

## Hercules (Eclipse 2006-4) plc - DEAL SUMMARY REPORT

**Report Date**

01-Dec-20

**Prior Report Date**

28-Aug-20

**Note Payment Date**

26-Oct-20

**Next Report Date**

01-Mar-21

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## PORTFOLIO INFORMATION

Original Collateral Cut Off Date	07-Dec-06
Collateral Cut-Off Date	26-Oct-20
Portfolio Reporting Period	25 Jul 2020 - 26 Oct 2020

Portfolio Characteristics	Data
Currency	GBP
Outstanding Collateral Balance As of Closing	814,949,378.00
Outstanding Collateral Balance As of Current Period	60,933,532.27
Number of Tranches Outstanding as at Closing	7
Number of Tranches Prepaid/Repaid in Full	6
Number of Tranches Outstanding as of Current Period	1
Number of Loans Prepaid/Repaid in Full as of Current Period	0
Current Unscheduled Payments	2,933,433.76
Current Scheduled Payments	0.00
Number of Properties as of Closing	175
Number of Properties as of Current Period	54
Portfolio Open Market Value as of Closing	1,281,467,000.00
Portfolio Open Market Value as of Current Period	114,060,000.00
Portfolio Weighted Average Projected ICR *	N/A
Portfolio Weighted Average Projected DSCR *	N/A
Portfolio Weighted Average LTV	106.84%
Portfolio Weighted Average Loan Term in Months	0 Yrs 0 Mths

\* Excludes Ashbourne Portfolio Priority A

## WHOLE LOAN

Original Information				Current information				
Loan Name	Loan Number	No. of Properties	Original Balance	No. of Properties	Current Ending Balance	Covenant Trigger Level		
						ICR	DSCR	LTV
River Court	900009000	1	246,000,000.00	-	-	-	-	-
Chapelfield	900009200	1	212,600,000.00	-	-	-	-	-
Cannon Bridge	900009700	1	180,000,000.00	-	-	-	-	-
Ashbourne Portfolio Priority A*	900008200	90	355,000,000.00	54	296,408,422.36	N/A    N/P	N/A    N/P	N/A    259.87%
Booker Portfolio	900001730	30	87,838,352.78	-	-	-	-	-
Endeavour Portfolio	900009400	5	50,000,000.00	-	-	-	-	-
Welbeck Portfolio	900009100	46	38,500,000.00	-	-	-	-	-

<b>Total</b>		<b>174</b>	<b>1,169,938,352.78</b>	<b>54</b>	<b>296,408,422.36</b>			
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<b>Undrawn Facilities</b>								
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\* Originally 91 Units and 90 Properties

## SECURITISED LOAN

Original Information				Current information				
Loan Name	Loan Number	No. of Properties	Original Balance	No. of Properties	Current Ending Balance	Covenant Trigger Level		
						ICR	DSCR	LTV
River Court	900009000	1	213,315,000.00	-	-	-	-	-
Chapelfield	900009200	1	212,600,000.00	-	-	-	-	-
Cannon Bridge	900009700	1	155,822,750.00	-	-	-	-	-
Ashbourne Portfolio Priority A*	900008200	90	79,811,628.00	54	60,933,532.27	N/A    N/P	N/A    N/P	N/A    106.84%
Booker Portfolio	900001730	30	64,900,000.00	-	-	-	-	-
Endeavour Portfolio	900009400	5	50,000,000.00	-	-	-	-	-
Welbeck Portfolio	900009100	46	38,500,000.00	-	-	-	-	-

<b>Total</b>		<b>174</b>	<b>814,949,378.00</b>	<b>54</b>	<b>60,933,532.27</b>
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<b>Undrawn Facilities</b>					
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\* Originally 91 Units and 90 Properties

**PORTFOLIO INFORMATION**

**Watchlist Activity - Current Information**

Loan Name	Loan Number	Watchlist Commentary

**Special Servicing - Current Information**

Loan Name	Loan Number	Special Servicing Commentary
Ashbourne Portfolio A	900008200	Please see the Quarterly Asset Surveillance Report for further information.

**PORTFOLIO INFORMATION**

**Loans Paid off / Refinanced - Current Information**

			<b>% Paid</b>

**Property Disposals - Current Information**

<b>Loan Name</b>	<b>Property</b>	<b>Allocated loan Amount</b>	<b>Release Amount</b>	<b>Release Percentage</b>	<b>Date Released</b>	<b>Comments</b>
Ashbourne Portfolio A	Warren Park		£2,300,000.00		October 2020	Property Sale

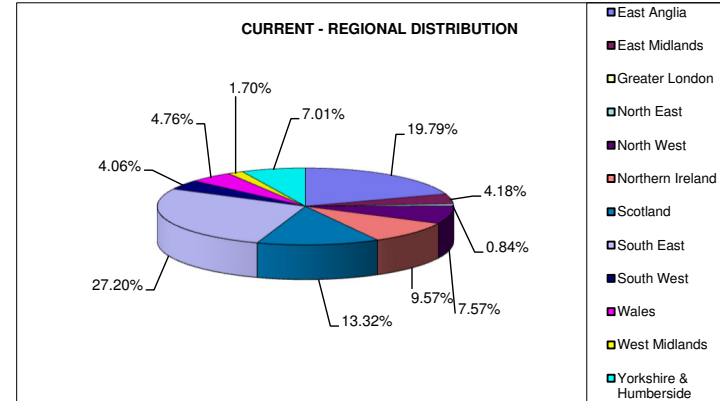
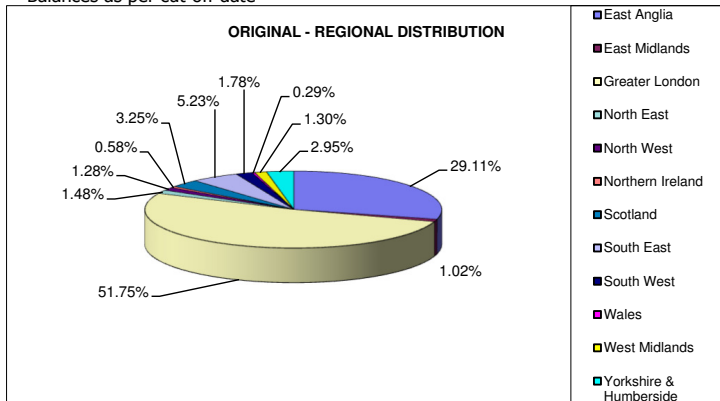
<b>Arrears Profile</b>	<b>Original</b>				<b>Current</b>			
	<b>Arrears Bucket</b>	<b>No. of Loans</b>	<b>% by Number</b>	<b>Amount</b>	<b>% by Amount</b>	<b>No. of Loans</b>	<b>% by Number</b>	<b>Amount</b>
Performing Balance	7	100.00%	814,949,378.00	100.00%	0	0.00%	0.00	0.00%
Defaulted Loans	0	0.00%	0.00	0.00%	1	100.00%	60,933,532.27	100.00%
Realised Losses - Current Period	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
Credit Event	0	0.00%	0.00	0.00%	0	0.00%	0.00	0.00%
<b>Total</b>	<b>7</b>	<b>100%</b>	<b>814,949,378.00</b>	<b>100.00%</b>	<b>1</b>	<b>100%</b>	<b>60,933,532.27</b>	<b>100.00%</b>
Realised Losses - Prior Periods								

**REGIONAL ANALYSIS**

ORIGINAL - REGIONAL DISTRIBUTION			
Region	No. of Properties	Amount *	% by Amount
East Anglia	24	237,216,305.00	29.11%
East Midlands	12	8,336,402.00	1.02%
Greater London	10	421,727,623.00	51.75%
North East	15	12,028,179.00	1.48%
North West	16	10,417,502.00	1.28%
Northern Ireland	7	4,694,481.00	0.58%
Scotland	22	26,451,764.00	3.25%
South East	31	42,592,441.00	5.23%
South West	8	14,506,879.00	1.78%
Wales	2	2,327,992.00	0.29%
West Midlands	8	10,612,686.00	1.30%
Yorkshire & Humberside	20	24,053,957.00	2.95%
<b>Total</b>	<b>174</b>	<b>814,966,211.00</b>	<b>100.00%</b>

CURRENT - REGIONAL DISTRIBUTION			
Region	No. of Properties	Amount	% by Amount
East Anglia	9	12,057,424.37	19.79%
East Midlands	3	2,548,246.09	4.18%
Greater London	0	0.00	0.00%
North East	1	512,854.56	0.84%
North West	5	4,610,348.79	7.57%
Northern Ireland	7	5,828,378.37	9.57%
Scotland	6	8,114,854.95	13.32%
South East	13	16,576,955.17	27.20%
South West	1	2,473,454.80	4.06%
Wales	2	2,900,833.60	4.76%
West Midlands	2	1,036,393.59	1.70%
Yorkshire & Humberside	5	4,273,787.99	7.01%
<b>Total</b>	<b>54</b>	<b>60,933,532.27</b>	<b>100.00%</b>

\* Balances as per cut-off date

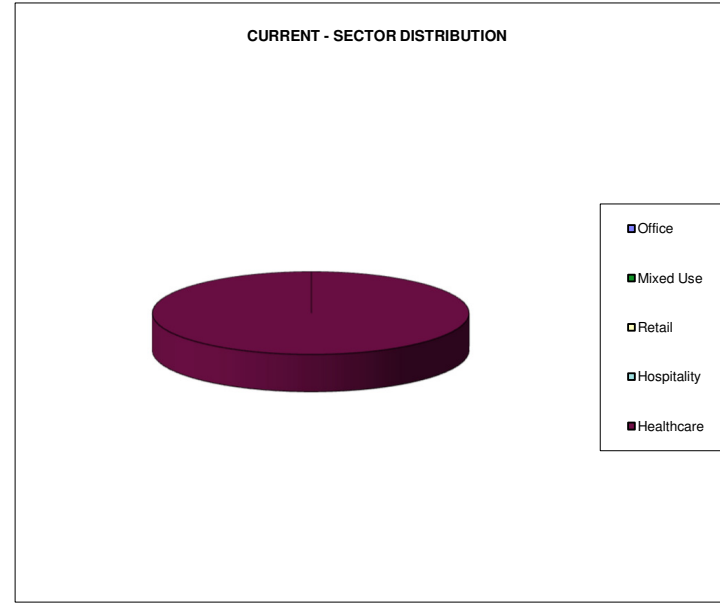
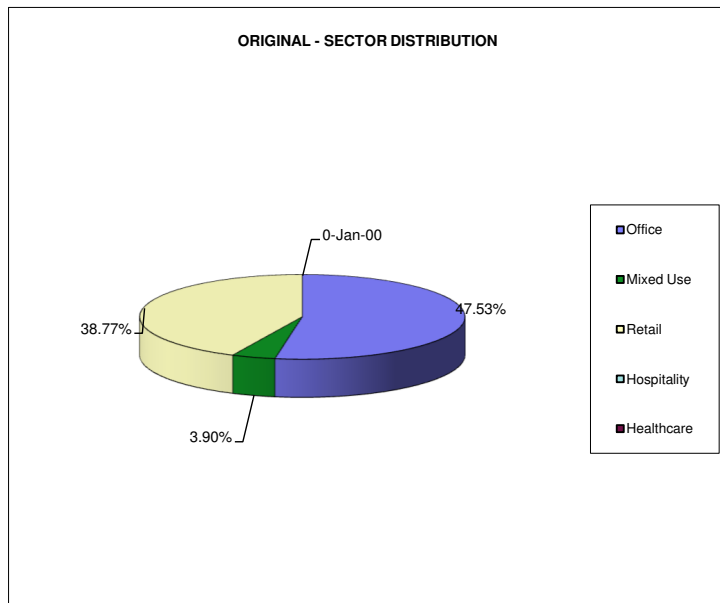


**SECTOR ANALYSIS**

ORIGINAL - SECTOR DISTRIBUTION			
Sector	No. of Properties	Amount *	% by Amount
Office	4	387,348,894.00	47.53%
Mixed Use	3	31,788,856.00	3.90%
Retail	77	316,000,000.00	38.77%
Hospitality	0	0.00	0.00%
Healthcare	90	79,828,461.00	
<b>Total</b>	<b>174</b>	<b>814,966,211.00</b>	<b>90.20%</b>

CURRENT - SECTOR DISTRIBUTION			
Sector	No. of Properties	Amount	% by Amount
Office	0	-	0.00%
Mixed Use	0	-	0.00%
Retail	0	-	0.00%
Hospitality	0	-	0.00%
Healthcare	54	60,933,532.27	100.00%
<b>Total</b>	<b>54</b>	<b>60,933,532.27</b>	<b>100.00%</b>

\* Balances as per cut-off date





**Ashbourne Portfolio Priority A**

**900008200**

	Securitised	Whole Loan
<b>Original Balance</b>	79,944,421.00	355,000,000.00
<b>Current Balance</b>	60,933,532.27	296,408,422.36
<b>Interest Rate</b>	0.7345%	0.7579%
<b>Default Interest Rate</b>	1.0000%	1.0000%
<b>All In Interest Rate</b>	1.7345%	1.7579%
<b>Covenant Test</b>	N/A	

Collateral Information	
<b>Remaining loan term in years</b>	-
<b>Loan Maturity Date</b>	15-Jan-16
<b>Current Market Value</b>	114,060,000
<b>Most recent Valuation Date</b>	02-Jun-14

Property Concentration		
Region	No. of Properties	% MV
<b>South East</b>	13	27.20%
<b>East Anglia</b>	9	19.79%
<b>Scotland</b>	6	13.32%
<b>Northern Ireland</b>	7	9.57%
<b>Other</b>	19	30.12%
<b>Total</b>	<b>54</b>	<b>100.00%</b>

	Projected	Actual	Historical Data (Actual)			
	Oct-20		Jul-20	Apr-20	Jan-20	Cut-Off
<b>ICR</b>						
<b>Securitised</b>	N/A*	N/A*	N/A*	N/A*	N/A*	2.59
<b>Whole Loan</b>	N/A*	N/A*	N/A*	N/A*	N/A*	N/A
<b>DSCR</b>						
<b>Securitised</b>	N/A*	N/A*	N/A*	N/A*	N/A*	2.40
<b>Whole Loan</b>	N/A*	N/A*	N/A*	N/A*	N/A*	N/A
<b>LTV</b>						
<b>Securitised</b>	106.84%		110.73%	105.23%	105.71%	40.52%
<b>Whole Loan</b>	259.87%		262.03%	246.01%	242.05%	N/A
<b>Net Operating Income</b>	N/A*	N/A*	N/A*	N/A*	N/A*	5,472,929
<b>Current Occupancy Level</b>	N/A*		N/A*	N/A*	N/A*	100.00%

\* Borrower Reporting for Period not Received

Comments:
Please refer to the Irish Stock Exchange notice issued on 20th November 2020.

**ISSUER INFORMATION**

34,280.00

Deal Summary	
Issue Date	07-Dec-06
Note Interest Period	27 Jul 2020 - 26 Oct 2020
Note Payment Date	26-Oct-20
Next Note Payment Date	25-Jan-21

**Note Information**

Tranche Name / Issue Name	Identifier	Legal Maturity Date	Original Tranche Balance	Tranche Balance Beginning of Period	Principal Distribution	Tranche Balance End of Period	Interest Distribution	Interest Shortfall	Index Rate Identifier
<b>CLASS A</b>	XS0276410080	October 2018	666,000,000.00	-	-	-	-	-	LIBOR
<b>CLASS B</b>	XS0276410833	October 2018	43,950,000.00	-	-	-	-	-	LIBOR
<b>CLASS C</b>	XS0276412375	October 2018	25,000,000.00	-	-	-	-	-	LIBOR
<b>CLASS D</b>	XS0276413183	October 2018	51,000,000.00	31,785,806.41	3,088,106.36	28,697,700.05	-	-	LIBOR
<b>CLASS E</b>	XS0276413340	October 2018	29,000,000.00	28,943,102.00	-	28,943,102.00	-	-	LIBOR
<b>Total</b>			<b>814,950,000.00</b>	<b>60,728,908.41</b>	<b>3,088,106.36</b>	<b>57,640,802.05</b>	-	-	

## ISSUER INFORMATION

Available Issuer Income	
All monies paid to the Issuer under the Credit Agreement	3,212,636.14
Net Interest Rate Swap Provider Payments Received	-
Investment Earnings (Various Accounts)	-
Post Write-off Recovery Funds	-
Loan Protection Drawings	-
Loan Income Deficiency Drawings	-
Revenue Priority Amount Drawings	-
	<b>3,212,636.14</b>

Payment to Noteholders & Others	
Interest Distribution	-
Principal Distribution	3,088,106.36
Net Swap provider payments paid	-
Retained Sequential Principal (To be paid next IPD)	-
Retained Pro-rata Principal (To be paid next IPD)	-
Liquidity Subordinated Amounts	-
Any surplus to be retained by the Issuer, due to rounding	-
	<b>3,088,106.36</b>

Available Principal	
Available Amortisation Funds	-
Available Final Redemption Funds	-
Category One Funds	-
Category Two Funds	-
Category Three Funds	-
Sequential Principal carried over from previous quarter	-
Pro-rata principal carried over from previous quarter	-
	-

Revenue Expenses	
Service Fee, Special Servicing Fee, Special Servicing Liquidation Fee	97,137.56
Paying Agent Fee and Agent Bank Fee	1,000.00
Trustee Fees	750.00
Corporate Services Provider Fee	23,642.22
Cash Manager Fee	2,000.00
Deferred Consideration	-
Liquidity Fee Provider Fee	-
Account Bank Fee	-
Rating Agencies Fee	-
Revenue Priority Amounts to Third Parties	-
Interest Due and payable Class C	-
Interest Due and payable Class D	-
Interest Due and payable Class E	-
	<b>124,529.78</b>

<b>Total Receipts Available for Distribution</b>	<b>3,212,636.14</b>
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<b>Total Funds Distributed</b>	<b>3,212,636.14</b>
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## COUNTERPARTY DETAILS

### Liquidity Facility

Liquidity Facility not extended past Note maturity in October 2018.

### Issuer

Counterparty	Hercules Eclipse (2006-4) plc
	1 Bartholomew Lane, London EC2N 2AX

### Note Trustee

Counterparty	Bank of NY Mellon
Address	40th Floor One Canada Square, Canary Wharf

### Originator/Seller

Counterparty	Barclays Bank Plc
Address	1 Churchill Place London E14 5HP

### Cash Manager

Counterparty	Bank of NY Mellon
Address	40th Floor One Canada Square, Canary Wharf

### Interest Rate Swap Provider

Counterparty	Barclays Bank Plc
Address	1 Churchill Place London E14 5HP

### Special Servicer

Counterparty	Link Asset Services (London) Ltd.
Address	6th Floor, 65 Gresham Street London EC2V 7NQ

### Master Servicer

Counterparty	Link Asset Services (London) Ltd.
Address	6th Floor, 65 Gresham Street London EC2V 7NQ
Contact Email	lincy.varghese@linkgroup.ie
Website	www.linkassetservices.com

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