

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

**Report Date**

30-May-24

**Prior Report Date**

01-Mar-24

**Note Payment Date**

25-Apr-24

**Next Report Date**

31-Aug-24

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## PORTFOLIO INFORMATION

Original Collateral Cut Off Date	07-Dec-06
Collateral Cut-Off Date	25-Apr-24
Portfolio Reporting Period	25/01/2024-25/04/2024

Portfolio Characteristics	Data
Currency	GBP
Outstanding Collateral Balance As of Closing	814,949,378.00
Outstanding Collateral Balance As of Current Period	33,754,660.48
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	3,105,501.88
Current Scheduled Payments	0.00
Number of Properties as of Closing	175
Number of Properties as of Current Period	18
Portfolio Open Market Value as of Closing	1,281,467,000.00
Portfolio Open Market Value as of Current Period	40,160,000.00
Portfolio Weighted Average Projected ICR *	N/A
Portfolio Weighted Average Projected DSCR *	N/A
Portfolio Weighted Average LTV	168.10%
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	26-Mar-98	No. of Properties	Current Ending Balance	27-Aug-21		
						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	18	242,050,678.80	N/A    N/P	N/A    N/P	N/A    602.72%
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>18</b>	<b>242,050,678.80</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	18	33,754,660.48	N/A    N/P	N/A    N/P	N/A    168.10%
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>18</b>	<b>33,754,660.48</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

			% Paid

### Property Disposals - Current Information

Loan Name	Property	Allocated loan Amount	Release Amount	Release Percentage	Date Released	Comments
Ashbourne Portfolio A	Bryan Wood		£1,150,000.00		Jan-24	Property Sale
Ashbourne Portfolio A	Copper Beeches, Heathmount & Silver Birches (Beeches Care Village)		£2,400,000.00		Jan-24	Property Sale
Ashbourne Portfolio A	Mundy House		£2,875,000.00		Jan-24	Property Sale
Ashbourne Portfolio A	Whitby House		£1,100,000.00		Mar-24	Property Sale

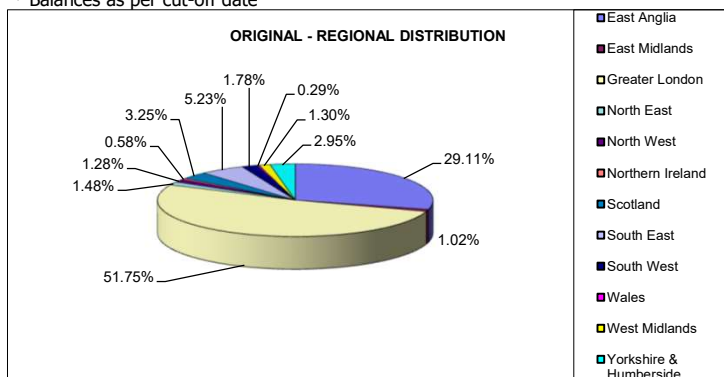
Arrears Profile	Original				Current			
Arrears Bucket	No. of Loans	% by Number	Amount	% by Amount	No. of Loans	% by Number	Amount	% by Amount
Performing Balance	7	100.00%	814,949,378.00	100.00%	0	0.00%	0.00	0.00%
Defaulted Loans	0	0.00%	0.00	0.00%	1	100.00%	33,754,660.48	100.00%
Realised Losses - Current 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>33,754,660.48</b>	<b>100.00%</b>

Realised Losses - Prior Periods								
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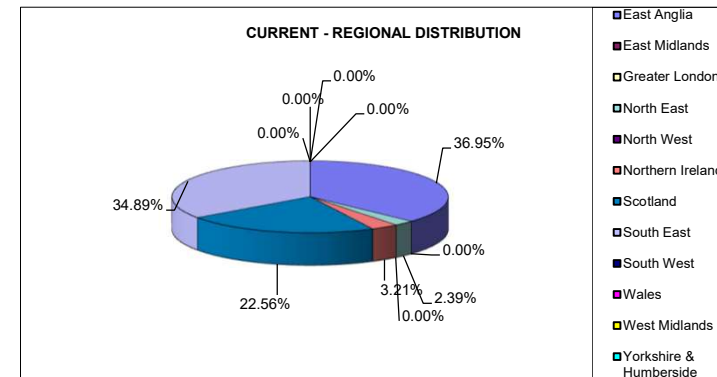
## REGIONAL ANALYSIS

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>

\* Balances as per cut-off date



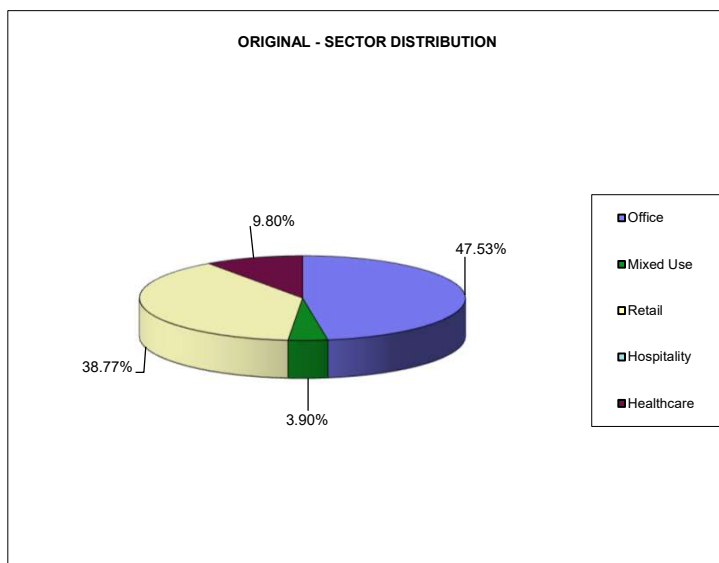
CURRENT - REGIONAL DISTRIBUTION			
Region	No. of Properties	Amount	% by Amount
East Anglia	6	12,473,086.69	36.95%
East Midlands	0	0.00	0.00%
Greater London	0	0.00	0.00%
North East	1	806,884.31	2.39%
North West	0	0.00	0.00%
Northern Ireland	1	1,084,250.80	3.21%
Scotland	4	7,614,970.72	22.56%
South East	6	11,775,467.96	34.89%
South West	0	0.00	0.00%
Wales	0	0.00	0.00%
West Midlands	0	0.00	0.00%
Yorkshire & Humberside	0	0.00	0.00%
<b>Total</b>	<b>18</b>	<b>33,754,660.48</b>	<b>100.00%</b>



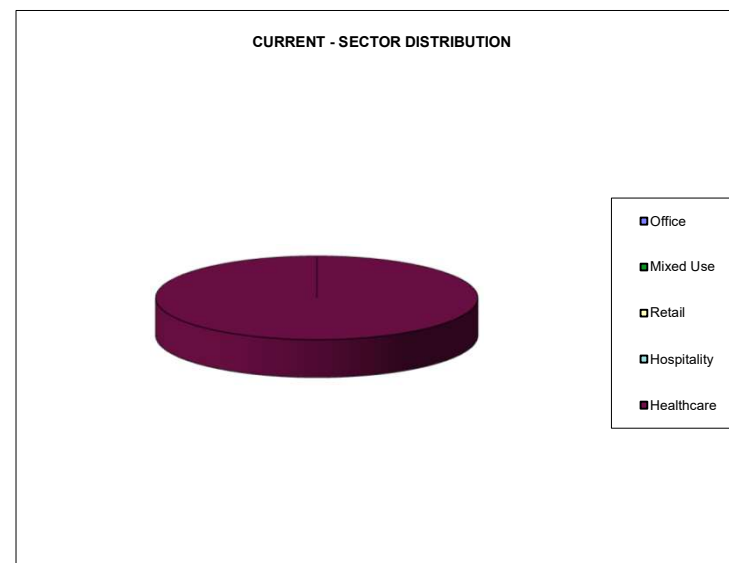
## SECTOR ANALYSIS

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	9.80%
<b>Total</b>	<b>174</b>	<b>814,966,211.00</b>	<b>100.00%</b>

\* Balances as per cut-off date



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	18	33,754,660.48	100.00%
<b>Total</b>	<b>18</b>	<b>33,754,660.48</b>	<b>100.00%</b>





# Ashbourne Portfolio Priority A

900008200

	Securitised	Whole Loan
Original Balance	79,944,421.00	355,000,000.00
Current Balance	33,754,660.48	242,050,678.80
Interest Rate	5.9081%	5.9082%
Default Interest Rate	1.0000%	1.0000%
All In Interest Rate	6.9081%	6.9082%
Covenant Test	N/A	

## Collateral Information

Remaining loan term in years	-
Loan Maturity Date	15-Jan-16
Current Market Value	40,160,000
Most recent Valuation Date	02-Jun-14

## Property Concentration

Region	No. of Properties	% MV
East Anglia	6	36.95%
South East	6	34.89%
Scotland	4	22.56%
Northern Ireland	1	3.21%
Other	1	2.39%
<b>Total</b>	<b>18</b>	<b>100.00%</b>

	Projected	Actual	Historical Data (Actual)			
	Apr-24		Jan-24	Oct-23	Jul-23	Cut-Off
ICR				26-Jun-71		
Securitized	N/A*	N/A*	N/A*	N/A*	N/A*	2.59
Whole Loan	N/A*	N/A*	N/A*	N/A*	N/A*	N/A
DSCR						
Securitized	N/A*	N/A*	N/A*	N/A*	N/A*	2.40
Whole Loan	N/A*	N/A*	N/A*	N/A*	N/A*	N/A
LTV						
Securitized	168.10%		155.53%	140.09%	135.82%	40.52%
Whole Loan	602.72%		526.33%	410.69%	394.71%	N/A
Net Operating Income	N/A*	N/A*	N/A*		N/A*	5,472,929
Current Occupancy Level	N/A*		N/A*		N/A*	100.00%

\* Borrower Reporting for Period not Received

Please refer to the Irish Stock Exchange notice issued on 7th May 2024

## ISSUER INFORMATION

### Deal Summary

Issue Date	07-Dec-06
Note Interest Period	25/01/2024-25/04/2024
Note Payment Date	25-Apr-24
Next Note Payment Date	25-Jul-24

### 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	-	-	-	-	-	SONIA
<b>CLASS B</b>	XS0276410833	October 2018	43,950,000.00	-	-	-	-	-	SONIA
<b>CLASS C</b>	XS0276412375	October 2018	25,000,000.00	-	-	-	-	-	SONIA
<b>CLASS D</b>	XS0276413183	October 2018	51,000,000.00	187,953.01	187,953.01	-	2,624,317.20	-	SONIA
<b>CLASS E</b>	XS0276413340	October 2018	29,000,000.00	28,943,102.00	781,142.57	28,161,959.43	-	-	SONIA
<b>Total</b>			<b>814,950,000.00</b>	<b>29,131,055.01</b>	<b>969,095.58</b>	<b>28,161,959.43</b>	<b>2,624,317.20</b>	<b>-</b>	

## ISSUER INFORMATION

Available Issuer Income	
All monies paid to the Issuer under the Credit Agreement	3,740,343.42
Net Interest Rate Swap Provider Payments Received	-
Investment Earnings (Various Accounts)	401.67
Post Write-off Recovery Funds	-
Loan Protection Drawings	-
Loan Income Deficiency Drawings	-
Revenue Priority Amount Drawings	-
	<b>3,740,745.09</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	-
	-

Payment to Noteholders & Others	
Interest Distribution	2,624,317.20
Principal Distribution	969,095.58
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>3,593,412.78</b>

Revenue Expenses	
Service Fee, Special Servicing Fee, Special Servicing Liquidation Fee	98,755.00
Paying Agent Fee and Agent Bank Fee	
Trustee Fees	
Corporate Services Provider Fee	48,577.31
Cash Manager Fee	
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>147,332.31</b>

<b>Total Receipts Available for Distribution</b>	<b>3,740,745.09</b>
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<b>Total Funds Distributed</b>	<b>3,740,745.09</b>
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