

While Barclays Bank PLC is consistent in the types of security interests it seeks in respect of any loan made by it, the relative importance of a particular type of security may vary depending on the circumstances of any particular loan, including the requirements of the jurisdiction in which such security interests would be enforced.

The security granted in respect of a Loan is held on trust for the Finance Parties by, in the case of the Ashbourne Portfolio Priority A Loan, The Royal Bank of Scotland plc and, in the case of the other Loans, Barclays Capital Mortgage Servicing Limited (each in its capacity as Security Agent).

Advance level

Barclays Bank PLC normally advances loans secured on commercial properties having a principal amount of between £3,000,000 and £1,000,000,000 (or equivalent in euro). Barclays Bank PLC will normally consider advancing loans up to a maximum of 85 per cent. of the valuation (as determined by independent professional valuers) of the underlying real property or properties financed at the time of origination of its loan. Barclays Bank PLC applies these parameters to potential loans on a case-by-case basis. Accordingly, where Barclays Bank PLC considers it appropriate, it may make loans outside these parameters.

Purpose of the loan

Generally, the purposes of loans made by Barclays Bank PLC are to acquire or refinance the relevant real property which constitutes security for the loan, to acquire, the share capital in other companies, or units in trusts owning such real property and/or general purposes.

Repayment terms

The term of loans typically made by Barclays Bank PLC may be between three and ten years, although the majority of loans originated by Barclays Bank PLC have a term of between five and eight years. Loans may be "interest only" with bullet repayment at maturity or have defined principal repayment schedules or cash sweeps. The principal repayment schedule of a loan is structured to take account of the profile of the contractual rental income which Barclays Bank PLC anticipates that the relevant property will generate over the term of the loan and the anticipated realisable value of such property at the maturity of the loan. If a loan is prepaid in part, the principal repayment schedule of such loan may be amended to reflect such partial prepayment in accordance with the provisions of the relevant loan agreement. To the extent that a loan does not fully amortise by its scheduled maturity date, the borrower will be required to make a final bullet repayment.

In general, loans made by Barclays Bank PLC may be voluntarily prepaid by the relevant borrowers. Such prepayment is often contingent upon the payment of certain prepayment fees and break costs incurred by the lender. Under certain circumstances, Barclays Bank PLC will require mandatory prepayment of loans made by it. The most common circumstances in which Barclays Bank PLC requires mandatory prepayment is in the event of the relevant property being sold (unless, in certain cases, a suitable replacement property has been charged as security for the relevant loan within a specified period of time) or if it becomes unlawful for Barclays Bank PLC or its assigns to continue to fund the loan. For loans secured on more than one property, each property is allocated a proportion of the relevant loan and upon disposal of such property such portion may be subject to mandatory prepayment. In such circumstances an amount in excess of any amount allocated in the loan with respect to such property will generally be prepaid.

Insurance

In making a loan, Barclays Bank PLC places considerable importance on the insurance arrangements which exist with respect to the relevant real property. Barclays Bank PLC will expect, to the extent it is possible, each borrower to effect or procure, prior to a loan being drawn, that the following types of insurance cover are in place:

- (a) insurance of the relevant property, including fixtures and improvements, on a full reinstatement basis including not less than three years' (or, in the case of some Loans, a shorter period as specified in the Lease) loss of rent;
- (b) insurance against acts of terrorism other than where this is inappropriate or unreasonable or where this is unavailable in the United Kingdom or European insurance markets; and
- (c) such other insurance as a prudent company in the business of the relevant borrower would effect.

Barclays Bank PLC will generally expect the interest of the security agent to be noted on any insurance policy obtained by the borrower. Market practice in each jurisdiction in which Barclays Bank PLC originates loans will differ with respect to the nature of the insurance to be obtained and Barclays Bank PLC will take this into account in formulating its requirements. Barclays Bank PLC will however apply these parameters on a case-by-case basis and where Barclays Bank PLC considers it appropriate it may agree to different arrangements with respect to insurance policies, for example, where a freeholder has the ultimate obligation to insure, the borrower's obligation with respect to insurance will be modified accordingly. Where properties are leased to government entities, Barclays Bank PLC may, in place of standard insurance arrangements, expect an obligation from that government entity to the borrower to rebuild or repair where damage or destruction is caused by insurable risks as is customary for government tenants.

Property expenses

In making a loan, Barclays Bank PLC also considers the income generated by and the expenses to be incurred in respect of the relevant real property. The expenses which can be incurred in respect of a real property include, most significantly, property taxes, in cases where the Borrower has an obligation to insure, insurance and capital expenditure which must be incurred in order to maintain the property in a state of good order or in some cases to enhance the property. Given that cash-flow available to a borrower is typically limited to that which is generated by the relevant property, Barclays Bank PLC seeks to confirm, as part of the origination process, that all necessary expenses can be met out of such cash-flow without the borrower's ability to pay interest on or repay the principal of a loan being compromised. Barclays Bank PLC will, in connection with the above analysis, require the borrower to produce an estimated budget of property related expenses.

6. Diligence in connection with the Loans

In connection with each Loan originated by the Seller, the Property or Properties were evaluated as described below.

Title and other investigation

Certificates of title (each, a **Certificate of Title**) in relation to all of the Properties (each such Certificate of Title being substantially in the City of London Law Society's standard form) or reports on title (each a **Report on Title**) were issued on or prior to the relevant Loan Closing Dates by the solicitors of each Borrower to the Relevant Security Agent, for the benefit of, among others, the Seller.

The investigation required to provide the Certificates of Title or Reports on Title included the usual review of title documentation and the Land Registry entries (including any Lease under which a Property was held) together with all usual Land Registry, Local Authority and other appropriate searches. In addition, all Leases and tenancies affecting the Properties were reviewed subject to certain limited exceptions and the basic terms (including, among other things, details of rent reviews and Tenant's determination rights) were included in the Certificates of Title or Reports on Title.

The Seller's solicitors also reviewed the Certificates of Title or Reports on Title issued by the solicitors of each Borrower and confirmed the adequacy of the form and content of the Certificates of Title or Report on Title and highlighted any matters that they considered should be drawn to the attention of the Seller and the Valuer.

Capacity of Obligors

The Seller's solicitors satisfied themselves that each Obligor was validly incorporated or established (other than those that are individuals), had sufficient power and capacity to enter into the proposed transaction, whether it was subject to any existing mortgages or charges, whether it was the subject of any insolvency proceedings and, generally, that the Obligors had complied with any necessary formalities.

Registration of security

Following drawdown of each Loan, the solicitors acting for the Seller ensured that all necessary registrations in connection with taking security were attended to within all applicable time periods and appropriate notices served (where required by the terms of the relevant Credit Agreement). The title deeds in relation to each of the Properties are generally held by, or to the order of, the Relevant Security Agent and it is expected that this will continue to be the case after the relevant Loan Closing Dates. The solicitors of each Borrower will retain certain relevant commercial Leases for management purposes but will do so on the basis that they are held to the order of the Relevant Security Agent.

Property management

Where there is a manager for a Property (each a **Managing Agent** and together, the **Managing Agents**), that Managing Agent was approved by the Seller (in connection with the origination of the relevant Loan). Generally, a Managing Agent is responsible for responding to changes in the local market, planning and implementing the rental rate or operating structure, which may include establishing levels of rent payments or rates, and insuring that maintenance and capital improvements are carried out in a timely fashion. For additional information on each management agreement, see the specific Loan descriptions under "*Description of the Loans and related Properties*" below. Generally, each Managing Agent will undertake a specific duty of care to the relevant Lender and/or the Relevant Security Agent in respect of the relevant Properties.

Valuations

An independent valuer conducted the Valuation, in order to establish the approximate value of the relevant Property or Properties. The Valuations are the basis for the valuation figures contained within this Prospectus.

Occupancy statements, operating statements and other data

The Seller took steps to review, to the extent available or applicable, rent rolls, Leases, and related information or statements of occupancy rates, market data, financial data, operating statements and receipts for insurance premiums. Borrowers were generally required to furnish available historical operating statements and operating budgets for the current year and provide Lease and tenancy schedules if and to the extent such information was available. This information was used in part as the basis of the information set out in this Prospectus. However, some Loans were acquisition facilities and accordingly there are only limited operating results for the related properties for the period following acquisition.

7. Acquisition of Loans

When determining whether to purchase a participation in a loan, Barclays Bank PLC and their advisers review, amongst other things, Certificates of Title, reports on title, valuation reports, technical reports, environmental reports, credit agreements, security documents and legal opinions with the aim of identifying loans that Barclays wishes to purchase. Such an exercise was undertaken when determining whether to purchase the Ashbourne Portfolio Priority A Whole Loan.

8. Standard form documentation

The terms of each Loan are documented in a Credit Agreement governed by English law. Each Credit Agreement and each Security Agreement (other than in respect of the Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan), where security is granted over assets which are all situated in England and Wales is based on certain standard forms of documentation of Barclays Bank PLC, subject to any variations negotiated by the Relevant Borrower. Barclays Bank PLC generally resists any material or non-customary amendment to its standard forms of credit and security agreements unless such amendment is necessary in order to reflect the terms, conditions or structure of the relevant loan security.

There are two categories of standard forms used – a lengthy credit agreement for larger Loans and a shorter form document which is generally used for Loans in an amount less than £25 million.

The Ashbourne Portfolio Priority A Loan was not originated by Barclays Bank PLC and is not therefore based on standard documentation of the Seller. The Welbeck Portfolio Loan was originated by the business banking department of Barclays Bank PLC and is not therefore based on the standard documentation of the Seller. The Chapelfield Loan and the Welbeck Portfolio Loan were originated by Barclays Bank PLC, however, Barclays Bank PLC agreed to use the standard documentation supplied by the Borrower modified to include those terms necessary to make it acceptable to Barclays Bank PLC. Each Credit Agreement and Security Agreement in respect of the Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan have, however, been negotiated and reviewed according to the usual underwriting standards of Barclays Bank PLC.

9. The Credit Agreements

Each Credit Agreement is governed by English law. Each Credit Agreement contains the types of representations, warranties and undertakings on the part of the Relevant Borrower that a reasonably prudent lender making loans secured on commercial properties of the same type as the Properties would customarily require. A summary of the principal terms of each Credit Agreement is set out below.

Loan amount and drawdown and further advances

The maximum amount of borrowing under each Credit Agreement is calculated by reference to the value of the property to be charged to the Relevant Security Agent (calculated by reference to the relevant Valuation).

None of the Loans place an obligation on the Lender to make any further advance to the Relevant Borrower. Following the sale of the Loans to the Issuer and the transfer to the Issuer of the beneficial interests in the Security Trusts over the Related Security, the Relevant Servicer may not (subject to the terms of the Servicing Agreement) agree to an amendment of the terms of a Loan that would require the Issuer to make any further advances of principal to the Relevant Borrower unless confirmation has been received from the Rating Agencies (where applicable) that any further advance of principal would not have an adverse effect on the then current ratings of the Notes. Any such advances will only be made to the extent that the Issuer has sufficient funds available to it.

If and to the extent that money advanced by the Seller is deposited in an escrow account, to be released to the Relevant Borrower on satisfaction of further conditions precedent, such amounts will be deemed by the relevant Credit Agreement to have been advanced to the Relevant Borrower and will form part of the outstanding principal balance of the Loan and bear interest at the rate specified in the Credit Agreement.

Conditions precedent

The Seller's or, in respect of the Ashbourne Portfolio Priority A Loan, The Royal Bank of Scotland plc's obligation to make a Loan under the relevant Credit Agreement was subject to the Relevant Security Agent first having received, in the usual manner, certain documents as conditions precedent to funding in form and substance satisfactory to it. The documentation required varied depending upon the terms of each Credit Agreement, though certain documents (duly executed) were required in all cases. These documents included, among other things: constitutional documents and board minutes for the Relevant Borrower and the relevant shareholder (if applicable), a Valuation in respect of the Relevant Borrower's interest in the Portfolio, evidence of appropriate insurance cover in respect of the relevant Property or Properties, all title documents (or an appropriate undertaking in respect of all title documents) relating to the Relevant Borrower's interest in the Portfolio, copies of all title searches related to the Relevant Borrower's interest in the Portfolio, execution of the Finance Documents (including the Security Agreement) and information relating to the appointment of the Managing Agent (if applicable).

Interest and amortisation payments/repayments

Each of the Loans (other than the Ashbourne Portfolio Priority A Loan) provides that payment of quarterly instalments of interest and principal (if applicable) are due on (in respect of the Endeavour Portfolio Loan and the Booker Portfolio Loan) the 15th and (in respect of the Chapelfield Loan, the Welbeck Portfolio Loan, the Cannon Bridge Loan and the River Court Loan) the 17th day of each January, April, July and October. The Ashbourne Portfolio Priority A Loan provides that payments of monthly instalments of interest and principal are due on the 10th day of each month.

The Loans all have original maturities of between approximately five and ten years. No Loan is scheduled to be repaid later than 17 October 2016.

Certain of the Credit Agreements provide for scheduled amortisation payments to be made by the relevant Borrower on each Loan Interest Payment Date, in each case as described under the section entitled "*Description of the Loans and related Properties*" below. The Credit Agreement in respect of the Booker Portfolio Loan provides for a cash sweep, instead of scheduled amortisation payments, through which the repayment of the Booker Portfolio Loan is effected. In such circumstances, the

relevant Credit Agreement provides that the Booker Borrowers are obliged to make repayments of principal on each Loan Interest Payment Date only to the extent that there is cash available in the relevant Borrower Account. The amount of the final principal instalment to be made by the Booker Borrowers will increase to the extent that they do not make repayments of principal during the period up to but excluding the Final Maturity Date of the Booker Portfolio Loan.

The Credit Agreements permit the Relevant Borrower to prepay the relevant Loan on any Loan Interest Payment Date (or, in relation to the Cannon Bridge Loan, the River Court Loan and the Ashbourne Portfolio Priority A Loan, on any date) in whole or in part (but, if in part, subject to a minimum prepayment amount) by giving a minimum number of Business Days' prior written notice to the Lender. In addition, certain of the Credit Agreements provide that if the Relevant Borrower must prepay the Loan at any other time, if prepayment is made on a day which is not a Loan Interest Payment Date, the Relevant Borrower must also pay to the Lender the amount of interest that would have been payable on the immediately succeeding Loan Interest Payment Date had no such prepayment occurred. Voluntary prepayment of a Loan may be subject to payment of certain prepayment fees by the relevant borrower.

Prepayment Fees will not generally be payable in the following circumstances:

- (i) where it becomes unlawful for a Lender to perform any of its obligations under a Finance Document or to fund or maintain its share in a Loan and the Relevant Borrower prepays;
- (ii) where the Relevant Borrower prepays on account of an increase in a Lender's costs arising out of a change of law or regulation which have been passed onto it; or
- (iii) where the Relevant Borrower prepays on account of being required to make a Tax Payment to a Finance Party.

In addition to any prepayment fees to be paid by the Relevant Borrower, the Relevant Borrower may be required to pay to the Lender an amount (determined by the Lender) that would compensate the Lender against any loss or liability that it incurs or suffers as a consequence of any part of the Loan or overdue amount being prepaid or repaid other than in the amounts and on the dates set out in the relevant Credit Agreement, together with certain costs incurred as a result of the termination of all or any part of the Lender's related funding arrangement (including, but not limited to any swap arrangements) (the **Break Costs**), in each case as more specifically set out in the relevant Credit Agreement.

In some instances, the Lender is required to reimburse to the Relevant Borrower (or apply against amounts due under the relevant Loan) any gains made by the Lender as a result of any part of a Loan or overdue amount being prepaid or repaid other than in accordance with the relevant Credit Agreement (the **Break Gains**).

Tax Payment means a payment made by a Borrower to a relevant Finance Party in any way relating to a Tax Deduction or under any indemnity given by that Borrower in respect of tax under any relevant Finance Document. **Tax Deduction** means a deduction or withholding for or on account of tax from a payment under a Finance Document.

With respect to the Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan, in connection with repayments and prepayments by the Ashbourne Portfolio Borrower, the Chapelfield Borrower or the Welbeck Borrower, as applicable, where the notional amount of the relevant Loan Hedging Arrangement exceeds the aggregate amount of the relevant advance of the Ashbourne Portfolio Whole Loan, the Chapelfield Loan or the Welbeck Portfolio Loan, as applicable, then outstanding following repayments and prepayments by the Ashbourne Borrower, the Chapelfield Borrower or the Welbeck Borrower, as applicable, the Relevant Borrower

will, at the request of the Relevant Security Agent, be required to reduce the notional amount of the relevant Loan Hedging Arrangement as described further in "*Hedging Obligations*" below.

On each Loan Interest Payment Date, monies will be debited from the Rent Account (or in the case of the Chapelfield Loan, the Debt Service Account) to discharge any interest, principal payments and/or other sums due under the relevant Credit Agreement and the Loan Hedging Arrangements (if applicable). Any surplus monies standing to the credit of the relevant Rent Account after all due payments have been made in accordance with the relevant waterfall described in the relevant Credit Agreement (after payment of certain other prescribed costs, fees and expenses) will be paid to the relevant General Account unless certain provisions of the Credit Agreements are not satisfied including, in the case of Barclays Bank PLC originated Loans, an interest or debt service cover test and, subject to there being no Loan Event of Default outstanding and the satisfaction of certain other conditions set out in the relevant Credit Agreement, may be withdrawn by the Relevant Borrower. In the case of the River Court Whole Loan and the Cannon Bridge Whole Loan, monies due under the relevant Credit Agreement will be paid into a separate tranching account in the name of the Relevant Security Agent to be paid to the Seller and the Junior Lender and following the sale of the Loans to the Issuer, as applicable, the Issuer and the Junior Lender in accordance with the terms of the relevant Intercreditor Agreement.

Any rental income, amount payable under hedging arrangements and amounts payable by way of adjustments of consideration payable in respect of the Ashbourne Portfolio Priority A Loan is to be paid into the Rent Account and distributed, subject to the Ashbourne Portfolio Senior Intercreditor Agreement and the Ashbourne Portfolio Priority A Intercreditor Agreement, in accordance with the Credit Agreement (see "*The Loans and the Loan Security – Ashbourne Portfolio Senior Intercreditor Agreement*" and "*The Loans and the Loan Security – Ashbourne Portfolio Priority A Intercreditor Agreement*" below).

The Ashbourne Portfolio Credit Agreement provides that once fees, amounts due under the hedging arrangements and amounts of interest and principal due to the Lenders have been paid, any surplus, subject to any surplus on the first two interest payment dates being made into collateral account for use when there is a Loan Event of Default or otherwise insufficient amounts standing to the credit of the Rent Account to satisfy the interest payments due on such date, is to be used towards the prepayment of advances.

Borrower Accounts

Pursuant to the terms of the Credit Agreements, the Borrowers have each established a number of bank accounts (as described below, the **Borrower Accounts**) into which rental income and other monies received in connection with the Properties may be required to be paid. Following a Loan Event of Default, the Relevant Security Agent will, except in the case of certain of the Borrower Accounts in respect of the Ashbourne Portfolio Priority A Loan and the Endeavour Portfolio Loan, be able to assume sole signing rights and control over those Borrower Accounts in respect of which it does not already have sole signing rights. With respect to the Ashbourne Portfolio Priority A Loan, the Relevant Security Agent can operate and withdraw funds from such accounts upon a Loan Event of Default. With respect to the Endeavour Portfolio Loan, amounts standing to the credit of such accounts shall be transferred into the Rent Account on each Loan Interest Payment Date only if there is an outstanding Loan Event of Default.

Under the Credit Agreements, other than in respect of the Ashbourne Portfolio Priority A Loan, the Borrower Accounts must be maintained with Barclays Bank PLC or one of its subsidiaries or affiliates. The Borrower Accounts in respect of the Ashbourne Portfolio Priority A Loan must be maintained with The Royal Bank of Scotland plc (unless the Relevant Security Agent requests such Borrower Accounts to be moved to another bank or, in certain circumstances, the Ashbourne Portfolio

Majority Priority Creditors (being the Issuer and the Equinox Issuer on the Closing Date) instruct the Relevant Security Agent that the Borrower Accounts should be so moved).

The Borrower Accounts in respect of a Relevant Borrower will include all or some of the following accounts:

(a) *General Account*

The Relevant Borrower (where applicable) is required to ensure that any amounts received by it (other than amounts required under the relevant Credit Agreement to be transferred to any other account) are paid into a current account (the **General Account**) in the name of that Borrower.

Where the Borrower is required to maintain a General Account (subject to any restriction in a Subordination Agreement and to the satisfaction of certain conditions precedent set out in the relevant Credit Agreement) prior to any Loan Event of Default, the Relevant Borrower is permitted to make withdrawals from its General Account. Following any Loan Event of Default, the Relevant Security Agent will or, in the case of the Endeavour Portfolio Loan, may assume control of the relevant General Account and will be permitted to apply amounts standing to the credit of that General Account towards payment of the Relevant Borrower's obligations under the Finance Documents.

In respect of those Borrower Accounts where the Relevant Security Agent has sole or joint signing rights with the Relevant Borrower, such rights (other than in respect of the Ashbourne Portfolio Priority A Loan) of the Relevant Security Agent where permitted will be delegated to the Master Servicer, pursuant to the terms of the Servicing Agreement.

(b) *Rent Account*

The Relevant Borrower (where applicable) is, subject to the terms of the relevant Credit Agreement, required to ensure that all rental income (less, in the majority of cases, service charges or service charge shortfalls or other liabilities due in respect of any Property, any amounts paid or payable to that Borrower by any Tenant by way of contribution to insurance premiums, the cost of an insurance valuation or (in certain cases) a sinking fund and taxes) are paid into the Relevant Borrower's rent account or (in the case of the Chapelfield Borrower) a rent and general account (each a **Rent Account**) either directly or by way of (in the case of the Cannon Bridge Loan) immediate or prompt sweep, or (in the case of the Welbeck Portfolio Loan) sweep within five Business Days from a rent collection account, managed by the relevant Managing Agent. In the case of the Welbeck Portfolio Loan, the Welbeck Borrower must ensure that all rental income is paid directly to the Rent Account, except that rental income up to £150,000 per annum may be paid to the relevant managing agent. The Relevant Security Agent has sole signing rights in relation to each Rent Account (other than in relation to the rent and general account held by the Chapelfield Borrower) and is irrevocably authorised by the Relevant Borrower on each Loan Interest Payment Date to apply amounts standing to the credit of its Rent Account in each case in accordance with a specified order of priority or as otherwise provided under the terms of the relevant Credit Agreement. In most cases this order of priority provides for amounts first to be applied to pay certain costs of the Relevant Security Agent and then to make payment to the Lender of amounts due under the Credit Agreement. Following such payments, amounts may then be released to the Relevant Borrower, subject to certain conditions and provisions for certain other costs and expenses, including (in some instances) service charges and improvement costs or payments to any subordinated lender not otherwise paid in priority to amounts due under the Loan.

(c) *Rental Deposit Account*

The Security Agent (other than in respect of the Endeavour Portfolio Loan) has sole signing rights in relation to each **Rental Deposit Account**, which (where applicable) is an account in the name of the Relevant Borrower. Each Borrower is, where applicable, required to ensure that any amount payable by any relevant Tenant under a Lease by way of deposit in respect of rent is paid into its Rental Deposit Account. Subject to the terms of the relevant Lease in respect of which such an amount is held, on a Loan Interest Payment Date (and, in the case of the Endeavour Portfolio Loan, only if there is an outstanding Loan Event of Default), the Relevant Security Agent may transfer any amount standing to the credit of the relevant Rental Deposit Account which is referable to a Tenant into the relevant Rent Account to the extent necessary to make good any failure by that Tenant to meet its obligations to pay rent under the relevant Lease.

(d) *Sales Account*

The Relevant Security Agent has sole signing rights in relation to each **Sales Account**, which (where applicable) is an account maintained in the name of the Relevant Borrower into which the Required Amount (as defined below) must be paid on any disposal of a Property or Properties in accordance with the relevant Credit Agreement. The Relevant Security Agent will be permitted to apply amounts standing to the credit of the Sales Account in the manner more particularly described in "*Disposals and substitutions*" below including, but not limited to, the application of amounts standing to the credit of the Sales Account to meet the Relevant Borrower's obligations under the Finance Documents.

For more detailed information on the disposal and substitution of a Property or Properties and prepayment of amounts paid into the Sales Account, see "*Disposals and substitutions*" below.

(e) *Other accounts*

The Relevant Borrower (where applicable) may be required under the terms of the relevant Credit Agreement to maintain one or more further accounts in addition to those set out above, including, but not limited to, an escrow account, into which funds advanced by the Seller may be deposited and either used to discharge interest payments due under the relevant credit agreement or released to the Relevant Borrower at a date upon fulfilment of certain conditions precedent, a collateral account where amounts are deposited and used to cover future shortfalls in respect of amounts standing to the credit of the Rent Account and a deposit account into which a certain percentage of excess rental income may be deposited to ensure compliance with certain interest cover ratio tests, a tenant contribution account into which monies received in respect of tenant contributions are deposited and applied in accordance with the lease documents and tenant contribution reserve account into which amounts standing to the tenant contribution account may be transferred if there is an outstanding Loan Event of Default. The Relevant Security Agent has sole signing rights in relation to each escrow account, deposit account or collateral account. Additionally, in relation to some Loans, money standing to the credit of the escrow account and/or deposit account and/or collateral account can be used to cure a breach of the covenant to ensure that annual net rental income is equal to or exceeds a certain percentage of annual finance costs.

Hedging Obligations

Under the terms of the Credit Agreements for the Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan, in respect of which a floating rate of interest is paid by the Ashbourne Portfolio Borrower, the Chapelfield Borrower and the Welbeck Borrower, as applicable, the Ashbourne Portfolio Borrower, the Chapelfield Borrower and the Welbeck Borrower are required to maintain (subject to the limits described below) interest rate hedging arrangements to protect against the risk that the interest rate payable by the Ashbourne Portfolio Borrower, the

Chapelfield Borrower and the Welbeck Borrower under the relevant Loans may increase to levels which would impact on the ability of the Relevant Borrower's ability to meet its payment obligations under the relevant Loan, bearing in mind the Ashbourne Portfolio Borrower's, the Chapelfield Borrower's and the Welbeck Borrower's income (which comprises, primarily, rental income in respect of their Properties and which does not vary according to prevailing interest rates).

Under the terms of the Ashbourne Portfolio Credit Agreement, the Ashbourne Portfolio Borrower is also required to maintain (subject to the limits described below) limited price index hedging arrangements to protect against risk of fluctuations in inflation and consequent fluctuations in rental payments under the Ashbourne Leases (as defined in the Ashbourne Portfolio Credit Agreement).

In order to comply with these obligations, the Ashbourne Portfolio Borrower, the Chapelfield Borrower and the Welbeck Borrower have entered into Loan Hedging Arrangements with a Loan Hedge Counterparty which are acceptable to the Relevant Security Agent.

Under the terms of the relevant Credit Agreements, if (in respect of the Ashbourne Portfolio Borrower) the notional principal amount of the senior hedging arrangements (excluding the LPI Swap) exceeds the amount of the senior advance (and corresponding provisions for junior and mezzanine hedging arrangements) or (in respect of the Chapelfield Borrower and the Welbeck Borrower) the notional principal amount of the hedging arrangements exceeds, or will, as a result of a prepayment or repayment in accordance with the terms of the Credit Agreement in respect of the Welbeck Portfolio Loan or the Chapelfield Loan, as applicable, exceed, 100 per cent. of the amount of the Welbeck Portfolio Loan or the Chapelfield Loan, as applicable, outstanding, the Ashbourne Portfolio Borrower, the Chapelfield Borrower or the Welbeck Borrower, as applicable, must (at the request of the Relevant Security Agent in respect of the Ashbourne Portfolio Loan Hedging Arrangement) reduce the notional principal amount of the relevant hedging arrangement to ensure that they no longer exceed the amount of the relevant advances then outstanding.

Under the terms of the Ashbourne Portfolio Credit Agreement, if, following the disposal of any property securing the Ashbourne Portfolio Whole Loan the annual rental income received by Ashbourne Portfolio Borrower in respect of the Ashbourne Leases (as defined in the Ashbourne Portfolio Credit Agreement) is reduced then the Ashbourne Portfolio Borrower must, at the request of the Relevant Security Agent, reduce the notional principal amount of the LPI Swap so that it no longer exceeds the then current annual rental income payable in respect of the Ashbourne Leases (as defined in the Ashbourne Portfolio Credit Agreement).

None of the Ashbourne Portfolio Borrower, the Chapelfield Borrower, the Welbeck Borrower or the relevant Loan Hedge Counterparty will be entitled to amend or waive the terms of the relevant Loan Hedging Arrangement without the consent of the Relevant Security Agent (such consent not to be unreasonably withheld or delayed in the case of the Welbeck Portfolio Loan).

The maturity date in respect of the Welbeck Loan Hedging Arrangements is 19 July 2021, which will occur five years and two days after the Loan Maturity Date in respect of the Welbeck Portfolio Loan. Pursuant to the relevant Credit Agreement, if the Welbeck Borrower fails to repay the Welbeck Portfolio Loan in full or fails to refinance the Welbeck Portfolio Loan by the Loan Maturity Date the Relevant Security Agent will be entitled to enforce the Related Security. In such circumstances, the proceeds from the enforcement of the Related Security will be applied to satisfy any payments due to the Welbeck Loan Hedge Counterparty in priority to any payments due to be made to the Issuer. Because the maturity date of the Welbeck Loan Hedging Arrangements extends five years and two days beyond the Loan Maturity Date in respect of the Welbeck Portfolio Loan, any termination payment then payable to the Welbeck Loan Hedge Counterparty could exceed those that would otherwise have been payable had the Welbeck Loan Hedging Arrangements term and the Welbeck Portfolio Loan term matched.

Except as set forth above, neither the Ashbourne Portfolio Borrower, the Chapelfield Borrower, the Welbeck Borrower nor the relevant Loan Hedge Counterparty will be permitted to terminate or close out the relevant Loan Hedging Arrangement (in whole or in part) except:

- (a) in case of illegality;
- (b) (in the case of the Ashbourne Portfolio Priority A Loan only) where there is a failure to pay by the Ashbourne Portfolio Borrower or if certain insolvency events occur in respect of the Ashbourne Portfolio Borrower;
- (c) where the advance to which that Loan Hedging Arrangement applies and, if relevant, all other outstanding amounts under the Finance Documents in respect of such advance have been unconditionally and irrevocably paid in full (provided that, in the case of the Chapelfield Loan Hedging Agreement, the Chapelfield Borrower (i) has not requested a transfer of the Chapelfield Loan Hedging Arrangement to a replacement third party (ii) has failed to find a replacement third party within a five day grace period following such request or (iii) the terms of such transfer are unacceptable to the Chapelfield Loan Hedge Counterparty);
- (d) (other than in the case of the Chapelfield Loan) if the Relevant Security Agent serves notice demanding repayment of the Loan in full under the terms of the relevant Credit Agreement;
- (e) (in the case of the Welbeck Portfolio Loan only) if the Lender serves a notice on the Welbeck Borrower to accelerate the Welbeck Portfolio Loan or having served such notice the Relevant Security Agent takes steps to enforce the security created under any of the relevant Security Documents or (in the case of the Chapelfield Loan only) if the Relevant Security Agent takes steps to enforce the security created under any of the relevant Security Documents;
- (f) (other than in the case of the Ashbourne Portfolio Priority A Loan Hedging Arrangements) where the notional amount of the Welbeck Loan Hedging Arrangements or the Chapelfield Loan Hedging Arrangement, as applicable, exceeds, or will exceed as a result of prepayment or repayment in accordance with the Credit Agreement, 100 per cent. of the amount of the Welbeck Portfolio Loan or the Chapelfield Loan, as applicable, outstanding (where such close out may be in whole or in part);
- (g) (other than in the case of the Ashbourne Portfolio Priority A Loan Hedging Arrangements) the Relevant Borrower may terminate, subject to agreement with the Welbeck Loan Hedge Counterparty or the Chapelfield Loan Hedge Counterparty, as applicable, so long as the Relevant Borrower (if required) has entered into substitute Welbeck Loan Hedging Arrangements or Chapelfield Loan Hedging Arrangements, as applicable, in accordance with the terms of the Welbeck Loan Hedging Arrangement or Chapelfield Loan Hedging Arrangements, as applicable, and the relevant Credit Agreement;
- (h) (other than in the case of the Ashbourne Portfolio Priority A Loan Hedging Arrangements) upon the request of the Relevant Security Agent as a result of a rating downgrade occurring with respect to the Welbeck Loan Hedge Counterparty or the Chapelfield Loan Hedge Arrangement, as applicable, where the Welbeck Loan Hedge Counterparty or the Chapelfield Loan Hedge Counterparty, as applicable, failed to comply with the provisions of the relevant Welbeck Loan Hedging Arrangement or Chapelfield Loan Hedging Arrangement, as applicable, regarding such credit downgrade events;
- (i) (in the case of the Welbeck Loan Hedging Arrangements only) any of the Events of Default or Termination Events (as defined under the Welbeck Loan Hedging Arrangement) under the headings "*Failure to Pay or Deliver*", "*Bankruptcy*", "*Tax Event*" or "*Tax Event Upon Merger*" occurs with respect to the Borrower; or

- (j) where there is termination or closing out by the Ashbourne Portfolio Borrower, the Chapelfield Borrower or the Welbeck Borrower, as applicable, pursuant to the terms of the relevant Loan Hedging Arrangement, with the prior consent of the Relevant Security Agent.

Representations and warranties

The representations and warranties given (or to be given) by each Borrower under the relevant Credit Agreement, as of the date of the relevant Credit Agreement and (subject to certain exceptions), the date of the request for the relevant Loan, the date of drawdown and each Interest Payment Date, generally include among other things, the following representations (subject in each case to the specific terms, concessions and negotiations set out in or represented by the relevant Credit Agreement):

- (a) the Relevant Borrower is incorporated as a limited liability company, duly incorporated or established (or, in relation to the Chapelfield Loan is, a duly registered and validly existing limited partnership or, in relation to the Booker Portfolio Loan, is a trust or, in relation to the Welbeck Portfolio Loan is an unlimited liability company) and validly existing under the laws of the jurisdiction of its incorporation or establishment;
- (b) the Relevant Borrower has the power to enter into and perform, and has taken all necessary action to authorise the entry into and performance of, the Finance Documents to which it is or will be a party and the transactions contemplated by those Finance Documents;
- (c) subject to certain reservations as to matters of law, each Finance Document to which the Relevant Borrower is a party constitutes legally binding, valid and enforceable obligations of the Relevant Borrower and will not conflict with any applicable law or regulation, the constitutional documents of the Relevant Borrower or any document binding on the Relevant Borrower or any of its assets;
- (d) no Loan Event of Default is outstanding or is or might reasonably result from the execution or performance of any transaction contemplated by the Finance Documents and no other event which constitutes an event of default under any other document binding on the Relevant Borrower or any of its assets is outstanding which has or is reasonably likely to have a material adverse effect on the Relevant Borrower's ability to perform its obligations under any Finance Document;
- (e) subject to due registration of the relevant Loan Security documents, all authorisations required in connection with entry into, performance, validity and enforceability of the Finance Documents have been obtained or effected and are in full force and effect;
- (f) the Relevant Borrower or Chargor (as the case may be) is the legal and/or beneficial owner of each relevant Property (as applicable);
- (g) subject to registration where required and certain reservations as to matters of law, the security conferred by each security document constitutes a first priority security interest over the assets referred to in that security document and the assets are not subject to any prior or *pari passu* security interests;
- (h) no litigation, arbitration or administrative proceedings are, to the knowledge of the Relevant Borrower, current or threatened which have or would be reasonably likely to have a material adverse effect on the Relevant Borrower's ability to perform its obligations under any Finance Document;

- (i) subject to certain qualifications in respect of some of the Loans, all relevant information supplied by the Relevant Borrower to any Finance Party in connection with the Finance Documents was as at its date or (if appropriate) as at the date (if any) at which it was stated to be given:
 - (A) true and accurate in all material aspects; and
 - (B) insofar as it consists of financial projections, such projections have been prepared as at their date, on the basis of recent historical information and assumptions believed by the Relevant Borrower to be fair and reasonable,

and did not omit any information which, if disclosed, would make the information supplied untrue or misleading in any material respect;
- (j) as at the date of the relevant Credit Agreement and at the date of drawdown of the relevant Loan, nothing had occurred since the date the information referred to in sub-paragraph (A) above which, if disclosed, would, to the best of the Borrower's knowledge and belief, make that information untrue or misleading in any material respect;
- (k) subject to certain qualifications in respect of some of the Loans, all information supplied by the Relevant Borrower or on its behalf to the Valuer for the purposes of each Valuation was true and accurate in all material respects as at its date and did not omit any information which might adversely affect the Valuation;
- (l) the accounts of the Relevant Borrower most recently delivered to the Seller and Security Agent have been prepared in accordance with accounting principles and practices generally accepted in its jurisdiction of incorporation and/or fairly represent the financial condition of the Relevant Borrower as at the date to which they were drawn up, except, in each case, as disclosed to the contrary in those financial statements;
- (m) (other than in the case of the Welbeck Borrower), since the date of its incorporation or establishment, the Relevant Borrower and/or the relevant Obligor has not carried on any business except for the ownership and management (and, in certain cases, the acquisition letting, development and/or the financing) of its interests in the relevant Properties; and
- (n) the Relevant Borrower or some or all of the Obligors, as applicable, has no subsidiaries (other than approved subsidiaries in the case of the Welbeck Borrower) or employees.

Undertakings

Each Borrower has given various undertakings under the relevant Credit Agreement which will take effect so long as any amount is outstanding under the relevant Loan or any relevant commitment is in place. These undertakings generally include, among other things, the following (subject in each case to the specific terms, concessions and negotiations set out in or represented by the relevant Credit Agreement):

- (a) to provide the Lenders and the Relevant Security Agent with its audited or certified accounts for each of its financial years, within a certain specified time of the end of each financial year, and, in some cases, unaudited financial statements for each of its financial half-years (to the extent produced) within a certain specified time of each financial half-year or (in some instances) quarter;

- (b) to supply details of any material litigation, arbitration or administrative proceedings which are current, threatened or pending and which might if adversely determined, have a material adverse effect on the Relevant Borrower's ability to perform certain obligations under any Finance Document;
- (c) to notify the Lender or the Relevant Security Agent promptly of any Loan Event of Default;
- (d) to supply promptly on request such information in the Relevant Borrower's possession or control regarding, among other things, its financial condition and operations or (except in the case of the Ashbourne Portfolio Priority A Borrower) any Property as the Lender may reasonably request;
- (e) (other than in the case of the Ashbourne Portfolio Priority A Loan) to procure that the Relevant Borrower's payment obligations under the Finance Documents rank at least *pari passu* with all other present and future unsecured payment obligations and not to create or allow to exist any charge arising over any of its assets or assets secured under the relevant Security Agreement (other than certain customary exceptions);
- (f) not to dispose of all or any part of its assets or assets that are secured under the Finance Documents, subject to certain customary exceptions, including (where applicable) where substitution of Properties is permitted under the terms of the relevant Credit Agreement;
- (g) not to enter into any amalgamation, demerger, merger or reconstruction (if applicable);
- (h) not to carry on any business other than the ownership and, in most cases, management, refurbishment, letting and development of its interests in the relevant Properties (or, in the case of the Booker Borrowers, the relevant units in the share trust) or (subject to certain exceptions) to have any subsidiaries or (subject to certain exceptions) to make any loans;
- (i) not to provide any form of credit or to give any guarantee or indemnity to any person (other than, on a subordinated basis) except in certain transactions there may be exceptional permitted payments or loans to the shareholder or rent free periods granted under Occupational Leases;
- (j) not to incur any indebtedness (subject to certain exceptions);
- (k) other than in respect of the Welbeck Borrowers not to enter into any contracts other than the Finance Documents or contracts in connection with the day to day management, operation, letting and (other than in respect of the Chapelfield Borrower, the Welbeck Borrower and the Endeavour Borrower) development of the relevant Properties or contracts in the ordinary course of business and on arms' length terms or otherwise as permitted under the Credit Agreement;
- (l) not to declare or pay any dividend or make any distribution in respect of its shares or membership interests, not to issue any further shares or alter any rights attaching to its issued shares as at the date of the relevant Credit Agreement nor to repay or redeem any of its share capital other than as expressly permitted in the relevant Credit Agreement or under the terms of a subordinated loan agreement;
- (m) other than in respect of the Borrower under the Welbeck Portfolio Loan, not to be a member of a value added tax group and subject to certain exceptions in some cases, without the prior written consent of the Lenders;

- (n) other than in respect of the Chapelfield Loan and the Welbeck Portfolio Loan not to cause or allow its registered office or "centre of main interests" (within the meaning of Council Regulation (EC) no. 1346/2000 on insolvency proceedings) to be in or maintain an establishment in any jurisdiction other than its jurisdiction of incorporation;
- (o) to comply with certain customary undertakings regarding the administration of Leases and the appointment of Managing Agents in respect of the relevant Properties;
- (p) to maintain insurance or procure the maintenance of insurance on the relevant Properties on a full reinstatement value basis and for not less than three years' (or, in the case of some Loans, a shorter period as specified in the Lease) loss of rent on all Leases together with third party liability insurance and, other than in the case of the Ashbourne Portfolio Priority A Loan, insurance against acts of terrorism and to procure that the Relevant Security Agent is named as co-insured on or its interest otherwise noted in respect of all relevant Insurance Policies; and
- (q) to ensure projected annual net rental income as a percentage of projected annual finance costs, each as estimated from time to time by the Relevant Security Agent of at least 110 per cent. and to maintain actual quarterly net rental income as a percentage of actual quarterly finance costs of at least 110 per cent. in both cases at each Loan Interest Payment Date (subject in each case to specific exceptions set out in the relevant Credit Agreement).

Disposals and substitutions

The Relevant Borrower may (in respect of certain of the Loans only with the consent of the Lender) in certain cases be permitted to dispose of and/or substitute Properties in accordance with the terms of the relevant Credit Agreement, or otherwise with the consent of the Lender or Security Agent, as applicable.

In some cases, the Relevant Borrower may dispose of a Property if the net disposal proceeds are at least equal to a minimum specified amount (the **Required Amount**). On disposal of a Property or Properties in accordance with the terms of the relevant Credit Agreement, the Required Amount if not applied in repayment of the Loan must be paid into the Sales Account or the Rental Deposit Account. If the net disposal proceeds are less than the Required Amount, the Relevant Borrower must, in the case of the Endeavour Portfolio Loan, procure that an amount equal to this shortfall is also deposited into the Sales Account.

Pursuant to certain of the Credit Agreements, amounts standing to the credit of the Sales Account or the Rental Deposit Account, as applicable, must be applied either in prepayment of the relevant Loan or towards acquiring a substitute property within a specified time period and (in some cases) may be utilised in payment of amounts due under the Finance Documents (where there are insufficient funds in the Rent Account).

If the proceeds are permitted to be applied towards acquiring a new property, such application generally will be conditional upon satisfaction of certain conditions, including in some cases:

- (a) the projected net rental income for the new property and the remaining Properties in respect of that Loan being sufficient to enable the Borrower to repay the Loan;
- (b) the new property satisfying certain minimum value requirements and the aggregate market value of all new properties acquired not exceeding a specified maximum percentage of the aggregate market value of the Properties (determined in accordance with the Valuation);

- (c) the additional Property is similar in nature and quality in all material respects to the Property being released;
- (d) any substitution will not cause the relevant interest cover level to fall below the amount specified in the relevant Credit Agreement; and
- (e) the Lender or the Relevant Security Agent, as applicable, receiving, in the usual manner, certain documents and other matters as conditions precedent to the acquisition of the new property and as it may reasonably request.

Events of default

The Credit Agreements contain the usual events of default for transactions of this kind entitling the Relevant Security Agent (subject, in certain cases, to customary grace periods and materiality thresholds) to accelerate the relevant Loan and enforce the Related Security, including, among other things:

- (a) failure to pay on the due date any amount due under the Finance Documents;
- (b) breach of other specified obligations under the Finance Documents;
- (c) any representation or warranty made or repeated by the Relevant Borrower and in some cases, the relevant property owner or the relevant shareholder was incorrect in any material respect at the date it was given or when it was deemed to be repeated;
- (d) the Relevant Borrower is or is deemed to be unable to pay its debts or is insolvent or other insolvency acts or events occur (including, among other things, the commencement of insolvency proceedings, the appointment of any liquidator or administrative receiver or the attachment or sequestration of any asset);
- (e) other than in respect of the River Court Loan and the Welbeck Portfolio Loan, the Relevant Borrower ceases or threatens to cease, to carry on, all or a substantial part of its permitted business except, in some cases, as a result of any disposal that is permitted under the terms of the relevant Credit Agreement;
- (f) it is or becomes unlawful for the Relevant Borrower, Obligor, or the relevant shareholder or member to perform any of its obligations under any Finance Document;
- (g) any Finance Document is not effective, is defective or is not in full force and effect, as the case may be, or (except in some cases) is alleged by the Relevant Borrower or Obligor, the relevant shareholder or member to be ineffective for any reason;
- (h) where applicable, the Relevant Borrower, or certain other specified parties without the prior written consent of the Lender, is not or ceases to be legally and beneficially owned by the relevant shareholder or by other specified parties (as appropriate) or, in respect of some of the Loans there is a change in ownership of shares or any person or persons gains the power to direct the relevant Borrowers management and policies whether through ownership or voting capability by contract or otherwise; or
- (i) an event or series of events occurs which (in the case of certain loans, in the determination of the Lender or the Ashbourne Portfolio Majority Lenders (in the case of the Ashbourne Portfolio Priority A Loan), acting reasonably) has or is reasonably likely to have a material adverse effect on the Relevant Borrower's ability to perform certain of its obligations under any Finance Document or in the case of certain Loans has an adverse change in the

Borrower's financial or trading position or prospects which in the Lender's reasonable opinion is material or would have a material adverse effect on the Borrower's ability to perform its obligations under the Loan.

In most cases, the Credit Agreements include customary grace periods in relation to non-payment and breaches of other obligations. These grace periods are no longer than three Business Days or 21 Business Days, respectively.

If a Loan Event of Default has not been remedied within the applicable grace period, the Relevant Security Agent may by notice to the Relevant Borrower cancel any outstanding commitments under the relevant Credit Agreement, demand that all or part of the relevant Loan becomes immediately due and payable and/or demand that all or part of the relevant Loan becomes payable on demand by the Lender and/or declare the security constituted by the relevant Security Agreement to be enforceable. After the Closing Date, the Relevant Servicer (or, in the case of the Ashbourne Portfolio Priority A Loan, the Relevant Security Agent) will (as agent of the Issuer and the Security Agent) carry out any enforcement procedures in respect of the Loan in accordance with the terms of the Servicing Agreement (subject to the terms of the Ashbourne Portfolio Senior Intercreditor Agreement). Any procedures adopted by the Relevant Servicer or the Relevant Security Agent may involve the deferral of formal enforcement procedures, such as the appointment of an LPA Receiver or an administrator and may involve the restructuring of the Loan by the amendment or waiver of certain of its provisions. Any such restructuring would have to comply with the requirements of the Servicing Agreement and (in the case of the Junior Loans and the Ashbourne Portfolio Priority A Loan) the Ashbourne Portfolio Senior Intercreditor Agreement and the Intercreditor Agreements, respectively.

10. The Loan Security

General

Each Security Agreement (the security created thereby being, in relation to each Loan, the **Related Security**) secures, among other things, all of the obligations of the relevant Obligor pursuant to the Finance Documents. Each Security Agreement creates a security trust over the Chargor's assets such that the Security Agent holds the security created thereby on trust for the benefit of the Lenders (which, after the Closing Date, will be or include the Issuer) and (in the case of the Booker Portfolio Loan, the River Court Loan and the Cannon Bridge Loan) the Junior Lender and (in the case of the Ashbourne Portfolio Priority A Loan) the Ashbourne Portfolio Priority B Lender, the Ashbourne Portfolio Skim Lender, the Ashbourne Portfolio Mezzanine Lender and the Ashbourne Portfolio Junior Lender and the other Finance Parties (including, in respect of the Loans which provide for Loan Hedging Arrangements, the Loan Hedging Counterparty).

Representations and warranties

The representations and warranties given and to be given by the Chargor in connection with the Related Security, as of the date of the relevant Security Agreement and, among others, on the first day of each Loan Interest Period, include and will include statements (as appropriate) to the effect that, among other things, and subject in limited cases to customary exceptions and qualifications:

- (i) the Security Agreement creates the security interests it purports to create and, other than in certain cases, is not liable to be avoided or otherwise set aside on the liquidation or administration of the Chargor or otherwise;
- (ii) the Chargor (and in some cases, to the best of its knowledge having made all reasonable enquiries each Tenant under any Lease) has obtained all consents, licences and authorisations required by it in connection with its ownership or use (as applicable) of each relevant Property and all such consents, licences and authorisations remain in full force and effect or,

in the case of the Ashbourne Portfolio Priority A Loan, have taken all necessary action to authorise its entry into, performance and delivery of the Transaction Documents (as defined in the relevant Security Agreement) to which it is a party; and

- (iii) (other than in the case of the River Court Loan, the Cannon Bridge Loan and the Booker Portfolio Loan) the Chargor has obtained all requisite environmental approvals required for the carrying on of its business as currently conducted or has complied with environmental laws and obtained all environmental consents required, in each case where failure to do so might reasonably be expected to have a material adverse effect. The Chargor has provided representations (in the case of the River Court Loan) and covenants (in respect of the Cannon Bridge Loan and the Booker Portfolio Loan) to ensure that it is in compliance with all applicable Environmental Laws and Approvals.

Undertakings

Each Chargor has undertaken, among other things, and subject in limited cases to customary exceptions:

- (a) not to create or permit any security interest over the assets of the Chargor secured by the relevant Security Agreement (other than any security interest created in connection with the Related Security);
- (b) not to sell, transfer, license, lease or otherwise dispose of any asset secured under the relevant Security Agreement otherwise than in accordance with the relevant Credit Agreement;
- (c) to comply with all provisions of any applicable laws, including environmental laws where failure to do so has or is reasonably likely to have a material adverse effect or materially impair the Chargor's ability to perform its obligations under the Finance Documents;
- (d) to give notice of the security interests granted to the Security Agent to each Tenant under the Leases (in some cases such notices having been served on drawdown, in other cases, notices will be served only on default); and
- (e) to procure and keep each of the Properties in good and substantial repair.

Enforceability

The Related Security will only be enforceable once a Loan Event of Default has occurred, if the Loan has been accelerated or in some cases if a Loan Event of Default is outstanding. The relevant Security Agreement confers upon the Security Agent, and any receiver appointed by it, a wide range of powers in connection with the sale or disposal of the Properties and their management, and each of them has been granted a power of attorney on behalf of the Chargor in connection with the enforcement of the Related Security.

The Loan Security

Each Chargor has granted the Related Security pursuant to the relevant Security Agreement. This security will, among other things, include (without limitation and subject in limited cases to customary exceptions):

- (a) by way of first legal mortgage or charge over all freehold or leasehold property owned by it at the time of entering into the Security Agreement or, in the case of the property owners in respect of the Booker Portfolio Loan, over each of the Properties to which that Loan relates, by way of first fixed charge, over all freehold or leasehold property subsequently owned by it;

- (b) where applicable, by way of standard security over all and the whole of the Scottish Properties;
- (c) (other than in respect of the Booker Portfolio Loan and the Welbeck Portfolio Loan) by way of first fixed charge over its interest in all shares, stocks, debentures, bonds or other securities and investments owned by it or held by any nominee on its behalf;
- (d) in the case of the property owners in respect of the Booker Portfolio Loan, to the extent the same relate to the Booker Properties, by way of first fixed charge over all plant and machinery owned by it, credit balances and book and other debts and, in the case of the Ashbourne Portfolio Priority A Loan, to the extent the same relate to the Ashbourne Portfolio Priority A Properties, by way of first fixed charge over all plant and machinery;
- (e) either by way of first fixed charge or by way of assignment, over all of its rights in respect of its contracts or policies of insurance (in the case of the property owners in respect of the Booker Portfolio Loan, in relation to the Properties to which the Loan relates) and over all of its rights under any Leases;
- (f) where applicable, by way of assignment over all rights, title and interest in rent and all other monies due to become due in terms of the Leases of the Scottish Properties; and
- (g) (other than in the case of the Welbeck Portfolio Loan) by way of floating charge, over all its assets not otherwise effectively mortgaged, charged or assigned under the relevant Security Agreement.

If a Loan Event of Default is outstanding, the security granted under the relevant Security Agreement may become enforceable subject to any relevant notice periods. All rights or remedies provided for by the Security Agreement or available at law or in equity will be exercisable at such time by the Relevant Security Agent.

Each security agreement is governed by English law subject to certain exceptions if a Property or other assets are located in a jurisdiction other than England and Wales.

Subordination Agreements

The creditors of the Relevant Borrower who have entered into a Subordination Agreement (other than the Finance Parties) (in such capacity, the **Subordinated Creditors**) have in respect of each Loan (where applicable) entered into a Subordination Agreement with, among others, the Relevant Security Agent pursuant to which each Subordinated Creditor has undertaken that whilst any amount remains due and outstanding under, among other things, the relevant Credit Agreement, it shall not demand or receive payment of any Subordinated Debt (other than as permitted under the relevant Credit Agreement and the relevant Subordination Agreement) and if any payment is received by it in breach of the relevant Subordination Agreement, it shall hold such payment on trust for and pay it to the Security Agent.

Subordinated Debt means any indebtedness payable (and whether or not due) to a Subordinated Creditor other than in connection with the Finance Documents.

Intercreditor Agreements

The Booker Portfolio Loan included in the Loan Pool represents the senior loan facility of the Booker Portfolio Whole Loan originated by the Seller on 23 November 2005. The River Court Loan and the Cannon Bridge Loan comprised in the Loan Pool represent the senior tranche of the River Court Whole Loan and the Cannon Bridge Whole Loan, respectively, originated by the Seller on, in the case

of the River Court Loan, 4 July 2006 and in the case of the Cannon Bridge Loan, 17 July 2006. The Junior Booker Portfolio Loan, the Junior River Court Loan and the Junior Cannon Bridge Loan will on the Closing Date be retained by the Junior Lender and will not be sold to the Issuer or form part of the Loan Pool. The Seller, the Junior Lender and the Relevant Security Agent have entered, or will enter, into intercreditor agreements in respect of the Booker Portfolio Whole Loan, the River Court Whole Loan and the Cannon Bridge Whole Loan, (each an **Intercreditor Agreement** and together, the **Intercreditor Agreements**) pursuant to which the relationship and priority between the Seller (and, following the transfer of the Booker Portfolio Loan, the River Court Loan and the Cannon Bridge Loan to the Issuer, the Issuer) and the Junior Lender is regulated.

Pursuant to the Intercreditor Agreements, the Junior Lender will receive interest on the Junior Loans at a floating rate based on three-month LIBOR as calculated in accordance with the relevant Interest Rate Swap Transaction.

Other than in respect of any excess senior debt as calculated in the Intercreditor Agreement, the Junior Booker Portfolio Loan, the Junior River Court Loan and the Junior Cannon Bridge Loan, following material default, are subordinated in right of payment to the Booker Portfolio Loan, River Court Loan and the Cannon Bridge Loan such that payments by the Borrower in respect of the Junior Booker Portfolio Loan, the Junior River Court Loan and the Junior Cannon Bridge Loan respectively, are subject to the full payment of amounts due under the Booker Portfolio Loan, the River Court Loan and the Cannon Bridge Loan, respectively.

The Junior Lenders are restricted (subject as stated below) by the terms of the Intercreditor Agreements from taking any enforcement steps in respect of the Junior Booker Portfolio Loan, the Junior River Court Loan or the Junior Cannon Bridge Loan prior to the discharge in full (other than any excess senior debt) of the Booker Portfolio Loan, the River Court Loan and the Cannon Bridge Loan, as applicable (the **Senior Debt**). However, unless the senior lenders have already enforced the Related Security during the standstill period the Junior Lender can direct the Issuer or the Relevant Servicer (acting as agent of the Security Agent) to seek to realise, or to seek to procure the realisation of the Related Security in respect of the Booker Portfolio Whole Loan, the River Court Whole Loan or the Cannon Bridge Whole Loan as applicable, after a material event of default under the relevant Credit Agreement has occurred and is continuing or the debt is accelerated and in both cases, no control valuation event has occurred. In addition, in relation to Junior Booker Portfolio Loan, the Junior Lenders may exercise certain rights of enforcement in respect of a mortgage of shares granted by the shareholders over the shares in the Relevant Borrowers if no control evaluation event has occurred, although the the Junior Lenders may not realise the value of those charged shares.

The Junior Lender has agreed that procedural, administrative and non-material amendments, waivers and consents in respect of the Booker Portfolio Whole Loan, the River Court Whole Loan and the Cannon Bridge Whole Loan, with the consent of the majority of the senior lenders respectively, may be taken by the Relevant Servicer (in such case as agent for the Security Agent), subject to several exceptions set out in the relevant Intercreditor Agreement in respect of which the consent of the Junior Lender must be obtained. Such exceptions include, amongst others:

- (i) any amendment to the date of any amount due to a Lender;
- (ii) any change in the margin or any amount of interest, principal, fee or other amount due under the Finance Documents, or the effect of which is to make any obligor liable to make additional or increased payments;
- (iii) any change in currency of any amount due under the Finance Documents;
- (iv) any increase in, or extension of the commitment under the Credit Agreement;

- (v) a change in the basis on which payment is calculated;
- (vi) a release of an Obligor or any Security other than in accordance with the Finance Documents;
- (vii) any change to the Lender assignment provisions;
- (viii) approval of any capital expenditure from any surplus cashflows of an obligor;
- (ix) any changes to the terms of the relevant Intercreditor Agreement or any Security Documents;
and
- (x) any change to the basis upon which permitted payments under the Finance Documents are calculated,

unless in each case the amendment or waiver is agreed by the Junior Lender and the Issuer (acting through the Relevant Servicer) or constitutes a procedural or administrative change in the ordinary course of administering the relevant facility, and is not material.

In addition, the Junior Lender has the right (but not the obligation) to cure certain defaults under the Booker Portfolio Whole Loan, the River Court Whole Loan and the Cannon Bridge Whole Loan. To allow the Junior Lender time to cure such defaults, the grace period permitted for curing such a default is (in the case of the Booker Portfolio Whole Loan and the Cannon Bridge Whole Loan) five Business Days and (in the case of the River Court Whole Loan) five Business Days for a payment default and ten Business Days for any other default, which may be extended pursuant to the River Court Intercreditor Agreement. During this period, the Issuer and the Relevant Servicer (acting as agent of the Issuer or the Security Agent, as the case may be) are prohibited from taking certain action, including demanding payment, accelerating the Booker Portfolio Whole Loan, the River Court Whole Loan or the Cannon Bridge Whole Loan, as applicable, enforcing any security for the Booker Portfolio Whole Loan, the River Court Whole Loan or the Cannon Bridge Whole Loan, as applicable, taking any steps towards placing the Borrowers in insolvency proceedings, bringing any legal proceedings, exercising any right to require insurance proceeds to be applied in reinstatement of an asset subject to the Related Security or taking any other step for recovery of the Booker Portfolio Whole Loan, the River Court Whole Loan or the Cannon Bridge Whole Loan, as applicable. The Junior Lender's right to cure payment defaults is limited to twice in any 12 month period and four times over the life of the Booker Portfolio Whole Loan, the River Court Whole Loan or the Cannon Bridge Whole Loan, as applicable.

The Junior Lender may, on the occurrence of a default which has resulted in the acceleration of the debt in respect of the Booker Portfolio Whole Loan, the River Court Whole Loan or the Cannon Bridge Whole Loan, as applicable, purchase or arrange for a third party to purchase the Booker Portfolio Loan, the River Court Loan or the Cannon Bridge Loan, as applicable, for a consideration equal to such amount as the Relevant Servicer may determine to be an amount equal to the Booker Portfolio Loan, the River Court Loan or the Cannon Bridge Loan, as applicable, and excluding any prepayment fees, together with any amount required by the Issuer to compensate it for any breakage or funding costs incurred as a result of the transfer and, if the Booker Portfolio Loan, the River Court Loan or the Cannon Bridge Loan, as applicable, is purchased other than on a Loan Interest Payment Date, unless the Issuer agrees otherwise, all amounts of interest payable on the next immediately succeeding Loan Interest Payment Date.

Under the Intercreditor Agreements the initial Special Servicer will be Barclays Capital Mortgage Servicing Limited. If the Booker Portfolio Loan, the River Court Loan and/or the Cannon Bridge Loan, as applicable, becomes a Specially Serviced Loan then, unless the value of the relevant Properties is less than an agreed upon percentage is in excess of the then principal amount outstanding of the Booker Portfolio Loan, the River Court Loan or the Cannon Bridge Loan, respectively, the

Junior Lender may (following consultation with the Issuer) require the Issuer to replace the initial Special Servicer with a replacement Special Servicer. The replacement Special Servicer may be proposed by the Junior Lender if the Rating Agencies have given written confirmation that the appointment of the replacement Special Servicer will not have an adverse effect on the ratings of the Notes. Any replacement Special Servicer must enter into new servicing arrangements on substantially the same terms as the Servicing Agreement, and any Issuer costs in connection with the replacement will be borne by the Junior Lender.

The Seller will novate its interest in the Booker Portfolio Loan, the River Court Loan and the Cannon Bridge Loan to the Issuer under the Loan Sale Agreement and the Issuer will accede to the Intercreditor Agreements.

Ashbourne Portfolio Senior Intercreditor Agreement

The Ashbourne Portfolio Priority A Whole Loan represents a portion of the senior tranche of the Ashbourne Portfolio Whole Loan, originated by The Royal Bank of Scotland plc on 13 October 2005. The two further senior tranches are held by the Ashbourne Portfolio Priority B Lender and the Ashbourne Portfolio Skim Lender. In addition, there is a mezzanine tranche and a junior tranche held by third party lenders. The two further senior tranches of the Ashbourne Portfolio Whole Loan, the Ashbourne Portfolio Mezzanine Loan, the Ashbourne Portfolio Junior Loan and 50 per cent. of the Ashbourne Portfolio Priority A Whole Loan will not be sold to the Issuer or form part of the Loan Pool. The Seller, the Relevant Security Agent, the Ashbourne Portfolio Priority B Lender, the Ashbourne Portfolio Skim Lender and the Ashbourne Portfolio Loan Hedge Counterparty entered into an intercreditor agreement dated 10 March 2006 (the **Ashbourne Portfolio Senior Intercreditor Agreement**) pursuant to which the relationship between the Equinox Issuer, the Seller (and, following the transfer of the Ashbourne Portfolio Priority A Loan to the Issuer, the Issuer) and the other parties to the agreement are regulated.

The Ashbourne Portfolio Priority A Intercreditor Agreement regulates the relationship between the Equinox Issuer, as owner of the 50 per cent. share of the Ashbourne Portfolio Priority A Whole Loan which will not be acquired by the Issuer on the Closing Date, and the Seller (and, following the Closing Date, the Issuer) and the voting discretions of the Master Servicer/Special Servicer with respect to the Ashbourne Portfolio Priority A Whole Loan. The Ashbourne Portfolio Priority A Intercreditor Agreement provides that the Master Servicer or the Special Servicer shall exercise the voting discretions of all the Ashbourne Portfolio Priority A Lenders and that, in doing so, will take into account the interests of all the Ashbourne Portfolio Priority A Lenders as a collective whole and, so far as practicable, will consult with any servicer subsequently appointed by an Ashbourne Portfolio Priority A Lender (see "*The Loans Security – Ashbourne Portfolio Priority A Intercreditor Agreement*" below).

The Credit Agreement in respect of the Ashbourne Portfolio Priority A Loan (the **Ashbourne Portfolio Credit Agreement**) regulates the relationship between the Seller, the Ashbourne Portfolio Priority B Lender, the Ashbourne Portfolio Skim Lender, the Ashbourne Portfolio Mezzanine Lender and the Ashbourne Portfolio Junior Lender. The Ashbourne Portfolio Mezzanine Lender and the Ashbourne Portfolio Junior Lender share the security package with the Ashbourne Portfolio Senior Lenders. The Ashbourne Portfolio Credit Agreement does however contain the usual provisions in respect of the subordination of the Ashbourne Portfolio Mezzanine Lender and the Ashbourne Portfolio Junior Lender upon the insolvency of an Obligor. It provides that, following a relevant default, the rights of payment of the Ashbourne Portfolio Mezzanine Lender and the Ashbourne Portfolio Junior Lender will be subordinated to those of the Ashbourne Portfolio Senior Lenders. Additionally, there will be a suspension of payments to the Ashbourne Portfolio Mezzanine Lender and the Ashbourne Portfolio Junior Lender upon the occurrence of a material default (as defined in the Ashbourne Portfolio Credit Agreement).

The voting rights of the Ashbourne Portfolio Priority A Lenders are therefore determined by the terms of the Credit Agreement and the Ashbourne Portfolio Senior Intercreditor Agreement, while the Ashbourne Portfolio Priority A Intercreditor Agreement regulates the exercise of those rights as between the various Ashbourne Portfolio Priority A Lenders as holders of the Ashbourne Portfolio Priority A Whole Loan.

All decisions in the Ashbourne Portfolio Credit Agreement require Ashbourne Portfolio Majority Lender consent other than:

- (i) decisions relating to the suspension of payments as follows:
 - (a) no Obligor may make a payment in respect of liabilities under the Ashbourne Portfolio Mezzanine Loan, if after a material default has occurred the Relevant Security Agent (acting on the instructions of the Ashbourne Portfolio Majority Priority Lenders – who are in this circumstance the Ashbourne Senior Lenders and the Ashbourne Portfolio Junior Lenders) has served a stop notice suspending those payments; and
 - (b) no Obligor may make a payment in respect of liabilities under the Ashbourne Portfolio Junior Loan, if after a material default has occurred the Relevant Security Agent (acting on the instructions of the Ashbourne Portfolio Majority Senior Lenders) has served a stop notice suspending those payments; and
- (ii) decisions specifically requiring all Lender consent, which include:
 - (a) the amendment of the definition of Ashbourne Portfolio Majority Lenders, Ashbourne Portfolio Majority Junior Lenders or Ashbourne Portfolio Majority Senior Lenders (each as defined below);
 - (b) an extension to the date of payment of any amount under the Finance Documents;
 - (c) a reduction in a margin or reduction in the amount of any payment of principal, interest, fees or commission payable;
 - (d) an increase in or an extension of any commitment;
 - (e) an extension of the availability period;
 - (f) a change to any Obligor;
 - (g) any provision which expressly requires the consent of all the Lenders;
 - (h) clauses dealing with Finance Parties' rights and obligations, changes to the Lenders or the amendments and waivers clause;
 - (i) a change in the currency of any payment;
 - (j) change to clauses dealing with repayments, prepayment and cancellation, interest, interest periods, commitment fees or sharing among the Finance Parties; and
 - (k) a release or partial release of any security or of the guarantee of any security provider.

The Ashbourne Portfolio Senior Intercreditor Agreement expressly confirms that a provision of the Ashbourne Portfolio Credit Agreement which requires the consent of all Lenders will be reserved for each individual Lender. These issues will still therefore be reserved for the Issuer in its capacity as an Ashbourne Portfolio Priority A Lender.

The Ashbourne Portfolio Senior Intercreditor Agreement additionally provides that at all times other than during a Priority Creditor Value Excess Period all rights of the Ashbourne Portfolio Senior Lenders to give instructions to the Relevant Security Agent under the Finance Documents shall be exercised by the Ashbourne Portfolio Majority Priority Creditors. At all times during the Priority Creditor Value Excess Period, all rights of the Ashbourne Portfolio Senior Lenders following the occurrence of a material default (being a payment default or event of default relating to breach of major covenants, cross default, insolvency, creditors' process or various others including cessation of business) shall be exercised by the Ashbourne Portfolio Skim Lender; however, following a significant default (being non-payment of amounts due to Ashbourne Portfolio Priority Creditors or as a result of a breach of the insurance covenant), all rights shall be exercised by the Ashbourne Portfolio Majority Priority Creditors. The views of the Ashbourne Portfolio Priority B Lender, the Ashbourne Portfolio Skim Lender, the Ashbourne Portfolio Mezzanine Lender and/or the Ashbourne Portfolio Junior Lender in relation to the relevant amendment, waiver or approval, as applicable, may differ to those of the Seller, and, following the Closing Date, the Issuer or, as applicable, the views of the Master Servicer or the Special Servicer in respect of any action which it would otherwise consider appropriate to take in accordance with the Servicing Agreement.

The Ashbourne Portfolio Senior Intercreditor Agreement does, however, provide:

- (a) that during the Priority Creditor Value Excess Period, if the Ashbourne Portfolio Skim Lender is exercising the rights of the Ashbourne Portfolio Senior Lenders, and the insurance company in respect of the Ashbourne Portfolio Properties has a rating below Moody's "Baa2", Fitch "BBB" or S&P "BBB", the Ashbourne Portfolio Skim Lender has to exercise the votes of the Ashbourne Portfolio Senior Lenders towards making an instruction to the Relevant Security Agent on behalf of the Ashbourne Portfolio Majority Lenders that the insurance company is not acceptable;
- (b) that at any time the Relevant Security Agent's rating drops below Moody's "P-1", S&P "A-1" or Fitch "F1", the Ashbourne Portfolio Majority Priority Creditors may exercise the votes of the Ashbourne Portfolio Senior Lenders towards making an instruction to the Relevant Security Agent to request that the accounts be moved to another bank;
- (c) that during the Priority Creditor Value Excess Period, if the Ashbourne Portfolio Skim Lender is exercising the rights of the Ashbourne Portfolio Senior Lenders, the Ashbourne Portfolio Skim Lender shall not authorise the Relevant Security Agent to appoint any surveyor or valuer other than DTZ as valuer without the prior consent of the Ashbourne Portfolio Majority Priority Creditors (such consent not to be unreasonably withheld or delayed if the proposed surveyor is of good international repute in the London market).

The Ashbourne Portfolio Senior Intercreditor Agreement includes a purchase option which would enable the Ashbourne Portfolio Skim Lender in certain circumstances to purchase the participations of the Ashbourne Portfolio Priority Creditors (a **Skim Purchase Option**) or the Ashbourne Portfolio Priority A Lenders to purchase the participations of the Ashbourne Portfolio Skim Lender and the Ashbourne Portfolio Priority B Lender. The Ashbourne Portfolio Skim Lender may exercise such right by serving notice within a specified time if a Loan Event of Default occurs otherwise than during the Priority Creditor Value Excess Period. If the Ashbourne Portfolio Skim Lender does not serve the required notice within the required time or if it chooses not to proceed with the purchase, the Ashbourne Portfolio Priority A Lenders may instead exercise such purchase option within a specified time frame. If the Ashbourne Portfolio Priority A Lenders have not exercised the option within the

required time frame and there is still a Loan Event of Default otherwise than during the Priority Creditor Value Excess Period, a renewal notice may be served on the Ashbourne Portfolio Skim Lender and the Ashbourne Portfolio Priority B Lender specifying that the period during which a Skim Purchase Option may be exercised may be recommenced. The consideration payable is an amount equal to the relevant principal amount plus all related unpaid interest and expenses, together with any amount required to compensate the Seller and, following the Closing Date, the Issuer for any breakage or funding costs and reasonable administrative costs as a result of the transfer and, if the purchase is on a date other than a Loan Interest Payment Date, all amounts of interest payable on the next immediately succeeding Loan Interest Payment Date.

Subject to the terms of the Ashbourne Portfolio Senior Intercreditor Agreement, the liabilities of the Ashbourne Portfolio Skim Lender are at all times subordinate in right of payment to the liabilities of the Ashbourne Portfolio Priority Creditors and the liabilities of the Ashbourne Portfolio Priority B Lender are at all times subordinate in right of payment to the liabilities of the Ashbourne Portfolio Priority A Lenders. The lenders under the Ashbourne Portfolio Credit Agreement or Ashbourne Portfolio Senior Intercreditor Agreement do not have the right to cure any defaults.

The Seller will novate its interest, to the extent it relates to the Ashbourne Portfolio Priority A Loan, in the Ashbourne Portfolio Senior Intercreditor Agreement to the Issuer under the Loan Sale Agreement.

For the purposes of the above and as used elsewhere in this document:

Ashbourne Portfolio Junior Lenders means the lenders who hold a participation in the Ashbourne Portfolio Junior Loan.

Ashbourne Portfolio Majority Junior Lender means the Ashbourne Portfolio Junior Lenders whose participations are more than 66 2/3 per cent. of the Ashbourne Portfolio Junior Loan defined as "Majority Junior Lenders" in the Relevant Credit Agreement.

Ashbourne Portfolio Majority Senior Lender means the Ashbourne Portfolio Senior Lenders whose participations in the senior tranche of the Ashbourne Portfolio Whole Loan are more than 66 2/3 per cent. of all participations in that tranche defined as "Majority Senior Lenders" in the Relevant Credit Agreement.

Ashbourne Portfolio Majority Lender means the lenders whose participations are more than 66 2/3 per cent. of all participations in the Ashbourne Portfolio Whole Loan defined as "Majority Lenders" in the Relevant Credit Agreement.

Ashbourne Portfolio Majority Priority Creditors means, at any time, the Ashbourne Portfolio Priority Creditors whose participations (or senior commitments where no Ashbourne Portfolio Priority Debt is outstanding) are more than 66 2/3 per cent. of the Ashbourne Portfolio Priority Debt provided that at all times where the market value of the Ashbourne Portfolio Properties (as shown in the latest valuation of the Ashbourne Portfolio Properties) is equal to or greater than 125 per cent. of the amount of the Ashbourne Portfolio Priority A Debt, the reference to 66 2/3 per cent. shall be deemed to be a reference to 70 per cent.

Ashbourne Portfolio Priority A Debt means the participation of the Ashbourne Portfolio Priority A Lenders in the Ashbourne Portfolio Whole Loan, being the Ashbourne Portfolio Priority A Whole Loan.

Ashbourne Portfolio Priority B Debt means the participation of the Ashbourne Portfolio Priority B Lender in the Ashbourne Portfolio Whole Loan.

Ashbourne Portfolio Priority Creditors means the Ashbourne Portfolio Priority A Lenders and the Ashbourne Portfolio Priority B Lender.

Ashbourne Portfolio Priority Debt means the Ashbourne Portfolio Priority A Debt, the Ashbourne Portfolio Priority B Debt and the Ashbourne Portfolio Skim Debt.

Ashbourne Portfolio Senior Lenders means the lenders who hold a participation in the senior tranche of the Ashbourne Portfolio Whole Loan.

Ashbourne Portfolio Skim Debt means the participation of the Ashbourne Portfolio Skim Lender in the Ashbourne Portfolio Whole Loan.

Priority Creditor Value Excess Period means any period during which the aggregate of the Ashbourne Portfolio Priority A Debt and the Ashbourne Portfolio Priority B Debt is less than or equal to 75 per cent. of the market value of the Ashbourne Portfolio Properties (as shown by the latest valuation of the Ashbourne Portfolio Properties).

11. Ashbourne Portfolio Priority A Intercreditor Agreement

The Ashbourne Portfolio Priority A Loan represents a portion of the Ashbourne Portfolio Priority A Whole Loan. The other tranche of the Ashbourne Portfolio Priority A Whole Loan was transferred by the Seller to the Equinox Issuer on 5 July 2006.

The Equinox Issuer, the Seller, the Master Servicer and the Special Servicer entered into an intercreditor agreement on 5 July 2006 (the **Ashbourne Portfolio Priority A Intercreditor Agreement**) pursuant to which the relationships between the Seller, the Equinox Issuer, the Master Servicer and the Special Servicer are regulated. On the Closing Date the Issuer will accede to the Ashbourne Portfolio Priority A Intercreditor Agreement.

The Ashbourne Portfolio Priority A Intercreditor Agreement determines the voting discretions of the Ashbourne Portfolio Priority A Lenders. It specifies that the Master Servicer or the Special Servicer shall exercise the voting discretions of all the Ashbourne Portfolio Priority A Lenders and that, in doing so, will take into account the interests of all the Ashbourne Portfolio Priority A Lenders as a collective whole and, so far as practicable, will consult with any servicer subsequently appointed by an Ashbourne Portfolio Priority A Lender.

DESCRIPTION OF THE LOANS AND RELATED PROPERTIES

River Court

Loan Information	
Cut-Off Date Securitised Principal Balance:	£213,315,000
Cut-Off Date Securitised Principal Balance as percentage of Loan Pool:	26.2%
Maturity Securitised Principal Balance:	£202,231,000
A/B Structure:	Yes
Cut-Off Date B Loan Balance:	£31,000,000
Loan Interest Payment Dates:	The 17th day of each of January, April, July and October commencing 17 October 2006
Loan Purpose:	Refinancing
Interest Rate:	Fixed
All-in Interest Rate:	5.84%
Origination Date:	4 July 2006
Maturity Date:	17 October 2016
Borrower:	River Court Properties Ltd
Sponsor Name:	Warren Private Clients
Interest Calculation:	ACT/365
Amortisation:	See below
Up-Front Reserves:	None
Cut-Off Date LTV:	69.9%
Maturity LTV:	66.3%
Cut-Off Date Securitised ICR:	1.25x
Cut-Off Date Securitised DSCR:	1.17x

Property Information	
Number of Properties:	1
Number of Tenants:	2
Property Type:	Office - Prime CBD
Location:	London
Address:	120 Fleet Street, London
Property Tenure:	Freehold
Property Management:	Weybourne Asset Mgmt Ltd
Net Rent¹⁶:	£15,575,938
Net ERV:	£15,338,800
Cost Assumptions:	£40,000 p.a.
Market Value:	£305,000,000
Vacant Possession Value:	£245,000,000
Valuation Date:	26 June 2006
Valuer:	AtisReal

¹⁶ Net Rents are the sum of i) all contracted rents associated with occupational leases, licences, tenants holding over, and similar cash flows; plus ii) any Borrower estimates of ancillary income generated by the property including but not limited to car parking, turnover rents, commercialisation, automatic teller machines; less iii) any irrecoverable Borrower / Property level costs associated with the leasehold interest or occupational tenancy; and iv) ignoring any rent free periods in effect.

Amortisation	
17 January 2007	£188,000
17 April 2007	£271,000
17 July 2007	£235,000
17 October 2007	£199,000
17 January 2008	£202,000
17 April 2008	£244,000
17 July 2008	£248,000
17 October 2008	£212,000
17 January 2009	£215,000
17 April 2009	£298,000
17 July 2009	£262,000
17 October 2009	£227,000
17 January 2010	£230,000
17 April 2010	£313,000
17 July 2010	£278,000
17 October 2010	£243,000
17 January 2011	£246,000
17 April 2011	£329,000
17 July 2011	£294,000
17 October 2011	£259,000
17 January 2012	£263,000
17 April 2012	£306,000
17 July 2012	£311,000
17 October 2012	£276,000
17 January 2013	£281,000
17 April 2013	£363,000
17 July 2013	£329,000
17 October 2013	£295,000
17 January 2014	£300,000
17 April 2014	£382,000
17 July 2014	£349,000
17 October 2014	£315,000
17 January 2015	£320,000
17 April 2015	£402,000
17 July 2015	£367,000
17 October 2015	£229,000
17 January 2016	£234,000
17 April 2016	£382,000
17 July 2016	£387,000

The Loan

The Loan (the **River Court Loan**) was originated by the Seller on 4 July 2006 and is primarily secured by a first priority legal mortgage over the freehold title interests in respect of 120 Fleet Street, London (the **River Court Property**). The Related Security also benefits from a charge of the shares in the River Court Borrower and the assets of the River Court Borrower (defined below).

The Relevant Borrower

The Borrower under the River Court Loan is a special purpose entity incorporated in the Isle of Man on 19 January 2001 with registered number 101915C as a private company limited by shares (the **River Court Borrower**). The registered office of the River Court Borrower is at First Floor, Jubilee Buildings, Victoria Street, Douglas, Isle of Man and its contact telephone number is +353 1660 9422.

The principal activity of the River Court Borrower is to act as a property investment company. The entire issued share capital of the River Court Borrower is owned by River Court Holdings Limited.

The principal officers of the River Court Borrower are as follows:

Name	Address	Function
Stewart John Davies	3 Douglas Head Apartments, Head Road, Douglas, Isle of Man, IM1 5BY	Company Secretary
Sarah Joanne Ingrassia	Larkrise, Highfield Drive, Baldrine, Isle of Man IM4 6EE	Director
Christina Lilian Rawlinson	Ashcroft, Tinwald Road, Peel, Isle of Man IM5 1JP	Alternate Director
Barry Curtis Smith	6 Shore Road, Castletown, Isle of Man IM9 1BF	Director

The Issuer is not aware of any conflicts between the duties of the principal officers to the River Court Borrower and any of their respective private interests. The River Court Borrower is not, and has not been, involved in any legal, governmental or arbitration proceedings (including any such proceedings which are pending or threatened of which the River Court Borrower is aware) which may have, or have had, since 19 January 2001, a significant effect on the River Court Borrower's financial position.

Property management

The River Court Property is managed by Weybourne Asset Management Limited and Green Property Management Limited (the **River Court Property Managers**) on behalf of the River Court Borrower pursuant to management agreements dated 22 June 2004 and 2 February 2001 (the **River Court Management Agreements**).

Under the terms of the River Court Loan, the River Court Borrower may not appoint any property manager without the prior consent of the Lender. In addition, if a River Court Property Manager is in default of its obligations under a River Court Management Agreement and as a consequence the River Court Borrower is entitled to terminate the relevant agreement, the Lender can require the River Court Borrower to use all reasonable endeavours to terminate the relevant management agreement and appoint a new manager whose identity and terms of appointment are acceptable to the Lender.

Subordinated debt

There is a subordinated loan between the River Court Borrower and JC No.3 (UK) Limited which is subject to a Subordination Agreement.

On 25 September 2006, the Seller, the Junior Lender, the Master Servicer and the Special Servicer entered into an intercreditor agreement (the **River Court Intercreditor Agreement**). On the Closing Date the Issuer will accede to the River Court Intercreditor Agreement. In the event that there is a conflict of interest between the Intercreditor Agreement and any other Finance Document, the Intercreditor Agreement will prevail. For more information on the River Court Intercreditor Agreement see "*The Loans and the Loan Security – Intercreditor Agreements*" above.

Security package

The security under the River Court Loan comprises:

- (i) a first ranking legal mortgage encumbering the title to the River Court Property;
- (ii) a first ranking fixed charge over the assets of the River Court Borrower;
- (iii) first ranking fixed charges over certain other assets, an assignment of rights under certain agreements; and
- (iv) a mortgage of shares owned by River Court Holdings Limited in the River Court Borrower.

Description of Tenants

There are two tenants. The largest tenant is Goldman Sachs International representing approximately 97.2 per cent. of the total net rent for the portfolio. The rents are subject to upward only rent reviews. The Property is maintained and insured by the Property Managers in their capacities as managing agents. All Lease payments made by tenants are inclusive of service charges and insurance.

Tenants						
Tenants	Net Rent (£)	Net Rent	Net ERV (£)	Area (sqft)	Rating (F/M/S)	WA Lease Break/Expiry (years)
The Goldman Sachs Group, Inc. (as guarantor)	15,142,052	97.2%	14,904,931	414,779	AA-/Aa3/A+	14.0
Boots The Chemist Ltd	433,886	2.8%	433,869	10,585	- /Baa1/BBB+	8.9
Total	15,575,938	100.0%	15,338,800	425,364		

Financial Accounts

The River Court Borrower has appointed KPMG Audit LLC acting through its office at Heritage Court, 41 Athol Street, Douglas, Isle of Man IM00 1HN as auditors of its financial accounts in respect of each of the year ending 31 March 2005 and the year ending 31 March 2006. KPMG Audit LLC is a member of the Isle of Man Society of Chartered Accountants.

A copy of the independently audited financial accounts of the River Court Borrower and the audit report in respect of each of the year ending 31 March 2005 and the year ending 31 March 2006 are set out in Appendix 1. The Issuer is not aware of any significant change in the financial or trading position of the Borrower which has occurred since the end of the last financial period ending on 31 March 2006.

Chapelfield

Loan Information	
Cut-Off Date Securitised Principal Balance:	£212,600,000
Cut-Off Date Securitised Principal Balance as percentage of Loan Pool:	26.1%
Maturity Securitised Principal Balance:	£200,230,000
A/B Structure:	No
Cut-Off Date B Loan Balance:	N/A
Loan Interest Payment Dates:	The 17th day of each of January, April, July and October commencing 17 July 2006
Loan Purpose:	Refinancing
Interest Rate:	Floating
All-in Interest Rate:	5.59%
Origination Date:	30 May 2006
Maturity Date:	17 April 2016
Borrower:	The Chapelfield Partnership
Sponsor Name:	Liberty International Plc
Interest Calculation:	ACT/365
Amortisation:	See below
Up-Front Reserves:	None
Cut-Off Date LTV:	68.6%
Maturity LTV:	64.6%
Cut-Off Date Securitised ICR:	1.27x
Cut-Off Date Securitised DSCR:	1.27x

Property Information	
Number of Properties:	1
Number of Tenants:	92
Property Type:	Retail - Shopping Centre
Location:	Norwich
Address:	40-46, St. Stephens Street, Norwich
Property Tenure:	Freehold
Property Management:	Chapelfield Property Mgmt Ltd
Net Rent¹⁷:	£15,107,098
Net ERV:	£17,650,939
Cost Assumptions:	£389,541 p.a.
Market Value:	£310,000,000
Valuation Date:	24 April 2006
Valuer:	DTZ Debenham Tie Leung

¹⁷ Net Rents are the sum of i) all contracted rents associated with occupational leases, licences, tenants holding over, and similar cash flows; plus ii) any Borrower estimates of ancillary income generated by the property including but not limited to car parking, turnover rents, commercialisation, automatic teller machines; less iii) any irrecoverable Borrower / Property level costs associated with the leasehold interest or occupational tenancy; and iv) ignoring any rent free periods in effect.

Amortisation

Each Interest Payment Date up to and including 17 October 2010	Nil.
17 January 2011	£525,000
17 April 2011	£598,000
17 July 2011	£573,000
17 October 2011	£549,000
17 January 2012	£556,000
17 April 2012	£596,000
17 July 2012	£604,000
17 October 2012	£581,000
17 January 2013	£589,000
17 April 2013	£660,000
17 July 2013	£637,000
17 October 2013	£615,000
17 January 2014	£623,000
17 April 2014	£694,000
17 July 2014	£672,000
17 October 2014	£650,000
17 January 2015	£659,000
17 April 2015	£728,000
17 July 2015	£507,000
17 October 2015	£444,000
17 January 2016	£310,000

The Loan

The Loan (the **Chapelfield Loan**) was originated by the Seller on 30 May 2006 and is primarily secured by a first priority legal mortgage encumbering the freehold title interest in 40-46 St. Stephens Street, Norwich (the **Chapelfield Property**). The Related Security also benefits from a mortgage of the shares in the Chapelfield Borrower as well as full fixed and floating security over the assets of the Chapelfield Borrower.

The Relevant Borrower

The Borrower under the Chapelfield Loan is a special purpose entity registered as a limited partnership in England and Wales on 25 October 2000 with registration number LP007184 acting through its general partner, also a special purpose entity incorporated as a company in England and Wales on 7 February 2000 with registration number 03920512 (the **Chapelfield Borrower**). The registered office of the Chapelfield Borrower is at 40 Broadway, London, SW1H 0BU and its fax number is +44 (0) 20 7887 4225.

The principal activity of the Chapelfield Borrower is to act as a property investment company. The entire issued share capital of the Chapelfield Borrower is owned by Capital Shopping Centres Plc.

The principal officers of the Chapelfield Borrower are as follows:

Name	Address	Function
Susan Folger	40 Broadway, London, SW1H 0BU	Company Secretary
Caroline Kirby	40 Broadway, London, SW1H 0BU	Director
Kay Elizabeth Chaldecott	40 Broadway, London, SW1H 0BU	Director

The Issuer is not aware of any conflicts between the duties of the principal officers to the Chapelfield Borrower and any of their respective private interests. The Chapelfield Borrower is not, and has not been, involved in any legal, governmental or arbitration proceedings (including any such proceedings which are pending or threatened of which the Chapelfield Borrower is aware) which may have, or have had, since 31 December 2005, a significant effect on the Chapelfield Borrower's financial position.

Property management

The Chapelfield Property is managed by Chapelfield Property Management Limited (the **Chapelfield Property Manager**) on behalf of the Chapelfield Borrower pursuant to a management agreement dated 21 April 2006 (the **Chapelfield Management Agreement**).

Under the terms of the Chapelfield Loan, the Chapelfield Borrower may not appoint any property manager without the prior consent of the Lender. In addition, if the Chapelfield Property Manager is in default of its obligations under the Chapelfield Management Agreement and as a consequence the Chapelfield Borrower is entitled to terminate the relevant agreement, the Security Agent can require the Chapelfield Borrower to use all reasonable endeavours to terminate the relevant management agreement and appoint a new manager whose identity and terms of appointment are acceptable to the Lender.

Subordinated debt

There are subordinated shareholder loans between the Chapelfield Borrower and each of Capital Shopping Centres PLC, Liberty International PLC and Chapelfield LP Ltd which are each subject to a Subordination Agreement.

Security package

The security under the Chapelfield Loan comprises:

- (i) a full fixed and floating security agreement, including a first ranking legal mortgage encumbering the freehold title interest to the Chapelfield Property, a first ranking fixed and floating charge over the assets of the Chapelfield Borrower, Chapelfield GP Limited and Chapelfield Nominee Limited, first ranking fixed charges over certain other assets and an assignment of rights under certain agreements;
- (ii) a mortgage of shares in the Chapelfield General Partner by its parent, Capital Shopping Centres Plc; and
- (iii) guarantees by Chapelfield GP Limited and Chapelfield Nominee Limited of the payment obligations of the Obligor under the Finance Documents.

Description of Tenants

There are 92 tenants in respect of the shopping centre at the Chapelfield Property. The majority of rents are subject to upwards only rent reviews. The Property is maintained and insured by the Chapelfield Property Manager in its capacity as managing agent. The majority of the lease payments made by tenants are inclusive of service charges and insurance. The largest group of tenants is the House of Fraser, H&M Hemmes Ltd, Boots and Borders representing approximately 17.8% per cent. of total net rent in the shopping centre of the Chapelfield Property.

Financial Accounts

The Borrower has not prepared audited financial statements as of the date of the Offering Circular. As a qualifying limited partnership registered under the Partnership Act, the Borrower is not obliged, and does not produce, statutory accounts in accordance with the terms of any relevant legislation, including (without limitation) the Companies Act 1985 nor in accordance with generally accepted accounting principles in the United Kingdom or elsewhere.

Cannon Bridge

Loan Information	
Cut-Off Date Securitised Principal Balance:	£155,822,750
Cut-Off Date Securitised Principal Balance as percentage of Loan Pool:	19.1%
Maturity Securitised Principal Balance:	£143,678,000
A/B Structure:	Yes
Cut-Off Date B Loan Balance:	£24,000,000
Loan Interest Payment Dates:	The 17th day of January, April, July and October commencing 17 October 2006
Loan Purpose:	Acquisition
Interest Rate:	Fixed
All-in Interest Rate:	5.96%
Origination Date:	17 July 2006
Maturity Date:	17 July 2011
Borrower:	Cannon Bridge Properties Ltd
Sponsor Name:	Westbrook Partners, Atlas and Lehman Brothers
Interest Calculation:	ACT/365
Amortisation:	See below ¹⁸
Up-Front Reserves:	£5,000,000 ¹⁹
Cut-Off Date LTV:	74.2%
Maturity LTV:	68.4%
Cut-Off Date Securitised ICR:	1.51x
Cut-Off Date Securitised DSCR:	1.35x

Property Information	
Number of Properties:	1
Number of Tenants:	8
Property Type:	Office - Prime CBD
Location:	London
Address:	25 Dowgate Hill, London
Property Tenure:	Leasehold
Property Management:	Mayfield Asset and Property Mgmt Ltd
Net Rent²⁰:	£14,068,897
Net ERV:	£12,085,280
Cost Assumptions:	£63,000 p.a.
Market Value:	£210,000,000
Vacant Possession Value:	£179,000,000
Valuation Date:	14 July 2006
Valuer:	CB Richard Ellis

¹⁸ Amortisation assumes that the Cannon Bridge Borrower does not satisfy certain prescribed conditions under the Credit Agreement that would have the effect of delaying any scheduled repayments until maturity of the Loan.

¹⁹ The initial requirement of the Borrower to provide the £5,000,000 Up-Front Reserve has been satisfied by two £2,500,000 letters of credit provided by JP Morgan Chase N.A. (rated A+ / Aa3 / A+ by Fitch, Moody's and Standard and Poor's). The Up-Front Reserve is released to the Cannon Bridge Borrower on satisfaction of certain prescribed conditions under the Credit Agreement.

²⁰ Net Rents are the sum of i) all contracted rents associated with occupational leases, licences, tenants holding over, and similar cash flows; plus ii) any Borrower estimates of ancillary income generated by the property including but not limited to car parking, turnover rents, commercialisation, automatic teller machines; less iii) any irrecoverable Borrower / Property level costs associated with the leasehold interest or occupational tenancy; and iv) ignoring any rent free periods in effect.

Amortisation	
17 January 2007	£180,000
17 April 2007	£198,000
17 July 2007	£387,000
17 October 2007	£378,000
17 January 2008	£383,500
17 April 2008	£606,750
17 July 2008	£616,500
17 October 2008	£805,000
17 January 2009	£817,000
17 April 2009	£889,000
17 July 2009	£873,000
17 October 2009	£858,000
17 January 2010	£871,000
17 April 2010	£873,000
17 July 2010	£823,000
17 October 2010	£808,000
17 January 2011	£820,000
17 April 2011	£958,000

The Loan

The Loan (the **Cannon Bridge Loan**) was originated by the Seller on 17 July 2006 and is primarily secured by a first priority legal mortgage encumbering leasehold title interests in 25 Dowgate Hill, London (the **Cannon Bridge Property**).

The Relevant Borrower

The Borrower under the Cannon Bridge Loan is a special purpose entity incorporated in Jersey on 15 May 2002 with registered number 93735 as a private company limited by shares under the Companies Act 1985 (the **Cannon Bridge Borrower**). The registered office of the Cannon Bridge Borrower is at 47 The Esplanade, St Helier, Jersey, JE1 OBD and its contact telephone number is c/o + 001 212 554 2263.

The principal activity of the Cannon Bridge Borrower is to act as a property investment company. The entire issued share capital of the Cannon Bridge Borrower is owned by Cannon Bridge Holdings Limited.

The principal officers of the Cannon Bridge Borrower are as follows:

Name	Address	Function
Kashif Sheikh	Westbrook Partners, 1370 Avenue of the Americas, Suite 2800, New York, 10019-4602	Director
Jeff Kaplan	c/o Gibson Dunn & Crutcher LLP, Telephone House, 2-4 Temple Avenue, London, EC4Y 0HB	Director

Name	Address	Function
Jeff Goldberger	c/o Gibson Dunn & Crutcher LLP, Telephone House, 2-4 Temple Avenue, London, EC4Y 0HB	Director
Rodolpho Amboss	Lehman Brothers Real Estate Partners, 339 Park Avenue, New York, 10022	Director

The Issuer is not aware of any conflicts between the duties of the principal officers to the Cannon Bridge Borrower and any of their respective private interests. The Cannon Bridge Borrower is not, and has not been, involved in any legal, governmental or arbitration proceedings (including any such proceedings which are pending or threatened of which the Cannon Bridge Borrower is aware) which may have, or have had, since 15 May 2002, a significant effect on the Cannon Bridge Borrower's financial position.

Property management

The Cannon Bridge Property is managed by Mayfield Asset and Property Management Limited (the **Cannon Bridge Property Manager**) on behalf of the Cannon Bridge Borrower pursuant to a management agreement dated 17 July, 2006 (the **Cannon Bridge Management Agreement**). Negotiations are, however, in place for the Cannon Bridge Property Manager to become a sub-contractor to CB Richard Ellis, who will replace the Cannon Bridge Property Manager as the principal manager of the property. This, in addition to the duty of care, was a condition subsequent to the Cannon Bridge Loan, and the deadline for the finalisation was extended to 11 August 2006.

Under the terms of the Cannon Bridge Loan, the Cannon Bridge Borrower may not appoint any property manager without the prior consent of the Lender. In addition, if the Cannon Bridge Property Manager is in default of its obligations under the Cannon Bridge Management Agreement and as a consequence the Cannon Bridge Borrower is entitled to terminate the relevant agreement, the Lender can require the Cannon Bridge Borrower to use all reasonable endeavours to terminate the relevant management agreement and appoint a new manager whose identity and terms of appointment are acceptable to the Lender.

Subordinated debt

There are subordinated shareholder loans between the Cannon Bridge Borrower and each of Eversmann Investments Limited and Cannon Bridge Holdings Limited which are subject to a Subordination Agreement.

The Seller, the Junior Lender, the Master Servicer and the Special Servicer will enter into an intercreditor agreement (the **Cannon Bridge Intercreditor Agreement**). On the Closing Date the Issuer will accede to the Cannon Bridge Intercreditor Agreement. In the event that there is a conflict of interest between the Intercreditor Agreement and any other Finance Document, the Intercreditor Agreement will prevail. For more information on the Cannon Bridge Intercreditor Agreement see "*The Loans and the Loan Security – Intercreditor Agreements*" above.

Security package

The security under the Cannon Bridge Loan comprises:

- (i) a first ranking legal mortgage encumbering the title to the Cannon Bridge Property;
- (ii) a first ranking fixed charge over the assets of the Cannon Bridge Borrower which relate to the Property;
- (iii) first ranking fixed charges over certain other asset; and
- (iv) an assignment of rights under certain agreements.

Description of Tenants

There are six office tenants occupying a number of tenancies and three telecoms tenants. The rents are subject to upward only rent reviews. The Property is maintained and insured by the Cannon Bridge Property Manager in its capacity as managing agent. All lease payments made by the six main office tenants are inclusive of insurance and service charges.

Top 5 Tenants					
Top 5 Tenants	Net Rent (£)	Net Rent	Net ERV (£)	Area (sqft)	Rating (F/M/S)
LIFFE (Holdings) plc (as guarantor)	5,815,450	41.3%	4,932,460	122,135	N/A
Standard Bank plc	4,053,576	28.8%	3,682,226	86,389	BBB+/Baa1/ -
Trio Holdings Ltd	1,355,725	9.6%	1,124,515	25,690	N/A
Winterflood Securities Ltd	1,181,070	8.4%	924,885	21,762	N/A
IXIS Corporate and Investment Bank	1,127,076	8.0%	990,074	23,556	AA/Aa2/AA
Total	13,532,897	96.2%	11,654,160	279,532	

Ashbourne Portfolio Priority A

Loan Information	
Cut-Off Date Securitised Principal Balance:	£79,828,461
Cut-Off Date Securitised Principal Balance as percentage of Loan Pool:	9.8%
Maturity Securitised Principal Balance:	£69,471,523
A/B Structure:	No
Cut-Off Date B Loan Balance:	N/A
Loan Interest Payment Dates:	10th day of each month commencing on 10th November 2005 (subject to a business day convention)
Loan Purpose:	Acquisition
Interest Rate:	Floating
All-in Interest Rate:	5.45%
Origination Date:	13 October 2005
Maturity Date:	13 October 2015
Borrower:	London & Regional (Nursing Homes) Ltd
Sponsor Name:	London & Regional
Interest Calculation:	ACT/365
Amortisation:	See below
Up-Front Reserves:	£3,143,731 ²¹
Cut-Off Date LTV:	40.5%
Maturity LTV:	35.3%
Cut-Off Date Securitised ICR²²:	2.59x
Cut-Off Date Securitised DSCR²³:	2.40x

²¹ Up-Front Reserves are monies held temporarily on escrow in respect of tenant EBITDAR Collateral under the Credit Agreement.

²² This figure takes into account the swap transactions entered into by the Ashbourne Portfolio Borrower.

²³ This figure takes into account the swap transactions entered into by the Ashbourne Portfolio Borrower.

Property Information	
Number of Properties:	91
Number of Tenants:	1
Property Type:	Nursing Homes
Location:	Throughout the UK
Address:	Various
Property Tenure:	81 Freehold, 4 Leasehold, 6 Mixed
Property Management:	London and Regional Properties Ltd
Net Rent²⁴:	£11,284,903
Net ERV²⁵:	£11,000,003
Cost Assumptions:	No Cost
Market Value:	£197,000,000
Vacant Possession Value:	£202,000,000
Valuation Date:	13 October 2005
Valuer:	DTZ Debenham Tie Leung

Amortisation	
11 December 2006	£16,917
10 January 2007	£32,856
12 February 2007	£77
12 March 2007	£64,713
10 April 2007	£49,164
10 May 2007	£33,561
11 June 2007	£2,070
10 July 2007	£49,558
10 August 2007	£18,152
10 September 2007	£18,243
10 October 2007	£40,556
12 November 2007	£6,804
10 December 2007	£79,151
10 January 2008	£32,131
11 February 2008	£16,504
10 March 2008	£79,724
10 April 2008	£32,769
12 May 2008	£17,165
10 June 2008	£64,543
10 July 2008	£49,090
11 August 2008	£17,836
10 September 2008	£49,411
10 October 2008	£56,401
10 November 2008	£47,706
10 December 2008	£63,660

²⁴ Net Rents are the sum of i) all contracted rents associated with occupational leases, licences, tenants holding over, and similar cash flows; plus ii) any Borrower estimates of ancillary income generated by the property including but not limited to car parking, turnover rents, commercialisation, automatic teller machines; plus iii) amounts received under the Ashbourne inflation hedging; less iv) amounts paid under the Ashbourne inflation hedging; less iv) any irrecoverable Borrower / Property level costs associated with the leasehold interest or occupational tenancy; and v) ignoring any rent free periods in effect. This figure represents the net rental income in respect of all the Ashbourne Portfolio Properties and has not been adjusted for the Ashbourne Portfolio Priority A Loan.

²⁵ This figure represents the net ERV in respect of all the Ashbourne Portfolio Properties and has been adjusted for the Ashbourne Portfolio Priority A Loan.

Amortisation	
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12 January 2009	£16,844
10 February 2009	£79,751
10 March 2009	£95,813
14 April 2009	£92
11 May 2009	£111,920
10 June 2009	£65,428
10 July 2009	£65,742
10 August 2009	£50,421
10 September 2009	£50,671
12 October 2009	£42,404
10 November 2009	£96,223
10 December 2009	£81,071
11 January 2010	£50,288
10 February 2010	£81,702
10 March 2010	£113,225
12 April 2010	£35,998
10 May 2010	£113,894
10 June 2010	£67,836
12 July 2010	£52,661
10 August 2010	£99,441
10 September 2010	£68,928
11 October 2010	£76,731
10 November 2010	£99,335
10 December 2010	£99,813
10 January 2011	£84,860
10 February 2011	£85,281
10 March 2011	£131,920
11 April 2011	£70,975
10 May 2011	£117,457
10 June 2011	£87,295
11 July 2011	£87,728
10 August 2011	£103,489
12 September 2011	£58,059
10 October 2011	£142,695
10 November 2011	£104,262
12 December 2011	£89,520
10 January 2012	£135,716
10 February 2012	£105,898
12 March 2012	£106,424
10 April 2012	£137,333
10 May 2012	£122,802
11 June 2012	£93,095
10 July 2012	£138,973
10 August 2012	£109,396
10 September 2012	£109,939
10 October 2012	£133,768
12 November 2012	£96,005
10 December 2012	£171,710
10 January 2013	£127,444
11 February 2013	£113,085
11 March 2013	£173,559
10 April 2013	£144,445

Amortisation	
10 May 2013	£145,139
10 June 2013	£130,937
10 July 2013	£146,465
12 August 2013	£102,604
10 September 2013	£162,501
10 October 2013	£157,038
11 November 2013	£134,976
10 December 2013	£179,965
10 January 2014	£151,327
10 February 2014	£152,078
10 March 2014	£196,898
10 April 2014	£153,811
12 May 2014	£139,942
10 June 2014	£184,489
10 July 2014	£170,765
11 August 2014	£142,480
10 September 2014	£172,270
10 October 2014	£182,090
10 November 2014	£175,251
10 December 2014	£190,566
12 January 2015	£148,237
10 February 2015	£206,585
10 March 2015	£221,902
10 April 2015	£179,930
11 May 2015	£180,823
10 June 2015	£195,985
10 July 2015	£196,927
10 August 2015	£183,671
10 September 2015	£184,583
13 October 2015	£173,373

The Loan

The Ashbourne Portfolio Whole Loan was originated by The Royal Bank of Scotland plc on 13 October 2005 and is primarily secured by a first priority legal mortgage encumbering freehold title and leasehold title interests (or a combination thereof) in properties located in England and Wales, Scotland and Northern Ireland (the **Ashbourne Portfolio Properties**). On 10 March 2006 the Seller purchased a senior participation (the **Ashbourne Portfolio Loan**) in the Ashbourne Portfolio Whole Loan. The Related Security also benefits from a charge of the shares in and certain assets of each of the Ashbourne Portfolio Borrower, its immediate 100 per cent. owned subsidiary, Cannon Capital Group Holdings Limited (the **Ashbourne Portfolio Target**), its 100 per cent. owned subsidiary, Cannon Capital Property Holdings Limited (the **Ashbourne Portfolio Prop Hold Co**) and its 100 per cent. owned subsidiaries, Cannon Life No. 1 (UK) Limited and Cannon Capital Boss Limited (the **Ashbourne Portfolio Property Owners**) (together the **Ashbourne Portfolio Obligors**).

The Relevant Borrower

The Borrower under the Ashbourne Portfolio Priority A Loan is a special purpose entity incorporated in England and Wales (the **Ashbourne Portfolio Borrower**). On or about the date of the Ashbourne Portfolio Whole Loan, the Borrower purchased the shares in the Ashbourne Portfolio Target, which indirectly holds all the shares of the Ashbourne Portfolio Property Owners. All the Ashbourne

Portfolio Obligors make the usual "SPE" representations other than the representation that it has no subsidiary (which is only made by the Ashbourne Portfolio Property Owner) and that they have no employees. Additionally, prior to the date of the Ashbourne Portfolio Whole Loan, Cannon Capital Boss Limited issued floating rate unsecured loan notes in an amount of £682,090 pursuant to a separate transaction.

Property management

London and Regional Properties Limited has been appointed as managing agent in respect of the property.

Under the terms of the Ashbourne Portfolio Priority A Loan, no Ashbourne Portfolio Property Owner may appoint any managing agent without the prior consent of The Royal Bank of Scotland plc as agent for the Finance Parties (the **Ashbourne Portfolio Agent**). The Ashbourne Portfolio Property Owner must ensure that (i) any managing agent appointed enters into a duty of care agreement in a form satisfactory to the Ashbourne Portfolio Agent; and (ii) if the managing agent defaults under the terms of its appointment the Ashbourne Portfolio Property Owner will use all reasonable endeavours to terminate its appointment if permitted to do so and requested by the Ashbourne Portfolio Agent.

Subordinated debt

The Ashbourne Portfolio Priority A Loan represents a portion of the senior tranche of the Ashbourne Portfolio Whole Loan that also has two further senior tranches held by third party lenders, a mezzanine tranche held by a third party lender and a junior tranche held by a third party lender. The Ashbourne Portfolio Junior Loan, the Ashbourne Portfolio Mezzanine Loan and the two further tranches of the senior Loan held by the third party lenders will be retained by the relevant third party lenders and will not be sold to the Issuer or form part of the Loan Pool. The Seller, the Ashbourne Portfolio Skim Lender, the Ashbourne Portfolio Priority B Lender and the Relevant Security Agent entered into an intercreditor agreement (the **Ashbourne Portfolio Senior Intercreditor Agreement**) pursuant to which the relationship and priority between the Seller (and following the transfer of the Ashbourne Portfolio Priority A Loan to the Issuer, the Issuer), the Ashbourne Portfolio Skim and the Ashbourne Portfolio Priority B Lender are regulated. For more information on the Ashbourne Portfolio Senior Intercreditor Agreement see "*The Loans and the Loan Security – Ashbourne Portfolio Senior Intercreditor Agreement*" above. The Seller will novate part of its interest in the Ashbourne Portfolio Senior Intercreditor Agreement to the Issuer under the Loan Sale Agreement.

On 5 July 2006, the Seller, the Equinox Issuer, the Master Servicer and the Special Servicer entered into an intercreditor agreement (the **Ashbourne Portfolio Priority A Intercreditor Agreement**) pursuant to which the relationship between the Ashbourne Portfolio Lenders is regulated. The Issuer will accede to the Ashbourne Portfolio Priority A Intercreditor Agreement on the Closing Date. For more information on the Ashbourne Portfolio Priority A Intercreditor Agreement see "*The Loans and the Loan Security – Ashbourne Portfolio Priority A Intercreditor Agreement*" above.

Sponsors have provided subordinated loans to the Ashbourne Portfolio Borrower and the Obligors in respect of the Ashbourne Portfolio Priority A Loan and which are each subject to a Subordination Agreement.

Security package

The security under the Ashbourne Portfolio Priority A Loan comprises:

- (i) a first ranking legal mortgage encumbering the title to the Ashbourne Portfolio Properties;
- (ii) a first ranking fixed charge over certain assets;

- (iii) an assignment of rights under certain agreements; and
- (iv) a mortgage of shares in the Ashbourne Portfolio Borrower, the Ashbourne Portfolio Target, the Ashbourne Portfolio Prop Hold Co and the Ashbourne Portfolio Property Owners.

Description of Tenants

There are three tenants. The largest tenant is Ashbourne (Eton) Limited representing approximately 84 per cent. of the total gross rents for the properties. Six of the Northern Irish properties are let to Ashbourne Boss Limited with the remaining Northern Irish property being let to Ashbourne (Eton) Limited. Seventy-three of the English and Welsh properties are let to Ashbourne (Eton) Limited, the remaining two English and Welsh properties being let to Ashbourne Boss Limited. Two Scottish properties are let to Ashbourne Life Limited, a further two are let to Ashbourne Boss Limited, with the remaining Scottish properties let to Ashbourne (Eton) Limited. The tenants are one of the biggest operators of registered care homes in the United Kingdom. The properties are insured by the landlord. The lease requires the tenant to pay an insurance charge in addition to the annual rent. There is no service charge. Rent reviews are upwards only and are linked to the retail prices index. All leases are guaranteed by Ashbourne Holdings Limited.

Description of Guarantors

There are five guarantors of the Ashbourne Portfolio Priority A Loan: Cannon Capital Group Holdings Limited and Cannon Capital Property Holdings Limited, each incorporated in Jersey; and London & Regional (Nursing Homes) Limited, Cannon Life No. 1 (UK) Limited and Cannon Capital Boss Limited, each incorporated in England and Wales. The Ashbourne Borrower is the 100 per cent. shareholder of Cannon Capital Group Holdings Limited, who is the 100 per cent. shareholder of Cannon Capital Property Holdings Limited, who is the 100 per cent. shareholder of each of Cannon Life No. 1 (UK) Limited and Cannon Capital Boss Limited, who are each the property owners in the Ashbourne Portfolio Priority A Loan.

Top 5 Properties					
Top 5 Properties	Market Value (£)	Market Value	Net Rent (£)	Net ERV (£)	Registered Beds
Cerne Abbas Care Centre	16,370,000	4.2%	457,392	445,845	71
Lauriston House	14,100,000	3.6%	393,778	383,837	98
Great Horkesley Manor	11,680,000	3.0%	326,242	318,006	73
Murley House	11,200,000	2.8%	319,082	311,026	69
Burgess House	10,040,000	2.5%	291,434	284,076	110
Total	63,390,000	16.1%	1,787,928	1,742,790	421

Booker Portfolio

Loan Information	
Cut-Off Date Securitised Principal Balance:	£64,900,000
Cut-Off Date Securitised Principal Balance as percentage of Loan Pool:	8.0%
Maturity Securitised Principal Balance:	£55,390,005
A/B Structure:	Yes
Cut-Off Date B Loan Balance:	£22,938,352
Loan Interest Payment Dates:	The 15th day of each January, April, July and October commencing 15 January 2006
Loan Purpose:	Acquisition
Interest Rate:	Fixed
All-in Interest Rate:	5.49%
Origination Date:	23 November 2005
Maturity Date:	15 October 2015
Borrower:	Farringdon Properties Ltd and Islington Properties Ltd
Sponsor Name:	HNW individuals
Interest Calculation:	ACT/365
Amortisation:	See below ²⁶
Up-Front Reserves:	2,864,365
Cut-Off Date LTV:	55.0%
Maturity LTV:	46.9%
Cut-Off Date Securitised ICR:	1.77x
Cut-Off Date Securitised DSCR:	1.40x

Property Information	
Number of Properties:	30
Number of Tenants:	1
Property Type:	Retail / Wholesale
Location:	Throughout the UK
Address:	Various
Property Tenure:	16 Freehold, 14 Leasehold
Property Management:	Orbit Property Mgmt Ltd
Net Rent²⁷:	£6,298,252
Net ERV:	£6,044,200
Cost Assumptions:	£636,400 p.a.
Market Value:	£118,007,000
Vacant Possession Value:	£76,355,000
Valuation Date:	18 October 2006
Valuer:	Savills

²⁶ Amortisation is effected by way of a cash sweep. The Amortisation Profile contained herein assumes Cut-Off Date cashflows and no increase in irrecoverable Borrower costs and 0% CPR.

²⁷ Net Rents are the sum of i) all contracted rents associated with occupational leases, licences, tenants holding over, and similar cash flows; plus ii) any Borrower estimates of ancillary income generated by the property including but not limited to car parking, turnover rents, commercialisation, automatic teller machines; plus iii) amounts transferred from the rent escrow account by way of top-up rent; less iv) any irrecoverable Borrower / Property level costs associated with the leasehold interest or occupational tenancy; and v) ignoring any rent free periods in effect.

Amortisation	
15 January 2007	£217,376
15 April 2007	£250,166
15 July 2007	£239,274
15 October 2007	£228,297
15 January 2008	£231,825
15 April 2008	£249,963
15 July 2008	£253,783
15 October 2008	£243,190
15 January 2009	£246,948
15 April 2009	£279,541
15 July 2009	£269,424
15 October 2009	£259,245
15 January 2010	£263,251
15 April 2010	£295,737
15 July 2010	£286,047
15 October 2010	£276,307
15 January 2011	£280,577
15 April 2011	£312,948
15 July 2011	£303,713
15 October 2011	£294,440
15 January 2012	£298,989
15 April 2012	£317,424
15 July 2012	£236,855
15 October 2012	£225,715
15 January 2013	£229,202
15 April 2013	£252,329
15 July 2013	£246,393
15 October 2013	£240,449
15 January 2014	£244,165
15 April 2014	£267,193
15 July 2014	£261,648
15 October 2014	£256,108
15 January 2015	£260,065
15 April 2015	£447,014
15 July 2015	£444,394

The Loan

The Loan (the **Booker Portfolio Loan**) was originated by the Seller on 23 November 2005 and is primarily secured by a first legal mortgage encumbering freehold title and leasehold title interests in properties located across the United Kingdom (the **Booker Properties**).

The Related Security also benefits from a charge of the units in GPCL (Jersey) No.3 Unit Trust (the **Booker Trust**).

Split Title

The legal title to the Booker Properties is held by the Booker Legal Owners (as defined below) on trust for the Booker Borrowers.

The Relevant Borrowers

The Borrowers under the Booker Portfolio Loan are two special purpose entities incorporated in Jersey and the Isle of Man with registration numbers 114199C and 114198C (the **Booker Borrowers**). The Booker Borrowers purchased units in the Booker Trust whose trustees, Bedell Corporate Trustees Limited and Atrium Trustees, are the legal owners of the Booker Properties (the **Booker Legal Owners**). The entire issued share capital of the Booker Borrowers are owned by Table Top Limited and Take Out Limited (the **Booker Shareholders**).

Property management

The Booker Properties are managed by Orbit Property Management Limited (the **Booker Property Manager**) on behalf of the Booker Borrowers pursuant to a management agreement dated 23 November 2005 between the Booker Property Manager and the Booker Legal Owners (the **Booker Management Agreement**).

Under the terms of the Booker Portfolio Loan, the Booker Legal Owners may not appoint any property manager without the prior consent of, and on the terms approved by, the Lender. In addition, if the Booker Property Manager is in default of its obligations under the Booker Management Agreement and, as a consequence, the Booker Legal Owners are entitled to terminate the relevant management agreement, the Lender can require the Booker Borrowers or the Booker Legal Owners to use all reasonable endeavours to terminate the relevant management agreement and appoint a new manager whose identity and terms of appointment are acceptable to the Lender.

Subordinated debt

There are subordinated intra-group loans between the Booker Shareholders and the Booker Borrowers which are subject to a Subordination Agreement.

The Seller, the Junior Lender, the Master Servicer and the Special Servicer will enter into an intercreditor agreement (the **Booker Portfolio Intercreditor Agreement**). On the Closing Date the Issuer will accede to the Booker Portfolio Intercreditor Agreement. In the event that there is a conflict of interest between the Intercreditor Agreement and any other Finance Document, the Intercreditor Agreement will prevail. For more information on the Booker Portfolio Intercreditor Agreement see "*The Loans and the Loan Security – Intercreditor Agreements*" above.

Security package

The security under the Booker Portfolio Loan comprises:

- (i) a first ranking legal mortgage encumbering the legal and beneficial title to the Booker Properties;
- (ii) a first ranking fixed charge over the assets of the Booker Legal Owners which relate to the Booker Properties;
- (iii) a first ranking fixed charge over the assets of the Booker Borrowers;
- (iv) an assignment of rights under certain agreements and its interest in rental income, units and insurances; and
- (v) a mortgage of shares in the Booker Borrowers and of the units owned by the Booker Borrowers in the Booker Trust.

Description of Tenants

There is one tenant. Each of the Properties are subject to lease-backs, all of which have been assigned to Giant Bidco Ltd. The tenant of the lease-backs at Basingstoke, Chichester, Peterborough, Norwich, Lowestoft, York and Portsmouth is Booker Cash and Carry. The rent reviews are to the higher of fixed stepped rights and the open market rent and the rent cannot drop below such fixed increases. The lease-backs contain a tenant covenant to repair and pay or reimburse the landlord for the cost of insuring the premises. Whilst vested in Booker Cash and Carry or a group company, the tenant can elect to insure.

Top 5 Properties					
Top 5 Properties	Market Value (£)	Market Value	Net Rent (£)	Net ERV (£)	Area (sqft)
Williams Road, (also known as Airport Service Road) Portsmouth PO3 5SP	9,472,000	8.0%	485,793	424,900	85,810
Campbell Road, Stoke on Trent ST4 4RN	7,054,000	6.0%	365,544	369,400	98,504
Stafford Road, Fordhouses, Wolverhampton	6,301,000	5.3%	336,514	352,600	94,035
Borough Road, Paignton, Devon	5,605,000	4.7%	287,457	267,500	76,421
Yewtree Industrial Estate, Kilbuck Lane, Haydock WA11 9UX	5,445,000	4.6%	287,887	257,800	66,097
Total	33,877,000	28.7%	1,763,195	1,672,200	420,867

Endeavour Portfolio

Loan Information	
Cut-Off Date Securitised Principal Balance:	£50,000,000
Cut-Off Date Securitised Principal Balance as percentage of Loan Pool:	6.1%
Maturity Securitised Principal Balance:	£46,743,000
A/B Structure:	No
Cut-Off Date B Loan Balance:	N/A
Loan Interest Payment Dates:	The 15th day of each of January, April, July and October commencing 15 July 2006
Loan Purpose:	Refinancing
Interest Rate:	Fixed
All-in Interest Rate:	6.03%
Origination Date:	22 June 2006
Maturity Date:	15 July 2016
Borrower:	Estates and Agency Properties Ltd
Sponsor Name:	Endeavour Trust Ltd
Interest Calculation:	ACT/365
Amortisation:	See below ²⁸
Up-Front Reserves:	None
Cut-Off Date LTV:	58.7%
Maturity LTV:	54.8%
Cut-Off Date Securitised ICR:	1.59x
Cut-Off Date Securitised DSCR:	1.59x

Property Information	
Number of Properties:	5
Number of Tenants:	27
Property Type:	Office/Retail/Industrial
Location:	Greater London & South East
Address:	London, Barking and Banbury
Property Tenure:	4 Freehold, 1 Leasehold
Property Management:	None
Net Rent²⁹:	£4,801,144
Net ERV:	£5,591,183
Cost Assumptions:	No Cost
Market Value:	£85,250,000
Vacant Possession Value:	£77,750,000
Valuation Date:	5 June 2006
Valuer:	Smith Melzack Pepper Angliss

²⁸ Amortisation profile assumes that the Endeavour Borrower does not satisfy prescribed conditions under the Credit Agreement that would have the effect of delaying any scheduled repayments until maturity of the Loan.

²⁹ Net Rents are the sum of i) all contracted rents associated with occupational leases, licences, tenants holding over, and similar cash flows; plus ii) any Borrower estimates of ancillary income generated by the property including but not limited to car parking, turnover rents, commercialisation, automatic teller machines; less iii) any irrecoverable Borrower / Property level costs associated with the leasehold interest or occupational tenancy; and iv) ignoring any rent free periods in effect.

Amortisation

Each Interest Payment Date up to and including	
15 July 2013	Nil
15 October 2013	£423,000
15 January 2014	£393,000
15 April 2014	£407,000
15 July 2014	£405,000
15 October 2014	£395,000
15 January 2015	£308,000
15 April 2015	£265,000
15 July 2015	£296,000
15 October 2015	£228,000
15 January 2016	£76,000
15 April 2016	£61,000

The Loan

The Endeavour Portfolio Loan (the **Endeavour Portfolio Loan**) was originated by the Seller on 22 June 2006 and is primarily secured by a first legal mortgage encumbering freehold title and leasehold title interests in properties located in London, Banbury and Barking (the **Endeavour Properties**). The Related Security also benefits from a mortgage of shares in the Endeavour Borrower.

The Relevant Borrower

The Borrower under the Endeavour Portfolio Loan is a special purpose entity incorporated in England and Wales (the **Endeavour Borrower**). On or about the date of the Endeavour Portfolio Loan, the Endeavour Borrower purchased the Endeavour Properties from Estates & Agency Holdings Limited, its parent company which holds the entire issued share capital of the Endeavour Borrower (the **Endeavour Shareholder**).

Property management

No managing agent is currently appointed and the tenants pay rent directly into the Rent Account. Under the terms of the Endeavour Portfolio Loan, the Endeavour Borrower may not appoint any property manager without the prior consent of, and on the terms approved by, the Lender. In addition, if the property manager is in default of its obligations under the management agreement and as a consequence the Endeavour Borrower is entitled to terminate the relevant management agreement, the Lender can require the Endeavour Borrower to use all reasonable endeavours to terminate the management agreement and appoint a new manager whose identity and terms of appointment are acceptable to the Security Agent (acting on instructions of the Lender).

Subordinated debt

There are subordinated intra-group loans between the Endeavour Shareholder and the Endeavour Borrower which are subject to a Subordination Agreement.

Security package

The security under the Endeavour Portfolio Loan comprises:

- (i) a first ranking legal mortgage encumbering all estates and interests in the Endeavour Properties;
- (ii) a first ranking fixed charge over the assets of the Endeavour Borrower;
- (iii) an assignment of rights under certain agreements, including its interest in rental income and insurances; and
- (iv) a mortgage of shares in the Endeavour Borrower.

Description of Tenants

There are 27 tenants. The rents are subject to upward any rent reviews. The majority of the leases require the tenants to pay a service charge and insurance charge in addition to the annual rent.

Top 5 Tenants					
Top 5 Tenants	Net Rent (£)	Net Rent	Net ERV (£)	Area (sqft)	Rating (F/M/S)
Bunzl Public Ltd Company (as guarantor)	441,140	9.2%	441,140	90,920	N/A
W.H. Smith plc (as guarantor)	420,500	8.8%	492,223	35,798	N/A
Message Labs Group	392,418	8.2%	588,627	15,289	N/A
Cornhill Publications	388,625	8.1%	348,466	10,375	N/A
Premiere Group Holdings	261,000	5.4%	182,630	5,218	N/A
Total	1,903,683	39.7%	2,053,086	157,600	

Welbeck Portfolio

Loan Information	
Cut-Off Date Securitised Principal Balance:	£38,500,000
Cut-Off Date Securitised Principal Balance as percentage of Loan Pool:	4.7%
Maturity Securitised Principal Balance:	£30,319,000
A/B Structure:	No
Cut-Off Date B Loan Balance:	N/A
Loan Interest Payment Dates:	The 17th day of each of January, April, July and October commencing 17 July 2006
Loan Purpose:	Refinancing
Interest Rate:	Floating
All-in Interest Rate:	6.03%
Origination Date:	22 June 2006
Maturity Date:	17 July 2016
Borrower:	Welbeck CP
Sponsor Name:	Wellbark LLP
Interest Calculation:	ACT/365
Amortisation:	See below
Up-Front Reserves:	£202,341
Cut-Off Date LTV:	68.5%
Maturity LTV:	53.9%
Cut-Off Date Securitised ICR:	1.34x
Cut-Off Date Securitised DSCR:	1.34x

Property Information	
Number of Properties:	46
Number of Tenants:	14
Property Type:	Retail
Location:	Throughout the UK
Address:	Various
Property Tenure:	45 Freehold, 1 Leasehold
Property Management:	Townends Letting & Mgmt Ltd
Net Rent³⁰:	£3,118,702
Net ERV:	£3,286,307
Cost Assumptions:	£23,000 p.a.
Market Value:	£56,210,000
Vacant Possession Value:	£46,990,000
Valuation Date:	October 2005 & July 2006
Valuer:	Allied, Colliers CRE, King Sturge & Sanderson Weatherall

³⁰ Net Rents are the sum of i) all contracted rents associated with occupational leases, licences, tenants holding over, and similar cash flows; plus ii) any Borrower estimates of ancillary income generated by the property including but not limited to car parking, turnover rents, commercialisation, automatic teller machines; less iii) any irrecoverable Borrower / Property level costs associated with the leasehold interest or occupational tenancy; and iv) ignoring any rent free periods in effect.

Amortisation	
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Each Interest Payment Date up to and including

17 October 2007	Nil
17 January 2008	£200,000
17 April 2008	£203,000
17 July 2008	£200,000
17 October 2008	£203,000
17 January 2009	£219,000
17 April 2009	£216,000
17 July 2009	£213,000
17 October 2009	£216,000
17 January 2010	£232,000
17 April 2010	£225,000
17 July 2010	£217,000
17 October 2010	£220,000
17 January 2011	£235,000
17 April 2011	£236,000
17 July 2011	£239,000
17 October 2011	£243,000
17 January 2012	£252,000
17 April 2012	£244,000
17 July 2012	£236,000
17 October 2012	£239,000
17 January 2013	£251,000
17 April 2013	£262,000
17 July 2013	£267,000
17 October 2013	£269,000
17 January 2014	£282,000
17 April 2014	£281,000
17 July 2014	£279,000
17 October 2014	£286,000
17 January 2015	£307,000
17 April 2015	£306,000
17 July 2015	£304,000
17 October 2015	£297,000
17 January 2016	£302,000

The Loan

The Loan (the **Welbeck Portfolio Loan**) was originated by the Seller on 22 June 2006 and is primarily secured by a first legal mortgage encumbering freehold title and leasehold title interests in properties located across the United Kingdom (the **Welbeck Properties**).

The Relevant Borrower

The Borrower under the Welbeck Portfolio Loan, is a special purpose entity incorporated in England and Wales with unlimited liability (the **Welbeck Borrower**). The entire issued share capital of the Welbeck Borrower is legally owned by Wellbark Nom A Limited and Wellbark Nom B Limited and is beneficially owned by Wellbark Limited Partnership.

Property management

The Welbeck Properties are managed by Townends Letting and Management Limited (the **Welbeck Property Manager**) on behalf of the Welbeck Borrower pursuant to their standard terms of business. There are no provisions regarding appointment or termination of property managers in the loan documentation. The Welbeck Portfolio Loan documentation restricts the amount of rental collected by the Welbeck Property Manager to £150,000 per annum, with all other rental to be paid directly by the tenant to the secured rent account of the Welbeck Borrower.

Subordinated debt

The Welbeck Borrower is not permitted to have any other financial indebtedness other than under finance leases aggregating no more than £250,000 for repair purposes or subordinated debt which may be owed to any future subsidiary of the Welbeck Borrower.

Security package

The security under the Welbeck Portfolio Loan comprises:

- (i) a first ranking legal mortgage encumbering the legal and beneficial title to the Welbeck Properties;
- (ii) a first ranking fixed charge over certain assets of the Welbeck Borrower including insurances and nominated bank accounts and other documents relating to the Welbeck Properties;
- (iii) an assignment of rights of its interest in rental income and insurances; and
- (iv) a mortgage of shares in the Welbeck Borrower.

Description of Tenants

There are 14 tenants. The Welbeck Properties are insured by THB Clowes. Under the majority of the leases there is no service charge payable and rent is subject to 5 yearly upwards only rent reviews.

Top 5 Tenants					
Top 5 Tenants	Net Rent (£)	Net Rent	Net ERV (£)	Area (sqft)	Rating (F/M/S)
Falcombe Trading (as guarantor)	2,392,848	76.7%	2,439,463	184,414	N/A
Tuscany Food Company	179,000	5.7%	179,000	9,610	N/A
JJB Sports Ltd	129,500	4.2%	129,594	7,755	N/A
Serias Investments Ltd sublet to MPM on 35 yr lease	95,923	3.1%	118,561	5,598	N/A
Ann Summers Ltd	67,808	2.2%	71,835	2,823	N/A
Total	2,865,079	91.9%	2,938,453	210,200	

TRANSACTION DOCUMENTS

1. Loan Sale Documents

Consideration

Pursuant to the terms of a loan sale agreement to be entered into by the Issuer, the Seller and the Trustee (the **Loan Sale Agreement**), the Seller will sell and the Issuer will purchase the Loans and the Seller will novate to the Issuer all its interests as Lender under the Finance Documents (other than the Security Trusts), the Intercreditor Agreements, (to the extent it relates to the Ashbourne Portfolio Priority A Loan) the Ashbourne Portfolio Senior Intercreditor Agreement and the Ashbourne Portfolio Priority A Intercreditor Agreement. The Seller will additionally assign and transfer to the Issuer its beneficial interests in the Security Trusts created over the Loan Security on the Closing Date. Consequently, as and from the Closing Date, the Issuer will be a Lender under the Credit Agreements.

The initial purchase consideration payable on the Closing Date by the Issuer to the Seller pursuant to the Loan Sale Agreement will be approximately £814,950,000.

On each Interest Payment Date prior to service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full and on any Business Day after the service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, the Issuer will pay to the Seller or its assignee, to the extent that the Issuer has funds, an amount by way of deferred consideration for the purchase of the Loans and the Loan Security (the **Deferred Consideration**). The Deferred Consideration will be paid in accordance with the applicable Priority of Payment and may be assigned, in whole or in part, by the Seller to a third party. The Deferred Consideration will be made up of three elements. On any Interest Payment Date prior to the service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, an amount equal to the Adjusted Available Issuer Income after deducting amounts required to meet items (a) to (o) (excluding amounts payable as Deferred Consideration in item (h)(y)) under the Pre-Acceleration Revenue Priority of Payments or the Post-Enforcement/Pre-Acceleration Priority of Payments, as applicable, will be paid out as Deferred Consideration to the Seller or its assignee, such amount to be paid out *pari passu* and *pro rata* with amounts due on the Class A Notes as item (h)(y) under the Pre-Acceleration Revenue Priority of Payments or the Post Enforcement/Pre-Acceleration Priority of Payments. Following the service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full an amount equal to the available revenue receipts after deducting amounts required to meet items (a) to (m) (excluding amounts payable as Deferred Consideration in item (g)(y)) under the Post-Acceleration Priority of Payment will be paid out as Deferred Consideration to the Seller or its assignee, such amount to be paid out *pari passu* and *pro rata* with amounts due on the Class A Notes as item (g)(y) under the Post-Acceleration Priority of Payment. In addition, all Prepayment Fees received by the Issuer will be applied in payment of Deferred Consideration to the Seller or its assignee and certain amounts of Break Costs and Interest Rate Swap Breakage Receipts received by the Issuer will, in accordance with the Break Costs Priority of Payments after paying any amounts due to the Interest Rate Swap Provider as a result of the termination in whole or in part of the relevant Interest Rate Swap Transaction and the Interest Rate Swap Breakage Receipts Priority of Payments, respectively, be applied in payment of Deferred Consideration to the Seller or its assignee. See further "*Cashflows*" below.

Registration and Legal Title

Within 15 Business Days of the Closing Date, written notice will be given by the Seller to each Obligor of the transfer of the Loans to the Issuer and written notice will be given to the Relevant Security Agent of the assignment of the Seller's beneficial interests in the Security Trusts to the Issuer and the Issuer's assignment by way of security of such beneficial interest to the Trustee.

Representations and Warranties

Neither the Issuer nor the Trustee has made (or will make) any of the enquiries, searches or investigations which a prudent purchaser would normally make in relation to the purchase of the Loans or the Loan Security. In addition, neither the Issuer nor the Trustee has made (or will make) any enquiry, search or investigation at any time in relation to compliance by any party with respect to the provisions of the Loan Sale Agreement, the Credit Agreements or any other Finance Documents or in relation to any applicable laws or the execution, legality, validity, perfection, adequacy or enforceability of the Loans or the Loan Security.

In relation to all of the foregoing matters concerning the Loans and the Loan Security and the circumstances in which the Loans were made to the Borrowers prior to the transfer of the Loans to the Issuer, both the Issuer and the Trustee will rely entirely on the representations and warranties to be given by the Seller to the Issuer and the Trustee which are contained in the Loan Sale Agreement.

Subject to the agreed exceptions, materiality qualifications and, where relevant, the general principles of law limiting the same, the representations and warranties to be given by the Seller under the Loan Sale Agreement will include:

- (a) The obligations of the relevant Obligors under the Finance Documents constitute the legally valid and binding obligations of, and are enforceable against, the relevant Obligors.
- (b)
 - (i) The charges by way of legal mortgage, charge or standard security, as applicable, in respect of the Properties granted under the relevant Security Agreements constitute legally valid, binding, subsisting and enforceable first priority mortgages of the relevant Properties.
 - (ii) The fixed charges in respect of the Properties granted under the relevant Security Agreements constitute legally valid, binding, subsisting and enforceable first priority fixed charges of the relevant Properties (subject to any prior-ranking Security Interests required by law and to the mortgages referred to in paragraph (b)(i) above, but not otherwise) (a **Security Interest** being any mortgage, standard security, sub-standard security, pledge (including any pledge operating by law), lien, charge, assignment, or security interest or other agreement or arrangement having the effect of conferring security and **Security Interests** shall be construed accordingly).
- (c) The Relevant Security Agent has (in respect of the Ashbourne Portfolio Priority A Loan, the River Court Loan and the Cannon Bridge Loan, to the best of the Seller's knowledge and belief), since the utilisation date in respect of each Loan, kept or caused to be kept full and proper accounts, books and records showing clearly all transactions, payments, receipts, proceedings and notices relating to the Loans and which are complete and accurate in all material respects. All such accounts, books and records are up to date as at the Closing Date and are held by or to the order of the Relevant Security Agent.
- (d) The relevant Chargor (in respect of the Ashbourne Portfolio Priority A Loan, to the best of the Seller's knowledge and belief) is the legal and/or beneficial owner of each relevant Property and had, subject to matters disclosed in the Certificate of Title and/or Report on Title in respect of each Property, a good and marketable title to the relevant Property, in each case as at the date of the relevant Security Agreement or at the date the relevant property became subject to the security in the relevant Security Agreement.
- (e) Each Property was (in respect of the Ashbourne Portfolio Priority A Loan, to the best of the Seller's knowledge and belief), as at the date of the relevant Security Agreement or at the date the relevant Property became subject to the security in the relevant Security Agreement, held

by the relevant Chargor free (save for any Related Security, and, in the case of the Chapelfield Loan, save for the second ranking charge in favour of Lend Lease Norwich Limited) from:

- (i) financial encumbrances (save for pre-existing charges released on the Utilisation Date) which would rank prior to the Related Security, save as disclosed in the relevant Certificate of Title and/or Report on Title; and
 - (ii) any encumbrances which would individually or in the aggregate materially or adversely affect the Chargor's title or the value of that Property for mortgage purposes set out in the Valuation (including any encumbrance contained in any Lease Documents relevant to such Properties), save as disclosed in the relevant Certificate of Title and/or Report on Title.
- (f) The Relevant Security Agent is (in respect of the Ashbourne Portfolio Priority A Loan, to the best of the Seller's knowledge and belief) the sole legal owner and the Seller a beneficiary of the security trusts (in each case subject to the interest of the Finance Parties and any necessary registrations) of each legal mortgage, or charge or standard security granted under the Security Agreements, free and clear of all encumbrances, overriding interests (other than those to which each Property is subject), claims and equities (other than, in respect of the Chapelfield Loan, in relation to the second ranking charge in favour of Lend Lease Norwich Limited) and, save as disclosed in the relevant Certificate of Title and/or Report on Title, at the time of completion of the relevant mortgage or charge, there were no adverse entries of encumbrances or applications for adverse entries of encumbrances against any title at the Land Registry or the equivalent in respect of Properties located in Scotland to any relevant Property which would rank prior to the Relevant Security Agent's or the Seller's interests in the relevant mortgage, or charge or standard security.
- (g) The Seller is entitled to transfer and assign its interests in the Loans and the Loan Security and its other rights as Lender under the Finance Documents to the Issuer, both pursuant to the Loan Sale Documents and also at law.
- (h) Prior to the utilisation date in relation to each Loan (other than in respect of the Ashbourne Portfolio Priority A Loan):
- (i) the Seller commissioned a due diligence procedure which initially or after further investigation disclosed nothing which would cause a reasonably prudent lender of money secured on commercial property to decline to proceed with the making of that Loan on the terms of the relevant Credit Agreement;
 - (ii) the Seller (having made all enquiries that would be made by a reasonably prudent lender of money secured on commercial property) was not aware of any matter or item affecting the title of the relevant Chargor to any part of the Related Security which would cause a reasonably prudent lender of money secured on commercial property to decline to proceed with the making of that Loan on the terms of the relevant Credit Agreement;
 - (iii) the Seller made available a draft certificate of title and/or a draft report on title substantially in the form of the relevant Certificates of Title and the Reports on Title to the Valuer; and
 - (iv) the Seller obtained the Certificates of Title or Reports on Title, none of which showed any adverse entries, or, if any such report did reveal any adverse entry, such entry would not cause a reasonably prudent lender of money secured on commercial

property to decline to proceed with the making of that Loan on the terms of the relevant Credit Agreement.

- (i) In respect of the Ashbourne Portfolio Priority A Loan, prior to purchasing the Ashbourne Portfolio Priority A Whole Loan, the Seller and its advisers reviewed the due diligence reports, Certificates of Title and Reports on Title prepared in respect of the origination of the Ashbourne Portfolio Whole Loan and such reviews disclosed nothing which would cause a reasonably prudent lender of money secured on commercial property to decline to proceed with the making of the Ashbourne Portfolio Priority A Whole Loan on the terms of the relevant Credit Agreement and the Ashbourne Portfolio Senior Intercreditor Agreement.
- (j) Immediately prior to advancing each Loan (other than in respect of the Ashbourne Portfolio Priority A Loan), the relevant Property or Properties charged as Related Security were valued for the Seller or (in respect of the Ashbourne Portfolio Priority A Loan) The Royal Bank of Scotland plc by a qualified surveyor or valuer.
- (k) Prior to the utilisation date in relation to each Loan (other than in respect of the Ashbourne Portfolio Priority A Loan), when advised by the Valuer that an environmental report was required, an environmental consultant conducted an environmental survey of the relevant Property or Properties. The results of such environmental survey would, as at the relevant utilisation date, have been acceptable to a reasonably prudent lender of money secured on commercial property and have been taken into account in the preparation of the Valuation.
- (l) To the best of the knowledge and belief of the Seller:
 - (i) (having made no investigation of the relevant title) the Valuation was not negligently or fraudulently undertaken by the Valuer; and
 - (ii) (as a commercial lender only and not, for the avoidance of doubt, as a valuer) the Valuation did not fail to disclose any fact or circumstance that if disclosed would have caused the Seller, acting as a reasonably prudent lender of money secured on commercial property, to decline to advance any Loan on the terms of the relevant Credit Agreement.
- (m) The Seller is not aware (from any information received by it in the course of administering or acquiring the Loans without further inquiry) of any circumstances giving rise to a material reduction in the value of any Property since the relevant utilisation date (other than market forces affecting the values of properties comparable to the relevant Property in the area where the relevant Property is located).
- (n) To the best of the knowledge and belief of the Seller (having made no investigation of the relevant title) no Certificate of Title or Report on Title was negligently or fraudulently prepared by the solicitors who prepared the same.
- (o) To the best of the knowledge and belief of the Seller, having used reasonable endeavours to ensure the same, each of the Properties is insured as required by the terms of the relevant Credit Agreement.
- (p) The Seller has not received and (so far as the Seller is aware) each Security Agent has not received written notice that any Insurance Policy is about to lapse on account of the failure by the relevant entity maintaining such insurance to pay the relevant premiums.
- (q) The Seller is not aware or, in respect of the Ashbourne Portfolio Priority A Loan, has not received written notice of any material outstanding claim in respect of any Insurance Policy.

- (r) The Seller has performed in all material respects all of its obligations under or in connection with the Loans and, the Seller has not received notice that, no Obligor has taken or has threatened to take any action against the Seller or the Relevant Security Agent for any material failure on the part of the Seller or the Relevant Security Agent to perform any such obligations.
- (s) There is no monetary default, breach or violation under any Loan and the Seller is not aware of or, in respect of the Ashbourne Portfolio Priority A Loan, has not received written notice of:
 - (i) any other default, breach or violation that materially and adversely affects the value of any Loan or its Related Security which has not been remedied, cured or waived (but only in a case where a reasonably prudent lender of money secured on commercial property would grant such a waiver);
 - (ii) any outstanding default, breach or violation by any Relevant Borrower under the relevant Loan or its Related Security that materially and adversely affects the value of any Loan or its Related Security; or
 - (iii) any outstanding event which, with the giving of notice or lapse of any applicable grace period, would constitute such a default, breach or violation that materially and adversely affects the value of any Loan or its Related Security.
- (t) Neither the Seller nor the Relevant Security Agent (so far as the Seller is aware from information which it has received in the course of administering or acquiring an interest in the Loans but without having made any specific or other enquiry) has received written notice of any default or forfeiture of any Lease or of the insolvency of any Tenant of any Property which would, in any case, in the reasonable opinion of the Seller, render any Property unacceptable as security for the relevant Loan.
- (u) In respect of any Property (in respect of the Ashbourne Portfolio Priority A Loan, to the best of the Seller's knowledge and belief), the relevant Obligor's title to which is leasehold, the terms of the relevant Leases are such that a reasonably prudent lender of money secured on commercial property would regard them as suitable for the purposes of forming part of the security for a loan of the nature of the Loan relating to such Property.
- (v) As at the Closing Date (in respect of the Ashbourne Portfolio Priority A Loan, to the best of the Seller's knowledge and belief):
 - (i) any requisite consent of the landlord under any headlease and within a reasonable time from the Closing Date, any required notice to the landlord of the creation of the relevant Related Security has been obtained or given and placed with the title deeds;
 - (ii) (except in the case of the Booker Portfolio Loan) no headleases contain any provision whereby they may be forfeited on bankruptcy or liquidation of the lessee or on any other ground except breach of covenant of the Tenant's obligations or the non-payment of rent by the lessee;
 - (iii) all other terms of any headlease are such that, in light of all of the circumstances pertaining to the relevant Loan and its Related Security, a reasonably prudent lender of money secured on commercial property would regard such terms as acceptable for the purposes of comprising security for the relevant Loan; and

- (iv) the Seller has not received written notice of any material breaches of any headlease which have occurred or which remain unremedied.

The representations and warranties given by the Seller in connection with the Loans and the Loan Security under the Loan Sale Agreement are referred to as the **Loan Warranties**.

Remedy for Material Breach of Loan Warranty

In the event of a Material Breach of Loan Warranty (as defined below), the Seller will be required, within 90 days of receipt of written notice of the relevant Material Breach of Loan Warranty from or on behalf of the Issuer or the Trustee, to remedy the matter giving rise to such breach of representation or warranty to the Trustee's satisfaction, if such matter is capable of remedy. In certain circumstances, the Seller may have an additional period, of up to 90 days, to cure the breach if the Seller has taken action to cure the breach or nonconformity acceptable in the reasonable opinion of the Relevant Servicer (as agent of the Issuer) and the Trustee, prior to the expiry of the initial 90 day period.

Material Breach of Loan Warranty means a breach of a Loan Warranty in any material respect where the facts and circumstances giving rise to that breach have, in the sole opinion of the Trustee, a material adverse effect on the value of the Loan and/or the Loan Security or the interests of the Noteholders. The Relevant Servicer will be required pursuant to the Servicing Agreement to notify the Issuer, the Trustee and the Seller if it knows or otherwise becomes aware of a breach of Loan Warranty.

If a Material Breach of Loan Warranty is not capable of remedy or is not remedied within the specified period, the Seller will (prior to the completion of enforcement of the Related Security) be required to repurchase all of the relevant Loan (and its Related Security) on a date not later than the second Interest Payment Date following the demand. The consideration payable in these circumstances will be an amount equal to the principal balance of the relevant Loan then outstanding (or if the Material Breach of Loan Warranty related to the principal balance outstanding of the Loan at the Cut-Off Date the consideration payable will be the higher of (a) the principal balance of the relevant Loan then outstanding or (b) the represented principal balance of the Loan at the Cut-Off Date less any principal amounts received by the Issuer in respect of such Loan) plus in all cases any accrued but unpaid interest thereon up to and including the date of repurchase or, if such date is not an Interest Payment Date and an Acceleration Notice has not been served or the Notes have not otherwise become due and repayable in full, the immediately following Interest Payment Date together with any additional costs and expenses incurred by the Issuer in respect of such Loan as a direct result of the Material Breach of Loan Warranty, or which have become irrecoverable as a result of it (including any swap termination payments due to the Interest Rate Swap Provider arising as a result of the repurchase), and any amounts advanced by or on behalf of the Issuer in respect of the relevant Loan as a Loan Protection Advance to the extent such amounts have not been capitalised as outstanding principal of the relevant Loan or recovered from the Relevant Borrower.

Governing law

The Loan Sale Agreement will be governed by English law.

2. Liquidity Facility Agreement

General

On or before the Closing Date, the Issuer will enter into a liquidity facility agreement (the **Liquidity Facility Agreement**) with the Liquidity Facility Provider, the Cash Manager and the Trustee pursuant to which the Liquidity Facility Provider will provide a renewable 364-day committed liquidity facility (the **Liquidity Facility**) to the Issuer. The Liquidity Facility will, subject to certain conditions, be available to be drawn by or on behalf of the Issuer where a Relevant Borrower fails to make a payment of scheduled interest in respect of a Loan. The Liquidity Facility will also, subject to certain conditions, be available to be drawn by or on behalf of the Issuer to make Loan Protection Advances and payments in respect of Revenue Priority Amounts. The Liquidity Facility committed amount will be for an initial amount of £49,000,000 and will with respect to each Interest Period decrease as the outstanding principal balance of the Loans decreases in accordance with the terms of the Liquidity Facility Agreement, but at all times will be an amount equal to the lower of £49,000,000 and 9 per cent. of the outstanding principal balance of the Loans, or such lower amount as the Rating Agencies confirm will not adversely affect the then current ratings (if any) of any Class of Notes.

Loan Income Deficiency Drawings

The Borrowers are required to pay scheduled amounts of interest and/or principal under the terms of the relevant Credit Agreement. In the event that there is a shortfall in the amount of scheduled interest paid by a Borrower on any Loan Interest Payment Date, the Master Servicer will notify the Cash Manager of such shortfall and upon receipt of such notice, the Cash Manager must prior to a Liquidity Facility Event of Default make a drawing under the Liquidity Facility on behalf of the Issuer in an amount equal to such shortfall in respect of scheduled interest under any of the Loans (each such drawing, a **Loan Income Deficiency Drawing**). The aggregate amount of Loan Income Deficiency Drawings and Loan Protection Drawings (as defined below) in respect of a specific Loan may not exceed 40 per cent. of the outstanding principal balance of the Loan or if at any time an Appraisal Reduction has occurred in respect of that Loan, 40 per cent. of 90 per cent. of the appraisal value of the relevant Properties (each such amount, a **Maximum Loan Drawing Amount**). The proceeds of any Loan Income Deficiency Drawing will be credited to the Transaction Account and will form part of the Adjusted Available Issuer Income. The Issuer will not be permitted to make a drawing under the Liquidity Facility should a Borrower fail to make any scheduled payments of principal under a Loan.

Available Issuer Income will comprise:

- (a) all monies (other than Prepayment Fees, Break Costs and principal, (save to the extent that such principal represents any amount to be paid to the Special Servicer as a Liquidation Fee)) to be paid to the Issuer under or in respect of the Credit Agreements less the amount of any expected shortfall in such amount as notified by the Master Servicer or the Special Servicer, as the case may be, to the Cash Manager;
- (b) in respect of an Interest Payment Date, any interest accrued upon the Transaction Account and the Liquidity Stand-by Account and paid into the Transaction Account or the Liquidity Stand-by Account, as applicable, together with the interest element of the proceeds of any Eligible Investments made by or on behalf of the Issuer out of amounts standing to the credit of the Transaction Account or the Liquidity Stand-by Account and paid into the Transaction Account in each case received since the immediately preceding Interest Payment Date; and
- (c) Available Interest Rate Swap Breakage Receipts.

Available Issuer Principal means, in respect of any Calculation Date, the aggregate of (i) Available Pro Rata Principal (as defined below) and (ii) Available Sequential Principal (as defined below) as at that Calculation Date.

Loan Protection Drawing

If the relevant Credit Agreement permits the Lender or the Relevant Security Agent to make any third party payments on behalf of the Borrower and requires the Borrower to reimburse the Lender or, as the case may be, the Relevant Security Agent and on any Business Day prior to the service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, the Master Servicer or the Special Servicer, as the case may be, determines in accordance with the Servicing Agreement and the relevant Credit Agreement, that the Issuer should make a Loan Protection Advance to a Borrower (after the Relevant Servicer has (as agent of the Issuer and the Relevant Security Agent and to the extent permitted by the relevant Credit Agreement) utilised any amounts standing to the credit of the relevant Rent Account and has determined that there are insufficient amounts for such purpose standing to the credit of the relevant Rent Account), the Master Servicer or the Special Servicer, as the case may be, shall so notify the Cash Manager and the Cash Manager will, prior to a Liquidity Facility Event of Default, request on behalf of the Issuer a drawing under the Liquidity Facility in an amount equal to the Loan Protection Advance (each such drawing, a **Loan Protection Drawing**). The proceeds of the Loan Protection Drawing will be credited to the Transaction Account or otherwise paid directly to any third parties in respect of which the Loan Protection Advance is to be made and in each case applied by the Cash Manager at the direction of the Master Servicer or the Special Servicer, as applicable, on behalf of the Issuer in making the Loan Protection Advance in accordance with the Servicing Agreement and the relevant Credit Agreement. If insufficient funds are available under the Liquidity Facility to make the relevant Loan Protection Advance then the shortfall in a Loan Protection Advance may be funded by the Relevant Servicer (in its sole discretion) or, if such Loan Protection Advance is to be made on an Interest Payment Date from Adjusted Available Issuer Income in accordance with the Pre-Acceleration Revenue Priority of Payments or the Post-Enforcement/Pre-Acceleration Priority of Payments, as applicable.

Revenue Priority Amount Drawings

If on any Business Day prior to delivery of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, the Cash Manager on behalf of the Issuer determines that there is a shortfall in the Available Issuer Income that can be applied on behalf of the Issuer to pay:

- I. (prior to enforcement of the Issuer Security) certain expenses due to third parties that are not Issuer Secured Creditors incurred by the Issuer in the ordinary course of its business, including the Issuer's liability, if any, to taxation; and
- II. any periodic payments due pursuant to the Interest Rate Swap Agreement,

together the **Revenue Priority Amounts**, the Cash Manager shall on the next Business Day and prior to a Liquidity Facility Event of Default make a request on behalf of the Issuer for a revenue priority amount drawing under the Liquidity Facility Agreement in an amount equal to such shortfall (each such drawing, a **Revenue Priority Amount Drawing**). The proceeds of any Revenue Priority Amount Drawing will be applied in satisfaction of such Revenue Priority Amounts or credited to the Transaction Account, and applied by the Cash Manager on behalf of the Issuer in making payment of such Revenue Priority Amounts.

Expenses Drawings

In the event that there is a shortfall (after taking into account the other drawings then able or required to be made by the Issuer under the Liquidity Facility Agreement) in the amount available to the Issuer on any Calculation Date to pay amounts due to the Issuer Secured Creditors (other than Noteholders) in respect of items (a) to (d) (inclusive) of each of the Pre-Acceleration Revenue Priority of Payments and the Post-Enforcement/Pre-Acceleration Priority of Payments on the next following Interest Payment Date, the Issuer or the Cash Manager on its behalf must prior to a Liquidity Facility Event of Default make a drawing under the Liquidity Facility Agreement on behalf of the Issuer in an amount equal to such shortfall (each such drawing, an **Expenses Drawing**). The proceeds of any Expenses Drawing will be credited to the Transaction Account and will form part of Available Issuer Income.

Appraisal Reductions

Subject to the provisions described in the following paragraph, the Special Servicer must, not later than 30 days after the occurrence of a Special Servicing Event, if the relevant Loan Event of Default is continuing, obtain a valuation or, in the case of the Ashbourne Portfolio Priority A Loan, procure that the Relevant Security Agent obtains a valuation in respect of the relevant Property. The costs of obtaining such valuation will be paid by the Special Servicer subject to being reimbursed by the Issuer in accordance with the terms of the Servicing Agreement and subject to the Pre-Acceleration Revenue Priority of Payments, the Post-Enforcement/Pre-Acceleration Priority of Payments or the Post-Acceleration Priority of Payments, as the case may be.

The Special Servicer will not be obliged to obtain such a valuation if a valuation has been obtained during the immediately preceding 12 months and the Relevant Servicer is of the opinion (without any liability on its part) that neither the relevant Properties nor the relevant property markets have experienced any material change since the date of such previous valuation.

If the principal amount of the relevant Loan then outstanding (together with any unpaid interest, all currently due and unpaid taxes and assessments) (net of any amount placed into an escrow account in respect of such items), insurance premiums and if applicable, ground rents in respect of the relevant Properties exceeds the sum of 90 per cent. of the appraised value of the relevant Properties as determined by the Valuation, an appraisal reduction will be deemed to have occurred (an **Appraisal Reduction**) and the aggregate amount of Loan Income Deficiency Drawings and Loan Protection Drawings in respect of the relevant Loan may not exceed 40 per cent. of 90 per cent. of the appraisal value of the relevant Properties in respect of that Loan in accordance with the terms of the Liquidity Facility Agreement.

Liquidity Stand-by Drawings

The Liquidity Facility Agreement will provide that, if at any time:

- (a) the rating of the Liquidity Facility Provider falls below the Liquidity Requisite Ratings; or
- (b) the Liquidity Facility Provider refuses to renew the Liquidity Facility,

then the Issuer may find an alternative liquidity facility provider or may require the Liquidity Facility Provider to pay an amount equal to its undrawn commitment under the Liquidity Facility Agreement (a **Liquidity Stand-by Drawing**) into an account solely for that purpose maintained with the Account Bank (such account, the **Liquidity Stand-by Account**). If the Liquidity Facility Provider is required to advance a Liquidity Stand-by Drawing to the Issuer, if it is so requested by or on behalf of the Issuer or if it so chooses, the Liquidity Facility Provider shall, at its own expense, transfer the facility to, or replace it with, a new liquidity facility provider. In the event that the Cash Manager, on behalf of the Issuer, makes a Liquidity Stand-by Drawing, the Cash Manager will be required, prior to the

expenditure of the proceeds of such drawing as described above, to invest such funds in Eligible Investments. Amounts standing to the credit of the Liquidity Stand-by Account will be available to the Issuer prior to the delivery of an Acceleration Notice or the Notes otherwise becoming due and repayable in full for the purposes of making deemed Loan Protection Drawings, Loan Income Deficiency Drawings, Expenses Drawings and Revenue Priority Amount Drawings as described above and in accordance with the terms of the Liquidity Facility Agreement. Following (a) the service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, (b) the rating of the Liquidity Facility Provider ceasing to be below the Liquidity Requisite Ratings or (c) certain events of default under the Liquidity Facility Agreement, principal amounts standing to the credit of the Liquidity Stand-by Account in respect of a Liquidity Stand-by Drawing will be returned to the Liquidity Facility Provider and will not be applied in accordance with any of the Priority of Payments. If and to the extent that there is a reduction in the Liquidity Facility committed amount, there will be a *pro rata* repayment of amounts standing to the credit of the Liquidity Stand-by Account.

For these purposes:

Liquidity Requisite Ratings means a rating for a bank of at least "F1" (or better) by Fitch, "P-1" (or better) by Moody's and "A-1+" (or better) by S&P for that bank's short-term unsecured, unsubordinated and unguaranteed debt obligations; and

Eligible Investments means (a) sterling denominated government securities or (b) sterling demand or time deposits, certificates of deposit, money market funds and short term debt obligations (including commercial paper); provided that in all cases such investments will mature at least one Business Day prior to the next Interest Payment Date and the short-term unsecured, unguaranteed and unsubordinated debt obligations of the issuing or guaranteeing entity or the entity with which the demand or time deposits are made (being a bank or licensed EU credit institution) are rated at least "P-1" (short term) by Moody's, "F1+" by Fitch and "A-1+" by S&P (or in the case of longer dated securities "Aaa" (long term) by Moody's, "AAA" by Fitch and "AAA" by S&P) or are otherwise acceptable to the Rating Agencies and where the proceeds receivable in accordance with the terms of such an Eligible Investment upon its maturity is no less than the sum so invested or deposited.

Repayment of drawings

All payments due to the Liquidity Facility Provider under the Liquidity Facility Agreement (other than in respect of any Liquidity Subordinated Amounts) will rank in priority to payments of interest and principal on the Notes. **Liquidity Subordinated Amounts** are any amounts in respect of (a) increased costs, mandatory costs and tax gross up amounts payable to the Liquidity Facility Provider to the extent that such amounts exceed 0.125 per cent. per annum of the commitment provided under the Liquidity Facility Agreement and (b) if there is any Liquidity Stand-by Drawing then outstanding, the excess of the interest then payable in respect thereof over the aggregate of (i) an amount equal to the commitment fee which would otherwise then be payable (but for the Liquidity Stand-by Drawing) under the Liquidity Facility Agreement and (ii) an amount equal to the amount of interest earned in the relevant period in respect of the Liquidity Stand-by Account and the interest element of any proceeds of any Eligible Investments made out of amounts standing to the credit of the Liquidity Stand-by Account.

The Issuer will repay any Loan Protection Drawing, Expenses Drawing and Revenue Priority Amount Drawing under the Liquidity Facility on the Interest Payment Date immediately following the date on which such drawing was made, or if earlier on the Liquidity Facility Term Date or the Final Maturity Date. The Issuer must repay any Loan Income Deficiency Drawing on the earlier of: (i) the Interest Payment Date immediately following the date on which the Issuer receives amounts representing overdue amounts of scheduled interest on the relevant Loan, as applicable after having first accounted for any scheduled interest due on that day; (ii) the receipt of proceeds of any enforcement in respect of

a Loan and/or sale of a relevant Property, where there has not been any substitution in respect of such Property and (iii) the Liquidity Facility Term Date or the Final Maturity Date.

In the event that such **Liquidity Drawings**, being, as the context requires, a Revenue Priority Amount Drawing, a Loan Income Deficiency Drawing, a Loan Protection Drawing, an Expenses Drawing and/or a Liquidity Stand-by Drawing are not repaid on the relevant due date the amount outstanding under the Liquidity Facility will be deemed to be repaid (but only for the purposes of the Liquidity Facility) and redrawn on the relevant day in an amount equal to the amount outstanding subject to no events of default under the Liquidity Facility Agreement being outstanding or resulting from the redrawing. The procedure will be repeated on each Interest Payment Date or other due date thereafter, as applicable, up to the amount of the Liquidity Facility Commitment until all amounts outstanding under the Liquidity Facility are paid and/or repaid.

The Issuer will pay interest on Loan Income Deficiency Drawings, Loan Protection Drawings, Expenses Drawings and Revenue Priority Amount Drawings at a rate equal to LIBOR (as determined under the Notes) plus a specified margin. The Issuer will pay interest on any Liquidity Stand-by Drawings at an amount equal to the commitment fee under the Liquidity Facility Agreement that would be paid had the Liquidity Stand-by Drawing not been made plus an amount equal to any interest earned on amounts standing to the credit of the Liquidity Stand-by Account following the date of the Liquidity Stand-by Drawing and the interest element of any proceeds of any Eligible Investments made out of amounts standing to the credit of the Liquidity Stand-by Account.

Governing law

The Liquidity Facility Agreement will be governed by English law.

3. The Interest Rate Swap Agreement

On or before the Closing Date, the Issuer will enter into the Interest Rate Swap Agreement with the Interest Rate Swap Provider and the Interest Rate Swap Transactions pursuant thereto (each as described below) in order to protect itself against potential interest rate exposure in relation to its floating rate interest payment obligations under the Notes.

All of the Loans (other than the Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan) bear interest at a fixed rate whereas the Notes bear interest at a floating rate based on three-month LIBOR, exposing the Issuer to potential interest rate risk in respect of payment obligations under such Notes. The Ashbourne Portfolio Priority A Loan bears interest at a floating rate based on one-month LIBOR which may differ from the three-month LIBOR rate used to calculate the interest on the Notes. In addition, the relevant Loan Interest Periods will not always match the Interest Periods under the Notes. In order to hedge against such exposure, the Issuer and the Interest Rate Swap Provider will enter into fixed/floating rate interest rate swap transactions in respect of all the Loans other than the Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan (the **Fixed/Floating Swap Transactions**) or floating/floating rate interest rate swap transactions in respect of the Ashbourne Portfolio Priority A Loan, the Chapelfield Loan and the Welbeck Portfolio Loan (the **Floating/Floating Swap Transactions** and, together with the Fixed/Floating Swap Transactions, the **Interest Rate Swap Transactions**). Pursuant to the Fixed/Floating Interest Rate Swap Transactions, interest at a fixed rate will be due from the Issuer to the Interest Rate Swap Provider and interest at a floating rate based on three-month LIBOR will be due from the Interest Rate Swap Provider to the Issuer on each Interest Payment Date. Pursuant to the Floating/Floating Interest Rate Swap Transaction in respect of the Ashbourne Portfolio Priority A Loan, interest at a floating rate based on one-month LIBOR, as calculated in accordance with the Ashbourne Portfolio Credit Agreement, will be due from the Issuer to the Interest Rate Swap Provider on each Interest Payment Date and interest at a floating rate based on three-month LIBOR, as calculated in accordance with the Notes, will be due from the Interest Rate Swap Provider to the

Issuer on each Interest Payment Date. Pursuant to the Floating/Floating Interest Rate Swap Transactions in respect of the Chapelfield Loan and the Welbeck Portfolio Loan, interest at a floating rate based on three-month LIBOR, as calculated in accordance with the Credit Agreements relating to the Chapelfield Loan and the Welbeck Portfolio Loan, will be due from the Issuer to the Interest Rate Swap Provider on each Interest Payment Date and interest at a floating rate based on three-month LIBOR, as calculated in accordance with the Notes, will be due from the Interest Rate Swap Provider to the Issuer on each Interest Payment Date. If the Issuer redeems the Notes in whole or in part prior to their respective scheduled redemption dates, it will be obliged to terminate the Interest Rate Swap Transactions in a corresponding amount. Depending on LIBOR at the relevant time, a payment may be due from the Issuer to the Interest Rate Swap Provider or from the Interest Rate Swap Provider to the Issuer in connection with such termination.

The Interest Rate Swap Transactions may be terminated in accordance with certain termination events and events of default (each, an **Interest Rate Swap Termination Event**), some of which are more particularly described below.

Subject to the following, the Interest Rate Swap Provider is obliged to make payments under the Interest Rate Swap Transactions only to the extent that the Issuer makes the corresponding payments under the Interest Rate Swap Transactions, though the Issuer (except in respect of the Ashbourne Portfolio Hedging Arrangements) may meet such payments by drawing down funds under the Liquidity Facility. Furthermore, a failure by the Issuer to make timely payment of amounts due from it under the Interest Rate Swap Transactions will constitute a default in respect of the relevant payment due under the relevant Interest Rate Swap Transactions thereunder and entitle the Interest Rate Swap Provider to terminate the relevant Interest Rate Swap Transactions.

The Interest Rate Swap Provider will be obliged to make payments under the Interest Rate Swap Agreement without any withholding or deduction of taxes unless required by law. If any such withholding or deduction is required by law, the Interest Rate Swap Provider will be required to pay such additional amount as is necessary to ensure that the amount actually received by the Issuer will equal the full amount the Issuer would have received had no such withholding or deduction been required and, if such withholding or deduction is a withholding or deduction which will or would be or becomes the subject of any tax credit, allowance, set-off, repayment or refund to the Interest Rate Swap Provider, to use all reasonable endeavours to reach agreement to mitigate the incidence of tax on the Issuer and may transfer the relevant swap to an affiliate to mitigate the same.

The Interest Rate Swap Agreement will provide, however, that if due to action taken by a relevant taxing authority or brought in a court of competent jurisdiction or any change in tax law since the Closing Date the Interest Rate Swap Provider will, or there is a substantial likelihood that it will, on the next Interest Payment Date, be required to pay additional amounts in respect of tax under the Interest Rate Swap Agreement or will, or there is a substantial likelihood that it will, receive payment from the other party from which an amount is required to be deducted or withheld for or on account of tax (an **Interest Rate Swap Tax Event**), the Interest Rate Swap Provider will use its reasonable efforts to transfer its rights and obligations to another of its offices, branches or affiliates or a suitably rated third party to avoid the relevant Interest Rate Swap Tax Event. If no such transfer can be effected, the Interest Rate Swap Agreement and the relevant Interest Rate Swap Transaction may be terminated. The Interest Rate Swap Agreement will contain certain other limited termination events and events of default which will entitle either party to terminate it.

The Interest Rate Swap Provider will, on or prior to the Closing Date, have a rating assigned to its long-term unguaranteed, unsubordinated and unsecured debt obligations of "AA" by S&P, "AA+" by Fitch and "Aa1" by Moody's and its short-term unguaranteed, unsubordinated and unsecured debt obligations of "A-1+" by S&P, "F1+" by Fitch and "P-1" by Moody's. If the short-term, unsecured, unguaranteed and unsubordinated debt obligations of the Interest Rate Swap Provider cease to be rated as high as "A-1" by S&P or "P-1" by Moody's or "F1" by Fitch or the long-term unsubordinated

and unsecured debt obligations of the Interest Rate Swap Provider cease to be rated as high as "A1" by Moody's or "A" by Fitch (the **Minimum Interest Rate Swap Provider Ratings**), the Interest Rate Swap Provider, at its option must (unless in certain circumstances the Rating Agencies confirm that no downgrade to the then current ratings of the Notes shall occur as a result of such downgrade of the Interest Rate Swap Provider), within 30 days either (i) post acceptable collateral with the Issuer (which in certain circumstances is subject to independent third party verification), (ii) transfer its rights and obligations to an acceptable replacement swap provider with the Minimum Interest Rate Swap Provider Ratings, (iii) find a co-obligor with the Minimum Interest Rate Swap Provider Ratings or obtain an acceptable guarantee from a guarantor with the Minimum Interest Rate Swap Provider Ratings or (iv) take such other actions as may be agreed with the Rating Agencies.

If the Interest Rate Swap Provider does not perform the actions referred to in (i), (ii), (iii) or (iv) above (or, if having posted collateral pursuant to (i) above, such ratings fall below a further ratings trigger and the Interest Rate Swap Provider fails to take any of the measures described in (ii), (iii) or (iv) above within the then applicable time limit) then the Issuer will be entitled to terminate the Interest Rate Swap Transactions and enter into replacement interest rate swap transactions with another appropriately rated entity unless the Rating Agencies confirm that no downgrade to the then current ratings of the Notes or the cessation of any such ratings would occur as a result.

If the Interest Rate Swap Provider defaults in its obligations under the Interest Rate Swap Agreement resulting in the termination thereof, the Issuer will be obliged to procure replacement interest rate swap transactions within 20 days of such default unless the Rating Agencies confirm that no downgrade to the then current ratings of the Notes would occur as a result of the Interest Rate Swap Agreement being terminated and no replacement being effected. The Master Servicer will be required, under the terms of the Servicing Agreement, to take all reasonable steps to procure such replacement interest rate swap transaction on behalf of the Issuer and the Trustee.

Governing law

The Interest Swap Agreement will be governed by English law.

4. Trust Deed

On or before the Closing Date, the Issuer and the Trustee will enter into a trust deed (the **Trust Deed**) pursuant to which the Notes will be constituted. The Trust Deed will include the form of the Notes and contain a covenant from the Issuer to the Trustee to pay all amounts due under the Notes. The Trustee will hold the benefit of that covenant on trust for itself and the Noteholders in accordance with their respective interests.

The Trust Deed will contain provisions requiring the Trustee to have regard to the interests of the Class A Noteholders, the Class B Noteholders, the Class C Noteholders, the Class D Noteholders and the Class E Noteholders equally (except where expressly provided otherwise), but where there is, in the Trustee's opinion, a conflict between the interests of (i) the Class A Noteholders and (ii) any other Class of Noteholders, the Trust Deed will require the Trustee to have regard to the interests of the Class A Noteholders only, provided there are Class A Notes outstanding. If, in the Trustee's opinion, there is a conflict between the interests of (i) the Class B Noteholders and (ii) the Class C Noteholders, the Class D Noteholders and the Class E Noteholders, the Trust Deed will require the Trustee to have regard to the interests of the Class B Noteholders only, provided there are Class B Notes outstanding. If, in the Trustee's opinion, there is a conflict between the interests of (i) the Class C Noteholders and (ii) the Class D Noteholders and the Class E Noteholders, the Trust Deed will require the Trustee to have regard to the interests of the Class C Noteholders only, provided there are Class C Notes outstanding. If, in the Trustee's opinion, there is a conflict between the interests of (i) the Class D Noteholders and (ii) the Class E Noteholders, the Trust Deed will require the Trustee to have regard to the interests of the Class D Noteholders only, provided there are Class D Notes

outstanding. Only the holders of the Most Senior Class of Notes outstanding may request or direct the Trustee to take any action under the Trust Deed.

Governing law

The Trust Deed will be governed by English law.

5. Issuer Deed of Charge

General

On or before the Closing Date, the Issuer will enter into a deed of charge (the **Issuer Deed of Charge**) with each of the Trustee, the Liquidity Facility Provider, the Interest Rate Swap Provider, the Cash Manager, the Agent Bank, the Paying Agents, the Account Bank, the Corporate Services Provider, the Master Servicer, the Special Servicer and the Seller (together with the Noteholders and any receiver or other appointee of the Trustee, the **Issuer Secured Creditors**) pursuant to which the Issuer will grant security in respect of its obligations, including the Notes. The Issuer expects that the appointment of an administrative receiver by the Trustee under the Issuer Deed of Charge would not be prohibited by Section 72A of the Insolvency Act 1986 as the appointment will fall within the exception set out under Section 72B of the Insolvency Act 1986 (First exception: capital market).

Security

Under the Issuer Deed of Charge, the Issuer will grant the following security in favour of the Trustee who will hold such security on trust for the benefit of itself and the other Issuer Secured Creditors in accordance with their respective interests:

- (a) an assignment by way of first fixed security of all its right, title, interest and benefit, present and future, in, to and under:
 - (i) each Loan Sale Document;
 - (ii) the Servicing Agreement;
 - (iii) the Cash Management Agreement;
 - (iv) the Subscription Agreement;
 - (v) the Liquidity Facility Agreement;
 - (vi) the Interest Rate Swap Agreement;
 - (vii) the Trust Deed;
 - (viii) the Agency Agreement;
 - (ix) the Corporate Services Agreement;
 - (x) the Options Holder Corporate Services Agreement; and
 - (xi) the Bank Account Agreement;
- (b) an assignment by way of first fixed security over all of its right, title, interest and benefit, present and future, under each Finance Document, each Intercreditor Agreement, the

Ashbourne Portfolio Senior Intercreditor Agreement and the Ashbourne Portfolio Priority A Intercreditor Agreement;

- (c) a charge by way of first fixed security over all of its right, title, interest and benefit, present and future, in and to the amounts from time to time standing to the credit of each Issuer Account (other than the Issuer Share Capital Account);
- (d) an assignment by way of first fixed security over all of its right, title, interest and benefit, present and future, in and to all investments including Eligible Investments; and
- (e) a first floating charge over all of the property, assets and undertaking of the Issuer not already subject to fixed security,

(together, the **Issuer Security**), all as more particularly set out in the Issuer Deed of Charge.

The Trustee shall not be bound to enforce the security constituted by the Issuer Deed of Charge or take proceedings against the Issuer or any other person to enforce the provisions of the Issuer Deed of Charge or any of the other Transaction Documents or any other action thereunder unless:

- (a) it shall have been directed or requested to do so either by an Extraordinary Resolution of the holders of the Most Senior Class of Notes or in writing by the holders of at least 25 per cent. in aggregate Principal Amount Outstanding of the Most Senior Class of Notes then outstanding; and
- (b) it shall have been indemnified and/or secured to its satisfaction against all liabilities, proceedings, claims and demands to which it may be or become liable and all costs, charges and expenses which may be incurred by it in connection therewith.

The Notes will be full recourse obligations of the Issuer. On enforcement of the Issuer Security, recourse in respect of all other obligations (that is, other than the obligation to pay principal and interest on the Notes) of the Issuer will be limited to the proceeds of realisation of the Issuer Security.

Non-petition

Each of the Issuer Secured Creditors which is a party to the Issuer Deed of Charge (other than the Trustee) will agree in the Issuer Deed of Charge that, unless an Acceleration Notice has been served, or the Trustee, having become bound to serve an Acceleration Notice, fails to do so within a reasonable period and such failure is continuing, it will not take any steps for the purpose of recovering any debts due or owing to it by the Issuer or to petition or procure the petitioning for the winding-up or administration of the Issuer or to file documents with the court or serve a notice of intention to appoint an administrator in relation to the Issuer.

Enforcement

The Issuer Security will become enforceable on the occurrence of a Note Event of Default pursuant to **Condition 10 (Events Of Default)** (or on the Final Maturity Date or any earlier redemption in full of the Notes, in each case upon failure to pay amounts due on the Notes). In respect of a Note Event of Default, if the Issuer Security has become enforceable otherwise than by reason of a default in payment of any amount due on the Notes, the Trustee will not be entitled to dispose of the assets comprising the Issuer Security or any part thereof unless (i) a sufficient amount would be realised to allow discharge in full of all amounts owing to the Noteholders and any amounts required under the Cash Management Agreement to be paid *pari passu* with, or in priority to, the Notes or (ii) the Trustee has been advised by such professional advisers as are selected by the Trustee, upon whom the Trustee shall be entitled to rely, that the cash flow prospectively receivable by the Issuer will not (or

that there is a significant risk that it will not) be sufficient, having regard to any other relevant actual, contingent or prospective liabilities of the Issuer, to discharge in full all amounts owing to the Noteholders and any amounts required under the Cash Management Agreement to be paid *pari passu* with, or in priority to, the Notes and that the shortfall will (or that there is a significant risk that it will) exceed the shortfall resulting from disposal of the assets comprising the Issuer Charged Property or (iii) the Trustee determines that not to effect such disposal would or would be likely to place the Issuer Security in jeopardy, and, in any event, the Trustee has been secured and/or indemnified to its satisfaction.

Governing law

The Issuer Deed of Charge will be governed by English law.

6. Bank Account Agreement

The Issuer, the Cash Manager, the Account Bank and the Trustee will each enter into an agreement (the **Bank Account Agreement**) on or before the Closing Date pursuant to which the Issuer will establish the following bank accounts:

- (a) an account (the **Transaction Account**) into which all Collections in respect of the Loans to be transferred by the Relevant Servicer (as agent for the Issuer or the Relevant Security Agent as the case may be), under the Servicing Agreement (including, for the avoidance of doubt, Prepayment Fees and Break Costs), all drawings under the Liquidity Facility Agreement (other than a Liquidity Stand-by Drawing), all payments to the Issuer under the Interest Rate Swap Agreement and all other amounts received by the Issuer in connection with the Loans or the Loan Security or otherwise received by the Issuer under the Transaction Documents are required to be paid;
- (b) an account (the **Issuer Share Capital Account**) into which the subscription monies in respect of the shares in the Issuer are required to be paid; and
- (c) an account (the **Liquidity Stand-by Account** and, together with the Transaction Account, the Issuer Share Capital Account and any other accounts maintained by the Issuer in accordance with the terms of the Transaction Documents from time to time, the **Issuer Accounts**) which will be opened by the Issuer with the Account Bank when a Liquidity Stand-by Drawing is made and into which the Liquidity Stand-by Drawing will be deposited.

The Relevant Servicer (acting as agent for the Issuer and the Relevant Security Agent, as applicable) will be responsible, pursuant to the terms of the Servicing Agreement, for ensuring that the amounts received in connection with the Loans or the Loan Security are paid into the Transaction Account. Payments out of the Transaction Account will be made in accordance with the provisions of the Cash Management Agreement and the relevant Priority of Payments contained therein as described under "*Cashflows*" below.

If the Account Bank ceases to be an **Eligible Bank** (being a UK bank or a UK branch of a bank the short-term, unsecured, unguaranteed and unsubordinated debt obligations of which are rated at least "F1" by Fitch, "P-1" by Moody's and "A-1+" by S&P and the long-term, unsecured, unguaranteed and unsubordinated debt obligations of which are rated at least "A" by Fitch, "A1" by Moody's and "AA-" by S&P, or is otherwise acceptable to the Rating Agencies), the Issuer will be required to arrange for the transfer (within 30 days) of the Issuer Accounts to an Eligible Bank on terms acceptable to the Trustee.

Governing law

The Bank Account Agreement will be governed by English law.

7. Corporate Services Agreement and Options Holder Corporate Services Agreement

Corporate Services Agreement

The Issuer, the Corporate Services Provider and the Share Trustee will each enter into a services agreement (the **Corporate Services Agreement**) on or before the Closing Date pursuant to which the Corporate Services Provider will agree to provide certain administrative services to the Issuer. Pursuant to the Corporate Services Agreement and the terms of a corporate services fee letter (the **Corporate Services Fee Letter**), to be entered into between, among others, the Issuer and the Corporate Services Provider, the Corporate Services Provider will be entitled to receive a fee for the provision of those administrative and certain other corporate services. The Corporate Services Agreement may be terminated by either the Issuer or the Corporate Services Provider pursuant to its terms, but such termination shall only take effect when a substitute corporate services provider has been appointed (on substantially the same terms as the Corporate Services Provider) in accordance with the Corporate Services Agreement.

The Corporate Services Agreement will be governed by English law.

Options Holder Corporate Services Agreement

Options Holder, the Corporate Services Provider and the Share Trustee have each entered into a services agreement (the **Options Holder Corporate Services Agreement**) on 22 March 2005 pursuant to which the Corporate Services Provider agreed to provide certain administrative services to Options Holder. The Corporate Services Provider is entitled to receive a fee for the provision of such services. The Issuer may contribute, in whole or in part, towards the payment of this fee, subject to the agreement of the Issuer, Options Holder and any other person presently contributing to or paying such fee on behalf of Options Holder.

Governing law

The Options Holder Corporate Services Agreement is governed by English law.

8. Call Option Agreement

The Call Option Agreement will be entered into between the Trustee, the Issuer and Options Holder pursuant to which a Post-Enforcement Call Option will be granted to Options Holder. The terms of the post-enforcement call option (the **Post-Enforcement Call Option**) will require the Class A Noteholders, the Class B Noteholders, the Class C Noteholders, the Class D Noteholders and the Class E Noteholders in accordance with the terms of the Class A Notes, the Class B Notes, the Class C Notes, the Class D Notes and the Class E Notes, respectively, to transfer the Notes to Options Holder in the following circumstances:

- (a) upon exercise of the Post-Enforcement Call Option by Options Holder following the enforcement of the Issuer Security; and
- (b) a determination by professional advisers selected by the Trustee that the proceeds of such enforcement are insufficient after payment of all other claims ranking in priority to the Notes; and

- (c) after the application of any such proceeds to the Notes under the Post-Acceleration Priority of Payments to pay any further principal, interest or any other amounts due in respect of the Notes,

these conditions being, for the avoidance of doubt, cumulative.

The Class A Noteholders, Class B Noteholders, Class C Noteholders, Class D Noteholders and Class E Noteholders will be paid a nominal amount only for such transfer.

Governing law

The Call Option Agreement will be governed by English law.

9. Agency Agreement

Pursuant to an agency agreement to be entered into on or prior to the Closing Date (the **Agency Agreement**) between the Issuer, the Trustee, the Principal Paying Agent, the Irish Paying Agent and the Agent Bank, provision will be made for, among other things, payment of principal and interest in respect of the Notes of each Class.

Governing law

The Agency Agreement will be governed by English law.

10. Master Definitions Schedule

On or prior to the Closing Date, each of the Issuer, the Trustee, the Cash Manager, the Account Bank, the Liquidity Facility Provider, the Master Servicer, the Special Servicer, the Agent Bank, the Paying Agents and the Corporate Services Provider will sign, for the purposes of identification only, a definitions schedule (the **Master Definitions Schedule**) incorporating the definitions applicable to each of the Transaction Documents where not otherwise defined therein.

CASHFLOWS

The payment priorities in respect of the Transaction Account will be set out in the Cash Management Agreement. Prior to the Trustee taking any steps to enforce the Issuer Security, the Cash Manager will be responsible for making any payments of principal on the Notes from amounts credited to the Principal Ledger on the Transaction Account (in accordance with the Pre-Acceleration Principal Priority of Payments) and for making payments of, among other things, interest on the Notes from the Revenue Ledger on the Transaction Account (in accordance with the Pre-Acceleration Revenue Priority of Payments). From and including the time at which the Trustee takes any steps to enforce the Issuer Security (but prior to service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full) the Trustee (or, with the consent of the Trustee, the Cash Manager on its behalf) will be responsible for making payments of principal and interest on the Notes in accordance with the Post-Enforcement/Pre-Acceleration Priority of Payments. Following the delivery of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, the Trustee will be responsible for making payments of principal and interest on the Notes in accordance with the Post-Acceleration Priority of Payments.

Payments from amounts credited to the Revenue Ledger – Revenue Priority Amounts

Prior to the delivery of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, the Cash Manager (on behalf of the Issuer) will, on any Business Day, (including an Interest Payment Date) pay out of the Adjusted Available Issuer Income (as defined below) standing to the credit of the Transaction Account and credited to the Revenue Ledger, (i) (prior to the Trustee taking any steps to enforce the Issuer Security) certain expenses due to third parties that are not Issuer Secured Creditors incurred by the Issuer in the ordinary course of its business, including the Issuer's liability, if any, to taxation and (ii) any periodic payments due pursuant to the Interest Rate Swap Agreement (together the **Revenue Priority Amounts**), provided that on any Interest Payment Date, such payment shall be made in accordance with the Pre-Acceleration Revenue Priority of Payments or the Post-Enforcement/Pre-Acceleration Priority of Payments, as applicable.

Pre-Acceleration Revenue Priority of Payments

Prior to (i) the delivery of an Acceleration Notice or the Notes otherwise becoming due and repayable in full and (ii) the Trustee taking any steps to enforce the Issuer Security, the Cash Manager (on behalf of the Issuer) will, on each Interest Payment Date, apply Adjusted Available Issuer Income (as defined below) credited to the Revenue Ledger in the following order of priority (the **Pre-Acceleration Revenue Priority of Payments**) (in each case only if and to the extent that the payments and provisions of a higher priority have been made in full):

- (a) in or towards satisfaction of any costs, expenses, fees, remuneration and indemnity payments (if any) and any other amounts payable by the Issuer to, *pari passu* and *pro rata*, the Trustee and any person appointed by it under the Trust Deed, the Issuer Deed of Charge or any other Transaction Document to which it is a party;
- (b) in or towards satisfaction of any amounts due and payable by the Issuer on such Interest Payment Date to, *pari passu* and *pro rata*, the Paying Agents and the Agent Bank under the Agency Agreement and the Account Bank under the Bank Account Agreement;
- (c) in or towards satisfaction of any amounts due and payable by the Issuer on such Interest Payment Date to, *pari passu* and *pro rata*: (i) the Master Servicer in respect of the Servicing Fee and the Special Servicer in respect of the Special Servicing Fee and any other amounts due to the Master Servicer or the Special Servicer pursuant to the Servicing Agreement (including Liquidation Fees or Restructuring Fees) (including in each case, the reimbursement

of any amounts of Loan Protection Advances made by the Master Servicer or the Special Servicer on behalf of the Issuer) and (ii) the Cash Manager pursuant to the Cash Management Agreement;

- (d) in or towards satisfaction, *pari passu* and *pro rata* according to amounts then due, of any amounts due and payable by the Issuer on such Interest Payment Date to:
 - (i) the Corporate Services Provider under the Corporate Services Agreement and the Corporate Services Fee Letter; and
 - (ii) any payment of Revenue Priority Amounts to third parties (other than the Issuer Secured Creditors) incurred by the Issuer in the ordinary course of its business;
- (e) in or towards satisfaction of any amounts due and payable by the Issuer on such Interest Payment Date to the Liquidity Facility Provider under and in accordance with the Liquidity Facility Agreement (other than any Liquidity Subordinated Amounts);
- (f) in or towards satisfaction of any amounts due and payable by the Issuer on such Interest Payment Date to the Interest Rate Swap Provider under and in accordance with the Interest Rate Swap Agreement (other than any Subordinated Interest Rate Swap Amounts);
- (g) in or towards payment *pari passu* and *pro rata* according to the respective amounts of any amounts the Issuer has agreed to pay or otherwise provide to a Borrower in respect of Loan Protection Advances (in each case to the extent not already paid from amounts standing to the credit of the relevant Rent Account, a Loan Protection Drawing or by the Master Servicer or the Special Servicer);
- (h) in or towards payment *pari passu* and *pro rata* of (x) interest due and overdue (and all interest due on such overdue interest) on the Class A Notes and (y) any amounts in respect of Deferred Consideration to the Seller or its assignee or as the Seller may direct in accordance with the terms of the Loan Sale Agreement;
- (i) in or towards payment of interest due and overdue (and all interest due on such overdue interest) on the Class B Notes;
- (j) in or towards payment of interest due and overdue (and all interest due on such overdue interest) on the Class C Notes;
- (k) in or towards payment of interest due and overdue (and all interest due on such overdue interest) on the Class D Notes;
- (l) in or towards payment of interest due and overdue (and all interest due on such overdue interest) on the Class E Notes;
- (m) in or towards payment of any Liquidity Subordinated Amounts payable by the Issuer on such Interest Payment Date to the Liquidity Facility Provider;
- (n) in or towards payment of any Subordinated Interest Rate Swap Amounts payable by the Issuer on such Interest Payment Date to the Interest Rate Swap Provider;
- (o) to retain in a separate ledger in the Transaction Account (the **Tax Reserve Ledger**) an amount equal to 0.01 per cent. of Available Issuer Income in respect of such Interest Payment Date; and

- (p) any surplus to the Issuer.

Adjusted Available Issuer Income on any date means Available Issuer Income plus the following drawings under the Liquidity Facility Agreement, in each case standing to the credit of the Transaction Account:

- (a) Loan Protection Drawings;
- (b) Loan Income Deficiency Drawings;
- (c) Revenue Priority Amount Drawings; and
- (d) Expenses Drawings.

Subordinated Interest Rate Swap Amount means any termination amount due to the Interest Rate Swap Provider as a result of:

- (a) the occurrence of an Interest Rate Swap Termination Event in respect of the Interest Rate Swap Provider (including, for the avoidance of doubt, where the Interest Rate Swap Provider is the Defaulting Party (as defined in the Interest Rate Swap Agreement)); or
- (b) the failure by the Interest Rate Swap Provider to comply with the requirements under the Interest Rate Swap Agreement in relation to loss of Minimum Interest Rate Swap Provider Ratings (as defined above in the section entitled "*Transaction Documents – the Interest Rate Swap Agreement*").

Pre-Acceleration Principal Priority of Payments

Prior to (i) the delivery of an Acceleration Notice or the Notes otherwise becoming due and repayable in full or (ii) the Trustee taking any steps to enforce the Issuer Security, the Cash Manager will, on each Interest Payment Date, apply Available Issuer Principal credited to the Principal Ledger in the order of priority (the **Pre-Acceleration Principal Priority of Payments**) (in each case only if and to the extent that the payments and provisions of a higher priority have been made in full) set out in the relevant paragraph of **Condition 6.3** (*Mandatory redemption in part from Available Amortisation Funds, Available Prepayment Redemption Funds, Available Final Redemption Funds and Available Principal Recovery Funds*).

Post-Enforcement/Pre-Acceleration Priority of Payments

From and including the time at which the Trustee takes any step to enforce the Issuer Security, but prior to service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, the Trustee (or, with the consent of the Trustee, the Cash Manager on its behalf) or any receiver appointed by it shall apply:

- (i) Adjusted Available Issuer Income credited to the Revenue Ledger and available for distribution, in or towards satisfaction of the liabilities set out in, and in the same order of priority as, the Pre-Acceleration Revenue Priority of Payments, other than items (d)(ii) and (p); and
- (ii) Available Issuer Principal credited to the Principal Ledger and available for distribution in or towards satisfaction of the liabilities set out in, and in the same order of priority as, the Pre-Acceleration Principal Priority of Payments, disregarding the items set out at **Condition 6.3(b)(vii)** and **6.3(c)(iii)** for this purpose,

such priorities of payments, together, the **(Post-Enforcement/Pre-Acceleration Priority of Payments)**. Thereafter any surplus shall be paid into a designated account to be established for this purpose by the Trustee (or, with the consent of the Trustee, the Cash Manager on its behalf) or any receiver appointed by it.

Post-Acceleration Priority of Payments

Following the service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, the Trustee will be required to apply all funds received or recovered by it (other than any amount in respect of Prepayment Fees, Break Costs, Interest Rate Swap Breakage Receipts subject to the Interest Rate Swap Breakage Receipts Priority of Payments and any principal amounts standing to the credit of the Liquidity Stand-by Account in respect of a Liquidity Stand-by Drawing) in accordance with the following order of priority (the **Post-Acceleration Priority of Payments** and together with the Pre-Acceleration Revenue Priority of Payments, the Pre-Acceleration Principal Priority of Payments and the Post-Enforcement/Pre-Acceleration Priority of Payments, the **Priority of Payments**) (in each case, only if and to the extent that the payments and provisions of a higher priority have been made in full), all as more fully set out in the Cash Management Agreement:

- (a) in or towards satisfaction of any costs, expenses, fees, remuneration and indemnity payments (if any) and any other amounts payable by the Issuer to, *pari passu* and *pro rata*, the Trustee and any receiver or other person appointed by any of them under the Trust Deed, the Issuer Deed of Charge (or any other Transaction Document to which it is a party);
- (b) in or towards satisfaction of any amounts due and payable by the Issuer to, *pari passu* and *pro rata*, the Paying Agents and the Agent Bank in respect of amounts properly paid by such persons to the Noteholders without corresponding payment of funds by the Issuer under the Agency Agreement together with any other amounts due to the Paying Agents or the Agent Bank pursuant to the Agency Agreement and the Account Bank under the Bank Account Agreement;
- (c) in or towards satisfaction of any amounts due and payable by the Issuer to, *pari passu* and *pro rata*: (i) the Master Servicer in respect of the Servicing Fee and the Special Servicer in respect of the Special Servicing Fee and any other amounts due to the Master Servicer or the Special Servicer pursuant to the Servicing Agreement (including Liquidation Fees or Restructuring Fees) (including in each case, the reimbursement of any amounts of Loan Protection Advances made by the Master Servicer or the Special Servicer on behalf of the Issuer) and (ii) the Cash Manager pursuant to the Cash Management Agreement;
- (d) in or towards satisfaction, *pari passu* and *pro rata* according to the amounts then due, of any amounts due and payable by the Issuer to the Corporate Services Provider under the Corporate Services Agreement and the Corporate Services Fee Letter;
- (e) in or towards satisfaction of any amounts due and payable by the Issuer to the Liquidity Facility Provider under and in accordance with the Liquidity Facility Agreement (other than any Liquidity Subordinated Amounts);
- (f) in or towards satisfaction of any amounts due and payable by the Issuer to the Interest Rate Swap Provider under and in accordance with the Interest Rate Swap Agreement (other than any Subordinated Interest Rate Swap Amounts);
- (g) in or towards payment, *pari passu* and *pro rata*, of (x) any principal and interest due and overdue (and all interest due on such overdue interest) on the Class A Notes and (y) any amounts in respect of Deferred Consideration to the Seller or its assignee in accordance with the terms of the Loan Sale Agreement;

- (h) in or towards payment of any principal and interest due and overdue (and all interest due on such overdue interest) on the Class B Notes;
- (i) in or towards payment of any principal and interest due and overdue (and all interest due on such overdue interest) on the Class C Notes;
- (j) in or towards payment of any principal and interest due and overdue (and all interest due on such overdue interest) on the Class D Notes;
- (k) in or towards payment of any principal and interest due and overdue (and all interest due on such overdue interest) on the Class E Notes;
- (l) in or towards payment of any Liquidity Subordinated Amounts payable to the Liquidity Facility Provider;
- (m) in or towards payment of any Subordinated Interest Rate Swap Amounts payable by the Issuer to the Interest Rate Swap Provider; and
- (n) any surplus to the Issuer.

Application of Prepayment Fees

All amounts received or recovered by the Issuer in respect of any Prepayment Fees will be applied by the Issuer or, from and including the time at which the Trustee takes any step to enforce the Issuer Security, the Trustee (or, with the consent of the Trustee, the Cash Manager on its behalf) in or towards payment of any amount in respect of Deferred Consideration to the Seller or its assignee in accordance with the terms of the Loan Sale Agreement.

Break Costs Priority of Payments

On any Interest Payment Date (and following service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, on any date), any Break Costs received by the Issuer as a result of any prepayment by a Borrower of all or any part of a Loan during the related Collection Period will be applied by the Cash Manager on behalf of the Issuer or, from and including the time at which the Trustee takes any steps to enforce the Issuer Security, the Trustee (or, with the consent of the Trustee, the Cash Manager on its behalf) in accordance with the following order of priority (the **Break Costs Priority of Payments**) (in each case only if and to the extent that the proceeds and provisions of a higher priority have been made in full) all as more fully set out in the Cash Management Agreement:

- (i) in or towards payment of any amount due and payable by the Issuer on that Interest Payment Date or other relevant date to the Interest Rate Swap Provider under and in accordance with the Interest Rate Swap Agreement, arising as a result of the termination of all or part of any Interest Rate Swap Transaction due to the prepayment by such Borrower of all or part of any Loan; and
- (ii) thereafter, in or towards payment of any amount in respect of Deferred Consideration to the Seller or its assignee in accordance with the terms of the Loan Sale Agreement.

Interest Rate Swap Breakage Receipts Priority of Payments

On any Interest Payment Date (and following service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, on any date), any Interest Rate Swap Breakage Receipts received by the Issuer as a result of any termination of all or part of an Interest Rate Swap

Transaction following prepayment by a Borrower of all or any part of a Loan during the related Collection Period or following a default by a Borrower, to the extent that the same is not taken into account in the calculation of the relevant Adjusted Loan Principal Loss or Principal Recovery Funds will be applied by the Cash Manager on behalf of the Issuer or, from and including the time at which the Trustee takes any steps to enforce the Issuer Security, the Trustee (or, with the consent of the Trustee, the Cash Manager on its behalf) in accordance with the following order of priority (the **Interest Rate Swap Breakage Receipts Priority of Payments**) (in each case only if and to the extent that the proceeds and provisions of a higher priority have been made in full) all as more fully set out in the Cash Management Agreement:

- (i) in or towards payment of any amount the Issuer (in its capacity as Lender) has or would have to pay to the relevant Borrower under the relevant Credit Agreement in respect of the prepayment by such Borrower of such Loan; and
- (ii) thereafter, in or towards payment of any amount in respect of Deferred Consideration to the Seller or its assignee in accordance with the terms of the Loan Sale Agreement.

Post Write-off Recovery Funds

The aggregate amount of any recovery received by the Master Servicer or the Special Servicer on behalf of the Issuer in respect of a Loan following the write-off of such Loan by the Master Servicer or the Special Servicer on the completion of enforcement procedures in relation to such Loan (**Post Write-off Recovery Funds**) will be applied by the Issuer as Available Issuer Income or, following service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, by the Trustee as available funds under the Post-Acceleration Priority of Payments.

SERVICING

The Master Servicer

Each of the Issuer and the Trustee will appoint Barclays Capital Mortgage Servicing Limited (**BCMSL**) under the terms of a servicing agreement dated on or before the Closing Date (the **Servicing Agreement**) as the initial Master Servicer and Special Servicer of the Loans and to exercise the rights of the Issuer as Lender under the Finance Documents. The Master Servicer will perform the day-to-day servicing of the Loans and to exercise the rights of the Issuer as Lender under the Finance Documents. Following the occurrence of a Special Servicing Event (as defined below) the Special Servicer will commence servicing the relevant Specially Serviced Loan. The Master Servicer will continue to service other commercial mortgage loans in addition to the Loans under the Finance Documents.

Each Security Agent (other than The Royal Bank of Scotland plc) will appoint the Master Servicer and the Special Servicer, as its agents pursuant to the terms of the Servicing Agreement. The Master Servicer or, in respect of a Specially Serviced Loan (other than in the case of the Ashbourne Portfolio Priority A Loan), the Special Servicer, will exercise all duties, powers, directions and rights of each Security Agent (other than The Royal Bank of Scotland plc as Security Agent for the Ashbourne Portfolio Priority A Loan) under the relevant Finance Documents (including each relevant Credit Agreement). In acting as agent for the Relevant Security Agent, the Master Servicer or the Special Servicer must act in accordance with the Servicing Standard (as defined below), the provisions of the Servicing Agreement, the relevant Credit Agreement and, where relevant, the Intercreditor Agreements, the Ashbourne Portfolio Senior Intercreditor Agreement and the Ashbourne Portfolio Priority A Intercreditor Agreement.

In respect of the Ashbourne Portfolio Priority A Loan, the Master Servicer and the Special Servicer will have a more limited role than in relation to the other Loans. The Master Servicer and the Special Servicer will perform the day-to-day servicing of the Ashbourne Portfolio Priority A Loan and exercise the rights of the Issuer as a Lender under the relevant Finance Documents for the Ashbourne Portfolio Priority A Loan in accordance with the terms of the Ashbourne Portfolio Senior Intercreditor Agreement and the Ashbourne Portfolio Priority A Intercreditor Agreement. The role of the Master Servicer and the Special Servicer will generally be limited to directing The Royal Bank of Scotland plc as Security Agent in respect of the Ashbourne Portfolio Priority A Whole Loan in accordance the terms of the Ashbourne Portfolio Senior Intercreditor Agreement and the Ashbourne Portfolio Priority A Intercreditor Agreement. The Master Servicer and the Special Servicer will in particular have no right to directly agree amendments, consents or variations in respect of the Ashbourne Portfolio Whole Loan or conduct the enforcement action in respect of such Loan. The services of the Master Servicer and the Special Servicer as set out in this section will therefore only apply to a very limited extent to the Ashbourne Portfolio Priority A Loan and consequently this should be taken into account when considering the roles of the Master Servicer and the Special Servicer with respect to the Ashbourne Portfolio Priority A Loan.

Servicing of the Loans

Servicing procedures will include monitoring compliance with and administering the options available to each Borrower under the terms and conditions of the relevant Credit Agreement. The Master Servicer and (where applicable) the Special Servicer shall take all measures it deems necessary or appropriate in its due professional discretion to administer and collect the Loans and in exercising its obligations and discretions under the Servicing Agreement in its capacity as agent of the Issuer and the Relevant Security Agent. Each of the Master Servicer and the Special Servicer must act in accordance with the following requirements and, in the event that the Master Servicer or Special Servicer considers there to be a conflict between them, in the following priority:

- (a) all applicable legal and regulatory requirements;
- (b) the terms of the applicable Loan Documentation in respect of the Serviced Loans (including the Intercreditor Agreements, the Ashbourne Portfolio Senior Intercreditor Agreement and the Ashbourne Portfolio Priority A Intercreditor Agreement);
- (c) any covenants or restrictions contained in the Servicing Agreement;
- (d) the directions of the Trustee (if any) which can only be given after the Issuer Security has become enforceable;
- (e) the **Servicing Standard** being the maximisation of recovery of funds taking into account:
 - (i) the likelihood of recovery of amounts due in respect of that Loan;
 - (ii) the timing of recovery;
 - (iii) the costs of recovery, and
 - (iv) the interests of the Issuer (subject, in the case of the Booker Portfolio Whole Loan, the River Court Whole Loan and the Cannon Bridge Whole Loan, to the terms of the relevant Intercreditor Agreement and, in the case of the Ashbourne Portfolio Whole Loan, to the terms of the Ashbourne Portfolio Senior Intercreditor Agreement and the Ashbourne Portfolio Priority A Intercreditor Agreement),

giving due and careful consideration to customary and usual standards of practice of a reasonably prudent commercial mortgage lender servicing loans similar to the Loans in the United Kingdom and without regard to any fees or other compensation to which it is entitled, or the ownership by it or any of its affiliates of an interest in the Notes, the Junior Booker Portfolio Loan, the Junior River Court Loan, the Junior Cannon Bridge Loan, the Ashbourne Portfolio Priority A Whole Loan or any relationship the Master Servicer or the Special Servicer or any of their respective affiliates or any other person may have with any Borrower, Obligor or any other party to the Transaction Documents.

Appointment of the Special Servicer

The Master Servicer or the Special Servicer, as applicable, will promptly give notice to the Issuer, the Trustee, the Cash Manager, the Operating Adviser, the Rating Agencies, the Junior Lender and the Special Servicer (where applicable) of it becoming aware of the occurrence of any Special Servicing Event in respect of a Loan. Upon the delivery of such notice, that Loan will become a **Specially Serviced Loan**.

A **Special Servicing Event** in respect of a Loan will be the occurrence of any of the following:

- (a) a payment default occurring with regards to any payment due on the maturity of the relevant Loan (taking into account any permitted extensions to its maturity);
- (b) a scheduled payment due and payable in respect of the relevant Loan being delinquent for more than 60 days past its due date;
- (c) insolvency or bankruptcy proceedings being commenced in respect of the Relevant Borrower;

- (d) in the Master Servicer's opinion a breach of a material covenant under the relevant Credit Agreement occurring or, to the knowledge of the Master Servicer, being likely to occur, and in the Master Servicer's opinion such breach is not likely to be cured within 30 days of its occurrence;
- (e) any relevant Obligor notifying the Master Servicer, Special Servicer, the Relevant Security Agent, the Issuer or the Trustee in writing of its inability to pay its debts generally as they become due, its entering into an assignment for the benefit of its creditors or its voluntary suspension of payment of its obligations; or
- (f) any other Loan Event of Default occurring in relation to the relevant Loan that, in the good faith and reasonable judgment of the Master Servicer, materially impairs or could materially impair or jeopardise the Related Security for the relevant Loan or the value thereof as Related Security for that Loan and the ability of a Borrower to satisfy its obligations in respect of the relevant Loan.

Upon a Loan becoming a Specially Serviced Loan, actions in respect of the relevant Loan will be undertaken by the Special Servicer except where otherwise provided. In particular, the Master Servicer will remain responsible for the collection of amounts from the Borrower Accounts and will (in its capacity as agent of each Security Agent) maintain signing authority on the Borrower Accounts.

Collection and Enforcement procedures

The Master Servicer will as permitted by and in accordance with the relevant Credit Agreements (as agent for the Issuer and the Relevant Security Agent) collect all payments due under or in connection with the Loans.

The Master Servicer will initially be responsible for the supervision and monitoring of payments falling due in respect of the Loans. On the occurrence of an event of default under the Loans, the Master Servicer or, if the Loan is a Specially Serviced Loan, the Special Servicer (each as agent for the Issuer and the Relevant Security Agent) will implement enforcement procedures which meet the requirements of the Servicing Agreement. These procedures may involve the deferral of formal enforcement procedures such as the appointment of an LPA Receiver or an administrator and may involve the restructuring of a Loan by the amendment or waiver of certain of the provisions. Any such restructuring will have to comply with the provisions of the Servicing Agreement and, where applicable, the Intercreditor Agreements.

Amendments to the Finance Documents

The Master Servicer or the Special Servicer, as applicable, (as agent for the Issuer and the Relevant Security Agent) may (but will not be obliged to) in accordance with the Servicing Standard agree to any request by a Borrower and/or an Obligor, as applicable, to vary, waive or amend the terms and conditions of any Finance Documents, the Offer Letter, the Valuation Report, the Intercreditor Agreements, the Ashbourne Portfolio Senior Intercreditor Agreement and the Ashbourne Portfolio Priority A Intercreditor Agreement (together the **Loan Documentation**) or grant any consent to exercise on its behalf any and all of its rights, powers and discretions or take similar actions or to make any determination, express any opinion or take any other action) in respect thereof if each of the following conditions are satisfied:

- (a) no Acceleration Notice has been given by the Trustee which remains in effect and the Issuer Security has not otherwise become enforceable at the date on which the relevant waiver, amendment or variation is agreed;

- (b) the Issuer will not be required to make a further advance including, without limitation, any deferral of interest because of the relevant variation, waiver or amendment other than to the extent permitted by the terms of the Credit Agreement;
- (c) the effect of such variation, amendment or waiver would not be to extend the final maturity date of the relevant Loan to a date falling less than two years from the Final Maturity Date;
- (d) each Related Security will continue to include a full first ranking legal mortgage or charge over the legal and beneficial interest in all of the relevant Properties or other security satisfactory to the Master Servicer or the Special Servicer has been obtained; and
- (e) if BCMSL is not the Special Servicer, prior notice of any such amendment, waiver or variation is given to the Special Servicer,

unless prior written confirmation has been received from the Rating Agencies (where applicable) that any such amendment, variation or waiver will not result in the then current ratings of any Notes being adversely affected or, if the Rating Agencies confirm that such amendment, variation or waiver will have an adverse effect, or fail or refuse to give any such confirmation, on the then current ratings of the Notes or the Notes of any class, the Trustee has consented to the amendment, variation or waiver.

Loan Protection Advances

The terms of the Credit Agreements require the Borrowers to comply with their obligation to make certain payments to third parties such as insurers, landlords and swap providers and other third parties in connection with operating expenses. Failure by a Borrower to make such payments when due could result in the arrangements with the third party being terminated, which could jeopardise the interests of the Issuer. If (a) the Credit Agreement permits the Lender or the Relevant Security Agent to make any such third party payments on the Borrower's behalf and requires the Borrower to reimburse the Lender or, as the case may be, the Relevant Security Agent for any payments so made and (b) the Relevant Servicer determines that it would be in the interests of the Issuer to make the payment, the Relevant Servicer may arrange for the payment, directly to the third party, of the amount due.

If the Relevant Servicer determines that a third party payment should be made it will first use any amounts standing to the credit of the relevant Rent Account, in accordance with the terms of the relevant Credit Agreement. If insufficient funds are available in the Rent Account to make the third party payment, the Relevant Servicer will notify the Cash Manager of the amount of such shortfall and the Issuer will make a loan protection advance in the amount of such shortfall subject to the terms of the Transaction Documents (any such payment being a **Loan Protection Advance**). Upon receipt of such notice, the Cash Manager will make a Loan Protection Drawing in an amount equal to the required Loan Protection Advance in accordance with the terms of the Liquidity Facility Agreement (see "*Transaction Accounts - Liquidity Facility Agreement*" above). To the extent that any Loan Protection Advance cannot be funded from the proceeds of any Loan Protection Drawing the Relevant Servicer may (in its sole discretion), make all or part of the payment to the third party using its own funds in which case such amounts will be repaid by the Issuer from Available Issuer Income on the Interest Payment Date immediately following the date on which such Loan Protection Advance is made together with interest thereon at a rate of one per cent. per annum over the base lending rate, from time to time, of Barclays Bank PLC or such UK clearing bank as the Master Servicer or the Special Servicer, as the case may be, and the Trustee may agree. To the extent that any Loan Protection Advance cannot be funded from the proceeds of any Loan Protection Drawing and the Relevant Servicer does not want to fund all or part of such advance using its own funds, and such Loan Protection Advance is to be made on an Interest Payment Date prior to the service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, the Cash Manager will use Available Issuer Income to the extent of any shortfall, in accordance with the Pre-

Acceleration Revenue Priority of Payments or the Post-Enforcement/Pre-Acceleration Priority of Payments.

In determining whether or not the Issuer or the Relevant Servicer should make a Loan Protection Advance, the Relevant Servicer will be required to take into account whether the Loan will generate sufficient income and/or have a sufficiently high value to repay all amounts due under the Loan and any amounts in respect of the Loan Protection Advance (a **Recoverability Determination**). In making a Recoverability Determination the Relevant Servicer must have regard to, among other things, the value of the property, the amount of any proposed Loan Protection Advance, the amount of any costs if the Loan Protection Advance were not made (including swap termination amounts) and the cost and timing of any refinancing or potential refinancing. The Recoverability Determination will not necessarily be the determining factor in whether a Loan Protection Advance is to be made. The Relevant Servicer shall (in accordance with the Servicing Standard, but subject to the Relevant Servicer determining in its sole discretion if its own funds are to be used) exercise its discretion in respect of whether to make a Loan Protection Advance having weighed up the Recoverability Determination against the potential cost or loss to the Issuer of not making such an advance.

Loan Income Deficiency Drawings

Under the terms of the Servicing Agreement, the Master Servicer or the Special Servicer, as applicable, to the extent that the Relevant Borrower fails to pay any amount (in whole or in part) in respect of any amount of scheduled interest due under the relevant Credit Agreement, shall notify the Cash Manager of the amount of such shortfall and, upon receipt of such notice, the Cash Manager must make a Loan Income Deficiency Drawing on the immediately following Business Day, subject to the terms of the Liquidity Facility Agreement. A Loan Income Deficiency Drawing will not be available in respect of any amount not paid in respect of any Junior Loan.

Servicer quarterly report and quarterly financial report

Pursuant to the Servicing Agreement, the Master Servicer (where applicable acting on information provided by the Special Servicer) will agree to deliver (i) to the Issuer, the Trustee, the Cash Manager, the Special Servicer (where necessary) and the Rating Agencies as soon as is reasonably practical after each Loan Interest Payment Date a servicing report in respect of the performance of the Loans and the Collections and containing information in respect of the Properties (to the extent such information is provided by the Borrowers) during the related Collection Period and (ii) to the Cash Manager on or prior to each Calculation Date a financial report in respect of, among other things, the Collections. The Master Servicer will endeavour to comply with current market reporting standards in respect of commercial mortgages which have been securitised in the United Kingdom. The Cash Manager will, on each Calculation Date, provide or make available through its website (which is located at www.jpmorganaccess.com³¹) to the Trustee, for the benefit of, among others, each Noteholder, a statement to Noteholders. The statement to Noteholders shall be based upon information provided in the quarterly financial report by the Master Servicer and the Special Servicer in accordance with the Servicing Agreement.

Insurance

The Relevant Servicer will, as agent for the Issuer or the Relevant Security Agent, as the case may be, monitor the arrangements for insurance which relate to the Loans and the Loan Security and will establish and maintain procedures to ensure that all Insurance Policies in respect of the Properties are renewed on a timely basis.

³¹ The www.jpmorganaccess.com website and the contents thereof do not form any part of this Prospectus.

To the extent that the Issuer and/or the Relevant Security Agent has power to do so under a policy of buildings insurance, the Relevant Servicer will, as soon as practicable after becoming aware of the occurrence of any event giving rise to a claim under such Insurance Policy, prepare and submit as agent of the Issuer or the Relevant Security Agent, as the case may be, such claim on behalf of the Issuer and/or the Relevant Security Agent in accordance with the terms and conditions of such Insurance Policy and with any requirements of the relevant insurer.

The Relevant Servicer will, as agent of the Issuer and the Relevant Security Agent, use reasonable endeavours to procure that each Borrower complies with its obligations in respect of insurance in accordance with the terms of the relevant Credit Agreement. If the Relevant Servicer becomes aware that a Borrower has failed to pay premiums due under any policy of buildings insurance, the Relevant Servicer may, provided that the conditions specified under "Loan Protection Advances" above are satisfied, make a Loan Protection Advance and pay premiums due and payable under any policy of buildings insurance in order that the cover provided by such Insurance Policy does not lapse.

Upon receipt of notice that any policy of buildings insurance has lapsed or that any of the Properties is otherwise not insured in accordance with the terms of the relevant Credit Agreement, the Relevant Servicer, as agent of the Issuer and the Relevant Security Agent, is entitled to arrange such insurance in accordance with the terms of that Credit Agreement. Under the terms of the Credit Agreements, the Relevant Borrower is required to reimburse the Issuer for such costs of insurance. See also "*Risk Factors - Insurance*" above.

Fees

On each Interest Payment Date, the Master Servicer will be entitled to receive a fee for servicing the Loans of 0.08 per cent. per annum, plus value added tax, if applicable, of the principal balance outstanding of the Loans (other than any Specially Serviced Loans) and a fee for reporting in respect of the Loans equal to 0.02 per cent. per annum, plus value added tax, if applicable, of the principal balance outstanding of the Loans (together, the **Servicing Fee**). The Servicing Agreement will also provide for the Master Servicer to be reimbursed for all reasonable out-of-pocket expenses and charges properly incurred by the Master Servicer in the performance of its services under the Servicing Agreement. On each Interest Payment Date the Issuer will pay to the Master Servicer all amounts due to the Master Servicer subject to the relevant Priority of Payments (see further "*Cashflows*").

Pursuant to the Servicing Agreement, if the Special Servicer is appointed in respect of any Loan, the Issuer will be required to pay to the Special Servicer a fee (the **Special Servicing Fee**) up to 0.25 per cent. per annum plus value added tax, if applicable, of the then principal balance outstanding of that Specially Serviced Loan, subject to the relevant Priority of Payments (see further "*Cashflows*") for a period commencing on the date the relevant Loan becomes a Specially Serviced Loan and ending on the date on which the properties are sold on enforcement or, if earlier, the date on which that Loan is deemed to be corrected.

A Loan will be deemed to be **corrected** and the servicing in respect of such Loan will pass to the Master Servicer and it will cease to be a Specially Serviced Loan if any of the following occurs with respect to the circumstances identified (and provided that no other Special Servicing Event then exists with respect to that Loan):

- (a) with respect to the circumstances described in items (b) in the definition of Special Servicing Event, the Relevant Borrower has made one timely quarterly payment in full;
- (b) with respect to the circumstances described in items (c) in the definition of Special Servicing Event such proceedings are terminated;

- (c) with respect to the circumstances described in item (d) in the definition of Special Servicing Event such circumstances cease to exist in the good faith and reasonable judgment of the Special Servicer;
- (d) with respect to the circumstances described in item (e) in the definition of Special Servicing Event the relevant Obligor ceases to claim an inability to pay its debts or suspend the payment of obligations or the termination of any assignment for the benefit of its creditors; or
- (e) with respect to the circumstances described in item (f) in the definition of Special Servicing Event such default is cured.

The Special Servicing Fee will accrue on a daily basis over such period and will be payable on each Interest Payment Date commencing with the Interest Payment Date following the date on which such period begins and ending on the Interest Payment Date following the end of such period.

In addition to the Special Servicing Fee, the Special Servicer will be entitled (in the case of the Ashbourne Portfolio Priority A Loan, only in circumstances where the Special Servicer is performing services commensurate with those that it would perform in respect of other Specially Serviced Loans) to a fee (the **Liquidation Fee**) in respect of the Loans equal to an amount of up to a maximum of one per cent. (exclusive of value added tax) of the aggregate of (i) the proceeds (net of all costs and expenses (including any swap breakage costs) incurred as a result of the default of the Loan, enforcement and sale), together with (ii) any swap breakage gains, in each case arising on the sale of any Property or Properties while the relevant Loan was a Specially Serviced Loan.

In addition to the Special Servicing Fee and the Liquidation Fee (if any) in respect of the Loans, the Special Servicer will be entitled (in the case of the Ashbourne Portfolio Priority A Loan, only in circumstances where the Special Servicer is performing services commensurate with those that it would perform in respect of other Specially Serviced Loans) to receive a fee (the **Restructuring Fee**) in consideration of providing services in relation to any Specially Serviced Loan to be payable at such time as the Loan is deemed to be corrected. When a Loan is deemed to be corrected, the Restructuring Fee will be equal to an amount up to a maximum of one per cent. (exclusive of value added tax) of each collection of principal and interest received on the relevant Loan (but only, in relation to collections of principal, if and to the extent that such principal received reduces the amount of principal outstanding under the relevant Loan to below the amount of principal outstanding under the relevant Loan at the date it was first deemed to be corrected) for so long as it continues to be deemed corrected. The Restructuring Fee with respect to the relevant Loan will cease to be payable if the relevant Loan is no longer deemed to be corrected, but will again become payable if and when the relevant Loan is again deemed to be corrected to the Special Servicer appointed in respect of that Loan at the date on which it is deemed to be corrected again. Non-payment of the Restructuring Fee will not entitle the Special Servicer to terminate the arrangements under the Servicing Agreement.

The Special Servicer, to the extent permitted by the relevant Credit Agreement (including any amendments to such Credit Agreements), may seek to recover any Restructuring Fees and Liquidation Fees from the Relevant Borrower.

The Liquidation Fee and the Restructuring Fee will only be payable to the extent that the Issuer has sufficient funds to pay such amount as provided in the relevant Priority of Payments (see further "*Cashflows*").

Removal or resignation of the Master Servicer or the Special Servicer

The appointment of the Master Servicer or the Special Servicer, as applicable, in each case as agent for the Issuer and the Relevant Security Agent may be terminated by the Trustee or the Issuer (with the consent of the Trustee) upon written notice to the Master Servicer or the Special Servicer, as the case may be, on the occurrence of certain events (each a **Servicer Termination Event**), including if:

- (a) the Master Servicer or the Special Servicer, as applicable, fails to pay or to procure the payment of any amount due and payable by it and either (i) such payment is not made within five Business Days of such time or (ii) if the Master Servicer's or the Special Servicer's, as applicable, failure to make such payment was due to inadvertent error, such failure is not remedied for a period of ten Business Days after the Master Servicer or the Special Servicer, as applicable, becomes aware of the default;
- (b) subject as provided further in the Transaction Documents, the Master Servicer or the Special Servicer, as applicable, fails to comply with any of its covenants and obligations under the Servicing Agreement which in the opinion of the Trustee is materially prejudicial to the interests of the holders of the Notes and such failure either is not remediable or is not remedied for a period of 30 Business Days after the earlier of the Master Servicer or the Special Servicer, as the case may be, becoming aware of such default and delivery of a written notice of such default being served on the Master Servicer or the Special Servicer, as applicable, by the Issuer or the Trustee;
- (c) at any time the Master Servicer or the Special Servicer, as applicable, fails to obtain or maintain the necessary licences or regulatory approvals enabling it to continue servicing any Loan; or
- (d) the occurrence of an Insolvency Event in relation to the Master Servicer or the Special Servicer.

In addition, if the Issuer is so instructed by the Controlling Creditor the Issuer will, subject to **Condition 4.5 (Junior Lender)**, terminate the appointment of the person then acting as special servicer of a Loan and, subject to certain conditions, appoint a qualified successor thereto (such successor to pay any costs incurred by the Issuer in replacement of the existing special servicer). There may be different special servicers appointed in respect of the Loans.

Controlling Creditor means, at any time:

- (a) the holders of the most junior Class of Notes then having a Principal Amount Outstanding greater than 25 per cent. of its original aggregate Principal Amount Outstanding on the Closing Date; or
- (b) if no Class of Notes then has a Principal Amount Outstanding greater than 25 per cent. of its original aggregate Principal Amount Outstanding on the Closing Date, the holders of the then most junior Class of Notes.

Under the Intercreditor Agreements the initial Special Servicer will be Barclays Capital Mortgage Servicing Limited. If the Booker Portfolio Loan, the River Court Loan, and/or the Cannon Bridge Loan, as applicable, becomes a Specially Serviced Loan then, unless the value of the relevant Properties is less than an agreed upon percentage of the then principal amount outstanding of the relevant Booker Portfolio Loan, the River Court Loan or the Cannon Bridge Loan, respectively, the Junior Lender may (following consultation with the Issuer) require the Issuer to replace the initial Special Servicer with a replacement Special Servicer. The replacement Special Servicer may be proposed by the Junior Lender if the Rating Agencies have given written confirmation that the

appointment of the replacement Special Servicer will not have an adverse effect on the ratings of the Notes.

Prior to or contemporaneously with any termination of the appointment of the Master Servicer or the Special Servicer, as the case may be, it will first be necessary for the Issuer and the Trustee to appoint a substitute master servicer or substitute special servicer, as the case may be, approved by the Trustee.

In addition, subject to the fulfilment of certain conditions including, without limitation, that a substitute master servicer or substitute special servicer, as the case may be, has been appointed, the Master Servicer or Special Servicer, as the case may be, both as agent of the Issuer and the Relevant Security Agent may voluntarily resign by giving not less than three months' notice of termination to the Issuer, the Relevant Security Agent and the Trustee.

Any such substitute master servicer or substitute special servicer (whether appointed upon a termination of the appointment of, or the resignation of, the Master Servicer or Special Servicer, as the case may be) will be required to have experience of servicing loans secured on commercial mortgage properties in England and will enter into an agreement on substantially the same terms in all material aspects as the Servicing Agreement, taking into account also what is market standard for such agreements in similar transactions at the time. Under the terms of the Servicing Agreement, the appointment of a substitute master servicer or substitute special servicer, as the case may be, will be subject to the Rating Agencies confirming that the appointment will not adversely affect the then current ratings (if any) of any Class of Notes unless otherwise agreed by Extraordinary Resolutions of each Class of Noteholders. Any costs incurred by the Issuer as a result of appointing any such substitute master servicer or substitute special servicer shall, save as specified above, be paid by the Master Servicer or Special Servicer (as the case may be) whose appointment is being terminated. The fee payable to any such substitute master servicer or substitute special servicer in each case acting as agent for the Issuer and the Relevant Security Agent should not, without the prior written consent of the Trustee, exceed the amount payable to the Master Servicer or Special Servicer, as applicable, pursuant to the Servicing Agreement and in any event should not exceed the rate then customarily payable to providers of commercial mortgage loan servicing services.

Forthwith upon termination of the appointment of, or the resignation of, the Master Servicer or Special Servicer, the Master Servicer or Special Servicer (as the case may be) must deliver any documents and all books of account and other records maintained by the Master Servicer or Special Servicer relating to the Loans and/or the Loan Security to, or at the direction of, the substitute master servicer or substitute special servicer and shall take such further action as the substitute master servicer or substitute special servicer, as the case may be, shall reasonably request to enable the substitute master servicer or the substitute special servicer, as the case may be, to perform the services due to be performed by the Master Servicer or the Special Servicer under the Servicing Agreement.

Appointment of the Operating Adviser

The Controlling Creditor may elect to appoint a representative (the **Operating Adviser**) to represent its interests. The Special Servicer must notify the Operating Adviser prior to doing any of the following in relation to a Specially Serviced Loan:

- (a) the appointment of a receiver or administrator or similar actions to be taken in relation to any Loan;
- (b) the amendment, waiver or modification of any term of any Finance Documents which, in the opinion of the Special Servicer, affects the amount payable by the Relevant Borrower or the time at which any amounts are payable, or any other material term of the relevant Finance Documents; and
- (c) the release of any part of any Related Security, or the acceptance of substitute or additional Related Security other than in accordance with the terms of the relevant Credit Agreement.

Before taking any action in connection with the matters referred to in **paragraphs (a) to (c)** above, the Special Servicer must take due account of the advice and representations of the Operating Adviser, although if the Special Servicer determines that immediate action is necessary to fulfil its other obligations under the Servicing Agreement, the Special Servicer may take whatever action it considers necessary without waiting for the Operating Adviser's response. If any Operating Adviser objects in writing to the proposed actions to be taken within ten Business Days after being notified of such proposed action and after being provided with all reasonably requested information, the Special Servicer must take due account of the advice and representations of the Operating Adviser regarding any further steps the Operating Adviser considers should be taken in the interests of the Controlling Creditor (but again, without prejudice to the Special Servicer's obligation to act in accordance with the other provisions of the Servicing Agreement). The Special Servicer will not be obliged to take account of the advice of the Operating Adviser if the Special Servicer has notified the Operating Adviser in writing of the actions that the Special Servicer proposes to take with respect to the Loan and, for 30 days following the first such notice, the Operating Adviser has objected to all of those proposed actions and has failed to suggest any alternative actions that the Special Servicer considers to be in accordance with the Servicing Agreement. In respect of the Booker Portfolio Loan, the River Court Loan and the Cannon Bridge Loan, the action that may be taken by the Master Servicer or the Special Servicer (as agent of the Issuer and the Relevant Security Agent) will be subject to the rights of the Junior Lender under the Intercreditor Agreements (see above "*The Loan and the Loan Security – Intercreditor Agreements*"). In respect of the Ashbourne Portfolio Priority A Loan, the action that may be taken by the Master Servicer or the Special Servicer (as agent of the Issuer and the Relevant Security Agent) will be subject to (a) the rights of the Ashbourne Portfolio Priority B Lender and the Ashbourne Portfolio Skim Lender under the Ashbourne Portfolio Senior Intercreditor Agreement, as applicable (see above "*The Loan and the Loan Security – Ashbourne Portfolio Senior Intercreditor Agreement*") and (b) the rights of the Equinox Issuer as holder of 50 per cent. of the Ashbourne Portfolio Priority A Whole Loan under the Ashbourne Portfolio Priority A Intercreditor Agreement (see above "*The Loan and the Loan Security – Ashbourne Portfolio Priority A Intercreditor Agreement*").

Delegation by the Master Servicer and Special Servicer

The Master Servicer or the Special Servicer, as applicable, may, after giving written notice to the Trustee and the Rating Agencies, delegate or subcontract the performance of any of its obligations or duties under the Servicing Agreement. No such notice shall be required in connection with the engagement on a case-by-case basis by the Master Servicer or Special Servicer, as applicable, of any solicitor, valuer, surveyor, estate agent, property management agent or other professional adviser in respect of services normally provided by such persons in connection with the performance by the Master Servicer or the Special Servicer, as applicable, of any of their respective functions or exercise of its power under the Servicing Agreement. Upon the appointment of any such delegate or subcontractor the Master Servicer or the Special Servicer, as the case may be, will nevertheless remain responsible for the performance of those sub-delegated duties to the Issuer, the Relevant Security Agent and the Trustee.

Governing Law

The Servicing Agreement will be governed by English law.

SELLER/INTEREST RATE SWAP PROVIDER

Barclays Bank PLC is the Seller under the Loan Sale Agreement and will be appointed to act as Interest Rate Swap Provider pursuant to the Interest Rate Swap Agreement.

Barclays Bank PLC

Barclays Bank PLC is a public limited company registered in England and Wales under number 1026167. The liability of the members of Barclays Bank PLC is limited. It has its registered head office at 1 Churchill Place, London E14 5HP. Barclays Bank PLC was incorporated on 7 August 1925 under the Colonial Bank Act 1925 and on 4 October 1971 was registered as a company limited by shares under the Companies Act 1948 to 1967. Pursuant to The Barclays Bank Act 1984, on 1 January 1985, Barclays Bank was re-registered as a public limited company and its name was changed from "Barclays Bank International Limited" to "Barclays Bank PLC".

Barclays Bank PLC and its subsidiary undertakings (taken together, the **Barclays Group**) is a major global financial services provider engaged in retail and commercial banking, credit cards, investment banking, wealth management and investment management services. The whole of the issued ordinary share capital of Barclays Bank PLC is beneficially owned by Barclays PLC, which is the ultimate holding company of the Barclays Group and one of the largest financial services companies in the world by market capitalisation.

The short term unsecured obligations of Barclays Bank PLC are rated "A-1+" by S&P, "P-1" by Moody's and "F1+" by Fitch Ratings Limited and the long-term obligations of Barclays Bank PLC are rated "AA" by S&P, "Aa1" by Moody's and "AA+" by Fitch Ratings Limited.

By Regulation, the European Union agreed that virtually all listed companies must use IFRS adopted for use in the European Union in the preparation of their 2005 consolidated accounts. Barclays PLC and Barclays Bank PLC have applied IFRS from 1 January 2004, with the exception of the standards relating to financial instruments (IAS 32 and IAS 39) and insurance contracts (IFRS 4) which were applied only with effect from 1 January 2005. Therefore, in the 2005 Barclays PLC Annual Report and the 2005 Barclays Bank PLC Annual Report, the impacts of adopting IAS 32, IAS 39 and IFRS 4 are not included in the 2004 comparatives in accordance with First-time Adoption of International Financial Reporting Standards (IFRS 1). The results for 2005 are therefore not entirely comparable to those for 2004 in affected areas.

Based on the Group's unaudited financial information for the period ended 30 June 2006, the Group had total assets of £986,375 million (2005: £850,388 million), total net loans and advances³² of £317,427 million (2005: £272,348 million), total deposits³³ of £339,421 million (2005: £302,253 million), and total shareholders' equity of £25,790 million (2005: £22,050 million) (including minority interests of £1,608 million (2005: £200 million)). The profit before tax of the Group for the period ended 30 June 2006 was £3,700 million (2005: £2,690 million) after impairment charges on loans and advances and other credit provisions of £1,057 million (2005: £706 million). The financial information in this paragraph is extracted from the unaudited consolidated accounts of the Group for the half-year ended 30 June 2006.

The annual report on Form 20-F for the year ended 31 December 2005 of Barclays PLC and Barclays Bank PLC is on file with the Securities and Exchange Commission. Barclays will provide, without charge to each person to whom this base prospectus is delivered, on the request of that person, a copy of the Form 20-F referred to in the previous sentence. Written requests should be directed to: Barclays

³² Total net loans and advances include balances relating to both banks and customer accounts.

³³ Total deposits include deposits from banks and customer accounts.

Bank PLC, 1 Churchill Place, London E14 5HP, England, Attention: Barclays Group Corporate Secretariat.

None of the Class A Notes, the Class B Notes, the Class C Notes, the Class D Notes or the Class E Notes will be obligations of Barclays or any of its affiliates.

LIQUIDITY FACILITY PROVIDER

Danske Bank A/S (**Danske Bank**) is a public limited company organised under the laws of the Kingdom of Denmark under number 61126228. It was founded in 1871 and has merged with a number of financial institutions over the years. Danske Bank is a commercial bank with limited liability and carries on a business under the Danish Financial Business Act, Consolidation Act No. 286 of 4 April 2006, as amended.

The registered office of Danske Bank is at Holmens Kanal 2-12, DK-1092 Copenhagen K, Denmark; the telephone number is +45 33 44 00 00; CVR-nr. 61 12 62 28 – København.

The Danske Bank Group (**Danske Group**) provides a wide range of banking, mortgage and insurance products as well as other financial services and is the largest financial institution in Denmark – and is one of the largest financial institutions in the Nordic region — measured by total assets.

The total assets of the consolidated Danske Group were DKK 2,432 billion (USD 384.6 billion) at the end of 2005.

The shareholders' equity in the Danske Group was DKK 75 billion (USD 11.9 billion) at the end of 2005. The shareholders' equity was DKK 70 billion (USD 11.4 billion) at the end of the first quarter of 2006. The change in Danske Group's equity since the end of 2005 primarily reflects the dividend payment in March 2006 and the recognition of the net profit for the period.

The current credit ratings of Danske Bank are as follows: Moody's: P-1 (short-term) and Aa1 (long-term), S&P: A-1+ (short-term) and AA- (long-term), Fitch: F1+ (short-term) and AA- (long-term).

ACCOUNT BANK

THE BANK OF NEW YORK

The Bank of New York (the **Bank**) was Incorporated, with limited liability by charter, under the Laws of the State of New York by special act of the New York State Legislature, Chapter 616 of the Laws of 1871, with its head office situate at One Wall Street, New York, NY 10286, USA and having a branch registered in England & Wales with FC No 005522 and BR No 000818. Its principal office in the United Kingdom is at One Canada Square, London E14 5AL.

The Bank is a leading provider of corporate trust and agency services. The Bank and its subsidiaries and affiliates administer a portfolio of more than 90,000 trustee and agency appointments, representing \$3 trillion in outstanding securities for more than 30,000 clients around the world. The Bank is a recognized leader for trust services in several debt products, including corporate and municipal debt, mortgage-backed and asset-backed securities, derivative securities services and international debt offerings.

As at the date of the Prospectus, the short term unsecured and unsubordinated debt obligations of the Bank are rated "F-1+" by Fitch, "A-1+" by S&P and "P-1" by Moody's and the long-term unsecured and unsubordinated debt obligations of the Account Bank are rated "AA-/A+" by Fitch, "AA-" by S&P and "Aa2" by Moody's.

The Bank of New York Company, Inc. (the **Company**)(NYSE: BK) is a global leader in providing a comprehensive array of services that enable institutions and individuals to move and manage their financial assets in more than 100 markets worldwide. The Company has a long tradition of collaborating with clients to deliver innovative solutions through its core competencies: securities servicing, treasury management, asset management, and private banking services. The Company's extensive global client base includes a broad range of leading financial institutions, corporations, government entities, endowments and foundations. Its principal subsidiary, The Bank of New York, founded in 1784, is the oldest bank in the United States and has consistently played a prominent role in the evolution of financial markets worldwide. Additional information is available at www.bankofny.com.

TRUSTEE DESCRIPTION

BNY Corporate Trustee Services Limited will be appointed pursuant to the Trust Deed as Trustee for the Noteholders.

The Trustee will not be responsible for (a) supervising the performance by the Issuer or any other party to the Transaction Documents of their respective obligations under the Transaction Documents and the Trustee will be entitled to assume, until it has written notice to the contrary, that all such persons are properly performing their duties, or (b) considering the basis on which approvals or consents are granted by the Issuer or any other party to the Transaction Documents under the Transaction Documents. The Trustee will not be liable to any Noteholder or other Secured Creditor for any failure to make or to cause to be made on its behalf the searches, investigations and enquiries which would normally be made by a prudent chargee in relation to the Charged Property and has no responsibility in relation to the legality, validity, sufficiency and enforceability of the Security and the Transaction Documents.

CASH MANAGEMENT

Cash Manager

On or before the Closing Date the Issuer will enter into a cash management agreement between the Issuer, the Master Servicer, the Special Servicer, the Trustee, the Account Bank, the Cash Manager and the Seller (the **Cash Management Agreement**), pursuant to which each of the Issuer and the Trustee will appoint The Bank of New York (in its capacity as the **Cash Manager**) to be its agent to provide certain cash management services in respect of the Issuer Accounts (the **Cash Management Services**). The Cash Manager will undertake with the Issuer and the Trustee that, in performing the services to be performed and in exercising its discretion under the Cash Management Agreement, the Cash Manager will be required to perform such responsibilities and duties diligently and in conformity with the Issuer's obligations with respect to the transaction and that it will be obliged to comply with any directions, orders and instructions which the Issuer or the Trustee may from time to time give to the Cash Manager in accordance with the provisions of the Cash Management Agreement, the Trust Deed and the Issuer Deed of Charge.

Calculation of Amounts and Payments

Under the Servicing Agreement, the Master Servicer or, in the case of the Ashbourne Portfolio Priority A Loan, the Relevant Security Agent pursuant to the terms of the Ashbourne Portfolio Senior Intercreditor Agreement is required to identify funds paid under the Credit Agreements and any Related Security, as principal, interest and other amounts on the relevant ledger in accordance with the respective interests of the Issuer, the Junior Lender, the Ashbourne Portfolio Priority B Lender, the Ashbourne Portfolio Skim Lender and the Seller (or its assigns) (if any) in the Loans. The Master Servicer, acting on the basis of information provided by the Relevant Security Agent in the case of the Ashbourne Portfolio Priority A Loan, will advise the Cash Manager of these determinations and the Cash Manager will allocate funds accordingly. Any such amounts to be paid to the Issuer will be paid to the Transaction Account and credited by the Cash Manager to the relevant ledger set out below. The Cash Manager is required to apply such funds in accordance with the Priority of Payments set out in the Cash Management Agreement and described above. See "*Cashflows*" above.

The Cash Manager will be authorised to invest any available funds standing to the credit of the Transaction Account and the Liquidity Stand-by Account (if applicable) in Eligible Investments in accordance with the provisions of the Cash Management Agreement. All amounts earned on such investments of amounts held in the Transaction Account and the Liquidity Stand-by Account will be included in Available Issuer Income.

On each Calculation Date, the Cash Manager is required to determine, from information provided by the Master Servicer in respect of the Collections from the immediately preceding Collection Period, the various amounts required to pay interest and principal due on the Notes on the forthcoming Interest Payment Date and all other amounts then payable by the Issuer and the amounts available to make such payments. In addition, the Cash Manager will calculate the Principal Amount Outstanding for each class of Notes for the Interest Period commencing on the next following Interest Payment Date and the amount of each principal payment (if any) due on each class of Notes on the next following Interest Payment Date.

The Cash Manager will from time to time, pay, on behalf of the Issuer, all periodic and non-recurring expenses of the Issuer.

The Cash Manager will make all payments to the Paying Agents as required to carry out an optional redemption of Notes pursuant to **Condition 6.2** (*Redemption for taxation or other reasons*) or **Condition 6.4** (*Redemption upon exercise of Servicer Call Option*), in each case according to the provisions of the relevant Condition. See further "*Terms and Conditions of the Notes*".

The Cash Manager will make requests for drawings under the Liquidity Facility on behalf of the Issuer in accordance with the terms of the Liquidity Facility Agreement, including Loan Income Deficiency Drawings, Loan Protection Drawings, Expenses Drawings and Revenue Priority Amount Drawings and the Cash Manager will procure the transfer of such drawings to the Transaction Account. See further "*Transaction Documents – Liquidity Facility Agreement*" above.

If a Relevant Event (as defined in the Liquidity Facility Agreement) occurs and is outstanding in relation to the Liquidity Facility Provider and the Issuer has not entered into a replacement liquidity facility with a Qualifying Bank with the Liquidity Requisite Ratings, the Cash Manager shall within five Business Days of the occurrence of the Relevant Event request on behalf of the Issuer a Liquidity Stand-by Drawing in an amount equal to the undrawn portion of the Liquidity Facility Commitment at that time. In the event that the Cash Manager makes a Liquidity Stand-by Drawing on behalf of the Issuer, the Cash Manager shall procure that the Liquidity Stand-by Drawing is credited to the Liquidity Stand-by Account opened with the Account Bank.

If the Cash Manager fails to make a drawing under the Liquidity Facility when it is required to do so, then either the Issuer or, if the Issuer fails to do so, the Trustee may submit the relevant notice of drawdown.

Qualifying Bank means a Liquidity Facility Provider which is within the charge to UK corporation tax in respect of, and beneficially entitled to, a payment of interest on a Liquidity Loan, where such Liquidity Loan is made by a person that was a bank for the purposes of section 349 of the Income and Corporation Taxes Act 1988 (the **Taxes Act**) (as currently defined in section 840A of the Taxes Act) at the time the Liquidity Loan was made.

Ledgers

The Cash Manager will maintain the following ledgers:

- (a) a ledger in respect of revenue (the **Revenue Ledger**);
- (b) a ledger in respect of principal (the **Principal Ledger**);
- (c) a ledger in respect of drawings under the Liquidity Facility (the **Liquidity Ledger**);
- (d) a ledger in respect of Prepayment Fees (the **Prepayment Fees Ledger**);
- (e) a ledger in respect of Break Costs (the **Break Costs Ledger**);
- (f) a ledger in respect of Interest Rate Swap Breakage Receipts (the **Interest Rate Swap Breakage Receipts Ledger**);
- (g) a ledger in respect of Post Write-off Recovery Funds (the **Post Write-off Recovery Funds Ledger**); and
- (h) a ledger in respect of 0.01 per cent. of the Available Issuer Income (the **Tax Reserve Ledger**).

In addition, the Cash Manager will maintain such other ledgers as the Issuer, the Trustee, the Master Servicer or the Special Servicer may from time to time request.

The Cash Manager will from time to time in accordance with the payments made:

- (a) credit the Revenue Ledger with all Available Issuer Income, Loan Income Deficiency Drawings, Loan Protection Drawings, Expenses Drawings and Revenue Priority Amount Drawings transferred and credited to the Transaction Account save, in respect of any Loan Protection Drawings and Revenue Priority Amount Drawings, to the extent such drawings are paid directly to the relevant third party recipient to which amounts are owed by the Relevant Borrower and in respect of which such a Loan Protection Drawing or a Revenue Priority Amounts Drawing was made and debit the Revenue Ledger with all payments by or on behalf of the Issuer out of Available Issuer Income, Adjusted Available Issuer Income or amounts applied in accordance with the Post-Acceleration Priority of Payments (other than payments made in respect of Post Write-off Recovery Funds, Interest Rate Swap Breakage Receipts allocated to Available Issuer Income or available amounts to be applied under the Post-Acceleration Priority of Payments);
- (b) credit the Principal Ledger with all Available Issuer Principal transferred and credited to the Transaction Account and debit the Principal Ledger with all payments made out of Available Issuer Principal or amounts applied in accordance with the Post-Acceleration Priority of Payments (including, Available Amortisation Funds, Available Prepayment Redemption Funds, Available Final Redemption Funds and Available Principal Recovery Funds each as defined below) (other than payments made in respect of Interest Rate Swap Breakage Receipts allocated to Available Issuer Principal or available amounts to be applied under the Post-Acceleration Priority of Payments);
- (c) credit the Liquidity Ledger with any amounts paid to the Liquidity Facility Provider on an Interest Payment Date and debit the Liquidity Ledger with all drawings under the Liquidity Facility Agreement;
- (d) credit the Prepayment Fees Ledger with all Prepayment Fees transferred and credited to the Transaction Account and debit the Prepayment Fees Ledger with all payments made out of Prepayment Fees;
- (e) credit the Break Costs Ledger with all Break Costs transferred and credited to the Transaction Account and debit the Break Costs Ledger with all payments made out of Break Costs;
- (f) credit the Interest Rate Swap Breakage Receipts Ledger with all Interest Rate Swap Breakage Receipts transferred and credited to the Transaction Account and debit the Interest Rate Swap Breakage Ledger with all payments made out of Interest Rate Swap Breakage Receipts;
- (g) credit the Post Write-off Recovery Funds Ledger with all Post Write-off Recovery Funds transferred and credited to the Transaction Account and debit the Post Write-off Recovery Funds Ledger with all payments made out of Post Write-off Recovery Funds; and
- (h) credit the Tax Reserve Ledger with all amounts retained by the Issuer in accordance with the Pre-Acceleration Revenue Priority of Payments or the Post-Enforcement/Pre-Acceleration Priority of Payments.

Reserve Account

On the Closing Date the Issuer will deposit £622 (six hundred and twenty two pounds) from the proceeds of the Notes into a designated account with the Account Bank (the **Reserve Account**). If there is any write-off of principal in respect of any Loan then the Issuer will use the funds in the Reserve Account to make good the write-off in part or (if lower) to the extent of the write-off. The relevant funds will, in those circumstances, be deemed to be Principal Recovery Funds in respect of the relevant Loan. If no such write-off has occurred by the final Interest Payment Date then the funds standing to the credit of the Reserve Account will be deemed to be Available Sequential Principal on that date.

Cash Management Quarterly Report

The Cash Manager will three Business Days before each Interest Payment Date deliver to the Issuer, the Trustee, the Master Servicer and the Rating Agencies a report in respect of the immediately preceding Collection Period in which it will notify the recipients of, among other things, all amounts received in the Transaction Account and payments made with respect thereto.

Cash Management Fee

The Issuer will pay to the Cash Manager on each Interest Payment Date a cash management fee as agreed between the Cash Manager and the Issuer and will reimburse the Cash Manager for all out-of-pocket costs and expenses properly incurred by the Cash Manager in the performance of its services. Any successor cash manager will receive remuneration on the same basis.

Termination of Appointment of the Cash Manager

The Issuer or the Trustee may terminate the Cash Manager's appointment upon not less than three months' written notice or immediately upon the occurrence of a termination event, including, among other things:

- (a) a failure by the Cash Manager to make when due a payment required to be made by the Cash Manager on behalf of the Issuer;
- (b) a default in the performance of any of its other duties under the Cash Management Agreement which continues unremedied for ten Business Days; or
- (c) a petition is presented or an effective resolution passed for its winding up or the appointment of an administrator, or similar official.

On the termination of the appointment of the Cash Manager by the Issuer or the Trustee, the Issuer or the Trustee may, subject to certain conditions, appoint a successor cash manager.

In addition, the Cash Manager may resign as Cash Manager upon not less than three months' written notice of resignation to each of the Issuer, the Master Servicer, the Special Servicer, the Seller, the Account Bank and the Trustee provided that a suitably qualified successor Cash Manager shall have been appointed.

Governing law

The Cash Management Agreement will be governed by English law.

ESTIMATED AVERAGE LIVES OF THE NOTES AND ASSUMPTIONS

The average lives of the Notes cannot be predicted because the Loans may, in certain circumstances, be prepaid and a number of other relevant factors are unknown (see also "*Risk Factors - Forward-Looking Statements*" above).

Calculations of possible average lives of the Notes can be made based on certain assumptions. Such assumptions include, without limitation, the following assumptions:

- (a) the Loans making up the Loan Pool are not sold by the Issuer;
- (b) the Loans do not default, nor are they enforced and no loss arises;
- (c) the Closing Date is 7 December 2006;
- (d) the Issuer exercises its option to redeem the Notes following the exercise by the Master Servicer or the Special Servicer, as the case may be, of the 10 per cent. clean-up call as soon as it is exercisable;
- (e) Interest Payment Dates are the 25th of every January, April, July and October, with the first Interest Payment Date being January 2007, whether or not such day is a Business Day;
- (f) none of the Interest Rate Swap Transactions will be terminated;
- (g) the Loans prepay at the rate specific to each scenario set out in the tables below; and
- (h) the average lives of the Notes are calculated on an Actual/365 day count basis.

The assumptions (other than those set out in paragraphs (c), (e), and (h) above) relate to circumstances which are not predictable.

The average lives of the Notes will be subject to factors outside the control of the Issuer and consequently no assurance can be given that the estimates above will in fact be realised and they must therefore be viewed with considerable caution.

Loan Repayment Profile: The following table shows the Loan repayment profile of the portfolio assuming no prepayments.

Period	Date EOP	River Court	Chapelfield	Cannon Bridge	Ashbourne Portfolio Priority A	Booker Portfolio	Endeavour Portfolio	Welbeck Portfolio	Aggregate Scheduled Amortisation (without Balloon)	Aggregate Scheduled Amortisation (with Balloon)
	Closing	213,315,000	212,600,000	155,822,750	79,828,461	64,900,000	50,000,000	38,500,000		
1	January 2007	213,127,000	212,600,000	155,642,750	79,761,855	64,682,624	50,000,000	38,500,000	651,982	651,982
2	April 2007	212,856,000	212,600,000	155,444,750	79,647,902	64,432,458	50,000,000	38,500,000	833,120	833,120
3	July 2007	212,621,000	212,600,000	155,057,750	79,562,713	64,193,184	50,000,000	38,500,000	946,463	946,463
4	October 2007	212,422,000	212,600,000	154,679,750	79,485,761	63,964,886	50,000,000	38,500,000	882,249	882,249
5	January 2008	212,220,000	212,600,000	154,296,250	79,367,675	63,733,062	50,000,000	38,300,000	1,135,411	1,135,411
6	April 2008	211,976,000	212,600,000	153,689,500	79,238,678	63,483,099	50,000,000	38,097,000	1,432,710	1,432,710
7	July 2008	211,728,000	212,600,000	153,073,000	79,107,880	63,229,316	50,000,000	37,897,000	1,449,080	1,449,080
8	October 2008	211,516,000	212,600,000	152,268,000	78,984,233	62,986,126	50,000,000	37,694,000	1,586,838	1,586,838
9	January 2009	211,301,000	212,600,000	151,451,000	78,856,023	62,739,179	50,000,000	37,475,000	1,626,157	1,626,157
10	April 2009	211,003,000	212,600,000	150,562,000	78,680,367	62,459,637	50,000,000	37,259,000	1,858,198	1,858,198
11	July 2009	210,741,000	212,600,000	149,689,000	78,437,277	62,190,213	50,000,000	37,046,000	1,860,515	1,860,515
12	October 2009	210,514,000	212,600,000	148,831,000	78,293,781	61,930,968	50,000,000	36,830,000	1,703,741	1,703,741
13	January 2010	210,284,000	212,600,000	147,960,000	78,066,198	61,667,717	50,000,000	36,598,000	1,823,834	1,823,834
14	April 2010	209,971,000	212,600,000	147,087,000	77,835,273	61,371,980	50,000,000	36,373,000	1,937,662	1,937,662
15	July 2010	209,693,000	212,600,000	146,264,000	77,600,882	61,085,933	50,000,000	36,156,000	1,838,438	1,838,438
16	October 2010	209,450,000	212,600,000	145,456,000	77,355,782	60,809,626	50,000,000	35,936,000	1,792,408	1,792,408
17	January 2011	209,204,000	212,075,000	144,636,000	77,071,775	60,529,049	50,000,000	35,701,000	2,390,584	2,390,584
18	April 2011	208,875,000	211,477,000	143,678,000	76,783,599	60,216,101	50,000,000	35,465,000	2,722,124	2,722,124
19	July 2011	208,581,000	210,904,000	-	76,491,119	59,912,388	50,000,000	35,226,000	1,702,192	145,380,192
20	October 2011	208,322,000	210,355,000	-	76,186,876	59,617,949	50,000,000	34,983,000	1,649,683	1,649,683
21	January 2012	208,059,000	209,799,000	-	75,857,378	59,318,959	50,000,000	34,731,000	1,699,488	1,699,488
22	April 2012	207,753,000	209,203,000	-	75,507,723	59,001,536	50,000,000	34,487,000	1,813,078	1,813,078
23	July 2012	207,442,000	208,599,000	-	75,152,853	58,764,681	50,000,000	34,251,000	1,742,725	1,742,725
24	October 2012	207,166,000	208,018,000	-	74,799,751	58,538,966	50,000,000	34,012,000	1,674,817	1,674,817
25	January 2013	206,885,000	207,429,000	-	74,404,592	58,309,764	50,000,000	33,761,000	1,745,361	1,745,361
26	April 2013	206,522,000	206,769,000	-	73,973,503	58,057,435	50,000,000	33,499,000	1,968,418	1,968,418
27	July 2013	206,193,000	206,132,000	-	73,550,962	57,811,042	50,000,000	33,232,000	1,901,934	1,901,934
28	October 2013	205,898,000	205,517,000	-	73,128,820	57,570,592	49,577,000	32,963,000	2,264,592	2,264,592
29	January 2014	205,598,000	204,894,000	-	72,662,551	57,326,427	49,184,000	32,681,000	2,308,433	2,308,433
30	April 2014	205,216,000	204,200,000	-	72,159,764	57,059,235	48,777,000	32,400,000	2,533,980	2,533,980
31	July 2014	204,867,000	203,528,000	-	71,664,568	56,797,586	48,372,000	32,121,000	2,461,844	2,461,844
32	October 2014	204,552,000	202,878,000	-	71,167,728	56,541,478	47,977,000	31,835,000	2,398,948	2,398,948
33	January 2015	204,232,000	202,219,000	-	70,653,674	56,281,412	47,669,000	31,528,000	2,368,119	2,368,119
34	April 2015	203,830,000	201,491,000	-	70,045,258	55,834,398	47,404,000	31,222,000	2,756,430	2,756,430
35	July 2015	203,463,000	200,984,000	-	69,471,523	55,390,005	47,108,000	30,918,000	2,492,129	2,492,129
36	October 2015	203,234,000	200,540,000	-	-	-	46,880,000	30,621,000	1,198,000	126,059,527
37	January 2016	203,000,000	200,230,000	-	-	-	46,804,000	30,319,000	922,000	922,000
38	April 2016	202,618,000	-	-	-	-	46,743,000	30,319,000	443,000	200,673,000
39	July 2016	202,231,000	-	-	-	-	-	-	387,000	77,449,000
40	October 2016	-	-	-	-	-	-	-	-	202,231,000

Scenario 1: 0% CPR: The following table shows the percentage of initial balances outstanding and subordination of the Notes assuming a 0% annual Constant Prepayment Rate (CPR).

Payment Date	Notes Decreasing Balance (End of Period)							Subordination				
	Loans	Class A	Class B	Class C	Class D	Class E	Notes	Class A	Class B	Class C	Class D	Class E
Closing	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	18.3%	12.9%	9.8%	3.6%	0.0%
January 2007	99.9%	99.9%	100.0%	100.0%	100.0%	100.0%	99.9%	18.3%	12.9%	9.8%	3.6%	0.0%
April 2007	99.8%	99.8%	100.0%	100.0%	100.0%	100.0%	99.8%	18.3%	12.9%	9.8%	3.6%	0.0%
July 2007	99.7%	99.6%	100.0%	100.0%	100.0%	100.0%	99.7%	18.3%	12.9%	9.8%	3.6%	0.0%
October 2007	99.6%	99.5%	100.0%	100.0%	100.0%	100.0%	99.6%	18.4%	12.9%	9.9%	3.6%	0.0%
January 2008	99.5%	99.3%	100.0%	100.0%	100.0%	100.0%	99.5%	18.4%	13.0%	9.9%	3.6%	0.0%
April 2008	99.3%	99.1%	100.0%	100.0%	100.0%	100.0%	99.3%	18.4%	13.0%	9.9%	3.6%	0.0%
July 2008	99.1%	98.9%	100.0%	100.0%	100.0%	100.0%	99.1%	18.4%	13.0%	9.9%	3.6%	0.0%
October 2008	98.9%	98.7%	100.0%	100.0%	100.0%	100.0%	98.9%	18.5%	13.0%	9.9%	3.6%	0.0%
January 2009	98.7%	98.4%	100.0%	100.0%	100.0%	100.0%	98.7%	18.5%	13.1%	9.9%	3.6%	0.0%
April 2009	98.5%	98.1%	100.0%	100.0%	100.0%	100.0%	98.5%	18.6%	13.1%	10.0%	3.6%	0.0%
July 2009	98.2%	97.9%	100.0%	100.0%	100.0%	100.0%	98.2%	18.6%	13.1%	10.0%	3.6%	0.0%
October 2009	98.0%	97.6%	100.0%	100.0%	100.0%	100.0%	98.0%	18.6%	13.1%	10.0%	3.6%	0.0%
January 2010	97.8%	97.3%	100.0%	100.0%	100.0%	100.0%	97.8%	18.7%	13.2%	10.0%	3.6%	0.0%
April 2010	97.6%	97.0%	100.0%	100.0%	100.0%	100.0%	97.6%	18.7%	13.2%	10.1%	3.6%	0.0%
July 2010	97.4%	96.8%	100.0%	100.0%	100.0%	100.0%	97.4%	18.8%	13.2%	10.1%	3.7%	0.0%
October 2010	97.1%	96.5%	100.0%	100.0%	100.0%	100.0%	97.1%	18.8%	13.3%	10.1%	3.7%	0.0%
January 2011	96.8%	96.1%	100.0%	100.0%	100.0%	100.0%	96.8%	18.9%	13.3%	10.1%	3.7%	0.0%
April 2011	96.5%	95.7%	100.0%	100.0%	100.0%	100.0%	96.5%	18.9%	13.4%	10.2%	3.7%	0.0%
July 2011	78.7%	78.0%	81.7%	81.7%	81.7%	81.7%	78.7%	19.0%	13.4%	10.2%	3.7%	0.0%
October 2011	78.5%	77.7%	81.7%	81.7%	81.7%	81.7%	78.5%	19.0%	13.4%	10.2%	3.7%	0.0%
January 2012	78.3%	77.5%	81.7%	81.7%	81.7%	81.7%	78.3%	19.1%	13.4%	10.2%	3.7%	0.0%
April 2012	78.0%	77.2%	81.7%	81.7%	81.7%	81.7%	78.0%	19.1%	13.5%	10.3%	3.7%	0.0%
July 2012	77.8%	77.0%	81.7%	81.7%	81.7%	81.7%	77.8%	19.2%	13.5%	10.3%	3.7%	0.0%
October 2012	77.6%	76.7%	81.7%	81.7%	81.7%	81.7%	77.6%	19.2%	13.6%	10.3%	3.7%	0.0%
January 2013	77.4%	76.4%	81.7%	81.7%	81.7%	81.7%	77.4%	19.3%	13.6%	10.4%	3.8%	0.0%
April 2013	77.2%	76.1%	81.7%	81.7%	81.7%	81.7%	77.2%	19.4%	13.6%	10.4%	3.8%	0.0%
July 2013	76.9%	75.9%	81.7%	81.7%	81.7%	81.7%	76.9%	19.4%	13.7%	10.4%	3.8%	0.0%
October 2013	76.6%	75.5%	81.7%	81.7%	81.7%	81.7%	76.6%	19.5%	13.7%	10.5%	3.8%	0.0%
January 2014	76.4%	75.2%	81.7%	81.7%	81.7%	81.7%	76.4%	19.6%	13.8%	10.5%	3.8%	0.0%
April 2014	76.1%	74.8%	81.7%	81.7%	81.7%	81.7%	76.1%	19.6%	13.8%	10.5%	3.8%	0.0%
July 2014	75.8%	74.4%	81.7%	81.7%	81.7%	81.7%	75.8%	19.7%	13.9%	10.6%	3.8%	0.0%
October 2014	75.5%	74.1%	81.7%	81.7%	81.7%	81.7%	75.5%	19.8%	13.9%	10.6%	3.9%	0.0%
January 2015	75.2%	73.7%	81.7%	81.7%	81.7%	81.7%	75.2%	19.9%	14.0%	10.7%	3.9%	0.0%
April 2015	74.8%	73.3%	81.7%	81.7%	81.7%	81.7%	74.8%	20.0%	14.1%	10.7%	3.9%	0.0%
July 2015	74.5%	72.9%	81.7%	81.7%	81.7%	81.7%	74.5%	20.0%	14.1%	10.8%	3.9%	0.0%
October 2015	59.1%	55.9%	73.3%	73.3%	73.3%	73.3%	59.1%	22.7%	16.0%	12.2%	4.4%	0.0%
January 2016	58.9%	55.7%	73.3%	73.3%	73.3%	73.3%	58.9%	22.7%	16.0%	12.2%	4.4%	0.0%
April 2016	34.3%	29.9%	53.9%	53.9%	53.9%	53.9%	34.3%	28.7%	20.3%	15.4%	5.6%	0.0%
July 2016	24.8%	19.1%	50.2%	50.2%	50.2%	50.2%	24.8%	37.0%	26.1%	19.9%	7.2%	0.0%
October 2016	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Average Life	8.3 years	8.2 years	8.7 years	8.7 years	8.7 years	8.7 years	8.3 years					
First Principal Payment Date		25 January 2007	25 July 2011	25 July 2011	25 July 2011	25 July 2011	25 January 2007					
Last Principal Payment Date		25 October 2016	25 October 2016	25 October 2016	25 October 2016	25 October 2016	25 October 2016					

Scenario 2: 2.5% CPR: The following table shows the percentage of initial balances outstanding and subordination of the Notes assuming a 2.5% annual CPR.

Payment Date	Notes Decreasing Balance (End of Period)							Subordination				
	Loans	Class A	Class B	Class C	Class D	Class E	Notes	Class A	Class B	Class C	Class D	Class E
Closing	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	18.3%	12.9%	9.8%	3.6%	0.0%
January 2007	99.3%	99.2%	99.6%	99.6%	99.6%	99.6%	99.3%	18.3%	12.9%	9.9%	3.6%	0.0%
April 2007	98.6%	98.4%	99.3%	99.3%	99.3%	99.3%	98.6%	18.4%	13.0%	9.9%	3.6%	0.0%
July 2007	97.8%	97.6%	98.9%	98.9%	98.9%	98.9%	97.8%	18.5%	13.0%	9.9%	3.6%	0.0%
October 2007	97.1%	96.8%	98.6%	98.6%	98.6%	98.6%	97.1%	18.6%	13.1%	10.0%	3.6%	0.0%
January 2008	96.4%	95.9%	98.3%	98.3%	98.3%	98.3%	96.4%	18.6%	13.1%	10.0%	3.6%	0.0%
April 2008	95.6%	95.1%	97.9%	97.9%	97.9%	97.9%	95.6%	18.7%	13.2%	10.1%	3.6%	0.0%
July 2008	94.8%	94.2%	97.6%	97.6%	97.6%	97.6%	94.8%	18.8%	13.3%	10.1%	3.7%	0.0%
October 2008	94.0%	93.3%	97.2%	97.2%	97.2%	97.2%	94.0%	18.9%	13.3%	10.2%	3.7%	0.0%
January 2009	93.2%	92.4%	96.9%	96.9%	96.9%	96.9%	93.2%	19.0%	13.4%	10.2%	3.7%	0.0%
April 2009	92.4%	91.5%	96.5%	96.5%	96.5%	96.5%	92.4%	19.1%	13.5%	10.3%	3.7%	0.0%
July 2009	91.6%	90.6%	96.2%	96.2%	96.2%	96.2%	91.6%	19.2%	13.5%	10.3%	3.7%	0.0%
October 2009	90.9%	89.8%	95.9%	95.9%	95.9%	95.9%	90.9%	19.3%	13.6%	10.4%	3.8%	0.0%
January 2010	90.1%	88.9%	95.5%	95.5%	95.5%	95.5%	90.1%	19.4%	13.7%	10.4%	3.8%	0.0%
April 2010	89.3%	88.0%	95.2%	95.2%	95.2%	95.2%	89.3%	19.5%	13.7%	10.5%	3.8%	0.0%
July 2010	88.5%	87.1%	94.9%	94.9%	94.9%	94.9%	88.5%	19.6%	13.8%	10.5%	3.8%	0.0%
October 2010	87.8%	86.3%	94.5%	94.5%	94.5%	94.5%	87.8%	19.7%	13.9%	10.6%	3.8%	0.0%
January 2011	87.0%	85.3%	94.2%	94.2%	94.2%	94.2%	87.0%	19.8%	14.0%	10.6%	3.9%	0.0%
April 2011	86.1%	84.4%	93.9%	93.9%	93.9%	93.9%	86.1%	19.9%	14.0%	10.7%	3.9%	0.0%
July 2011	69.8%	68.3%	76.4%	76.4%	76.4%	76.4%	69.8%	20.0%	14.1%	10.8%	3.9%	0.0%
October 2011	69.1%	67.6%	76.2%	76.2%	76.2%	76.2%	69.1%	20.1%	14.2%	10.8%	3.9%	0.0%
January 2012	68.5%	66.8%	76.0%	76.0%	76.0%	76.0%	68.5%	20.3%	14.3%	10.9%	3.9%	0.0%
April 2012	67.9%	66.1%	75.8%	75.8%	75.8%	75.8%	67.9%	20.4%	14.4%	11.0%	4.0%	0.0%
July 2012	67.3%	65.4%	75.6%	75.6%	75.6%	75.6%	67.3%	20.5%	14.5%	11.0%	4.0%	0.0%
October 2012	66.7%	64.7%	75.4%	75.4%	75.4%	75.4%	66.7%	20.7%	14.6%	11.1%	4.0%	0.0%
January 2013	66.1%	64.0%	75.1%	75.1%	75.1%	75.1%	66.1%	20.8%	14.7%	11.2%	4.0%	0.0%
April 2013	65.5%	63.3%	74.9%	74.9%	74.9%	74.9%	65.5%	20.9%	14.8%	11.2%	4.1%	0.0%
July 2013	64.8%	62.6%	74.7%	74.7%	74.7%	74.7%	64.8%	21.1%	14.8%	11.3%	4.1%	0.0%
October 2013	64.2%	61.9%	74.5%	74.5%	74.5%	74.5%	64.2%	21.2%	15.0%	11.4%	4.1%	0.0%
January 2014	63.6%	61.2%	74.3%	74.3%	74.3%	74.3%	63.6%	21.4%	15.1%	11.5%	4.2%	0.0%
April 2014	62.9%	60.4%	74.1%	74.1%	74.1%	74.1%	62.9%	21.5%	15.2%	11.6%	4.2%	0.0%
July 2014	62.3%	59.7%	73.9%	73.9%	73.9%	73.9%	62.3%	21.7%	15.3%	11.6%	4.2%	0.0%
October 2014	61.6%	58.9%	73.7%	73.7%	73.7%	73.7%	61.6%	21.8%	15.4%	11.7%	4.3%	0.0%
January 2015	61.0%	58.2%	73.5%	73.5%	73.5%	73.5%	61.0%	22.0%	15.5%	11.8%	4.3%	0.0%
April 2015	60.3%	57.5%	73.2%	73.2%	73.2%	73.2%	60.3%	22.2%	15.6%	11.9%	4.3%	0.0%
July 2015	59.7%	56.7%	73.0%	73.0%	73.0%	73.0%	59.7%	22.4%	15.8%	12.0%	4.4%	0.0%
October 2015	47.0%	42.9%	65.3%	65.3%	65.3%	65.3%	47.0%	25.4%	17.9%	13.6%	4.9%	0.0%
January 2016	46.6%	42.5%	65.1%	65.1%	65.1%	65.1%	46.6%	25.5%	18.0%	13.7%	5.0%	0.0%
April 2016	27.0%	22.3%	47.8%	47.8%	47.8%	47.8%	27.0%	32.4%	22.8%	17.4%	6.3%	0.0%
July 2016	19.4%	13.8%	44.3%	44.3%	44.3%	44.3%	19.4%	41.8%	29.4%	22.4%	8.1%	0.0%
October 2016	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Average Life	7.4 years	7.2 years	8.2 years	8.2 years	8.2 years	8.2 years	7.4 years					
First Principal Payment Date		25 January 2007	25 January 2007	25 January 2007	25 January 2007	25 January 2007	25 January 2007					
Last Principal Payment Date		25 October 2016	25 October 2016	25 October 2016	25 October 2016	25 October 2016	25 October 2016					

Scenario 3: 5.0% CPR: The following table shows the percentage of initial balances outstanding and subordination of the Notes assuming a 5.0% annual CPR.

Payment Date	Notes Decreasing Balance (End of Period)							Subordination				
	Loans	Class A	Class B	Class C	Class D	Class E	Notes	Class A	Class B	Class C	Class D	Class E
Closing	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	18.3%	12.9%	9.8%	3.6%	0.0%
January 2007	98.6%	98.5%	99.3%	99.3%	99.3%	99.3%	98.6%	18.4%	13.0%	9.9%	3.6%	0.0%
April 2007	97.3%	97.0%	98.6%	98.6%	98.6%	98.6%	97.3%	18.5%	13.1%	9.9%	3.6%	0.0%
July 2007	95.9%	95.5%	97.9%	97.9%	97.9%	97.9%	95.9%	18.6%	13.1%	10.0%	3.6%	0.0%
October 2007	94.6%	94.0%	97.2%	97.2%	97.2%	97.2%	94.6%	18.8%	13.2%	10.1%	3.7%	0.0%
January 2008	93.3%	92.6%	96.5%	96.5%	96.5%	96.5%	93.3%	18.9%	13.3%	10.2%	3.7%	0.0%
April 2008	91.9%	91.1%	95.8%	95.8%	95.8%	95.8%	91.9%	19.0%	13.4%	10.2%	3.7%	0.0%
July 2008	90.6%	89.6%	95.1%	95.1%	95.1%	95.1%	90.6%	19.2%	13.5%	10.3%	3.7%	0.0%
October 2008	89.3%	88.1%	94.5%	94.5%	94.5%	94.5%	89.3%	19.3%	13.6%	10.4%	3.8%	0.0%
January 2009	87.9%	86.6%	93.8%	93.8%	93.8%	93.8%	87.9%	19.5%	13.7%	10.5%	3.8%	0.0%
April 2009	86.6%	85.2%	93.1%	93.1%	93.1%	93.1%	86.6%	19.6%	13.8%	10.6%	3.8%	0.0%
July 2009	85.3%	83.7%	92.5%	92.5%	92.5%	92.5%	85.3%	19.8%	14.0%	10.6%	3.9%	0.0%
October 2009	84.1%	82.3%	91.8%	91.8%	91.8%	91.8%	84.1%	20.0%	14.1%	10.7%	3.9%	0.0%
January 2010	82.8%	80.9%	91.2%	91.2%	91.2%	91.2%	82.8%	20.1%	14.2%	10.8%	3.9%	0.0%
April 2010	81.5%	79.5%	90.5%	90.5%	90.5%	90.5%	81.5%	20.3%	14.3%	10.9%	3.9%	0.0%
July 2010	80.3%	78.2%	89.9%	89.9%	89.9%	89.9%	80.3%	20.5%	14.4%	11.0%	4.0%	0.0%
October 2010	79.1%	76.9%	89.2%	89.2%	89.2%	89.2%	79.1%	20.6%	14.5%	11.1%	4.0%	0.0%
January 2011	77.9%	75.5%	88.6%	88.6%	88.6%	88.6%	77.9%	20.8%	14.7%	11.2%	4.0%	0.0%
April 2011	76.6%	74.1%	88.0%	88.0%	88.0%	88.0%	76.6%	21.0%	14.8%	11.3%	4.1%	0.0%
July 2011	61.7%	59.5%	71.4%	71.4%	71.4%	71.4%	61.7%	21.2%	14.9%	11.4%	4.1%	0.0%
October 2011	60.7%	58.4%	71.0%	71.0%	71.0%	71.0%	60.7%	21.4%	15.1%	11.5%	4.2%	0.0%
January 2012	59.8%	57.4%	70.6%	70.6%	70.6%	70.6%	59.8%	21.6%	15.2%	11.6%	4.2%	0.0%
April 2012	58.9%	56.3%	70.2%	70.2%	70.2%	70.2%	58.9%	21.8%	15.4%	11.7%	4.2%	0.0%
July 2012	57.9%	55.3%	69.7%	69.7%	69.7%	69.7%	57.9%	22.0%	15.5%	11.8%	4.3%	0.0%
October 2012	57.1%	54.3%	69.3%	69.3%	69.3%	69.3%	57.1%	22.2%	15.7%	11.9%	4.3%	0.0%
January 2013	56.2%	53.3%	69.0%	69.0%	69.0%	69.0%	56.2%	22.4%	15.8%	12.0%	4.4%	0.0%
April 2013	55.3%	52.3%	68.6%	68.6%	68.6%	68.6%	55.3%	22.7%	16.0%	12.2%	4.4%	0.0%
July 2013	54.4%	51.3%	68.2%	68.2%	68.2%	68.2%	54.4%	22.9%	16.1%	12.3%	4.5%	0.0%
October 2013	53.5%	50.3%	67.8%	67.8%	67.8%	67.8%	53.5%	23.1%	16.3%	12.4%	4.5%	0.0%
January 2014	52.6%	49.4%	67.4%	67.4%	67.4%	67.4%	52.6%	23.4%	16.5%	12.6%	4.6%	0.0%
April 2014	51.8%	48.4%	67.0%	67.0%	67.0%	67.0%	51.8%	23.7%	16.7%	12.7%	4.6%	0.0%
July 2014	50.9%	47.4%	66.6%	66.6%	66.6%	66.6%	50.9%	23.9%	16.9%	12.8%	4.7%	0.0%
October 2014	50.1%	46.4%	66.2%	66.2%	66.2%	66.2%	50.1%	24.2%	17.0%	13.0%	4.7%	0.0%
January 2015	49.2%	45.5%	65.8%	65.8%	65.8%	65.8%	49.2%	24.4%	17.2%	13.1%	4.8%	0.0%
April 2015	48.4%	44.6%	65.5%	65.5%	65.5%	65.5%	48.4%	24.7%	17.4%	13.3%	4.8%	0.0%
July 2015	47.6%	43.7%	65.1%	65.1%	65.1%	65.1%	47.6%	25.0%	17.6%	13.4%	4.9%	0.0%
October 2015	37.2%	32.6%	58.0%	58.0%	58.0%	58.0%	37.2%	28.5%	20.1%	15.3%	5.5%	0.0%
January 2016	36.7%	32.0%	57.6%	57.6%	57.6%	57.6%	36.7%	28.7%	20.3%	15.4%	5.6%	0.0%
April 2016	21.1%	16.4%	42.1%	42.1%	42.1%	42.1%	21.1%	36.5%	25.8%	19.6%	7.1%	0.0%
July 2016	15.0%	9.7%	38.9%	38.9%	38.9%	38.9%	15.0%	47.3%	33.3%	25.4%	9.2%	0.0%
October 2016	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Average Life	6.7 years	6.4 years	7.7 years	7.7 years	7.7 years	7.7 years	6.7 years					
First Principal Payment Date		25 January 2007	25 January 2007	25 January 2007	25 January 2007	25 January 2007	25 January 2007					
Last Principal Payment Date		25 October 2016	25 October 2016	25 October 2016	25 October 2016	25 October 2016	25 October 2016					

USE OF PROCEEDS

The net proceeds from the issue of the Notes will be £814,950,000. An amount of £814,949,378 will be applied by the Issuer towards payment to the Seller on the Closing Date, pursuant to the terms of the Loan Sale Agreement, of the purchase consideration for the Loans and the related interests in the Loan Security. The Issuer will deposit £622 from the proceeds of the Notes into the Reserve Account. Fees, commissions and expenses incurred by the Issuer in connection with the issue of the Notes will be met by Barclays Bank PLC.

TERMS AND CONDITIONS OF THE NOTES

The following is the text of the terms and conditions of the Notes in the form in which (subject to modification) they will be set out in the Trust Deed. The Conditions set out below will apply to the Notes in global form.

The issue of the £666,000,000 Class A Commercial Mortgage Backed Floating Rate Notes due October 2018 (the **Class A Notes**), the £43,950,000 Class B Commercial Mortgage Backed Floating Rate Notes due October 2018 (the **Class B Notes**), the £25,000,000 Class C Commercial Mortgage Backed Floating Rate Notes due October 2018 (the **Class C Notes**), the £51,000,000 Class D Commercial Mortgage Backed Floating Rate Notes due October 2018 (the **Class D Notes**) and the £29,000,000 Class E Commercial Mortgage Backed Floating Rate Notes due October 2018 (the **Class E Notes** and, together with the Class A Notes, the Class B Notes, the Class C Notes and the Class D Notes, the **Notes**) by HERCULES (ECLIPSE 2006-4) plc (the **Issuer**) was authorised by a resolution of the board of directors of the Issuer passed on or about 30 November 2006.

The Notes are constituted by a trust deed (such trust deed as modified and/or supplemented and/or restated from time to time, the **Trust Deed**) dated on or about 7 December 2006 (the **Closing Date**) made between the Issuer and BNY Corporate Trustee Services Limited (the **Trustee**, which expression includes its successors as trustee or any further or other trustee(s) under the Trust Deed as trustee(s) for the holders of the Notes (the **Noteholders**)).

The proceeds of the issue of the Notes will be applied in or towards acquiring the Loan Pool from the Seller.

References herein to the Notes shall include reference to:

- (a) whilst the Notes are represented by a Global Note (as defined in **Condition 1.2** (*Permanent Global Notes*)), units of £50,000 (as reduced by any redemption in part of a Note pursuant to **Condition 6** (*Redemption*));
- (b) any Global Note; and
- (c) any Definitive Notes (as defined in **Condition 2.1** (*Issue of Definitive Notes*)) issued in exchange for a Global Note.

References herein to interest include references to any interest deferred in accordance with **Condition 16.1** (*Interest*) and interest on such deferred interest, unless the context otherwise requires.

The Noteholders are subject to and have the benefit of an agency agreement (as amended and/or supplemented from time to time, the **Agency Agreement**) dated the Closing Date between the Issuer, The Bank of New York as principal paying agent (in such capacity, the **Principal Paying Agent**, which expression includes any successor principal paying agent appointed from time to time in respect of the Notes) and as agent bank (in such capacity, the **Agent Bank**, which expression includes any successor agent bank appointed from time to time in connection with the Notes) and AIB/BNY Fund Management Ireland Limited as Irish paying agent (the **Irish Paying Agent**, which expression includes any successor Irish paying agent appointed from time to time in connection with the Notes and together with the Principal Paying Agent and any other paying agent appointed from time to time in connection with the Notes, the **Paying Agents**) and the Trustee.

The security for the Notes is granted or created pursuant to a deed of charge under English law (the **Issuer Deed of Charge**, which expression includes such deed of charge as from time to time modified in accordance with the provisions therein contained and any deed or other document expressed to be supplemental thereto as from time to time so modified) dated the Closing Date and made between, among others, the Issuer and the Trustee.

The Noteholders are entitled to the benefit of, are bound by, and are deemed to have notice of, all the provisions of the Trust Deed, the Agency Agreement and the Issuer Deed of Charge applicable to them and all the provisions of the other Transaction Documents (including the Bank Account Agreement, the Servicing Agreement, the Liquidity Facility Agreement, the Cash Management Agreement, the Interest Rate Swap Agreement, the Loan Sale Documents, the Corporate Services Agreement, the Options Holder Corporate Services Agreement, the Subscription Agreement, the Call Option Agreement and the Master Definitions Schedule (each as defined in the master definitions schedule signed for identification by, among others, the Issuer and the Trustee on or about the Closing Date (the **Master Definitions Schedule**)).

The statements in these terms and conditions (the **Conditions**) include summaries of, and are subject to, the detailed provisions of the Trust Deed, the Agency Agreement, the Issuer Deed of Charge and the other Transaction Documents. Capitalised terms used in these Conditions but not otherwise defined shall have the meanings set out in the Master Definitions Schedule. These Conditions shall be construed in accordance with the principles of construction set out in the Master Definitions Schedule.

As used in these Conditions:

- (a) a reference to a **Class of Notes** or to a **Class of Noteholders** shall be a reference to the Class A Notes or the Class B Notes, the Class C Notes, the Class D Notes, the Class E Notes or, as the case may be, the respective holders thereof and **Classes**, in a similar context, shall be construed accordingly; and
- (b) **Most Senior Class of Notes** means:
 - (i) the Class A Notes; or
 - (ii) if no Class A Notes are then outstanding (as defined in the Trust Deed), the Class B Notes (if, at any time, any Class B Notes are then outstanding); or
 - (iii) if no Class A Notes or Class B Notes are then outstanding, the Class C Notes (if, at any time, any Class C Notes are then outstanding); or
 - (iv) if no Class A Notes, Class B Notes or Class C Notes are then outstanding, the Class D Notes (if, at any time, any Class D Notes are then outstanding); or
 - (v) if no Class A Notes, Class B Notes, Class C Notes or Class D Notes are then outstanding, the Class E Notes (if, at any time, any Class E Notes are then outstanding).

Copies of each of the Transaction Documents are available to Noteholders for inspection at the specified office of each of the Trustee and the Irish Paying Agent.

1. GLOBAL NOTES

1.1 Temporary Global Notes

The Notes of each Class will initially be represented by a temporary Global Note of the relevant Class (each, a **Temporary Global Note**) in the aggregate principal amount on issue of £666,000,000 for the Class A Notes, £43,950,000 for the Class B Notes, £25,000,000 for the Class C Notes, £51,000,000 for the Class D Notes and £29,000,000 for the Class E Notes.

The Temporary Global Notes will be deposited on behalf of the subscribers of the Notes with a common depositary (the **Common Depositary**) for Euroclear Bank S.A./N.V. (**Euroclear**) and Clearstream Banking, société anonyme (**Clearstream, Luxembourg**) on the Closing Date. Upon deposit of the Temporary Global Notes, Euroclear or Clearstream, Luxembourg will credit the account of each Accountholder (as defined below) with the principal amount of Notes for which it has subscribed and paid.

1.2 Permanent Global Notes

Interests in each Temporary Global Note will be exchangeable on or after the date which falls 40 days after the Closing Date (the **Exchange Date**), provided certification that such beneficial owner is not a U.S. person (as defined under Regulation S under the Securities Act (**Certification**)) by the relevant Noteholders has been received, for interests in a permanent global Note of the relevant Class (each a **Permanent Global Note**) which will also be deposited with the Common Depositary unless the interests in the relevant Permanent Global Note have already been exchanged for Notes in definitive form in which event the interests in such Temporary Global Note may only be exchanged (subject to Certification) for Notes of the relevant Class in definitive form. The expression **Global Note** shall be read and construed to mean a Temporary Global Note or a Permanent Global Note, as the context may require. On the exchange of each Temporary Global Note for the relevant Permanent Global Note such Permanent Global Note will remain deposited with the Common Depositary.

1.3 Form and title

Each Global Note shall be issued in bearer form without coupons or talons.

Title to the Global Notes will pass by delivery. Notes represented by a Global Note will be transferable only in accordance with the rules and procedures for the time being of Euroclear or Clearstream, Luxembourg, as appropriate.

For so long as the Notes of a Class are represented by one or both Global Notes in respect of that Class, the Issuer, the Trustee and all other parties may (to the fullest extent permitted by applicable laws) deem and treat each person who is for the time being shown in the records of Euroclear or Clearstream, Luxembourg as the holder of a particular principal amount of such Notes (an **Accountholder**) as the holder of such principal amount of such Notes, in which regard any certificate or other document issued by Euroclear or Clearstream, Luxembourg as to the principal amount of such Notes or interest in such Notes standing to the account of any person shall be conclusive and binding for all purposes save in the case of manifest error (including for the purposes of any quorum requirements of, or the right to demand a poll at, meetings of the Noteholders), other than for the purposes of payment of principal and interest on such Global Notes, the right to which shall be vested, as against the Issuer, the Paying Agents and the Trustee, solely in the bearer of the relevant Global Note in accordance with and subject to the terms of the Trust Deed. The expressions **Noteholders** and **holder of Notes** and related expressions shall be construed accordingly.

- (a) **Class A Noteholders** means Noteholders in respect of the Class A Notes;
- (b) **Class B Noteholders** means Noteholders in respect of the Class B Notes;
- (c) **Class C Noteholders** means Noteholders in respect of the Class C Notes;
- (d) **Class D Noteholders** means Noteholders in respect of the Class D Notes; and
- (e) **Class E Noteholders** means Noteholders in respect of the Class E Notes.

2. DEFINITIVE NOTES

2.1 Issue of Definitive Notes

A Global Note will be exchanged free of charge (in whole but not in part) for Notes in definitive bearer form (**Definitive Notes**) only if at any time either of the following applies:

- (i) both Euroclear and Clearstream, Luxembourg are closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or announce an intention permanently to cease business or do in fact do so and no alternative clearing system satisfactory to the Trustee is available; or
- (ii) as a result of any amendment to, or change in, the laws or regulations of the United Kingdom or any applicable jurisdiction (or of any political subdivision thereof) or of any authority therein or thereof having power to tax or in the interpretation by a revenue authority or a court of administration of such laws or regulations which becomes effective on or after the Closing Date, the Issuer or any Paying Agent is or will on the next Interest Payment Date (as defined below) become required to make any deduction or withholding from any payment in respect of the Notes which would not be required were the Notes in definitive form.

Thereupon, the whole of such Global Note will be exchanged for Definitive Notes (in the form provided in **Condition 2.2** (*Title to and transfer of Definitive Notes*) below).

These Conditions and the Transaction Documents will be amended in such manner as the Trustee may require to take account of the issue of Definitive Notes.

2.2 Title to and transfer of Definitive Notes

Each Definitive Note shall be issued in bearer form, serially numbered, in the denomination of £50,000.

Title to the Definitive Notes will pass by delivery.

The Issuer, the Paying Agents and the Trustee may (to the fullest extent permitted by applicable laws) deem and treat the holder of any Definitive Note as the absolute owner for all purposes (whether or not the Definitive Note shall be overdue and notwithstanding any notice of ownership, theft or loss, of any trust or other interest therein or of any writing on the Definitive Note) and the Issuer, the Trustee and the Paying Agents shall not be required to obtain any proof thereof or as to the identity of such holder.

2.3 Trading in differing nominal amounts

- (a) For so long as the Notes of any Class are represented by a Global Note, and the rules of Euroclear and Clearstream, Luxembourg so permit, the Notes of that Class will be tradeable in minimum nominal amounts of £50,000 and integral multiples of £1,000 in excess thereof.
- (b) If Definitive Notes for that Class of Notes are required to be issued and printed, any Noteholder holding Notes having a nominal amount which cannot be represented by a Definitive Note in the denomination of £50,000 will not be entitled to receive a Definitive Note in respect of such Notes and will not therefore be able to receive principal or interest in respect of such Notes.
- (c) At any meeting of Noteholders of any class while the Notes of that class are represented by a Global Note:
 - (i) any vote cast will be valid only if it is in respect of not less than £50,000 in nominal amount and will be cast in respect of each £1 (or such other amount as the Trustee may in its absolute discretion stipulate) in principal amount outstanding of the Notes held or represented by the person voting; and
 - (ii) any such holding will be counted for the purposes of determining whether or not a meeting is quorate only to the extent that it is in respect of not less than £50,000 in nominal amount.

3. STATUS, SECURITY AND PRIORITY OF PAYMENTS

3.1 Status and relationship between Classes of Notes

- (a) The Class A Notes constitute direct, secured and unconditional obligations of the Issuer. The Class A Notes rank *pari passu* without preference or priority amongst themselves.
- (b) The Class B Notes constitute direct, secured and, subject as provided in **Condition 16 (Subordination By Deferral)**, unconditional obligations of the Issuer. The Class B Notes rank *pari passu* without preference or priority amongst themselves but junior to the Class A Notes as provided in these Conditions and the Transaction Documents.
- (c) The Class C Notes constitute direct, secured and, subject as provided in **Condition 16 (Subordination By Deferral)**, unconditional obligations of the Issuer. The Class C Notes rank *pari passu* without preference or priority amongst themselves but junior to the Class A Notes and the Class B Notes as provided in these Conditions and the Transaction Documents.
- (d) The Class D Notes constitute direct, secured and, subject as provided in **Condition 16 (Subordination By Deferral)**, unconditional obligations of the Issuer. The Class D Notes rank *pari passu* without preference or priority amongst themselves but junior to the Class A Notes, the Class B Notes and the Class C Notes as provided in these Conditions and the Transaction Documents.
- (e) The Class E Notes constitute direct, secured and, subject as provided in **Condition 16 (Subordination By Deferral)**, unconditional obligations of the Issuer. The Class E Notes rank *pari passu* without preference or priority amongst themselves but junior to the Class A Notes, the Class B Notes, the Class C Notes and the Class D Notes as provided in these Conditions and the Transaction Documents.

- (f) The Trust Deed and the Issuer Deed of Charge contain provisions requiring the Trustee to have regard to the interests of the Class A Noteholders, the Class B Noteholders, the Class C Noteholders, the Class D Noteholders and the Class E Noteholders equally as regards all rights, powers, trusts, authorities, duties and discretions of the Trustee (except where expressly provided otherwise), but requiring the Trustee in any such case to have regard only to:
- (i) the interests of the Class A Noteholders for so long as the Class A Notes are outstanding, if, in the Trustee's opinion, there is a conflict between the interests of:
 - (A) the Class A Noteholders; and
 - (B) the Class B Noteholders, the Class C Noteholders, the Class D Noteholders and/or the Class E Noteholders; or
 - (ii) subject to paragraph (i) above, the interests of the Class B Noteholders for so long as the Class B Notes are outstanding, if, in the Trustee's opinion, there is a conflict between the interests of:
 - (A) the Class B Noteholders; and
 - (B) the Class C Noteholders, the Class D Noteholders and/or the Class E Noteholders; or
 - (iii) subject to paragraphs (i) and (ii) above, the interests of the Class C Noteholders for so long as the Class C Notes are outstanding, if, in the Trustee's opinion, there is a conflict between the interests of:
 - (A) the Class C Noteholders; and
 - (B) the Class D Noteholders and/or the Class E Noteholders; or
 - (iv) subject to paragraphs (i) to (iii) above, the interests of the Class D Noteholders for so long as the Class D Notes are outstanding, if, in the Trustee's opinion, there is a conflict between the interests of:
 - (A) the Class D Noteholders; and
 - (B) the Class E Noteholders.

So long as any of the Notes remain outstanding, the Trustee is not required to have regard to the interests of any Issuer Secured Creditors (other than the Noteholders) or, at any time, any other person or to act upon or comply with any direction or request of any Issuer Secured Creditor or, at any time, any other person.

- (g) The Trust Deed and the Issuer Deed of Charge contain provisions that the Trustee may be directed to act only by the holders of the Most Senior Class of Notes outstanding and subject to being indemnified and/or secured to its full satisfaction.

As used in these Conditions, **Issuer Secured Creditors** means the Noteholders, the Trustee, any receiver or other appointee of the Trustee, the Master Servicer, the Special Servicer, the Corporate Services Provider, the Liquidity Facility Provider, the Cash Manager, the Interest Rate Swap Provider, the Account Bank, the Seller, the Principal Paying Agent, the Agent Bank, the Irish Paying Agent and any other Paying Agent.

3.2 Issuer Security and Priority of Payments

The Issuer Security in respect of the Notes and the other payment obligations of the Issuer under the Transaction Documents is set out in the Issuer Deed of Charge and the Cash Management Agreement. The Cash Management Agreement contains the Priorities of Payments which regulate the priority of application of the Issuer Charged Property (and the proceeds thereof) among the persons entitled thereto by the Cash Manager (acting on behalf of (i) the Issuer, prior to the Trustee having taken any steps to enforce the Issuer Security and (ii) the Trustee, and with its consent, after the Trustee has taken any such steps to enforce the Issuer Security.

The Issuer Security will become enforceable on the occurrence of a Note Event of Default (or on the Final Maturity Date or any earlier redemption in full of the Notes, in each case upon failure to pay amounts due on the Notes). If the Issuer Security has become enforceable otherwise than by reason of a default in payment of any amount due on the Notes, the Trustee will not be entitled to dispose of the assets comprising the Issuer Security or any part thereof unless (a) a sufficient amount would be realised to allow discharge in full of all amounts owing to the Noteholders and any amounts required under the Cash Management Agreement to be paid *pari passu* with, or in priority to, the Notes, or (b) the Trustee has been advised by such professional advisers as are selected by the Trustee upon whom the Trustee shall be entitled to rely, that the cash flow prospectively receivable by the Issuer will not (or that there is a significant risk that it will not) be sufficient, having regard to any other relevant actual, contingent or prospective liabilities of the Issuer, to discharge in full all amounts owing to the Noteholders and any amounts required under the Cash Management Agreement to be paid *pari passu* with, or in priority to, the Notes and that the shortfall will (or that there is a significant risk that it will) exceed the shortfall resulting from disposal of the assets comprising the Issuer Charged Property or (c) the Trustee determines that not to effect such disposal would place the Issuer Security in jeopardy, and, in any event, the Trustee has been secured and/or indemnified to its satisfaction.

Issuer Charged Property means all of the property, assets, rights and undertakings of the Issuer whatsoever and wheresoever situated, present and future, for the time being held as security (whether fixed or floating) for the Issuer Security under or pursuant to the Issuer Deed of Charge and references to the Issuer Charged Property shall be construed as including (where appropriate) references to any part of it.

4. COVENANTS

4.1 Restrictions

Save with the prior written consent of the Trustee or as provided in these Conditions or as permitted by the Transaction Documents, the Issuer shall not, so long as any of the Notes remains outstanding:

(a) *Negative pledge*

(save for the Issuer Security) create or permit to subsist any mortgage, sub-mortgage, charge, sub-charge, assignment, pledge, lien, hypothecation or other security interest whatsoever, however created or arising (unless arising by operation of law) over any of its property, assets or undertakings, present and future, (including the Issuer Charged Property) or any interest, estate, right, title or benefit therein or use, invest or dispose of, including by way of sale or the grant of any security interest of whatsoever nature or otherwise deal with, or agree or attempt or purport to sell or otherwise dispose of (in each case whether by one transaction or a series of

transactions) or grant any option or right to acquire any such property, assets or undertakings present or future;

(b) *Restrictions on activities*

- (i) engage in any activity whatsoever which is not, or is not reasonably incidental to, any of the activities in which the Transaction Documents provide or envisage that the Issuer will engage in;
- (ii) open or have an interest in any account whatsoever with any bank or other financial institution, save where such account or the Issuer's interest therein is immediately charged in favour of the Trustee so as to form part of the Issuer Security;
- (iii) have any subsidiaries;
- (iv) own or lease any premises or have any employees (but shall procure that, at all times, it shall retain at least one independent director);
- (v) amend, supplement or otherwise modify its Memorandum and Articles of Association; or
- (vi) issue any further shares;

(c) *Borrowings*

incur or permit to subsist any other indebtedness in respect of borrowed money whatsoever, except in respect of the Notes, or give any guarantee or indemnity in respect of any indebtedness or any other obligation of any person;

(d) *Merger*

consolidate or merge with any other person or convey or transfer its properties or assets substantially as an entirety to any other person unless:

- (i) the person (if other than the Issuer) which is formed pursuant to or survives such consolidation or merger or which acquires by conveyance or transfer the properties or assets of the Issuer substantially as an entirety shall be a person incorporated and existing under the laws of England and Wales, the objects of which include the funding, purchase and administration of mortgages and mortgage loans, and who shall expressly assume, by an instrument supplemental to each of the Transaction Documents, in form and substance satisfactory to the Trustee, the obligation to make due and punctual payment of all monies owing by the Issuer, including principal and interest on the Notes, and the performance and observance of every covenant in each of the Transaction Documents to be performed or observed on the part of the Issuer;
- (ii) immediately after giving effect to such transaction, no Note Event of Default (as defined in **Condition 10** (*Events Of Default*)) shall have occurred and be continuing;
- (iii) such consolidation, merger, conveyance or transfer has been approved by Extraordinary Resolution of each Class of the Noteholders;

- (iv) all persons required by the Trustee shall have executed and delivered such documentation as the Trustee may require;
 - (v) the Issuer shall have delivered to the Trustee a legal opinion of English lawyers acceptable to the Trustee in a form acceptable to the Trustee to the effect that such consolidation, merger, conveyance or transfer and such supplemental instruments and other documents comply with paragraphs (i) and (iv) above and are binding on the Issuer (or any successor thereto) or, as the case may be, the person referred to in paragraph (i) above;
 - (vi) the then current ratings of the Notes are not adversely affected by such consolidation, merger, conveyance or transfer;
- (e) *Disposal of assets*
- transfer, sell, lend, part with or otherwise dispose of, or deal with, or grant any option or present or future right to acquire any of its assets or undertaking or any interest, estate, right, title or benefit therein;
- (f) *Assets*
- own assets other than those representing its share capital, the funds arising from the issue of the Notes, the property, rights and assets secured by the Issuer Security and associated and ancillary rights and interests thereto, the benefit of the Transaction Documents and any investments and other rights or interests created or acquired thereunder, as all of the same may vary from time to time;
- (g) *Dividends or distributions*
- pay any dividend or make any other distribution to its shareholders or issue any further shares, other than in accordance with the Issuer Deed of Charge;
- (h) *Centre of main interests*
- cause or allow its "centre of main interests" (within the meaning of Council Regulation (EC) no. 1346/2000 on insolvency proceedings) to be in, or maintain an "establishment" in, any jurisdiction other than England and Wales;
- (i) *Other*
- cause or permit the validity or effectiveness of any of the Transaction Documents, or the priority of the security interests created thereby, to be amended, terminated, postponed or discharged, or consent to any variation of, or exercise any powers of consent or waiver pursuant to the Trust Deed, the Issuer Deed of Charge or any of the other Transaction Documents, or dispose of any part of the Issuer Charged Property;
- (j) *Bank accounts*
- have an interest in any bank account other than the Issuer Accounts, unless such account or interest therein is charged to the Trustee on terms acceptable to it;

(k) *Value added tax*

apply to become part of any group for the purposes of section 43 of the Value Added Tax Act 1994 with any other company or group of companies, or such act, regulation, order, statutory instrument or directive which may from time to time re-enact, replace, amend, vary, codify, consolidate or repeal the Value Added Tax Act 1994; or

(l) *Surrender of group relief*

offer or consent to surrender to any company any amounts which are available for surrender by way of group relief within Chapter IV of Part X of the Income and Corporation Taxes Act 1988.

4.2 **Master Servicer**

- (a) So long as any of the Notes remains outstanding, the Issuer will procure that there will at all times be a master servicer (the **Master Servicer**) for the servicing of the Loans (as defined in the Master Definitions Schedule) and the performance of the other administrative duties set out in the Servicing Agreement.
- (b) The Servicing Agreement will provide that (i) the Master Servicer will not be permitted to terminate its appointment unless a replacement master servicer acceptable to the Issuer and the Trustee has been appointed and (ii) the appointment of the Master Servicer may be terminated by the Trustee if, among other things, the Master Servicer defaults in any material respect in the observance and performance of any obligation imposed on it under the Servicing Agreement, which default is not remedied within 30 Business Days after written notice of such default shall have been served on the Master Servicer by the Issuer or the Trustee.

4.3 **Special Servicer**

If any Class of Noteholders is the Controlling Creditor, then the Issuer, upon being so instructed by an Extraordinary Resolution of that Class of Noteholders, will exercise its rights under the Servicing Agreement to appoint a substitute or successor special servicer in respect of the relevant Loan subject to the conditions of the Servicing Agreement, and **Condition 4.5** (*Junior Lender*).

Controlling Creditor means, at any time:

- (a) the holders of the most junior Class of Notes then having an aggregate Principal Amount Outstanding greater than 25 per cent. of its aggregate Principal Amount Outstanding on the Closing Date; or
- (b) if no Class of Notes then has an aggregate Principal Amount Outstanding greater than 25 per cent. of its aggregate Principal Amount Outstanding on the Closing Date, the holders of the then most junior Class of Notes.

4.4 **Operating Adviser**

If any Class of Noteholders is the Controlling Creditor, it may, by an Extraordinary Resolution passed by the relevant Class of Noteholders, appoint an adviser (the **Operating Adviser**) with whom the Special Servicer, as the case may be, will be required to liaise in accordance with the terms of the Servicing Agreement.

4.5 Junior Lender

If any amount remains due and payable to a junior lender for the time being (the **Junior Lender**) in respect of the junior tranche of (i) the loan originated by Barclays Bank PLC on 4 July 2006 in respect of a borrower private company limited by shares incorporated in the Isle of Man with registered number 101915C (the **Junior River Court Loan**) and (ii) the loan originated by Barclays Bank PLC on 17 July 2006 in respect of a borrower private company limited by shares incorporated in Jersey with registered number 93735 (the **Junior Cannon Bridge Loan**) or in respect of the junior loan facility in respect of the loan originated by Barclays Bank PLC on 23 November 2005 in respect of two borrower companies each incorporated in the Isle of Man with registration numbers 114198C and 114199C (the **Junior Booker Portfolio Loan**), the rights of the Issuer and any Controlling Creditor to appoint or dismiss the Special Servicer will be subject to the rights of the Junior Lender under the intercreditor agreements with respect thereto, in respect of the Junior Booker Portfolio Loan, the Junior River Court Loan and the Junior Cannon Bridge Loan.

5. INTEREST

5.1 Period of accrual

The Notes will bear interest from (and including) the Closing Date. Interest shall cease to accrue on any part of the Principal Amount Outstanding of any Note from the due date for redemption unless, upon due presentation, payment of principal or any part thereof due is improperly withheld or refused or any other default is made in respect thereof. In such event, interest will continue to accrue as provided in the Trust Deed.

5.2 Interest Payment Dates and Interest Periods

Interest on the Notes is, subject as provided below in relation to the first payment, payable quarterly in arrear on 25 January, 25 April, 25 July and 25 October in each year or, if any such day is not a Business Day (as defined below), the next succeeding Business Day (unless the next succeeding Business Day falls in the next calendar month, in which case that date will be the first preceding day that is a Business Day) (each, an **Interest Payment Date**). The first such payment is due on the Interest Payment Date falling in January 2007 in respect of the period from (and including) the Closing Date to (but excluding) that Interest Payment Date. Each period from (and including) an Interest Payment Date (or the Closing Date, in the case of the first Interest Period) to (but excluding) the next (or, in the case of the first Interest Period, the first) Interest Payment Date is in these Conditions called an **Interest Period**.

5.3 Rates of Interest

The rate of interest payable from time to time (the **Rate of Interest**) and the Interest Payment (as defined below) in respect of each Class of Notes will be determined by the Agent Bank on the basis of the following provisions:

- (a) The Agent Bank will, at or as soon as practicable after 11.00 a.m. (London time) on the Business Day that falls on the first day of each Interest Period (each, an **Interest Determination Date**), determine the Rate of Interest applicable to each Class of Notes, and calculate the amount of interest payable on each of the Notes (each payment so calculated, an **Interest Payment**), for such Interest Period. The Rate of Interest applicable to the Notes of each Class for any Interest Period will be equal to:

- (i) in the case of the Class A Notes, LIBOR (as determined in accordance with **Condition 5.3(b)** (Determination of LIBOR)) plus a margin of 0.24 per cent. per annum;
- (ii) in the case of the Class B Notes, LIBOR (as so determined) plus a margin of 0.35 per cent. per annum;
- (iii) in the case of the Class C Notes, LIBOR (as so determined) plus a margin of 0.42 per cent. per annum;
- (iv) in the case of the Class D Notes, LIBOR (as so determined) plus a margin of 0.62 per cent. per annum; and
- (v) in the case of the Class E Notes, LIBOR (as so determined) plus a margin of 0.92 per cent. per annum.

The Interest Payment in relation to a Note of a particular Class shall be calculated by applying the Rate of Interest applicable to the Notes of that Class to the Principal Amount Outstanding of each Note of that Class, multiplying the product of such calculation by the actual number of days in the relevant Interest Period divided by 365 and rounding the resultant figure to the nearest penny (fractions of half a penny being rounded downwards).

For the purposes of these Conditions:

Business Day means a day (other than a Saturday or a Sunday or a public holiday) on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealings in foreign exchange and foreign currency deposits) in London and Dublin.

(b) Determination of LIBOR

For the purposes of determining the Rate of Interest in respect of each Class of Notes under **Condition 5.3(a)**, LIBOR will be determined by the Agent Bank on the basis of the following provisions:

- (i) on each Interest Determination Date, the Agent Bank will determine the interest rate for three month sterling deposits (or, in respect of the first such Interest Period, a linear interpolation of the rate for one month and two month sterling deposits) in the London inter-bank market which appears on Moneyline Telerate Screen No.3750 (or (x) such other page as may replace Moneyline Telerate Screen No.3750 on that service and may be nominated as the information vendor for the purpose of displaying such information or (y) if that service ceases to display such information, LIBOR 01 Reuters) (the **LIBOR Screen Rate**) at or about 11.00 a.m. (London time) on such date; or
- (ii) if the LIBOR Screen Rate is not then available, the arithmetic mean (rounded to five decimal places, 0.000005 rounded upwards) of the rates notified to the Agent Bank at its request by each of four reference banks duly appointed for such purpose (the **Reference Banks**) (provided that, once a Reference Bank has been appointed by the Agent Bank that Reference Bank shall not be changed unless and until it ceases to be capable of acting as such) as the rate at which three month deposits in sterling in an amount of £10,000,000 are offered for the same period as that Interest Period by those Reference Banks to prime banks in the London inter-bank market at or about 11.00 a.m. (London time) on that Interest Determination Date (or, in respect of the

first Interest Period, the arithmetic mean of a linear interpolation of such rates for one month and two month sterling deposits notified by the Reference Banks). If, on any such Interest Determination Date, at least two of the Reference Banks provide such offered quotations to the Agent Bank the relevant rate shall be determined, as aforesaid, on the basis of the offered quotations of those Reference Banks providing such quotations. If, on any such Interest Determination Date, only one of the Reference Banks provides the Agent Bank with such an offered quotation, the Agent Bank shall forthwith consult with the Trustee and the Issuer for the purposes of agreeing one additional bank to provide such a quotation to the Agent Bank (which bank is in the sole opinion of the Trustee suitable for such purpose) and the rate for the Interest Period in question shall be determined, as aforesaid, on the basis of the offered quotations of the Reference Bank and such bank as so agreed. If no Reference Bank provides the Agent Bank with such an offered quotation or no such bank is so agreed or such bank as so agreed does not provide such a quotation, then the rate for the relevant Interest Period shall be the rate in effect for the last preceding Interest Period.

- (c) There will be no minimum or maximum Rate of Interest.

5.4 Publication of Rate of Interest and Interest Payments

The Agent Bank will cause the Rate of Interest and the Interest Payment relating to each Class of Notes for each Interest Period and the Interest Payment Date to be forthwith notified to the Issuer, the Trustee, the Cash Manager, the Paying Agents, the Noteholders and, for so long as the Notes are listed on Irish Stock Exchange Limited (the **Stock Exchange**), the Stock Exchange within two Business Days of the relevant Interest Determination Date. The Interest Payments and Interest Payment Date so notified may subsequently be amended (or appropriate alternative arrangements made by way of adjustment) without notice in the event of a lengthening or shortening of such Interest Period in accordance with **Condition 5 (Interest)**.

5.5 Determination or calculation by the Trustee

If the Agent Bank at any time for any reason does not determine the Rates of Interest or calculate an Interest Payment in accordance with **Condition 5.3 (Rates of Interest)** above, the Trustee shall procure the determination of the Rates of Interest at such rates as, in its absolute discretion (having such regard as it shall think fit to the procedure described in **Condition 5.3 (Rates of Interest)** above), it shall deem fair and reasonable in all the circumstances or, as the case may be, the Trustee shall calculate the Interest Payment in accordance with **Condition 5.3 (Rates of Interest)** above, and each such determination or calculation shall be deemed to have been made by the Agent Bank.

5.6 Notification to be final

All notifications, opinions, determinations, certificates, calculations, quotations and decisions given, expressed, made or obtained for the purposes of this **Condition 5.6**, whether by the Reference Banks (or any of them) or the Agent Bank or the Trustee, shall (in the absence of wilful default, bad faith or manifest error) be binding on the Issuer, the Reference Banks, the Agent Bank, the Paying Agents, the Trustee and all Noteholders and (in the absence as aforesaid) no liability to the Noteholders or any other person shall attach to the Issuer, the Reference Banks, the Cash Manager, the Agent Bank, the Paying Agents or the Trustee in connection with the exercise by them or any of their powers, duties and discretions under this Condition.

5.7 Agent Bank

The Issuer will procure that, so long as any of the Notes remain outstanding, there will at all times be an Agent Bank. The Issuer reserves the right at any time with the prior written consent of the Trustee to terminate the appointment of the Agent Bank. Notice of any such termination will be given to the Noteholders in accordance with **Condition 15** (*Notice To Noteholders*). If any person shall be unable or unwilling to continue to act as the Agent Bank, or if the appointment of the Agent Bank shall be terminated, the Issuer will, with the written approval of the Trustee, appoint a successor Agent Bank to act as such in its place, provided that neither the resignation nor the removal of the Agent Bank shall take effect until a successor approved in writing by the Trustee has been appointed.

6. REDEMPTION

6.1 Final redemption

Save to the extent otherwise redeemed in full and cancelled in accordance with this **Condition 6**, the Issuer shall redeem the Notes of each Class at their respective Principal Amounts Outstanding plus interest accrued and unpaid on the Interest Payment Date in October 2018 (the **Final Maturity Date**).

Without prejudice to **Condition 10** (*Events Of Default*), the Issuer shall not redeem Notes in whole or in part prior to that date except as provided in **Condition 6.2** (*Redemption for taxation or other reasons*) or **Condition 6.3** (*Mandatory redemption in part from Available Amortisation Funds, Available Prepayment Redemption Funds, Available Final Redemption Funds and Available Principal Recovery Funds*) or **Condition 6.4** (*Redemption upon exercise of Servicer Call Option*).

6.2 Redemption for taxation or other reasons

- (a) If the Issuer at any time satisfies the Trustee that:
- (i) on or before the occasion of the next Interest Payment Date, the Issuer would become subject to tax on its income in more than one jurisdiction;
 - (ii) on the occasion of the next Interest Payment Date, the Issuer or a person acting on behalf of the Issuer would be required to make any withholding or deduction for or on account of any Taxes (as defined in **Condition 9** (*Taxation*)) from any payment of principal or interest in respect of any of the Notes;
 - (iii) on or before the occasion of the next Interest Payment Date, the Issuer would suffer any withholding or deduction from any payment in respect of a Loan for or on account of any Taxes;
 - (iv) by reason of a change of law since the Closing Date, it has become or will become unlawful for the Issuer to make, lend or to allow to remain outstanding all or any advances made or to be made by it under a Credit Agreement; or

- (v) an Interest Rate Swap Tax Event occurs and:
 - (A) the Issuer cannot avoid such Interest Rate Swap Tax Event by taking reasonable measures available to it;
 - (B) the Interest Rate Swap Provider is unable to transfer its rights and obligations thereunder to another branch, office or affiliate to cure the Interest Rate Swap Tax Event; and
 - (C) the Issuer is unable to find a replacement interest rate swap provider (the Issuer being obliged to use reasonable efforts to find a replacement Interest Rate Swap Provider),

then the Issuer shall, in order to address the event described, use its reasonable endeavours to arrange the substitution of a company incorporated in another jurisdiction approved in writing by the Trustee as the principal debtor under the Notes, which substitution would have the result of avoiding the event described above.

- (b) If the Issuer is unable, having used its reasonable endeavours, to arrange such a substitution described above, then the Issuer may, having given not more than 60 nor less than 30 days' notice to the Noteholders in accordance with **Condition 15** (*Notice To Noteholders*), redeem all (but not some only) of the Notes at their respective Principal Amounts Outstanding together with accrued interest on the next Interest Payment Date, provided that, prior to giving any such notice, the Issuer shall have delivered to the Trustee a certificate signed by two directors of the Issuer stating that the event described in **Condition 6.2(a)(i), (ii) or (iii)** will apply on or before the occasion of the next Interest Payment Date or the event described in **Condition 6.2(a)(iv) or (v)** has occurred (as the case may be) and cannot be avoided by the Issuer using reasonable endeavours to arrange a substitution as aforesaid and that the Issuer will have the funds, not subject to the interest of any other persons, required to fulfil its obligations hereunder in respect of the Notes and any amounts required under the relevant Priority of Payments to be paid *pari passu* with, or in priority to, the Notes and the Trustee shall (in the absence of manifest error) accept the certificate as sufficient evidence of the satisfaction of the conditions precedent set out above and it shall be conclusive and binding on the Noteholders.

6.3 Mandatory redemption in part from Available Amortisation Funds, Available Prepayment Redemption Funds, Available Final Redemption Funds and Available Principal Recovery Funds

Prior to the service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, the Notes then outstanding shall be subject to mandatory redemption in part on each Interest Payment Date if on the Calculation Date (as defined below) relating thereto there is Available Issuer Principal in an amount not less than £1.

Calculation Date means, in respect of each Interest Payment Date, the third Business Day prior to that Interest Payment Date.

- (a) For the purposes of these Conditions:
 - (i) **Amortisation Funds** means the aggregate amount of principal received by or on behalf of the Issuer in respect of the Loans other than the Prepayment Redemption Funds, Final Redemption Funds or Principal Recovery Funds (each as defined below) and **Available Amortisation Funds** means, in respect of any Calculation Date, the Amortisation Funds received by or on

behalf of the Issuer during the period from (and including) the preceding Calculation Date to (but excluding) such Calculation Date (or, if applicable, in the case of the first Calculation Date, the period from (but excluding) the Closing Date to (but excluding) such first Calculation Date) (each, a **Collection Period**);

(ii) **Available Issuer Principal** means, in respect of any Calculation Date, the aggregate of (i) Available Pro Rata Principal (as defined below) and (ii) Available Sequential Principal (as defined below) as at that Calculation Date;

(iii) **Available Pro Rata Principal** means in respect of any Calculation Date the aggregate of (i) Available Pro Rata Category Two Principal (as defined below) and (ii) Available Pro Rata Category Three Principal (as defined below), whereby:

(A) **Available Pro Rata Category Two Principal** means in respect of any Calculation Date 50 per cent. of: (i) any Category Two Available Prepayment Redemption Funds; (ii) any Category Two Available Final Redemption Funds and; (iii) any Category Two Available Principal Recovery Funds; and

(B) **Available Pro Rata Category Three Principal** means in respect of any Calculation Date the aggregate of any Category Three Available Prepayment Redemption Funds, any Category Three Available Final Redemption Funds and any Category Three Available Principal Recovery Funds,

in each case received in respect of the relevant Loan during the Collection Period then ended;

(iv) **Available Sequential Principal** means, in respect of any Calculation Date, the aggregate of:

(A) any Available Amortisation Funds;

(B) any Category One Available Prepayment Redemption Funds, any Category One Available Final Redemption Funds and any Category One Available Principal Recovery Funds, and

(C) 50 per cent. of: (i) any Category Two Available Prepayment Redemption Funds; (ii) any Category Two Available Final Redemption Funds and; (iii) any Category Two Available Principal Recovery Funds

in each case received in respect of the relevant Loan during the Collection Period then ended;

(v) **Category One Loans** means:

(A) the Ashbourne Portfolio Priority A Loan; and

(B) the Endeavour Portfolio Loan.

(vi) **Category Two Loans** means:

- (A) the River Court Loan;
 - (B) the Chapelfield Loan; and
 - (C) the Welbeck Portfolio Loan.
- (vii) **Category Three Loans** means:
- (A) the Cannon Bridge Loan; and
 - (B) the Booker Portfolio Loan.
- (viii) **Final Redemption Funds** means the aggregate of:
- (A) the Category One Final Redemption Funds;
 - (B) the Category Two Final Redemption Funds; and
 - (C) the Category Three Final Redemption Funds;
- (ix) **Prepayment Redemption Funds** means the aggregate of:
- (A) the Category One Prepayment Redemption Funds;
 - (B) the Category Two Prepayment Redemption Funds; and
 - (C) the Category Three Prepayment Redemption Funds;
- (x) **Principal Recovery Funds** means the aggregate of:
- (A) the Category One Principal Recovery Funds;
 - (B) the Category Two Principal Recovery Funds; and
 - (C) the Category Three Principal Recovery Funds;
- (xi) **Category One Final Redemption Funds** means the aggregate amount of principal payments received by or on behalf of the Issuer in respect of the Category One Loans as a result of the repayment of the relevant Category One Loan upon its scheduled final maturity date, and **Category One Available Final Redemption Funds** means, in respect of any Calculation Date, the Category One Final Redemption Funds received by or on behalf of the Issuer during the Collection Period then ended;
- (xii) **Category One Prepayment Redemption Funds** means (i) the aggregate amount of principal payments received by or on behalf of the Issuer in respect of the Category One Loans as a result of any prepayment in part or in full made by the Relevant Borrower pursuant to the terms of the relevant Credit Agreement (including upon the receipt of insurance proceeds not applied prior to the final maturity of the relevant Loan), and (ii) the aggregate amount of payments in respect of principal received by or on behalf of the Issuer as a result of a repurchase of a Category One Loan by the Seller pursuant to the Loan Sale Agreement, and (iii) the aggregate amount of payments in respect of principal received by or on behalf of the Issuer as a result of the purchase of a Category One Loan by the Master Servicer or the

Special Servicer pursuant to the Servicing Agreement and, (iv) the aggregate amount of payments in respect of principal received by or on behalf of the Issuer as a result of the purchase of the Ashbourne Portfolio Priority A Loan by the Ashbourne Portfolio Skim Lender, and **Category One Available Prepayment Redemption Funds** means, in respect of any Calculation Date, the Category One Prepayment Redemption Funds received by or on behalf of the Issuer during the Collection Period then ended;

- (xiii) **Category One Principal Recovery Funds** means the aggregate amount of principal payments received or recovered by or on behalf of the Issuer as a result of actions taken in accordance with the enforcement procedures in respect of a Category One Loan and/or its Related Security (other than Post Write-off Recovery Funds), and **Category One Available Principal Recovery Funds** means, in respect of any Calculation Date, the Category One Principal Recovery Funds received or recovered by or on behalf of the Issuer during the Collection Period then ended as adjusted for: (i) any amount of Interest Rate Swap Breakage Receipts receivable by the Issuer under the relevant Interest Rate Swap Transaction to the extent utilised in the calculation of Adjusted Loan Principal Loss in respect of that Category One Loan; less (ii) any amount to be transferred to Available Issuer Income on the Interest Payment Date immediately following such Calculation Date for the purpose of paying Liquidation Fees, if any, payable on that Interest Payment Date in respect of that Category One Loan;
- (xiv) **Category Two Final Redemption Funds** means the aggregate amount of principal payments received by or on behalf of the Issuer in respect of the Category Two Loans as a result of the repayment of the relevant Category Two Loan upon its scheduled final maturity date, and **Category Two Available Final Redemption Funds** means, in respect of any Calculation Date, the Category Two Final Redemption Funds received by or on behalf of the Issuer during the Collection Period then ended;
- (xv) **Category Two Prepayment Redemption Funds** means (i) the aggregate amount of principal payments received by or on behalf of the Issuer in respect of the Category Two Loans as a result of any prepayment in part or in full made by the Relevant Borrower pursuant to the terms of the relevant Credit Agreements (including upon the receipt of insurance proceeds not applied prior to the final maturity of the relevant Loan), and (ii) the aggregate amount of payments in respect of principal received by or on behalf of the Issuer as a result of a repurchase of a Category Two Loan by the Seller pursuant to the Loan Sale Agreement, and (iii) the aggregate amount of payments in respect of principal received by or on behalf of the Issuer as a result of the purchase of a Category Two Loan by the Master Servicer or the Special Servicer pursuant to the Servicing Agreement and (iv) the aggregate amount of payments in respect of principal received by or on behalf of the Issuer as a result of the purchase of the River Court Loan by the Junior Lender, and **Category Two Available Prepayment Redemption Funds** means, in respect of any Calculation Date, the Category Two Prepayment Redemption Funds received by or on behalf of the Issuer during the Collection Period then ended;
- (xvi) **Category Two Principal Recovery Funds** means the aggregate amount of principal payments received or recovered by or on behalf of the Issuer as a result of actions taken in accordance with the enforcement procedures in

respect of a Category Two Loan and/or its Related Security (other than Post Write-off Recovery Funds), and **Category Two Available Principal Recovery Funds** means, in respect of any Calculation Date, the Category Two Principal Recovery Funds received or recovered by or on behalf of the Issuer during the Collection Period then ended as adjusted for: (i) any amount of Interest Rate Swap Breakage Receipts receivable by the Issuer under the relevant Interest Rate Swap Transaction to the extent utilised in the calculation of Adjusted Loan Principal Loss in respect of that Category Two Loan; less (ii) any amount to be transferred to Available Issuer Income on the Interest Payment Date immediately following such Calculation Date for the purpose of paying Liquidation Fees, if any, payable on that Interest Payment Date in respect of a Category Two Loan;

- (xvii) **Category Three Final Redemption Funds** means the aggregate amount of principal payments received by or on behalf of the Issuer in respect of the Category Three Loans as a result of the repayment of the relevant Category Three Loan upon its scheduled final maturity date, and **Category Three Available Final Redemption Funds** means, in respect of any Calculation Date, the Category Three Final Redemption Funds received by or on behalf of the Issuer during the Collection Period then ended;
- (xviii) **Category Three Prepayment Redemption Funds** means (i) the aggregate amount of principal payments received by or on behalf of the Issuer in respect of the Category Three Loans as a result of any prepayment in part or in full made by the Relevant Borrower pursuant to the terms of the relevant Credit Agreements (including upon the receipt of insurance proceeds not applied prior to the final maturity of the relevant Loan), and (ii) the aggregate amount of payments in respect of principal received by or on behalf of the Issuer as a result of a repurchase of a Category Three Loan by the Seller pursuant to the Loan Sale Agreement, and (iii) the aggregate amount of payments in respect of principal received by or on behalf of the Issuer as a result of the purchase of a Category Three Loan by the Master Servicer or the Special Servicer pursuant to the Servicing Agreement and, (iv) the aggregate amount of payments in respect of principal received by or on behalf of the Issuer as a result of the purchase of the Cannon Bridge Loan or the Booker Portfolio Loan by the Junior Lender, and **Category Three Available Prepayment Redemption Funds** means, in respect of any Calculation Date, the Category Three Prepayment Redemption Funds received by or on behalf of the Issuer during the Collection Period then ended;

- (xix) **Category Three Principal Recovery Funds** means the aggregate amount of principal payments received or recovered by or on behalf of the Issuer as a result of actions taken in accordance with the enforcement procedures in respect of a Category Three Loan and/or its Related Security (other than Post Write-off Recovery Funds), and **Category Three Available Principal Recovery Funds** means, in respect of any Calculation Date, the Category Three Principal Recovery Funds received or recovered by or on behalf of the Issuer during the Collection Period then ended as adjusted for: (i) any amount of Interest Rate Swap Breakage Receipts receivable by the Issuer under the relevant Interest Rate Swap Transaction to the extent utilised in the calculation of Adjusted Loan Principal Loss in respect of that Category Three Loan; less (ii) any amount to be transferred to Available Issuer Income on the Interest Payment Date immediately following such Calculation Date for the purpose of paying Liquidation Fees, if any, payable on that Interest Payment Date in respect of a Category Three Loan;
- (xx) **Interest Rate Swap Breakage Receipts** means the aggregate of all amounts paid to the Issuer under the Interest Rate Swap Agreement as a result of the termination, in whole or in part, of any Interest Rate Swap Transaction thereunder, and **Available Interest Rate Swap Breakage Receipts** means, in respect of any Calculation Date, the Interest Rate Swap Breakage Receipts received or to be received by or on behalf of the Issuer during the period since (but excluding) the immediately preceding Interest Payment Date to (and including) the immediately following Interest Payment Date (but excluding; (i) any Interest Rate Swap Breakage Receipts paid to the Issuer by the Interest Rate Swap Counterparty following a default under a Loan in respect of which no Loan Principal Loss arises; (ii) any Interest Rate Swap Breakage Receipts paid to the Issuer as a result of a prepayment in whole or in part of a Loan by a Borrower; or (iii) Interest Rate Swap Breakage Receipts paid to the Issuer following the occurrence of a Loan Principal Loss);
- (xxi) **Post Write-off Recovery Funds** means the aggregate amount received by the Master Servicer or the Special Servicer on behalf of the Issuer in respect of a Loan following the write-off of such amounts by the Master Servicer or the Special Servicer on the completion of enforcement procedures in relation to such Loan;
- (xxii) **Available Final Redemption Funds** means the aggregate of:
- (A) the Category One Available Final Redemption Funds;
 - (B) the Category Two Available Final Redemption Funds; and
 - (C) the Category Three Available Final Redemption Funds;
- (xxiii) **Available Prepayment Redemption Funds** means the aggregate of:
- (A) the Category One Available Prepayment Redemption Funds;
 - (B) the Category Two Available Prepayment Redemption Funds; and
 - (C) the Category Three Available Prepayment Redemption Funds; and

(xxiv) **Available Principal Recovery Funds** means the aggregate of:

- (A) the Category One Available Principal Recovery Funds;
- (B) the Category Two Available Principal Recovery Funds; and
- (C) the Category Three Available Principal Recovery Funds,

but, in each case, without double counting, only to the extent that such monies have not been taken into account in the calculation of Available Amortisation Funds, Category One Available Prepayment Redemption Funds, Category Two Available Prepayment Redemption Funds, Category Three Available Prepayment Redemption Funds, Category One Available Final Redemption Funds, Category Two Available Final Redemption Funds, Category Three Available Final Redemption Funds, Available Interest Rate Swap Breakage Receipts, Available Sequential Principal, Available Pro Rata Principal or Category One Available Principal Recovery Funds, Category Two Available Principal Recovery Funds, Category Three Available Principal Recovery Funds, as applicable, on any preceding Calculation Date.

(b) Application of Available Sequential Principal

Available Sequential Principal determined on each Calculation Date shall be applied on the immediately following Interest Payment Date in the following order of priority:

- (i) first, in repaying, *pari passu* and *pro rata*, principal on the Class A Notes until all the Class A Notes have been redeemed in full;
- (ii) second, in repaying, *pari passu* and *pro rata*, principal on the Class B Notes until all the Class B Notes have been redeemed in full;
- (iii) third, in repaying, *pari passu* and *pro rata*, principal on the Class C Notes until all the Class C Notes have been redeemed in full;
- (iv) fourth, in repaying, *pari passu* and *pro rata*, principal on the Class D Notes until all the Class D Notes have been redeemed in full;
- (v) fifth, in repaying, *pari passu* and *pro rata*, principal on the Class E Notes until all the Class E Notes have been redeemed in full;
- (vi) sixth, in or towards payment of any amount in respect of Deferred Consideration to the Seller in accordance with the terms of the Loan Sale Agreement; and
- (vii) seventh, in paying any surplus to the Issuer.

(c) Application of Available Pro Rata Principal

Following application of Available Sequential Principal as set forth immediately above, the Available Pro Rata Principal determined on each Calculation Date shall, save if a Sequential Trigger Event exists on such Calculation Date, be applied on the immediately following Interest Payment Date in the following order of priority:

- (i) first, *pari passu* and *pro rata* according to the Principal Amount Outstanding of each Class on the relevant Interest Payment Date after having made an adjustment to take account of any amount of Available Sequential Principal paid or to be paid to

Noteholders on that Interest Payment Date, in repaying concurrently, principal on the Class A Notes, the Class B Notes, the Class C Notes, the Class D Notes and the Class E Notes until each such Note has been redeemed in full;

- (ii) second, in or towards payment of any amount in respect of Deferred Consideration to the Seller in accordance with the terms of the Loan Sale Agreement; and
- (iii) third, in paying any surplus to the Issuer,

provided that, in the event that any of the following circumstances exist (each, a **Sequential Trigger Event**) on a Calculation Date, on the next following Interest Payment Date, Available Pro Rata Principal will be applied concurrently with, and in the same order of priority as, Available Sequential Principal as set out in (i) to (v) of "*Application of Available Sequential Principal*" above, all as more fully set out in the Cash Management Agreement:

- (A) if at such Calculation Date, 10 per cent. or more of the aggregate outstanding principal balance of the Loans are in default, provided that in determining whether a Loan has defaulted for the purposes of this paragraph (A):
 - I. such determination shall be made solely on the basis of the terms of the relevant Credit Agreement as at the relevant Calculation Date; and
 - II. a default shall not be deemed to have occurred if (a) the default is with respect to payment and/or (b) the default is other than with respect to payment and such default has been remedied or cured within 30 days of such default and/or (c) the default has been cured or remedied at any time and no Adjusted Loan Principal Loss has arisen in respect of the relevant Loan; or
- (B) the aggregate principal outstanding balance of all the Category Two Loans and the Category Three Loans on such Calculation Date is less than £60,000,000; or
- (C) if, as at such Calculation Date, 10 per cent. or more of the aggregate outstanding principal balance of the Loans are in default, where for the purpose of this paragraph (C) default means a default with respect to payment and such default has not been remedied or cured within 90 days of such default; or
- (D) if the Principal Amount Outstanding of the Notes has been reduced by an Allocated Loan Principal Write-Down Amount in accordance with **Condition 6.9** (*Principal Amount Outstanding and Write-Downs*).

(d) Application of Post Write-off Recovery Funds

On each Interest Payment Date, all Post Write-off Recovery Funds received during the related Collection Period will be applied by the Issuer or the Cash Manager acting on its behalf as Available Issuer Income or after service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full as available funds.

(e) Application of Prepayment Fees

On each Interest Payment Date, all amounts received or recovered by the Issuer in respect of any Prepayment Fees during the related Collection Period will be applied by the Cash Manager on behalf of the Issuer or, from and including the time at which the Trustee takes any steps to enforce the Issuer Security, the Trustee (or, with the consent of the Trustee, the Cash Manager on its behalf) in or towards payment of any amount in respect of Deferred Consideration to the Seller or its assignee in accordance with the terms of the Loan Sale Agreement.

(f) Break Costs Priority of Payments

On each Interest Payment Date, any Break Costs received by the Issuer as a result of any prepayment by a Borrower of all or any of a Loan during the related Collection Period will be applied by the Cash Manager on behalf of the Issuer or, from and including the time at which the Trustee takes any steps to enforce the Issuer Security the Trustee (or, with the consent of the Trustee, the Cash Manager on its behalf) in accordance with the following order of priority (the **Break Costs Priority of Payments**) (in each case only if and to the extent that the proceeds and provisions of a higher priority have been made in full) all as more fully set out in the Cash Management Agreement:

- (i) in or towards payment of any amount due and payable by the Issuer on that Interest Payment Date to the Interest Rate Swap Provider under and in accordance with the Interest Rate Swap Agreement, arising as a result of the termination of all or part of any Interest Rate Swap Transaction due to the prepayment by the Borrower of all or part of any Loan; and
- (ii) thereafter, in or towards payment of any amount in respect of Deferred Consideration to the Seller or its assignee in accordance with the terms of the Loan Sale Agreement.

(g) Interest Rate Swap Breakage Receipts Priority of Payments

On each Interest Payment Date (and following service of an Acceleration Notice or the Notes otherwise becoming due and repayable in full, on any date), any Interest Rate Swap Breakage Receipts received by the Issuer as a result of any termination of all or part of an Interest Rate Swap Transaction following prepayment by a Borrower of all or any part of a Loan during the related Collection Period or following a default by the Borrower to the extent that the same is not taken into account in the calculation of the relevant Adjusted Loan Principal Loss or Principal Recovery Funds will be applied by the Cash Manager on behalf of the Issuer or, from and including the time at which the Trustee takes any steps to enforce the Issuer Security, the Trustee (or, with the consent of the Trustee, the Cash Manager on its behalf) in accordance with the following order of priority (the **Interest Rate Swap Breakage Receipts Priority of Payments**) (in each case only if and to the extent that the proceeds and provisions of a higher priority have been made in full) all as more fully set out in the Cash Management Agreement:

- (i) in or towards payment of any amount the Issuer (in its capacity as Lender) has or would have to pay to the relevant Borrower under the relevant Credit Agreement in respect of the prepayment by the Borrower of such Loan; and
- (ii) thereafter, in or towards payment of any amount in respect of Deferred Consideration to the Seller or its assignee in accordance with the terms of the Loan Sale Agreement.

6.4 Redemption upon exercise of Servicer Call Option

Each of the Master Servicer and the Special Servicer has been granted a call option (the **Servicer Call Option**) pursuant to which it may, at its sole discretion, purchase the Loans on any Interest Payment Date provided (i) written notice is given by the Master Servicer or the Special Servicer, as applicable, in accordance with the Servicing Agreement, to the Issuer and to the Trustee, (ii) written notice is given by the Issuer to the Trustee and to the Noteholders in accordance with **Condition 15** (*Notice To Noteholders*) not more than 60 nor less than 30 days' prior to such purchase, (iii) that on the Calculation Date relating to such Interest Payment Date, no Acceleration Notice in relation to the Notes has been served and the Notes have not otherwise become due and repayable in full, (iv) that the Master Servicer or the Special Servicer (or their respective assigns) as applicable, has, prior to giving such notice, certified to the Trustee that it will have the necessary funds to discharge on such Interest Payment Date all of the Issuer's liabilities in respect of the Notes to be redeemed under this **Condition 6.4** and any amounts required under the relevant Priority of Payments to be paid on such Interest Payment Date which rank prior to, or *pari passu* with, the Notes, which certificate (in the absence of manifest error) shall be conclusive and binding and (v) the then aggregate Principal Amount Outstanding of the Notes immediately following the redemption of the Notes in accordance with **Condition 6.3** (*Mandatory redemption in part from Available Amortisation Funds, Available Prepayment Redemption Funds, Available Final Redemption Funds and Available Principal Recovery Funds*) is less than 10 per cent. of the aggregate Principal Amount Outstanding of the Notes as at the Closing Date.

Upon receipt of such amounts from the Master Servicer or the Special Servicer in respect of the exercise of the Servicer Call Option, as applicable, the Issuer will be required to redeem on such Interest Payment Date:

- (i) all Class A Notes in an amount equal to the then aggregate Principal Amount Outstanding of the Class A Notes plus interest accrued and unpaid thereon; and
- (ii) all Class B Notes in an amount equal to the then aggregate Principal Amount Outstanding of the Class B Notes plus interest accrued and unpaid thereon; and
- (iii) all Class C Notes in an amount equal to the then aggregate Principal Amount Outstanding of the Class C Notes plus interest accrued and unpaid thereon; and
- (iv) all Class D Notes in an amount equal to the then aggregate Principal Amount Outstanding of the Class D Notes plus interest accrued and unpaid thereon; and
- (v) all Class E Notes in an amount equal to the then aggregate Principal Amount Outstanding of the Class E Notes plus interest accrued and unpaid thereon.

6.5 Post-Enforcement Call Option

All of the Noteholders will be required to sell, at the request of ECLIPSE Options Limited (**Options Holder**), all (but not some only) of their holdings of Notes to Options Holder, pursuant to the option granted to it by the Trustee (as agent for the Noteholders) to acquire all (but not some only) of the Notes (plus accrued interest thereon), for the consideration of 0.01 pence per Note outstanding, in the event that the Notes are accelerated or otherwise become due and repayable in full and the Issuer Security for the Notes is enforced and at any time after the date on which the Trustee determines that the proceeds of such enforcement are insufficient, after payment of all other claims ranking in priority to the Notes and after the application of any such proceeds to the Notes under the Post-Acceleration Priority of

Payments, to pay any further principal, interest and any other amounts due in respect of the Notes.

Each of the Noteholders acknowledges that the Trustee has the authority and the power to bind the Noteholders in accordance with the terms and conditions set out in the Call Option Agreement and each Noteholder, by subscribing for or purchasing the relevant Note(s), agrees to be so bound.

Notice of such determination will be given by the Trustee to the Noteholders in accordance with **Condition 15** (*Notice To Noteholders*). The consideration will be paid in the same manner as payment of principal under these Conditions.

6.6 Notice of redemption

Any such notice as is referred to in **Conditions 6.2** (*Redemption for taxation or other reasons*), **6.4** (*Redemption upon exercise of Servicer Call Option*) or **6.5** (*Post-Enforcement Call Option*) above shall be irrevocable and, upon the expiration of such notice, the Issuer shall be bound to redeem the Notes of the relevant Class in the amounts specified in these Conditions.

6.7 Purchase

The Issuer shall not purchase any of the Notes.

6.8 Cancellation

All Notes redeemed in full will be cancelled forthwith and may not be reissued.

6.9 Principal Amount Outstanding and Write-Downs

If on an Interest Payment Date there exists an Adjusted Loan Principal Loss which has not previously been allocated in accordance with this **Condition 6.9**, the Principal Amount Outstanding of the Notes will, subject as set out below, be reduced by a pro rata share of an amount equal to the Adjusted Loan Principal Loss after any amounts to be paid on such Interest Payment Date to the Noteholders have been paid (such amount in respect of each Note the **Allocated Loan Principal Write-Down Amount**) as follows:

- (i) first, the Principal Amount Outstanding of the Class E Notes shall be reduced until the Principal Amount Outstanding of the Class E Notes is zero;
- (ii) second, the Principal Amount Outstanding of the Class D Notes shall be reduced until the Principal Amount Outstanding of the Class D Notes is zero;
- (iii) third, the Principal Amount Outstanding of the Class C Notes shall be reduced until the Principal Amount Outstanding of the Class C Notes is zero;
- (iv) fourth, the Principal Amount Outstanding of the Class B Notes shall be reduced until the Principal Amount Outstanding of the Class B Notes is zero; and
- (v) fifth, the Principal Amount Outstanding of the Class A Notes shall be reduced until the Principal Amount Outstanding of the Class A Notes is zero.

Unless otherwise expressly stated in any notice issued under or pursuant to these Conditions, all calculations in respect of the Principal Amount Outstanding of a Note shall be made on the assumption that the face amount of such Note on the date of issuance thereof was £50,000.

If the Principal Amount Outstanding in relation to any Note has been reduced by the deduction of the amount of any Allocated Loan Principal Write-Down Amount, an amount equal to the reduction shall become payable in full (together with the interest that would have accrued on the amount by which the Principal Amount Outstanding was so reduced, if no such reduction had been made) to the person holding the Note at the time the Issuer is wound up or, if earlier, immediately prior to exercise of the Post-Enforcement Call Option and the claim for such an amount shall rank *pari passu* with the other creditors of the Issuer.

For the purposes of these Conditions:

Adjusted Loan Principal Loss means, in respect of a Loan, the Loan Principal Loss for that Loan, adjusted such that if there are any Interest Rate Swap Breakage Receipts receivable by the Issuer under the relevant Interest Rate Swap Transaction under the Interest Rate Swap Agreement by deduction of those Interest Rate Swap Breakage Receipts until the balance of the relevant Loan Principal Loss is zero.

Loan Principal Loss in respect of a Loan means:

- (a) the amount of any loss of principal in respect of that Loan as notified to the Cash Manager and the Issuer by the Relevant Servicer following completion of all applicable enforcement procedures in respect of that Loan; and
- (b) the amount of any principal reduction agreed to by the Relevant Servicer in respect of a Loan in accordance with the Servicing Agreement.

Principal Amount Outstanding means in respect of any Note at any time the principal amount thereof as at the Closing Date as reduced by:

- (i) any repayment of principal to the holder of the Note up to (and including) that time which has become due and payable, except if and to the extent that any such repayment has been improperly withheld or refused; and
- (ii) the pro rata share of any Allocated Loan Principal Write-Down Amounts in respect of such Notes that have arisen on or prior to such time.

The pro rata share of any principal or Allocated Loan Principal Write Down Amounts in respect of any Note shall, if necessary, be rounded down to the nearest penny.

7. PAYMENTS

- 7.1 Payments of principal and interest in respect of the Notes will be made in sterling against presentation and, where applicable, surrender of the relevant Global Notes at the specified office of the Principal Paying Agent or, at the option of the holder of the relevant Global Notes, at the specified office of any other Paying Agent outside the United States of America subject, in the case of any Temporary Global Note, to certification of non-U.S. beneficial ownership as provided in such Temporary Global Note. Payments of principal and interest will in each case be made by sterling cheque drawn on a bank in London or, at the option of the holder, by transfer to a sterling denominated account maintained by the payee with a branch of a bank in London. A record of each payment made, distinguishing between any payment of principal and any payment of interest, will be made on the relevant Global Note

by the Paying Agent to which such Global Note was presented for the purpose of making such payment, and such record shall be *prima facie* evidence that the payment in question has been made. Payments of principal and interest in respect of the Notes will be subject in all cases to any fiscal or other laws and regulations applicable thereto and to normal banking practice.

- 7.2 For so long as the Notes are in global form, each of the persons shown in the records of Euroclear or Clearstream, Luxembourg as being entitled to a particular principal amount of Notes will be deemed to be the holder of such principal amount for all purposes save that none of the persons appearing from time to time in the records of Euroclear or Clearstream, Luxembourg as being so entitled shall have any claim directly against the Issuer or the Trustee in respect of payments due on such Note whilst such Note is represented by a Global Note and the Issuer or the Trustee, as the case may be, shall be discharged by payment of the relevant amount to the bearer of the relevant Global Note.
- 7.3 A holder shall be entitled to present a Note for payment only on a Payment Day and shall not, except as provided in **Condition 5** (*Interest*), be entitled to any further interest or other payment if a Payment Day is after the due date.

Payment Day means a day which (subject to **Condition 8** (*Prescription*)):

- (i) is or falls after the relevant due date;
- (ii) is a Business Day in the place of the specified office of the Paying Agent at which the Global Note is presented for payment; and
- (iii) in the case of payment by transfer to a sterling denominated account in London as referred to in **Condition 7.1** above, is a Business Day in London.

In this **Condition 7.3**, **Business Day** means, in relation to any place, a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in that place.

- 7.4 The names of the initial Paying Agents and their initial specified offices are set out at the end of these Conditions. The Issuer reserves the right, subject to the prior written approval of the Trustee, at any time to vary or terminate the appointment of any Paying Agent and to appoint additional or other Paying Agents provided that:
- (i) there will at all times be a Principal Paying Agent;
 - (ii) there will at all times be at least one Paying Agent (which may be the Principal Paying Agent) having its specified office in a European city which, so long as the Notes are admitted to the Official List of the Irish Stock Exchange, shall be Dublin; and
 - (iii) the Issuer undertakes that it will ensure that it maintains a Paying Agent in a Member State of the European Union that is not obliged to withhold or deduct tax pursuant to European Council Directive 2003/48/EC or any law implementing or complying with, or introduced in order to conform to, such Directive.

Notice of any termination of appointment and of any changes in specified offices will be given to the Noteholders promptly by the Issuer in accordance with **Condition 15** (*Notice To Noteholders*).

8. PRESCRIPTION

Claims in respect of the Notes shall become void unless made within 10 years, in the case of principal, and five years, in the case of interest, of the appropriate relevant date. In this **Condition 8**, the **relevant date** means the date on which a payment first becomes due or (if the full amount of the monies payable has not been duly received by the Paying Agents or the Trustee on or prior to such date) the date on which notice that the full amount of such monies has been received is duly given to the Noteholders in accordance with **Condition 15** (*Notice To Noteholders*).

9. TAXATION

All payments in respect of the Notes by or on behalf of the Issuer or any Paying Agent will be made without withholding or deduction for, or on account of, any present or future taxes, duties, assessments or governmental charges of whatever nature and all interest, penalties or similar liabilities with respect thereto (**Taxes**) unless such withholding or deduction is required by law. In that event, the Issuer or Paying Agent (as the case may be) shall make such payment after such withholding or deduction has been made and shall account to the relevant authorities for the amount so required to be withheld or deducted. Neither the Issuer nor any Paying Agent will be obliged to make any additional payments to Noteholders in respect of any such withholding or deduction.

10. EVENTS OF DEFAULT

- 10.1 (a) If a Note Event of Default (as defined in **Condition 10.1(b)**) occurs, then:
- (i) the Trustee will, in its absolute discretion, be entitled to, and must, if:
 - (A) it is directed to do so in writing by the holders of not less than 25 per cent. of the aggregate Principal Amount Outstanding of the Most Senior Class of Notes then outstanding; or
 - (B) it is directed to do so by an Extraordinary Resolution of holders of the Most Senior Class of Notes then outstanding; andin each case, provided that it has been indemnified and/or secured to its satisfaction, serve notice (an **Acceleration Notice**) on the Issuer declaring the Notes to be immediately due and repayable; and
 - (ii) the Issuer Security will become enforceable.
- (b) Each of the following events is, subject to **Condition 10.2**, a **Note Event of Default**:
- (i) default being made for a period of three Business Days in the payment of any principal of, or default is made for a period of five Business Days in the payment of any interest on, any Note when and as the same ought to be paid in accordance with these Conditions (provided that a deferral of interest in accordance with **Condition 16** (*Subordination By Deferral*) shall not constitute a default in the payment of such interest for the purposes of this **Condition 10.1(b)(i)**); or
 - (ii) breach by the Issuer of any representation or warranty made by it in these Conditions, the Trust Deed or any of the other Transaction Documents to which it is a party and in any such case (except where the Trustee certifies

that, in its opinion, such breach is incapable of remedy, when no notice will be required), such breach continues for a period of 30 days following the service by the Trustee on the Issuer of notice in writing requiring the same to be remedied; or

- (iii) the Issuer failing duly to perform or observe any obligation, condition or provision (other than as specified in **Condition 10.1(b)(i)** above) binding upon it under these Conditions, the Trust Deed or any of the other Transaction Documents to which it is a party (other than non-payment of any Liquidity Subordinated Amounts and Subordinated Interest Rate Swap Amounts) and in any such case (except where the Trustee certifies that, in its opinion, such failure is incapable of remedy, when no notice will be required), such failure continuing for a period of 30 days following the service by the Trustee on the Issuer of notice in writing requiring the same to be remedied; or
- (iv) the Issuer, otherwise than for the purposes of such a pre-approved amalgamation or reconstruction as is referred to in **sub-paragraph (vi)** below, ceasing or, through an official action of the board of directors of the Issuer, threatening to cease to carry on business (or a substantial part thereof); or
- (v) the Issuer is or becomes unable to pay its debts within the meaning of section 123(1)(e) of the Insolvency Act 1986; or
- (vi) an order being made or an effective resolution being passed for the winding-up of the Issuer, except a winding-up for the purposes of or pursuant to an amalgamation or reconstruction the terms of which have previously been approved in writing by an Extraordinary Resolution of the holders of the Most Senior Class of Notes then outstanding; or
- (vii) proceedings being initiated against the Issuer under any applicable liquidation, insolvency, composition, reorganisation or other similar laws (including, but not limited to, an application to the court for an administration order), or an administration order being granted or an administrative receiver or other receiver (including documents being filed with the court for the appointment of an administrator or notice of intention to appoint an administrator being served), liquidator or other similar official being appointed in relation to the Issuer or in relation to the whole or any part of the undertaking or assets of the Issuer or an encumbrancer taking possession of the whole or any substantial part of the undertaking or assets of the Issuer, or a distress or execution or other process being levied or enforced upon or sued out against the whole or any substantial part of the undertaking or assets of the Issuer, and such proceedings, distress, execution or process (as the case may be) not being discharged or not otherwise ceasing to apply within 15 days, or the Issuer initiating or consenting to judicial proceedings relating to itself under any applicable liquidation, insolvency, composition, reorganisation or other similar laws or making a conveyance or assignment for the benefit of its creditors generally.

10.2 In respect of the events described in **sub-paragraphs (ii) and (iii) of Condition 10.1(b)**, the relevant event will not constitute a Note Event of Default unless the Trustee first certifies to the Issuer that such event is, in the opinion of the Trustee, materially prejudicial to the interests of the holders of the Most Senior Class of Notes then outstanding. Upon service of an Acceleration Notice, each Note shall become immediately due and repayable at its

Principal Amount Outstanding together with accrued interest as provided in the Trust Deed and the Issuer Deed of Charge (but subject to the Post-Acceleration Priority of Payments).

11. ENFORCEMENT

- 11.1 The Trustee may, at its discretion and without notice at any time and from time to time, take such proceedings or other action as it may think fit to enforce the provisions of the Notes and the Trust Deed (including these Conditions), the Issuer Deed of Charge or any of the other Transaction Documents to which it or the Issuer is a party, provided that, subject to **Condition 11.3 below**, enforcement of the Issuer Security shall be the only remedy available to the Trustee for the repayment of the Class A Notes, the Class B Notes, the Class C Notes, the Class D Notes and the Class E Notes and the payment of accrued interest and, at any time after the Issuer Security has become enforceable, the Trustee may take such steps as it may think fit to enforce the Issuer Security. The Trustee shall not be bound to take any such proceedings, action or steps unless (a) it shall have been so directed by an Extraordinary Resolution of the holders of the Most Senior Class of Notes outstanding or so requested in writing by the holders of at least 25 per cent. in aggregate Principal Amount Outstanding for the time being of the Most Senior Class of Notes outstanding and (b) it shall have been secured and/or indemnified to its satisfaction. If, following enforcement of the Issuer Security, the Trustee or any receiver appointed by it proposes to dispose of any interest in a Loan or its related Loan Security, the Trustee must first (if it has not already done so) serve an Acceleration Notice.
- 11.2 Subject to **Condition 11.3 below**, no Noteholder shall be entitled to proceed directly against the Issuer or any other party to the Transaction Documents or to enforce the Issuer Security unless the Trustee, having become bound so to do, fails to do so within a reasonable period and such failure shall be continuing. The Trustee cannot, while any of the Notes are outstanding, be required to enforce the Issuer Security at the request of any of the Issuer Secured Creditors under the Issuer Deed of Charge.
- 11.3 If the Trustee has taken enforcement action under the Issuer Deed of Charge and distributed all of the resulting proceeds (including the proceeds of realising the security thereunder), to the extent that any amount is still owing to any Noteholder (a **Shortfall**), any such Noteholder shall be entitled to proceed directly against the Issuer in order to claim such Shortfall and the Trustee shall not be responsible for any liability occasioned thereby, nor shall it vouch for the validity of such claim.

12. MEETINGS OF NOTEHOLDERS, MODIFICATION, WAIVER, SUBSTITUTION AND DISCRETIONS

- 12.1 The Trust Deed contains provisions for convening meetings of Noteholders of any Class to consider any matter affecting their interests, including the sanctioning by Extraordinary Resolution of a modification of these Conditions or the provisions of any of the Transaction Documents (other than the Finance Documents) or any other documents affecting the rights and benefits of the Issuer which are comprised in the Issuer Security.

The quorum at any meeting of the Noteholders of any Class for passing an Extraordinary Resolution shall be one or more persons holding or representing over 50 per cent. in aggregate Principal Amount Outstanding of the Notes of the relevant Class then outstanding or, at any adjourned meeting, one or more persons being or representing the Noteholders of the relevant Class whatever the aggregate Principal Amount Outstanding of the Notes of the relevant Class so held or represented except that, at any meeting the business of which includes the sanctioning of a Basic Terms Modification, the necessary quorum for passing an Extraordinary Resolution shall be one or more persons holding or representing not less than

75 per cent., or at any adjourned such meeting, not less than 33 per cent. in aggregate Principal Amount Outstanding of the Notes of the relevant Class for the time being outstanding.

An Extraordinary Resolution passed at any meeting of the Class A Noteholders shall be binding on all the Class B Noteholders, the Class C Noteholders, the Class D Noteholders and the Class E Noteholders, irrespective of its effect upon them except an Extraordinary Resolution to sanction a modification of these Conditions or the provisions of any of the Transaction Documents or a waiver or authorisation of any breach or proposed breach thereof or certain other matters specified in the Trust Deed or the Issuer Deed of Charge, which shall not take effect unless the Trustee is of the opinion that it would not be materially prejudicial to the interests of the holders of each of the other Classes of Notes or it shall have been sanctioned by an Extraordinary Resolution of the holders of each of the other Classes of Notes.

An Extraordinary Resolution passed at any meeting of the Class B Noteholders shall be binding on all the Class C Noteholders, the Class D Noteholders and the Class E Noteholders, irrespective of its effect upon them except (other than an Extraordinary Resolution referred to in the previous paragraph) an Extraordinary Resolution to sanction a modification of these Conditions or the provisions of any of the Transaction Documents or a waiver or authorisation of any breach or proposed breach thereof or certain other matters specified in the Trust Deed or the Issuer Deed of Charge, which shall not take effect unless the Trustee is of the opinion that it would not be materially prejudicial to the interests of the holders of each of the other Classes of Notes or it shall have been sanctioned by an Extraordinary Resolution of the holders of each of the other Classes of Notes.

An Extraordinary Resolution passed at any meeting of the Class C Noteholders shall be binding on all the Class D Noteholders and the Class E Noteholders, irrespective of its effect upon them except (other than an Extraordinary Resolution referred to in the previous paragraphs) an Extraordinary Resolution to sanction a modification of these Conditions or the provisions of any of the Transaction Documents or a waiver or authorisation of any breach or proposed breach thereof or certain other matters specified in the Trust Deed or the Issuer Deed of Charge, which shall not take effect unless the Trustee is of the opinion that it would not be materially prejudicial to the interests of the holders of each of the other Classes of Notes or it shall have been sanctioned by an Extraordinary Resolution of the holders of each of the other Classes of Notes.

An Extraordinary Resolution passed at any meeting of the Class D Noteholders shall be binding on all the Class E Noteholders, irrespective of its effect upon them except (other than an Extraordinary Resolution referred to in the previous paragraphs) an Extraordinary Resolution to sanction a modification of these Conditions or the provisions of any of the Transaction Documents or a waiver or authorisation of any breach or proposed breach thereof or certain other matters specified in the Trust Deed or the Issuer Deed of Charge, which shall not take effect unless the Trustee is of the opinion that it would not be materially prejudicial to the interests of the holders of each of the other Classes of Notes or it shall have been sanctioned by an Extraordinary Resolution of the holders of each of the other Classes of Notes.

As used in these Conditions and the Trust Deed:

- (i) **Extraordinary Resolution** means (a) a resolution passed at a meeting of a Class of Noteholders duly convened and held in accordance with the Trust Deed by a majority consisting of not less than three fourths of the persons voting thereat upon a show of hands or if a poll is duly demanded by a majority consisting of not less than three

fourths of the votes cast on such poll or (b) a resolution in writing signed by or on behalf of not less than 90 per cent. in aggregate Principal Amount Outstanding of the Noteholders of a Class, which resolution in writing may be contained in one document or in several documents in like form each signed by or on behalf of one or more of the Noteholders of that Class and shall be as valid, effective and binding as a resolution duly passed at such a meeting; and

- (ii) **Basic Terms Modification** means, in respect of a Class of Notes:
- (A) a change in the amount payable or, where applicable, modification of the method of calculating the amount payable or modification of the date of payment or, where applicable, of the method of calculating the date of payment in respect of any principal or interest in respect of such Notes;
 - (B) alteration of the currency in which payments under such Notes are to be made;
 - (C) alteration of the quorum or majority required to pass an Extraordinary Resolution;
 - (D) the sanctioning of any such scheme or proposal in respect of such Notes as is described in **paragraph 19(i)** of **Schedule 4** to the Trust Deed;
 - (E) alteration of this definition or the provisos to **paragraphs 7** and/or **19** of **Schedule 4** to the Trust Deed;
 - (F) alteration of the Pre-Acceleration Revenue Priority of Payments, the Pre-Acceleration Principal Priority of Payments, the Post-Enforcement/Pre-Acceleration Priority of Payments or the Post-Acceleration Priority of Payments; and
 - (G) alteration of the Issuer Charged Property or amendment to any of the documents relating to the Issuer Charged Property or any other provision of the Issuer Security.

12.2 The Trustee may agree, without the consent of the Noteholders, (i) to any modification of, or to the waiver or authorisation of any breach or proposed breach of, these Conditions, the Trust Deed or any of the other Transaction Documents, which is not, in the opinion of the Trustee, materially prejudicial to the interests of the holders of the Most Senior Class of Notes then outstanding or (ii) to any modification of these Conditions or any of the other Transaction Documents, which, in the opinion of the Trustee, is of a formal, minor or technical nature or to correct a manifest error or an error which is, in the opinion of the Trustee, proven. The Trustee may also, without the consent of the Noteholders, determine that Note Events of Default shall not, or shall not subject to specified conditions, be treated as such, provided that, in the opinion of the Trustee, it would not be materially prejudicial to the interests of the holders of the Most Senior Class of Notes then outstanding to do so. Any such modification, waiver, authorisation or determination shall be binding on the Noteholders and, unless the Trustee agrees otherwise, any such modification shall be notified to the Noteholders in accordance with **Condition 15** (*Notice To Noteholders*) as soon as practicable thereafter.

12.3 The Trustee shall be entitled to take into account, for the purpose of exercising or performing any right, power, trust, authority, duty or discretion under or in relation to these Conditions or any of the Transaction Documents, any confirmation by any of the Rating Agencies that the

then current ratings of the Notes or, as the case may be any Class or Classes of the Notes would not be adversely affected by such exercise or performance.

- 12.4 Where, in connection with the exercise or performance by the Trustee of any right, power, trust, authority, duty or discretion under or in relation to these Conditions or any of the other Transaction Documents (including, without limitation, in relation to any modification, waiver, authorisation, determination or substitution as referred to above), the Trustee is required to have regard to the interests of the Noteholders or the Noteholders of any Class, it shall have regard to the general interests of the Noteholders of such Class as a class but shall not have regard to any interests arising from circumstances particular to individual Noteholders (whatever their number) and, in particular but without limitation, shall not have regard to the consequences of any such exercise or performance for individual Noteholders (whatever their number) resulting from their being for any purpose domiciled or resident in, or otherwise connected with, or subject to the jurisdiction of, any particular territory or any political subdivision thereof and the Trustee shall not be entitled to require, nor shall any Noteholder be entitled to claim from the Issuer or the Trustee or any other person any indemnification or payment in respect of any tax consequences of any such exercise upon individual Noteholders.

13. INDEMNIFICATION AND EXONERATION OF THE TRUSTEE

The Trust Deed and the Issuer Deed of Charge each contains provisions governing the responsibility (and relief from responsibility) of the Trustee and providing for its indemnification in certain circumstances, including provisions relieving it from taking enforcement proceedings or enforcing the Issuer Security or taking any other action in relation to the Trust Deed or the other Transaction Documents unless secured and/or indemnified to its satisfaction. The Trustee will not be responsible for any loss, expense or liability which may be suffered as a result of any assets comprised in the Issuer Charged Property, or any deeds or documents of title thereto, being uninsured or inadequately insured or being held by or to the order of clearing organisations or their operators or by intermediaries such as banks, brokers, depositories, warehousemen or other persons whether or not on behalf of the Trustee.

Each of the Trust Deed and the Issuer Deed of Charge contains provisions pursuant to which the Trustee, or any of its related companies is entitled, among other things, (i) to enter into business transactions with the Issuer and/or any other person who is a party to the Transaction Documents or whose obligations are comprised in the Issuer Charged Property and/or any of their subsidiary or associated companies and to act as trustee for the holders of any other securities issued by or relating to the Issuer and/or any other person who is a party to the Transaction Documents or whose obligations are comprised in the Issuer Charged Property and/or any of their subsidiary or associated companies, (ii) to exercise and enforce its rights, comply with its obligations and perform its duties under or in relation to any such transactions or, as the case may be, any such trusteeship without regard to the interests of the Noteholders and (iii) to retain and not be liable to account for any profit made or any other amount or benefit received thereby or in connection therewith.

The Trust Deed and the Issuer Deed of Charge also relieve the Trustee of liability for not having made or not having caused to be made on its behalf the searches, investigations and enquiries which a prudent chargee would normally have been likely to make in entering into the Issuer Deed of Charge. The Trustee has no responsibility in relation to the legality, validity, sufficiency, adequacy and enforceability of the Issuer Security, the Issuer Charged Property or the Transaction Documents. The Trustee will not be obliged to take any action which might result in its incurring personal liabilities unless secured and/or indemnified to its satisfaction or to supervise the performance by the Master Servicer, the Cash Manager or any

other person of their obligations under the Transaction Documents and the Trustee shall assume, until it has notice in writing to the contrary, that all such persons are properly performing their duties, notwithstanding that the Issuer Security (or any part thereof) may, as a consequence, be treated as floating rather than fixed security.

The Trust Deed and the Issuer Deed of Charge contain other provisions limiting the responsibility, duties and liability of the Trustee.

The Trust Deed and the Issuer Deed of Charge contain provisions pursuant to which (i) the Trustee may retire at any time on giving not less than three months' prior written notice to the Issuer, and will be relieved of any liability incurred by reason of such retirement and (ii) the Noteholders may by Extraordinary Resolution of the holders of each Class of Notes remove the Trustee. The retirement or removal of the Trustee will not become effective until a successor trustee is appointed. The Trustee is entitled to appoint a successor trustee in the circumstances specified in the Trust Deed and the Issuer Deed of Charge, respectively.

14. REPLACEMENT OF THE NOTES

14.1 Global Notes

If a Global Note is lost, stolen, mutilated, defaced or destroyed, it shall, upon satisfactory evidence of such loss, theft, mutilation, defacement or destruction being given to the Issuer and the Trustee, become void and a duly executed and authenticated replacement Global Note will be delivered by the Issuer to the Common Depositary only upon surrender, in the case of mutilation or defacement, of the relevant Global Note. Replacement thereof will only be made upon payment of such costs as may be incurred in connection therewith and on such terms as to evidence and indemnity as the Issuer and the Principal Paying Agent may reasonably require.

15. NOTICE TO NOTEHOLDERS

- 15.1 Notices to Noteholders may be given by delivery of the relevant notice to Clearstream, Luxembourg and/or Euroclear for communication by them to Noteholders provided that so long as the Notes are listed on the Irish Stock Exchange, the Irish Stock Exchange so agrees. Any notice delivered to Clearstream, Luxembourg and/or Euroclear as aforesaid shall be deemed to have been given on the day of such delivery.
- 15.2 A copy of each notice given by the Issuer in accordance with this **Condition 15** shall be provided to each of Fitch Ratings Ltd. (**Fitch**), Moody's Investors Service Limited (**Moody's**) and Standard & Poor's Rating Services, a division of The McGraw-Hill Companies, Inc. (**S&P** and, together with Fitch and Moody's, the **Rating Agencies**, which reference in these Conditions shall include any additional or replacement rating agency appointed by the Issuer to provide a credit rating in respect of the Notes or any Class thereof). For the avoidance of doubt, and unless the context otherwise requires, all references to rating and ratings in these Conditions shall be deemed to be references to the ratings assigned by the Rating Agencies. The Trustee will (at the expense of the Issuer) upon request from the Issuer or any of the Rating Agencies provide a copy to the Rating Agencies of any notice given by the Trustee to Noteholders under this **Condition 15**.
- 15.3 The Trustee shall be at liberty to sanction some other method of giving notice to the Noteholders or to a Class or category of them if, in its opinion, such other method is reasonable having regard to market practice then prevailing and to the requirements of the stock exchange on which the Notes are then listed and provided that notice of such other method is given to the Noteholders in such manner as the Trustee shall require.

16. SUBORDINATION BY DEFERRAL

16.1 Interest

In the event that, on any Interest Payment Date, the amount available to the Issuer, subject to and in accordance with the applicable Priority of Payments to apply on such Interest Payment Date, in respect of interest due (including interest on unpaid interest) on the Class B Notes, the Class C Notes, the Class D Notes and/or the Class E Notes after, in each case, deducting amounts ranking in priority thereto under the applicable Priority of Payments, (each, an **Interest Residual Amount**), is not sufficient to satisfy in full the aggregate amount of interest (including interest on unpaid interest) due, but for this **Condition 16.1**, on the Class B Notes, the Class C Notes, the Class D Notes or the Class E Notes, as the case may be, on such Interest Payment Date, there shall instead be payable on such Interest Payment Date, by way of interest (including interest on unpaid interest) on each Class B Note, Class C Note, Class D Note or Class E Note, as the case may be, only a *pro rata* share of the Interest Residual Amount attributable to the relevant Class of Notes on such Interest Payment Date.

In any such event, the Cash Manager acting on behalf of the Issuer shall create a provision in its accounts for the shortfall equal to the amount by which the aggregate amount of interest (including interest on unpaid interest) paid on the Class B Notes or, as the case may be, the Class C Notes, the Class D Notes or the Class E Notes on the relevant Interest Payment Date in accordance with this **Condition 16.1** falls short of the aggregate amount of interest (including interest on unpaid interest) payable (but for the provisions of this **Condition 16.1**) on the Class B Notes or, as the case may be, the Class C Notes, the Class D Notes or the Class E Notes on that date pursuant to **Condition 5 (Interest)**. Such shortfall shall itself accrue interest at the same rate as that payable in respect of the Class B Notes or, as the case may be, the Class C Notes, the Class D Notes or the Class E Notes and shall be payable together with such accrued interest on the following Interest Payment Date, subject to the provisions of the preceding paragraph.

16.2 General

Any amounts of principal (other than in respect of any Allocated Loan Principal Write-Down Amount) or interest in respect of the Class B Notes, the Class C Notes, the Class D Notes or the Class E Notes otherwise payable under these Conditions which are not paid by virtue of this **Condition 16**, together with accrued interest thereon, shall in any event become payable on the Final Maturity Date or on such earlier date as the Class B Notes, the Class C Notes, the Class D Notes or the Class E Notes as the case may be, become due and repayable in full.

16.3 Application

The provisions of the first paragraph of Condition 16.1 shall cease to apply:

- (i) in respect of the Class B Notes, upon the redemption in full of all Class A Notes;
- (ii) in respect of the Class C Notes, upon the redemption in full of all Class B Notes;
- (iii) in respect of the Class D Notes, upon the redemption in full of all Class C Notes; and
- (iv) in respect of the Class E Notes, upon the redemption in full of all Class D Notes.

16.4 Notification

As soon as practicable after becoming aware that any part of a payment of interest or principal on the Class B Notes or, as the case may be, the Class C Notes, the Class D Notes or the Class E Notes will be deferred or that a payment previously deferred will be made in accordance with this **Condition 16**, the Issuer will give notice thereof to the Class B Noteholders or, as the case may be, the Class C Noteholders, the Class D Noteholders or the Class E Noteholders in accordance with **Condition 15** (*Notice To Noteholders*).

17. RIGHTS OF THIRD PARTIES

This Note does not confer any rights on any person under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Note, but this does not affect any right or remedy of any person which exists or is available apart from the Contracts (Rights of Third Parties) Act 1999.

18. GOVERNING LAW

The Trust Deed and the Notes are governed by, and will be construed in accordance with, English law.

UNITED KINGDOM TAXATION

The following, which applies only to persons who are the beneficial owners of the Notes, is a summary of current United Kingdom tax law and H.M. Revenue and Customs practice as at the date of this Prospectus relating to certain aspects of United Kingdom taxation of the Notes. It is not a comprehensive analysis of the tax consequences arising in respect of the Notes. Some aspects do not apply to certain classes of taxpayer (such as dealers and persons connected with the Issuer). Prospective Noteholders who are in any doubt about their tax position or who may be subject to tax in a jurisdiction other than the United Kingdom should seek their own professional advice.

1. Interest on the Notes

1.1 *Withholding tax on payments of interest on the Notes*

Payments of interest on the Notes may be made without deduction of or withholding on account of United Kingdom income tax provided that the Notes continue to be listed on a "recognised stock exchange" within the meaning of section 841 of the Income and Corporation Taxes Act 1988 (the Act). The Irish Stock Exchange is a recognised stock exchange. Under a United Kingdom H.M. Revenue and Customs (HMRC) interpretation, the Notes will satisfy this requirement if they are listed by the competent authority in Ireland and are admitted to trading by the Irish Stock Exchange. Provided, therefore, that the Notes remain so listed, interest on the Notes will be payable without withholding or deduction on account of United Kingdom tax.

Interest on the Notes may also be paid without withholding or deduction on account of United Kingdom tax where interest on the Notes is paid to a person whose usual place of abode is not outside the United Kingdom for United Kingdom tax purposes and, at the time the payment is made, the Issuer reasonably believes (and any person by or through whom interest on the Notes is paid reasonably believes) that the beneficial owner of the interest is within the charge to United Kingdom corporation tax as regards the payment of interest or that the payment is made to one of the persons listed in section 349B of the Act in the circumstances specified in section 349B, provided that HMRC has not given a direction (in circumstances where it has reasonable grounds to believe that it is likely that the above exemption is not available in respect of such payment of interest at the time the payment is made) that the interest should be paid under deduction of tax.

In other cases, an amount must generally be withheld from payments of interest on the Notes on account of United Kingdom income tax at the lower rate (currently 20 per cent.). However, where an applicable double tax treaty provides for a lower rate of withholding tax (or for no tax to be withheld) in relation to a Noteholder, HMRC can issue a notice to the Issuer to pay interest to the Noteholder without deduction of tax (or for interest to be paid with tax deducted at the rate provided for in the relevant double tax treaty).

1.2 *Provision of information*

Noteholders may wish to note that in certain circumstances, HMRC has power to obtain information (including the name and address of the beneficial owner of the interest) from any person in the United Kingdom who either pays or credits interest to or receives interest for the benefit of a Noteholder. Information so obtained may, in certain circumstances, be exchanged by HMRC with the tax authorities of the jurisdiction in which the Noteholder is resident for tax purposes.

1.3 *Further United Kingdom income tax issues*

Interest on the Notes will constitute United Kingdom source income and, as such, may be subject to income tax by direct assessment even where paid without withholding.

However, interest with a United Kingdom source received without deduction or withholding on account of United Kingdom tax will not be chargeable to United Kingdom tax in the hands of a Noteholder (other than certain trustees) who is not resident for tax purposes in the United Kingdom unless that Noteholder carries on a trade, profession or vocation through a United Kingdom branch or agency in connection with which the interest is received or to which the Notes are attributable (and where that Noteholder is a company, unless that Noteholder carries on a trade in the United Kingdom through a permanent establishment in connection with which interest is received or to which the Notes are attributable). There are exemptions for interest received by certain categories of agent (such as some brokers and investment managers). The provisions of an applicable double taxation treaty may be relevant for such Noteholders.

2. United Kingdom corporation tax payers

In general, Noteholders which are within the charge to United Kingdom corporation tax in respect of the Notes will be charged to tax and obtain relief as income on all returns, profits and gains on, and fluctuations in value of the Notes (whether attributable to currency fluctuation or otherwise) broadly in accordance with their statutory accounting treatment.

3. Other United Kingdom tax payers

3.1 *Taxation of chargeable gains*

The Notes will constitute "qualifying corporate bonds" within the meaning of section 117 of the Taxation of Chargeable Gains Act 1992. Accordingly, a disposal by a Noteholder of a Note will not give rise to a chargeable gain or an allowable loss for the purposes of the UK taxation of chargeable gains.

3.2 *Accrued income scheme*

On a disposal of Notes by a Noteholder, any interest which has accrued between the last Interest Payment Date and the date of disposal may be chargeable to tax as income under the rules of the "accrued income scheme" as set out in Chapter II of Part XVII of the Act, if that Noteholder is resident or ordinarily resident in the United Kingdom or carries on a trade in the United Kingdom through a branch or agency to which the Notes are attributable.

4. Stamp Duty and Stamp Duty Reserve Tax (SDRT)

No United Kingdom stamp duty or SDRT is payable on the issue of the Notes into, or transfer by delivery of the Notes, within a clearing system.

5. EU Directive on the Taxation of Savings Income

Under the EC Council Directive 2003/48/EC on the taxation of savings income, Member States are required to provide to the tax authorities of another Member State details of payments of interest (or other similar income) paid by a person within its jurisdiction to an individual resident in that other Member State. However, for a transitional period, Belgium, Luxembourg and Austria are instead required (unless during that period they elect otherwise) to operate a withholding system in relation to such payments (the ending of such transitional

period being dependent upon the conclusion of certain other agreements relating to information exchange with certain other countries). A number of non-EU countries and territories, including Switzerland, have agreed to adopt similar measures (a withholding system in the case of Switzerland).

SUBSCRIPTION AND SALE

Barclays Bank PLC of 5 The North Colonnade, Canary Wharf, London E14 4BB (the **Lead Manager**) and Danske Bank A/S of 75 King William Street, London EC4N 7DT (the **Co-Manager** and, together with the Lead Manager, the **Managers**) have agreed, pursuant to a subscription agreement dated on or about 5 December 2006 (the **Subscription Agreement**), made between, among others, the Managers and the Issuer to subscribe and pay for the (i) Class A Notes at 100 per cent. of the initial principal amount of such Notes, (ii) the Class B Notes at 100 per cent. of the initial principal amount of such Notes, (iii) the Class C Notes at 100 per cent. of the initial principal amount of such Notes, (iv) the Class D Notes at 100 per cent. of the initial principal amount of such Notes and (v) the Class E Notes at 100 per cent. of the initial principal amount of such Notes subject to certain conditions.

The Subscription Agreement is subject to a number of conditions and may be terminated by the Managers in certain circumstances prior to payment to the Issuer. The Issuer has agreed to indemnify each of the Managers against certain liabilities in connection with the offer and sale of the Notes.

United States of America

Each of the Managers has represented and agreed with the Issuer that the Notes have not been and will not be registered under the United States Securities Act of 1933, as amended (the **Securities Act**) or any state securities laws, and may not be offered or sold or delivered, directly or indirectly, within the United States or to, or for the account or benefit of, U.S. persons except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and applicable state laws. Each of the Managers has agreed that, except as permitted by the Subscription Agreement, it will not offer, sell or deliver the Notes (a) as part of their distribution at any time or (b) otherwise until 40 days after the later of the commencement of the offering of the Notes and the close of the offering (for the purposes only of this section "*Subscription and Sale*", the **Distribution Compliance Period**) within the United States or to, or for the account or benefit of, U.S. persons and that it will have sent to each distributor, dealer or other person to which it sells Notes during the Distribution Compliance Period a confirmation or other notice setting forth the restrictions on offers and sales of the Notes within the United States or to, or for the account or benefit of, U.S. persons. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

In addition, until 40 days after the later of the date of the commencement of the offering of the Notes and the close of the offering, an offer or sale of the Notes within the United States by a dealer, whether or not participating in the offering, may violate the registration requirements of the Securities Act if such offer or sale is made otherwise than in accordance with an available exemption from registration under the Securities Act.

The Notes are in bearer form and are subject to U.S. tax law requirements and may not be offered, sold or delivered within the United States or its possessions or to a United States person, except in certain transactions permitted by U.S. tax regulations. Terms used in the preceding sentence have the meanings given to them by the U.S. Internal Revenue Code of 1986, as amended and regulations thereunder.

United Kingdom

Each of the Managers has represented and agreed that:

- (a) it has complied and will comply with all applicable provisions of the Financial Services and Markets Act 2000 (**FSMA**), with respect to anything done by it in relation to the Notes in, from or otherwise involving the United Kingdom; and
- (b) it has only communicated or caused to be communicated and will only communicate or cause to be communicated any invitation or inducement to engage in investment activity (within the meaning of section 21 of the FSMA) received by it in connection with the issue or sale of any Notes in circumstances in which section 21(1) of the FSMA does not apply to the Issuer.

Ireland

Each of the Managers has represented and agreed that:

- (a) in respect of a local offer (within the meaning of section 38(1) of the Investment Funds, Companies and Miscellaneous Provisions Act 2005 of Ireland) of Notes in Ireland, it has complied and will comply with section 49 of the Investment Funds, Companies and Miscellaneous Provisions Act 2005 of Ireland;
- (b) it has complied and will comply with all applicable provisions of the Investment Intermediaries Acts, 1995 to 2000 of Ireland (as amended) with respect to anything done by it in relation to the Notes or operating in, or otherwise involving, Ireland and, in the case of the Lead Manager acting under and within the terms of an authorisation to do so for the purposes of EU Council Directive 93/22/EEC of 10 May 1993 (as amended or extended), it has complied with any codes of conduct made under the Investment Intermediaries Acts 1995 to 2000, of Ireland (as amended) and, in the case of the Lead Manager acting within the terms of an authorisation granted to it for the purposes of EU Council Directive 2000/12/EC of 20 March 2000 (as amended or extended), it has complied with any codes of conduct or practice made under section 117(1) of the Central Bank Act, 1989 of Ireland (as amended); and
- (c) in connection with offers or sales of Notes, it has only issued or passed on, and it will only issue or pass on, in Ireland or elsewhere, any document received by it in connection with the issue of the Notes to persons who are persons to whom the document may otherwise lawfully be issued or passed on.

The Netherlands

Each of the Managers has represented and agreed that they have not and will not, directly or indirectly, offer or sell any Notes (including rights representing an interest in a Global Note) to individuals or legal entities who or which are established, domiciled or have their residence in The Netherlands (**Dutch Residents**) other than to the following entities (hereinafter referred to as **Professional Market Parties** or **PMPs**) provided they acquire the Notes for their own account and trade or invest in securities in the conduct of a business or profession:

- (a) anyone who is subject to supervision of the Dutch Central Bank, the Dutch Authority for the Financial Markets or a supervisory authority from another member state and who is authorised to be active on the financial markets;
- (b) anyone who otherwise performs a regulated activity on the financial markets;

- (c) the State of the Netherlands, the Dutch Central Bank, a central government body, a central bank, Dutch regional and local governments and comparable foreign decentralised government bodies, international treaty organisations and supranational organisations;
- (d) a company or entity which, according to its last annual (consolidated) accounts, meets at least two of the following three criteria: an average number of employees during the financial year of at least 250, a total balance sheet of at least EUR 43,000,000 and an annual net turnover of at least EUR 50,000,000;
- (e) a company or entity with its statutory seat in the Netherlands other than a company as referred to in (d) above, which has requested the Dutch Authority for the Financial Markets to be treated as a professional market party;
- (f) a natural person, living in the Netherlands, who has requested the Dutch Authority for the Financial Markets to be treated as a professional market party, and who meets at least two of the following three criteria: the person has carried out transactions of a significant size on securities markets at an average frequency of, at least, ten per quarter over the previous four quarters; the size of the securities portfolio is at least EUR 500,000 and the person works or has worked for at least one year in the financial sector in a professional position which requires knowledge of securities investment;
- (g) a company or entity whose only purpose is investing in securities;
- (h) a company or entity whose purpose is to acquire assets and issue asset backed securities;
- (i) an enterprise or entity with total assets of at least €500,000,000 (or the equivalent thereof in another currency) as per the balance sheet as of the year end preceding the obtaining of the repayable funds;
- (j) an enterprise, entity or individual with net assets of at least €10,000,000 (or the equivalent thereof in another currency) as of the year end preceding the obtaining of the repayable funds who or which have been active in the financial markets on average twice a month over a period of at least two consecutive years preceding the obtaining of the repayable funds;
- (k) a subsidiary of any of the persons or entities referred to under (a)-(h) above, provided such subsidiaries are subject to consolidated supervision; and
- (l) an enterprise or entity which has a rating from a rating agency that, in the opinion of the Dutch Central Bank, has sufficient expertise, or which issues securities that have a rating from a rating agency that, in the opinion of the Dutch Central Bank, has sufficient expertise.

France

Each of the Managers has represented and agreed that:

- (a) it has only made and will only make an offer of Notes to the public (*appel public à l'épargne*) in France in the period beginning (i) when a prospectus in relation to those Notes has been approved by the *Autorité des marchés financiers* (AMF), on the date of such publication or, (ii) when a prospectus has been approved in another Member State of the European Economic Area which has implemented the EU Prospectus Directive 2003/71/EC, on the date of notification of such approval to the AMF, all in accordance with articles L.412-1 and L.621-8 of the French *Code monétaire et financier* and the *Règlement général* of the AMF, and ending at the latest on the date which is 12 months after the date of such publication; or

- (b) it has only made and will only make an offer of Notes to the public in France (*appel public à l'épargne*) and/or it has only required and will only require the admission to trading on Euronext Paris S.A. in circumstances which do not require the publication by the offeror of a prospectus pursuant to articles L.411-2 and L.412-1 of the French *Code monétaire et financier*; and
- (c) otherwise, it has not offered or sold and will not offer or sell, directly or indirectly, Notes to the public in France, and has not distributed or caused to be distributed and will not distribute or cause to be distributed to the public in France, the Prospectus or any other offering material relating to the Notes, and that such offers, sales and distributions have been and shall only be made in France to (i) providers of investment services relating to portfolio management for the account of third parties, and/or (ii) qualified investors (*investisseurs qualifiés*), all as defined in, and in accordance with, articles L.411-1, L.411-2, D.411-1 of the French *Code monétaire et financier*.

General

Other than the approval by the IFSRA of this document as a prospectus in accordance with the requirements of the Prospectus Directive and relevant implementing measures in Ireland, no action is being taken in any jurisdiction that would or is intended to permit a public offering of the Notes, or the possession, circulation or distribution of this Prospectus or any other material relating to the Issuer or the Notes in any jurisdiction where action for that purpose is required. This Prospectus does not constitute, and may not be used for the purpose of, an offer or solicitation in or from any jurisdiction where such an offer or solicitation is not authorised. Accordingly, the Notes may not be offered or sold, directly or indirectly, and neither this Prospectus nor any other offering material or advertisement in connection with the Notes may be distributed or published in or from any country or jurisdiction, except under circumstances that will result in compliance with any applicable rules and regulations of any such country or jurisdiction.

Each of the Managers has undertaken not to offer or sell any of the Notes, or to distribute this document or any other material relating to the Notes, in or from any jurisdiction except under circumstances that will result in compliance with applicable law and regulations.

GENERAL INFORMATION

1. The issue of the Notes was authorised by resolution of the board of directors of the Issuer passed on or about 30 November 2006.
2. It is expected that listing of the Notes on the Official List of the Irish Stock Exchange will be granted on or about 7 December 2006, subject only to the issue of the Global Notes. The listing of the Notes will be cancelled if the Global Notes are not issued. Transactions will normally be effected for settlement in sterling and for delivery on the third working day after the day of the transaction. The estimated cost of the applications for admission to the Official List and admission to trading on the Irish Stock Exchange's market for listed securities is €5,500.
3. On 28 November 2006 the Issuer was granted a certificate under section 117(1) of the Companies Act 1985 entitling it to do business and to borrow.
4. The Notes have been accepted for clearance through Euroclear and Clearstream, Luxembourg as follows:

	Common Code	ISIN
Class A Notes	27641008	XS0276410080
Class B Notes	27641083	XS0276410833
Class C Notes	27641237	XS0276412375
Class D Notes	27641318	XS0276413183
Class E Notes.....	27641334	XS0276413340

5. No statutory or non-statutory accounts in respect of any financial year of the Issuer have been prepared. So long as the Notes are listed on the Official List of the Irish Stock Exchange, the most recently published audited annual accounts of the Issuer from time to time will be available at the specified offices of the Irish Paying Agent in Dublin. The Issuer does not publish interim accounts.
6. Save as disclosed herein, the Issuer is not, and has not been, involved in any legal, governmental or arbitration proceedings (including any such proceedings which are pending or threatened of which the Issuer is aware) which may have, or have had, since the date of its incorporation, a significant effect on the Issuer's financial position.
7. The Issuer has not entered into any material contracts or arrangements, other than those disclosed in this Prospectus, since the date of its incorporation.
8. Save as disclosed in this Prospectus, since 3 August 2006 (being the date of incorporation of the Issuer), the Issuer has not commenced operations, no accounts of the Issuer have been made up and there has been no material adverse change in the financial position or prospects of the Issuer and no significant change in the trading or financial position of the Issuer.
9. Each of the Issuer Deed of Charge and the Trust Deed will provide that the Trustee may rely on reports or other information from professional advisers or other experts in accordance with the provisions of the Issuer Deed of Charge and the Trust Deed, respectively, whether or not such report or other information, engagement letter or other document entered into by the Trustee and the relevant professional advisor or expert in connection therewith contains any limit on the liability of that relevant professional advisor or expert.

10. Copies of the following documents may be physically inspected during usual business hours on any weekday (excluding Saturdays, Sundays and public holidays) at the offices of Sidley Austin, at Woolgate Exchange, 25 Basinghall Street, London EC2V 5HA and at the specified offices of the Irish Paying Agent in Dublin for so long as the Notes are listed on the Irish Stock Exchange from the date of this document:
- (a) the Memorandum and Articles of Association of the Issuer;
 - (b) the Memorandum and Articles of Association of the River Court Borrower, the Chapelfield Borrower and the Cannon Bridge Borrower;
 - (c) the Subscription Agreement; and
 - (d) drafts (subject to modification) of the following documents:
 - (i) the Loan Sale Documents;
 - (ii) the Trust Deed;
 - (iii) the Issuer Deed of Charge;
 - (iv) the Servicing Agreement;
 - (v) the Cash Management Agreement;
 - (vi) the Interest Rate Swap Agreement;
 - (vii) the Bank Account Agreement;
 - (viii) the Corporate Services Agreement;
 - (ix) the Options Holder Corporate Services Agreement;
 - (x) the Share Trust Deed;
 - (xi) the Liquidity Facility Agreement;
 - (xii) the Call Option Agreement;
 - (xiii) the Agency Agreement; and
 - (xiv) the Master Definitions Schedule.
11. The Cash Manager will, on behalf of the Issuer, provide or make available through its website (which is located at www.jpmorganaccess.com³⁴) to the Trustee, for the benefit of, among others, each Noteholder, a statement to Noteholders based upon information provided in the quarterly financial report by the Master Servicer and the Special Servicer in accordance with the Servicing Agreement.

³⁴ The www.jpmorganaccess.com website and the contents thereof do not form any part of this Prospectus.

APPENDIX 1

RIVER COURT PROPERTIES LIMITED AUDITED FINANCIAL STATEMENTS YEAR ENDING 31 MARCH 2006

Report of the Independent Auditors, KPMG Audit LLC, to the members of River Court Properties Limited

We have audited the financial statements of River Court Properties Limited for the year ended 31 March 2006 which comprise the Profit and Loss Account, the Balance Sheet, the Cash Flow Statement and the Statement of Total Recognised Gains and Losses and the related notes. These financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the Company's members, as a body, in accordance with section 15 of the Companies Act 1982. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of Directors and Auditors

As described in the Statement of Directors' Responsibilities on page 4, the Company's directors are responsible for the preparation of the financial statements in accordance with applicable Isle of Man company law and UK Accounting Standards (UK Generally Accepted Accounting Practice).

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with Isle of Man Companies Acts 1931 to 2004. We also report to you if, in our opinion, the Company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' transactions with the Company is not disclosed.

We read the Directors' Report and any other information accompanying the financial statements and consider the implications for our report if we become aware of any apparent misstatements or inconsistencies within it.

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the UK Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgments made by the Directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Company's circumstances, consistently applied and adequately disclosed.

Report of the Independent Auditors, KPMG Audit LLC, to the members of River Court Properties Limited (*continued*)

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion the financial statements:

- give a true and fair view, in accordance with UK Generally Accepted Accounting Practice, of the state of the Company's affairs as at 31 March 2006 and of its profit for the year then ended; and
- have been properly prepared in accordance with the Isle of Man Companies Acts 1931 to 2004.

Chartered Accountants

*Heritage Court
41 Athol Street
Douglas
Isle of Man IM99 1HN*

RIVER COURT PROPERTIES LIMITED

Statement of accounting policies *for the year ended 31 March 2006*

Basis of preparation

The financial statements are prepared in accordance with UK generally accepted accounting principles under the historical cost convention, as modified by the revaluation of land and buildings, and comply with financial reporting standards of the Accounting Standards Board.

The financial statements are prepared on a going concern basis. While creditors due within one year exceed current assets, the directors are satisfied that the company's rental income is sufficient to meet the company's debt repayment and interest obligations for the foreseeable future.

Rents

Rental income, taking account of lease incentives, if any, and rents payable are accounted for on an accruals basis.

Investment properties

Investment properties are stated on the basis of open market value as defined by the Royal Institution of Chartered Surveyors. Investment properties are valued at least every five years by independent professional valuers. Surpluses and deficits on valuation are taken directly to the revaluation reserve, except for permanent deficits or their reversal on an individual property basis which are taken to the profit and loss account.

Profit and losses on the sale of investment properties included in the profit and loss account are calculated as the difference between the net sales proceeds and the carrying value. The difference between the carrying value and the historic cost of properties disposed of is dealt with by transfer between the revaluation reserve and retained profits.

Finance costs

The issue costs of the loan facilities are carried forward as prepayments and charged to the profit and loss account in line with the repayment of the loans.

Taxation

UK income tax payable is provided on taxable profits at current rates.

Deferred tax

Deferred tax is recognised in respect of all timing difference between the treatment of certain items for taxation and accounting purposes which have arisen but not reversed by the balance sheet date, except as otherwise required by FRS 19.

Deferred tax assets are recognised to the extent they are regarded as recoverable. These are regarded as recoverable to the extent that, on the basis of all available evidence, it is regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

RIVER COURT PROPERTIES LIMITED

Statement of accounting policies (*continued*)
for the year ended 31 March 2006

Cash flow statement

The company is a wholly owned subsidiary of a parent which intends to publish a consolidated cash flow statement incorporating the cash flows of the company. Accordingly, the company does not present its own cash flow statement.

RIVER COURT PROPERTIES LIMITED

Profit and loss account *for the year ended 31 March 2006*

	<i>Note</i>	2006 Stg£	2005 Stg£
Rentals receivable – continuing operations	<i>1</i>	15,598,582	15,580,938
Administrative expenses		(165,673)	(197,148)
		<hr/>	<hr/>
Operating profit – continuing operations		15,432,909	15,383,790
Interest payable and similar charges	<i>2</i>	(13,283,214)	(13,420,245)
		<hr/>	<hr/>
Profit on ordinary activities before taxation	<i>4</i>	2,149,695	1,963,545
Tax on profit on ordinary activities	<i>5</i>	-	-
		<hr/>	<hr/>
Profit for the financial year		2,149,695	1,963,545
Profit and loss account at beginning of year		7,388,917	5,425,372
		<hr/>	<hr/>
Profit and loss account at end of year		9,538,612	7,388,917
		<hr/> <hr/>	<hr/> <hr/>

The notes on pages 12 to 15 and the accounting policies on pages 7 and 8 form part of these financial statements.

RIVER COURT PROPERTIES LIMITED

Statement of total recognised gains and losses for the year ended 31 March 2006

	<i>Note</i>	2006 Stg£	2005 Stg£
Profit for the financial year		2,149,695	1,963,545
Unrealised surplus on revaluation of properties	6	27,460,600	15,000,000
Total recognised gains for the year		29,610,295	16,963,545

Reconciliation of movement in equity shareholders' funds for the year ended 31 March 2006

		2006 Stg£	2005 Stg£
Total recognised gains for the year		29,610,295	16,963,545
Opening shareholders' funds - equity		28,408,213	11,444,668
Closing shareholders' funds – equity		58,018,508	28,408,213

The notes on pages 12 to 15 and the accounting policies on pages 7 and 8 form part of these financial statements.

Note of historical cost profits and losses
for the year ended 31 March 2006

Reported profits on ordinary activities before taxation would not differ if presented on an unmodified historical cost basis (2005: No difference).

RIVER COURT PROPERTIES LIMITED

Balance sheet at 31 March 2006

	<i>Note</i>	2006 Stg£	2005 Stg£
Fixed assets			
Tangible assets	6	297,500,000	270,000,000
Current assets			
Debtors	7	1,204,968	1,152,199
Cash at bank and in hand		4,870,638	4,909,950
		<hr/>	<hr/>
		6,075,606	6,062,149
Creditors: amounts falling due within one year	8	(48,161,400)	(48,003,670)
		<hr/>	<hr/>
Net current liabilities		(42,085,794)	(41,941,521)
		<hr/>	<hr/>
Total assets less current liabilities		255,414,206	228,058,479
Creditors: amounts falling due after more than one year	9	(197,395,698)	(199,650,266)
		<hr/>	<hr/>
Net assets		58,018,508	28,408,213
		<hr/> <hr/>	<hr/> <hr/>
Capital and reserves			
Called up share capital	10	2	2
Revaluation reserve	11	48,479,894	21,019,294
Profit and loss account		9,538,612	7,388,917
		<hr/>	<hr/>
Shareholders' funds - equity		58,018,508	28,408,213
		<hr/> <hr/>	<hr/> <hr/>

The notes on pages 12 to 15 the accounting policies on pages 7 and 8 form part of these financial statements. These financial statements have been approved by the board of directors on

On behalf of the board

Director

Director

RIVER COURT PROPERTIES LIMITED

Notes

forming part of the financial statements for the year ended 31 March 2006

1. Net rents

Rental income arises entirely from the letting of 120 Fleet Street, London.

2. Interest payable and similar charges

	2006	2005
	Stg£	Stg£
Interest payable on bank loan advances	13,280,997	13,419,138
Other finance cost	11,747	11,195
Interest receivable	(9,530)	(10,088)
	13,283,214	13,420,245
	13,283,214	13,420,245

3. Employees and remuneration

The company had no employees during the year. An agent is employed to manage the company's properties.

4. Profit on ordinary activities before taxation

	2006	2005
	Stg£	Stg£
The profit on ordinary activities before taxation is stated after charging:		
Auditors' remuneration	5,500	3,000
Directors fees	-	-
	5,500	3,000
	5,500	3,000

5. Tax on profit on ordinary activities

The company is liable to UK income tax on its rental income. No tax charge arose in either period. The following are the factors affecting the current year tax charge.

	2006	2005
	Stg£	Stg£
Profit on ordinary activities before tax	2,149,695	1,963,545
<i>Taxation as follows:</i>		
Standard rate of income tax 22% (2005: 22%)	472,933	431,980
<i>Tax effects of:</i>		
Utilisation of capital allowances	(891,269)	(1,188,358)
Tax losses utilised	422,218	754,641
Tax exempt revenues	(3,882)	-
Non-deductible expenses	-	1,737
	-	-
	-	-

RIVER COURT PROPERTIES LIMITED

Notes (continued)

forming part of the financial statements for the year ended 31 March 2006

6. Tangible assets

	Investment freehold Stg£
<i>Cost or valuation</i>	
At beginning of period	270,000,000
Revaluation (note 11)	27,460,600
Capitalisation of property expenses	39,400
	297,500,000
At end of period	297,500,000
<i>Net book value</i>	297,500,000
31 March 2006	297,500,000
31 March 2005	270,000,000

The investment property valuation incorporated in the financial statements is based on an external valuation carried out as at 31 March 2006 by Atisreal Limited, Chartered Surveyors and Real Estate Consultants, on the basis of open market value, in accordance with the Guidance Notes published by the Royal Institution of Chartered Surveyors.

7. Debtors: amounts falling due within one year

	2006 Stg£	2005 Stg£
Trade debtors	115,197	50,682
Unamortised finance costs	1,089,771	1,101,517
	1,204,968	1,152,199
	1,204,968	1,152,199

RIVER COURT PROPERTIES LIMITED

Notes (continued)

forming part of the financial statements for the year ended 31 March 2006

8. Creditors: amounts falling due within one year

	2006	2005
	Stg£	Stg£
Amounts owed to parent company	2,548,708	2,569,646
Amounts owed to fellow subsidiaries	35,885,637	35,887,637
Accruals, deferred income and other creditors	7,472,487	7,435,214
Bank loans (note 9)	2,254,568	2,111,173
	48,161,400	48,003,670

Amounts owed to parent company and fellow subsidiaries are unsecured, interest free and repayable on demand.

9. Creditors: amounts falling due after more than one year:

	2006	2005
	Stg£	Stg£
Bank loans	197,395,698	199,650,266
	197,395,698	199,650,266

Maturity analysis

Bank loans are repayable as follows:

Less than one year	2,254,568	2,111,173
Between one and two years	2,407,702	2,254,568
Between two and five years	194,987,996	197,395,698
	199,650,266	201,761,439

Bank loans are secured by fixed charge against the company's investment property and by floating charge over the rest of its undertaking. Bank loans are at a fixed rate and are repayable by instalment, reducing to Stg£195 million in 2008 at which point the balance of Stg£195 million is repayable in full.

RIVER COURT PROPERTIES LIMITED

Notes (continued)

forming part of the financial statements for the year ended 31 March 2006

10. Share capital

	2006 Stg£	2005 Stg£
<i>Equity shares</i>		
<i>Authorised:</i>		
2,000 ordinary shares of Stg£1 each	2,000	2,000
 <i>Allotted, called up and fully paid:</i>		
2 ordinary shares of Stg£1 each	2	2
	2	2

11. Revaluation reserve

	2006 Stg£	2005 Stg£
Balance at beginning of year	21,019,294	6,019,294
Surplus on revaluation of investment properties (note 6)	27,460,600	15,000,000
	48,479,894	21,019,294
Balance at end of year	48,479,894	21,019,294

12. Related party disclosures

- (a) The company has availed of the exemption in FRS 8, *Related party disclosures*, from the requirement to disclose details of transactions with group undertakings.
- (b) During the year the Company paid management fees of Stg£77,904 (2005: Stg£77,904) to Warren and Partners Limited, a company which is a shareholder in River Court Holdings Limited, the Company's parent.
- (c) During the year, the Company paid property management fees of Stg£77,904 (2005: Stg£77,905) to Green Property Management Limited, a company connected to Strathspey Limited, which is a shareholder in River Court Holdings Limited, the Company's parent.

13. Ultimate holding company

The company is a wholly owned subsidiary of River Court Holdings Limited, its ultimate and immediate parent company, whose registered office is at First Floor, Jubilee Buildings, Victoria Street, Douglas, Isle of Man, IM1 2SH.

**RIVER COURT PROPERTIES LIMITED AUDITED FINANCIAL STATEMENTS YEAR
ENDING 31 MARCH 2005**

Report of the Independent Auditors, KPMG Audit LLC, to the members of River Court Properties Limited

We have audited the financial statements on pages 7 to 15.

This report is made solely to the Company's members, as a body, in accordance with section 15 of the Companies Act 1982. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of Directors and Auditors

The Directors are responsible for preparing the Directors' report and, as described on page 4, the financial statements in accordance with applicable Isle of Man law and United Kingdom accounting standards. Our responsibilities, as independent auditors, are established in the Isle of Man by statute, the Auditing Practices Board and by our profession's ethical guidance.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Acts 1931 to 2004. We also report to you if, in our opinion, the Company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding Directors' transactions with the Company is not disclosed.

We read the Directors' report accompanying the financial statements and consider whether it is consistent with those statements. We consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the financial statements.

Basis of opinion

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the Directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion the financial statements give a true and fair view of the state of affairs of the Company as at 31 March 2005 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Acts 1931 to 2004.

RIVER COURT PROPERTIES LIMITED

Report of the Independent Auditors, KPMG Audit LLC, to the members of River Court Properties Limited *(continued)*

KPMG AUDIT LLC

23 December 2005

Heritage Court

41 Athol Street

Douglas

Isle of Man

IM99 1HN

RIVER COURT PROPERTIES LIMITED

Statement of accounting policies *for the year ended 31 March 2005*

Basis of preparation

The financial statements are prepared in accordance with UK generally accepted accounting principles under the historical cost convention, as modified by the revaluation of land and buildings, and comply with financial reporting standards of the Accounting Standards Board.

The financial statements are prepared on a going concern basis. While creditors due within one year exceed current assets, the directors are satisfied that the company's rental income is sufficient to meet the company's debt repayment and interest obligations for the foreseeable future.

Rents

Rental income, taking account of lease incentives, if any, and rents payable are accounted for on an accruals basis.

Investment properties

Investment properties are stated on the basis of open market value as defined by the Royal Institution of Chartered Surveyors. Investment properties are valued at least every five years by independent professional valuers. Surpluses and deficits on valuation are taken directly to the revaluation reserve, except for permanent deficits or their reversal on an individual property basis which are taken to the profit and loss account.

Profit and losses on the sale of investment properties included in the profit and loss account are calculated as the difference between the net sales proceeds and the carrying value. The difference between the carrying value and the historic cost of properties disposed of is dealt with by transfer between the revaluation reserve and retained profits.

Finance costs

The issue costs of the loan facilities are carried forward as prepayments and charged to the profit and loss account in line with the repayment of the loans.

Taxation

UK income tax payable is provided on taxable profits at current rates.

Deferred tax

Deferred tax is recognised in respect of all timing difference between the treatment of certain items for taxation and accounting purposes which have arisen but not reversed by the balance sheet date, except as otherwise required by FRS 19.

Deferred tax assets are recognised to the extent they are regarded as recoverable. These are regarded as recoverable to the extent that, on the basis of all available evidence, it is regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

RIVER COURT PROPERTIES LIMITED

Statement of accounting policies *for the year ended 31 March 2005 (continued)*

Cash flow statement

The company is a wholly owned subsidiary of a parent which intends to publish a consolidated cash flow statement incorporating the cash flows of the company. Accordingly, the company does not present its own cash flow statement.

RIVER COURT PROPERTIES LIMITED

Profit and loss account
for the year ended 31 March 2005

	<i>Note</i>	2005 Stg£	2004 Stg£
Rentals receivable – continuing operations	<i>1</i>	15,580,938	15,580,938
Administrative expenses		(197,148)	(186,638)
		<hr/>	<hr/>
Operating profit - continuing operations		15,383,790	15,394,300
Interest payable and similar charges	<i>2</i>	(13,420,245)	(13,665,597)
		<hr/>	<hr/>
Profit on ordinary activities before taxation	<i>4</i>	1,963,545	1,728,703
Tax on profit on ordinary activities	<i>5</i>	-	-
		<hr/>	<hr/>
Profit for the financial year		1,963,545	1,728,703
Profit and loss account at beginning of year		5,425,372	3,696,669
		<hr/>	<hr/>
Profit and loss account at end of year		7,388,917	5,425,372
		<hr/> <hr/>	<hr/> <hr/>

The notes on pages 12 to 15 and the accounting policies on pages 7 and 8 form part of these financial statements.

RIVER COURT PROPERTIES LIMITED

Statement of total recognised gains and losses for the year ended 31 March 2005

	<i>Note</i>	2005 Stg£	2004 Stg£
Profit for the financial year		1,963,545	1,728,703
Unrealised surplus on revaluation of properties	6	15,000,000	-
Total recognised gains for the year		16,963,545	1,728,703

Reconciliation of movement in equity shareholders' funds for the year ended 31 March 2005

	2005 Stg£	2004 Stg£
Total recognised gains for the year	16,963,545	1,728,703
Opening shareholders' funds – equity	11,444,668	9,715,965
Closing shareholders' funds – equity	28,408,213	11,444,668

The notes on pages 12 to 15 and the accounting policies on pages 7 and 8 form part of these financial statements.

Note of historical cost profits and losses

Reported profits on ordinary activities before taxation would not differ if presented on an unmodified historical cost basis (2004: No difference).

RIVER COURT PROPERTIES LIMITED

Balance sheet at 31 March 2005

	<i>Note</i>	2005 Stg£	2004 Stg£
Fixed assets			
Tangible assets	6	270,000,000	255,000,000
Current assets			
Debtors	7	1,152,199	1,644,403
Cash at bank and in hand		4,909,950	4,578,690
		<u>6,062,149</u>	<u>6,223,093</u>
Creditors: amounts falling due within one year	8	<u>(48,003,670)</u>	<u>(48,016,986)</u>
Net current liabilities		<u>(41,941,521)</u>	<u>(41,793,893)</u>
Total assets less current liabilities		<u>228,058,479</u>	<u>213,206,107</u>
Creditors: amounts falling due after more than one year	9	(199,650,266)	(201,761,439)
Net assets		<u>28,408,213</u>	<u>11,444,668</u>
Capital and reserves			
Called up share capital	10	2	2
Revaluation reserve	11	21,019,294	6,019,294
Profit and loss account		7,388,917	5,425,372
Shareholders' funds - equity		<u>28,408,213</u>	<u>11,444,668</u>

The notes on pages 12 to 15 the accounting policies on pages 7 and 8 form part of these financial statements. These financial statements have been approved by the board of directors on

On behalf of the board

Mr. Stewart John Davies
Director
19 December 2005

Mrs. Sarah Joanne Ingrassia
Director

RIVER COURT PROPERTIES LIMITED

Notes

forming part of the financial statements for the year ended 31 March 2005

1. Net rents

Rental income arises entirely from the letting of 120 Fleet Street, London.

2. Interest payable and similar charges

	2005	2004
	Stg£	Stg£
Interest payable on bank loan advances	13,419,138	13,662,855
Other finance cost	11,195	9,898
Interest receivable	(10,088)	(7,156)
	13,420,245	13,665,597
	13,420,245	13,665,597

3. Employees and remuneration

The company had no employees during the year. An agent is employed to manage the company's properties.

4. Profit on ordinary activities before taxation

	2005	2004
	Stg£	Stg£
The profit on ordinary activities before taxation is stated after charging:		
Auditors' remuneration	3,000	4,500
Directors fees	-	-
	3,000	4,500
	3,000	4,500

5. Tax on profit on ordinary activities

The company is liable to UK income tax on its rental income. No tax charge arose in either period. The following are the factors affecting the current year tax charge.

	2005	2004
	Stg£	Stg£
Profit on ordinary activities before tax	1,963,545	1,728,703
	1,963,545	1,728,703
<i>Taxation as follows:</i>		
Standard rate of income tax 22% (2004: 22%)	431,980	380,315
<i>Tax effects of:</i>		
Utilisation of capital allowances	(1,188,358)	(1,584,477)
Tax losses carried forward	754,641	1,199,277
Non-deductible expenses	1,737	4,885
	1,737	4,885
	1,737	4,885

RIVER COURT PROPERTIES LIMITED

Notes (continued)

forming part of the financial statements for the year ended 31 March 2005

6. Tangible assets

	Investment freehold Stg£
<i>Cost or valuation</i>	
At beginning of period	255,000,000
Revaluation (note 11)	15,000,000
	270,000,000
At end of period	270,000,000
 <i>Net book value</i>	
31 March 2005	270,000,000
31 March 2004	255,000,000

The investment property valuation incorporated in the financial statements is based on the directors' opinion of the open market investment value of the property. The last external valuation was carried out as at 31 December 2002 by FPD Savills, Chartered Surveyors, on the basis of open market value, in accordance with the Guidance Notes published by the Royal Institution of Chartered Surveyors. The valuation has been updated by the directors to reflect the properties current market value at 31 March 2005.

7. Debtors: amounts falling due within one year

	2005 Stg£	2004 Stg£
Trade debtors	50,682	531,691
Unamortised finance costs	1,101,517	1,112,712
	1,152,199	1,644,403

8. Creditors: amounts falling due within one year

	2005 Stg£	2004 Stg£
Amounts owed to parent company	2,569,646	2,575,374
Amounts owed to fellow subsidiaries	35,887,637	35,889,137
Accruals, deferred income and other creditors	7,435,214	7,476,293
Bank loans (note 9)	2,111,173	1,975,549
Bank overdraft	-	100,633
	2,569,646	2,575,374

2005 Stg£	2004 Stg£
48,003,670	48,016,986

Notes (continued)

forming part of the financial statements for the year ended 31 March 2005

Amounts owed to parent company and fellow subsidiaries are unsecured, interest free and repayable on demand.

9. Creditors: amounts falling due after more than one year

	2005 Stg£	2004 Stg£
Bank loans	199,650,266	201,761,439

Bank loans are secured by fixed charge against the company's investment property and by floating charge over the rest of its undertaking. Bank loans are at a fixed rate and are repayable by instalment, reducing to Stg£195 million in 2008 at which point the balance of Stg£195 million is repayable in full.

10. Share capital

	2005 Stg£	2004 Stg£
<i>Equity shares</i>		
<i>Authorised:</i>		
2,000 ordinary shares of Stg£1 each	2,000	2,000
<i>Allotted, called up and fully paid:</i>		
2 ordinary shares of Stg£1 each	2	2

11. Revaluation reserve

	2005 Stg£	2004 Stg£
Balance at beginning of year	6,019,294	6,019,294
Surplus on revaluation of investment properties (note 6)	15,000,000	-
Balance at end of year	21,019,294	6,019,294

RIVER COURT PROPERTIES LIMITED

Notes (continued)

forming part of the financial statements for the year ended 31 March 2005

12. Related party disclosures

- (a) The company has availed of the exemption in FRS 8, *Related party disclosures*, from the requirement to disclose details of transactions with group undertakings.
- (b) During the year the Company paid management fees of Stg£77,904 (2004: Stg£77,904) to Warren and Partners Limited, a company which is a shareholder in River Court Holdings Limited, the Company's parent.
- (c) During the year, the Company paid property management fees of Stg£77,905 (2004: Stg£77,905) to Green Property Management Limited, a company connected to Strathspey Limited, which is a shareholder in River Court Holdings Limited, the Company's parent.

13. Ultimate holding company

The company is a wholly owned subsidiary of River Court Holdings Limited, its ultimate and immediate parent company, whose registered office is at First Floor, Jubilee Buildings, Victoria Street, Douglas, Isle of Man, IM1 2SH.

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