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

Report Date	**Prior Report Date**
29-Aug-25	30-May-25
Note Payment Date	**Next Report Date**
25-Jul-25	30-Nov-25

PORTFOLIO INFORMATION

Original Collateral Cut Off Date	07-Dec-06
Collateral Cut-Off Date	25-Jul-25
Portfolio Reporting Period	25/4/2025-25/07/2025

Portfolio Characteristics	Data
Currency	GBP
Outstanding Collateral Balance As of Closing	814,949,378.00
Outstanding Collateral Balance As of Current Period	19,999,502.68
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	3,671,605.67
Current Scheduled Payments	0.00
Number of Properties as of Closing	175
Number of Properties as of Current Period	5
Portfolio Open Market Value as of Closing	1,281,467,000.00
Portfolio Open Market Value as of Current Period	12,700,000.00
Portfolio Weighted Average Projected ICR *	N/A
Portfolio Weighted Average Projected DSCR *	N/A
Portfolio Weighted Average LTV	314.95%
Portfolio Weighted Average Loan Term in Months	0 Yrs 0 Mths

* Excludes Ashbourne Portfolio Priority A

WHOLE LOAN

Original Information				Current information				
						27-Aug-21		
Loan Name	Loan Number	No. of Properties	26-Mar-98	No. of Properties	Current Ending Balance	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	5	214,569,026.38	N/A‖N/P	N/A‖N/P	N/A‖1689.52%
Booker Portfolio	900001730	30	87,838,352.78	-	-	-	-	-
Endeavour Portfolio	900009400	5	50,000,000.00	-	-	-	-	-
Welbeck Portfolio	900009100	46	38,500,000.00	-		-	-	-

Total		174	1,169,938,352.78	5	214,569,026.38

Undrawn Facilities					

*** 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	Covenant Trigger Level ‖ DSCR	Covenant Trigger Level ‖ 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	5	19,999,502.68	N/A ‖ N/P	N/A ‖ N/P	N/A ‖ 314.95%
Booker Portfolio	900001730	30	64,900,000.00	-	-	-	-	-
Endeavour Portfolio	900009400	5	50,000,000.00	-	-	-	-	-
Welbeck Portfolio	900009100	46	38,500,000.00	-		-	-	-

Total		**174**	**814,949,378.00**	**5**	**19,999,502.68**

Undrawn Facilities					

*** 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	Briar House		3,250,000.00		Apr-25	Property Sale
Ashbourne Portfolio A	Alexander Court		3,505,000.00		Jun-25	Property Sale
Ashbourne Portfolio A	Cameron House		2,150,000.00		Jul-25	Property Sale

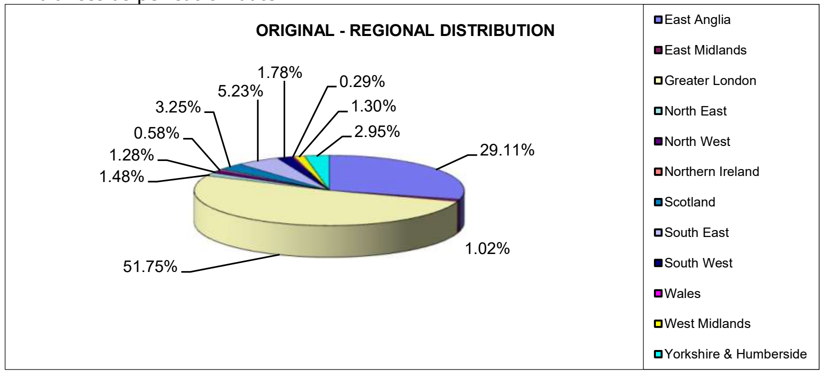
Arrears Profile	Original				Current			
Arrears Bucket	No. of Loans	% by Number	Amount	% by Amount	No. of Loans	% by Number	Amount	% by Amount
Performing Balance	7	100.00%	814,949,378.00	100.00%	0	0.00%	0.00	0.00%
Defaulted Loans	0	0.00%	0.00	0.00%	1	100.00%	19,999,502.68	100.00%
Realised Losses - Current 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%
Total	**7**	**100%**	**814,949,378.00**	**100.00%**	**1**	**100%**	**19,999,502.68**	**100.00%**
Realised Losses - Prior Periods								

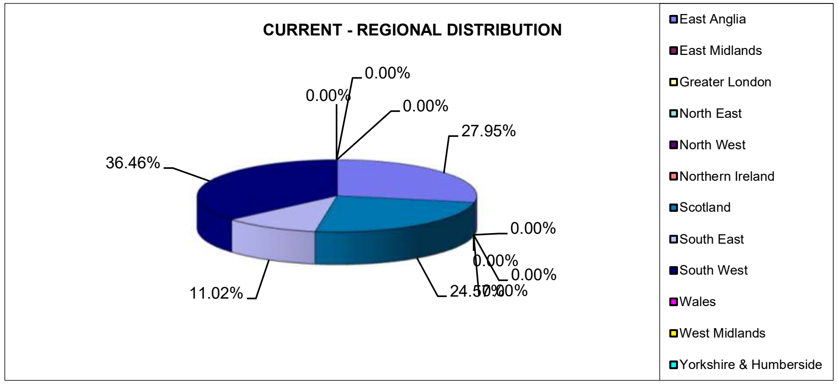
REGIONAL ANALYSIS

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%
Total	**174**	**814,966,211.00**	**100.00%**

* Balances as per cut-off date

CURRENT - REGIONAL DISTRIBUTION			
Region	**No. of Properties**	**Amount**	**% by Amount**
East Anglia	1	5,590,412.17	27.95%
East Midlands	0	0.00	0.00%
Greater London	0	0.00	0.00%
North East	0	0.00	0.00%
North West	0	0.00	0.00%
Northern Ireland	0	0.00	0.00%
Scotland	2	4,913,263.65	24.57%
South East	1	2,204,669.59	11.02%
South West	1	7,291,157.28	36.46%
Wales	0	0.00	0.00%
West Midlands	0	0.00	0.00%
Yorkshire & Humberside	0	0.00	0.00%
Total	**5**	**19,999,502.68**	**100.00%**



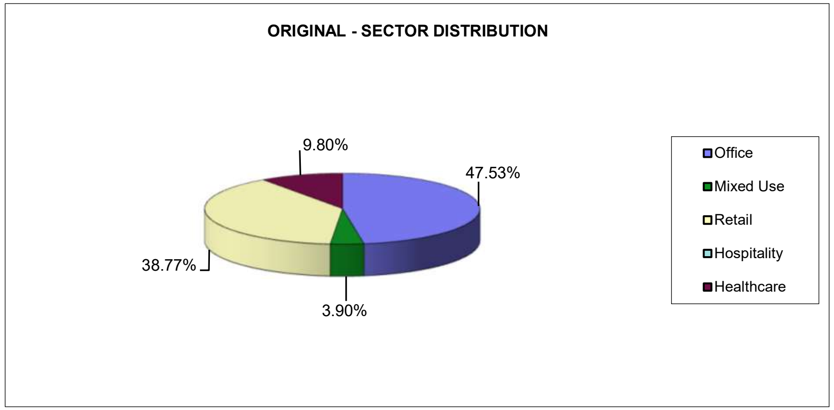


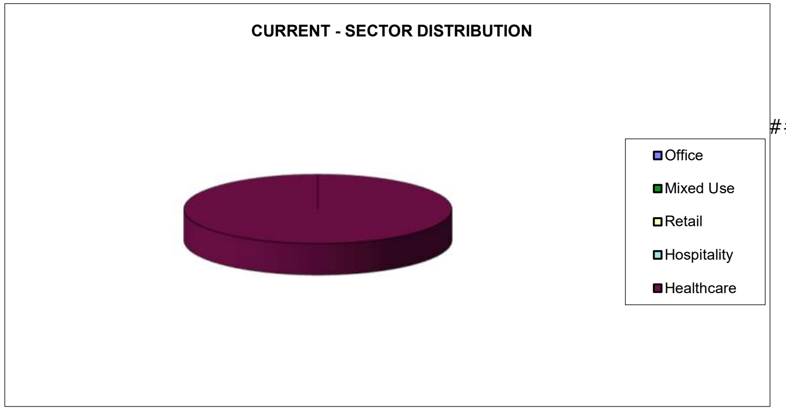
SECTOR ANALYSIS

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%
Total	**174**	**814,966,211.00**	**100.00%**

* 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	5	19,999,502.68	100.00%
Total	**5**	**19,999,502.68**	**100.00%**





##

Ashbourne Portfolio Priority A — 900008200

	Securitised	Whole Loan
Original Balance	79,944,421.00	355,000,000.00
Current Balance	19,999,502.68	214,569,026.38
Interest Rate	5.0127%	5.0101%
Default Interest Rate	1.0000%	1.0000%
All In Interest Rate	6.0127%	6.0101%
Covenant Test	N/A	

Collateral Information	
Remaining loan term in years	-
Loan Maturity Date	15-Jan-16
Current Market Value	12,700,000
Most recent Valuation Date	02-Jun-14

	Projected	Actual	Historical Data (Actual)			
	Jul-25		Apr-25	Jan-25	Oct-24	Cut-Off
ICR				26-Jun-71		
Securitised	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						
Securitised	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						
Securitised	314.95%		228.93%	185.67%	183.71%	40.52%
Whole Loan	1689.52%		1073.08%	794.89%	687.15%	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**

Property Concentration		
Region	**No. of Properties**	**% MV**
South West	1	36.46%
East Anglia	1	27.95%
Scotland	2	24.57%
South East	1	11.02%
Other	0	0.00%
Total	**5**	**100.00%**

Please refer to the Irish Stock Exchange notice issued on 7th August 2025

ISSUER INFORMATION

Deal Summary	
Issue Date	07-Dec-06
Note Interest Period	25/4/2025-25/07/2025
Note Payment Date	25-Jul-25
Next Note Payment Date	25-Oct-25

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
CLASS A	XS0276410080	October 2018	666,000,000.00	-	-	-	-	-	SONIA
CLASS B	XS0276410833	October 2018	43,950,000.00	-	-	-	-	-	SONIA
CLASS C	XS0276412375	October 2018	25,000,000.00	-	-	-	-	-	SONIA
CLASS D	XS0276413183	October 2018	51,000,000.00			-		-	SONIA
CLASS E	XS0276413340	October 2018	29,000,000.00	16,488,456.71	3,920,047.53	12,568,409.18		-	SONIA
Total			**814,950,000.00**	**16,488,456.71**	**3,920,047.53**	**12,568,409.18**	**-**	**-**	

ISSUER INFORMATION

Available Issuer Income	
All monies paid to the Issuer under the Credit Agreement	4,026,290.87
Net Interest Rate Swap Provider Payments Received	-
Investment Earnings (Various Accounts)	164.36
Post Write-off Recovery Funds	-
Loan Protection Drawings	-
Loan Income Defiency Drawings	-
Revenue Priority Amount Drawings	-
	4,026,455.23

Payment to Noteholders & Others	
Interest Distribution	-
Principal Distribution	3,920,047.53
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	-
	3,920,047.53

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	104,907.70
Paying Agent Fee and Agent Bank Fee	
Trustee Fees	
Corporate Services Provider Fee	1,500.00
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	-
	106,407.70

Total Receipts Available for Distribution	**4,026,455.23**
Total Funds Distributed	**4,026,455.23**

COUNTERPARTY DETAILS

Liquidity Facility

Liquidity Facility not extended past Note maturity in October 2018.

Issuer

Counterparty	Hercules (Eclipse 2006-4) plc
	5, Churchill Place, 10th Floor 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 5HU

Special Servicer

Counterparty	BCMGlobal London Ltd
Address	1st Floor,Crown House,Crown Street, Ipswich, Suffolk, IP1 3HS.

Master Servicer

Counterparty	BCMGlobal London Ltd
Address	1st Floor,Crown House,Crown Street, Ipswich, Suffolk, IP1 3HS.
Contact Email	Gaurav.Rajpal@BCMGlobal.com
Website	www.bcmglobal.com

DISCLAIMER

Unless otherwise noted, this document has been prepared by BCMGlobal London Limited or one of its affiliated companies (collectively referred to as "BCMGlobal"), acting as Primary Servicer and/or Special Servicer (collectively referred to as "the Servicer") in relation to HERCULES (Eclipse 2006-4) plc.
Where the document has been issued as a RIS Notice, it has been issued by the issuer of the notes and has not necessarily been prepared by the Servicer. Deal Summary, CMSA and Asset Surveillance reports will not generally be issued as RIS Notices.
This document is provided for information purposes to holders of the relevant notes from time to time and prospective investors who may lawfully receive, and have read, the prospectus for such notes. The information contained herein must be read in conjunction with, and is qualified by, such prospectus. This document is not directed to, or intended for distribution to or use by, any person or entity that is a citizen or resident or located in any locality, country, state or other jurisdiction where such distribution, publication, availability or use would be contrary to law or regulation or which would require any registration or licensing within such jurisdiction.
The document does not constitute any form of commitment, advice or recommendation on the part of BCMGlobal or its officers, affiliates, advisors, agents or representatives in relation to any transaction. Nothing contained in the document constitutes any promotion in respect of any invitation, endorsement or offer to invest in any securities in any jurisdiction. The document is not intended to represent an offer of securities for sale in the United States or to U.S. persons (within the meaning of Regulation S under the U.S. Securities Act of 1933, as amended (the "U.S. Securities Act").
BCMGlobal does not offer or purports to offer investment, tax, regulatory, accounting or legal advice and these documents should not and cannot be relied upon as such.
Neither BCMGlobal, nor any officer or employee thereof of BCMGlobal or any affiliate accepts any liability whatsoever for any direct or consequential losses arising from any use of information contained herein, including, without limitation, the reliance on any information, data or model, or the use of the documents in the preparation of your financial books and records. You must rely solely on your own examinations of the prospectus for the relevant notes, and consult your own investment, tax, regulatory, accounting or legal advisors prior to making any investment decisions or taking any other action relating to the information contained on this document.
Certain information contained in this document is derived from information provided to or obtained by the Servicer from third parties, including the relevant cash managers. BCMGlobal has not independently verified any of such information. Accordingly, BCMGlobal does not guarantee or provide any warranties as to their accuracy or completeness and they should not be relied upon as such.
BCMGlobal does not purport that the information contained in this document is all-inclusive or contains all of the information that an investor may require to make a full analysis of the relevant notes. Each recipient of this document must make its own independent investigation and analysis of the information and the notes and its own determination of the suitability of any investment in the relevant notes, with particular reference to its own investment objectives and experience and any other factors which may be relevant to it in connection with such investment and on such other information and advice from its own legal, accounting and tax advisers as it deems relevant and without reliance on the document.
Any modelling or back-testing included is not an indication as to future performance of the applicable notes. No representation is made by BCMGlobal as to the reasonableness of the assumptions made within or the accuracy or completeness of any modelling or back-testing contained herein.
All opinions, projections, forecasts and estimates included in these documents constitute BCMGlobal's judgement as of the date of the report and are subject to change without notice. Unless otherwise set forth in the relevant transaction documents relating to the relevant notes, BCMGlobal has no obligation to update, modify or amend the Information.
The value of and income from any investment may fluctuate from day to day as a result of changes in relevant economic markets (including changes in market liquidity). The information in these documents is not intended to predict actual results, which may differ substantially from those reflected herein.
BCMGlobal London Limited is registered in England with Company Registration No. 05309552.
The document or information contained herein (whether in whole or in part) may not be reproduced, distributed or transmitted to any other person or incorporated