

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

**Report Date**

12-Feb-26

**Prior Report Date**

30-Nov-25

**Note Payment Date**

26-Jan-26

**Next Report Date**

30-Apr-26

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## PORTFOLIO INFORMATION

Original Collateral Cut Off Date	07-Dec-06
Collateral Cut-Off Date	26-Jan-26
Portfolio Reporting Period	25/10/2025-26/01/2026

Portfolio Characteristics	Data
Currency	GBP
Outstanding Collateral Balance As of Closing	814,949,378.00
Outstanding Collateral Balance As of Current Period	15,109,053.34
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	270,382.38
Current Scheduled Payments	0.00
Number of Properties as of Closing	175
Number of Properties as of Current Period	1
Portfolio Open Market Value as of Closing	1,281,467,000.00
Portfolio Open Market Value as of Current Period	1,400,000.00
Portfolio Weighted Average Projected ICR *	N/A
Portfolio Weighted Average Projected DSCR *	N/A
Portfolio Weighted Average LTV	2158.44%
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	1	214,028,261.62	N/A    N/P	N/A    N/P	N/A    15287.73%
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>1</b>	<b>214,028,261.62</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	1	15,109,053.34	N/A    N/P	N/A    N/P	N/A    2158.44%
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>1</b>	<b>15,109,053.34</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	Muirton House		750,000.00		Nov-25	Property Sale

Arrears Profile Arrears Bucket	Original				Current			
	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%	15,109,053.34	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>15,109,053.34</b>	<b>100.00%</b>

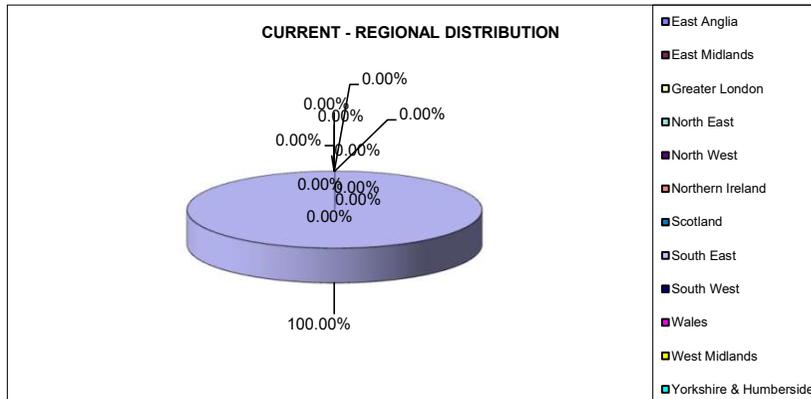
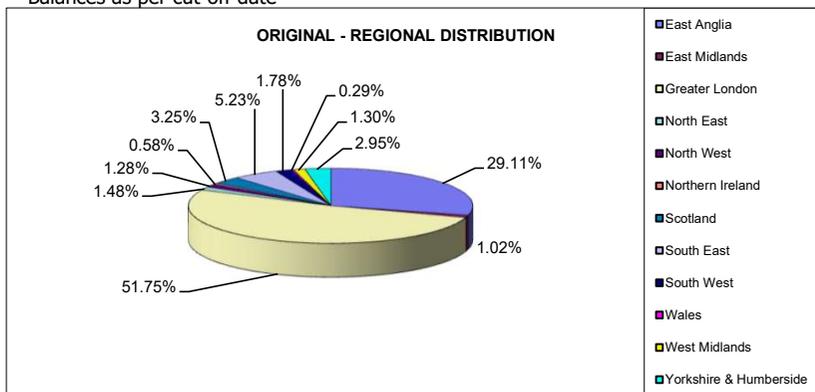
Realised Losses - Prior Periods								
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## REGIONAL ANALYSIS

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%
Total	174	814,966,211.00	100.00%

CURRENT - REGIONAL DISTRIBUTION			
Region	No. of Properties	Amount	% by Amount
East Anglia	0	0.00	0.00%
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	0	0.00	0.00%
South East	1	15,109,053.34	100.00%
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%
Total	1	15,109,053.34	100.00%

\* Balances as per cut-off date

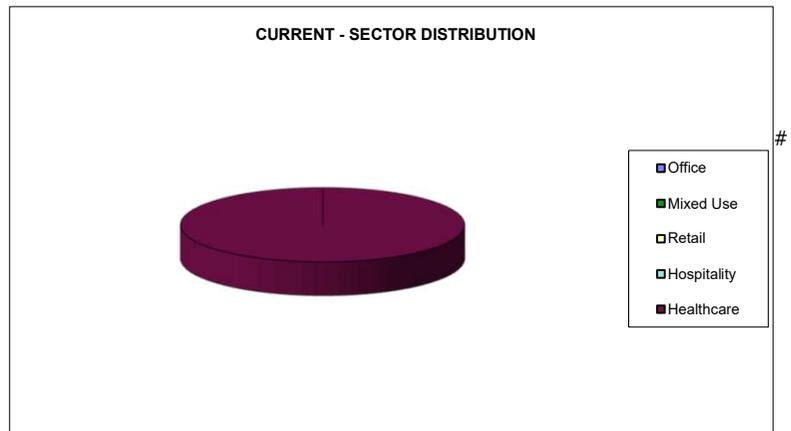
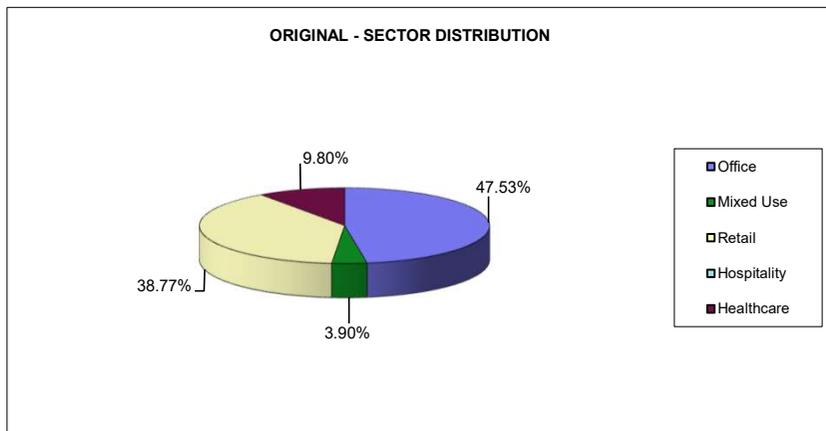


## SECTOR ANALYSIS

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	9.80%
Total	174	814,966,211.00	100.00%

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	1	15,109,053.34	100.00%
Total	1	15,109,053.34	100.00%

\* Balances as per cut-off date



**Ashbourne Portfolio Priority A**
**900008200**

	Securitized	Whole Loan
<b>Original Balance</b>	79,944,421.00	355,000,000.00
<b>Current Balance</b>	15,109,053.34	214,028,261.62
<b>Interest Rate</b>	4.6406%	4.6398%
<b>Default Interest Rate</b>	1.0000%	1.0000%
<b>All In Interest Rate</b>	5.6406%	5.6398%
<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>	1,400,000
<b>Most recent Valuation Date</b>	02-Jun-14

Property Concentration		
Region	No. of Properties	% MV
<b>South East</b>	1	100.00%
<b>East Anglia</b>	0	0.00%
<b>East Anglia</b>	0	0.00%
<b>East Anglia</b>	0	0.00%
<b>Other</b>	0	0.00%
<b>Total</b>	<b>1</b>	<b>100.00%</b>

	Projected	Actual	Historical Data (Actual)			
	Jan-26		Oct-25	Jul-25	Apr-25	Cut-Off
<b>ICR</b>				26-Jun-71		
<b>Securitized Whole Loan</b>	N/A*	N/A*	N/A*	N/A*	N/A*	2.59
	N/A*	N/A*	N/A*	N/A*	N/A*	N/A
<b>DSCR</b>						
<b>Securitized Whole Loan</b>	N/A*	N/A*	N/A*	N/A*	N/A*	2.40
	N/A*	N/A*	N/A*	N/A*	N/A*	N/A
<b>LTV</b>						
<b>Securitized Whole Loan</b>	2158.44%		185.67%	183.71%	161.42%	40.52%
	15287.73%		794.89%	687.15%	578.88%	N/A
<b>Net Operating Income</b>	N/A*	N/A*	N/A*		N/A*	5,472,929
<b>Current Occupancy Level</b>	N/A*		N/A*		N/A*	100.00%

\* Borrower Reporting for Period not Received

Please refer to the Irish Stock Exchange notice issued on 30th January 2026

## ISSUER INFORMATION

### Deal Summary

Issue Date	07-Dec-06
Note Interest Period	25/10/2025-26/01/2026
Note Payment Date	26-Jan-26
Next Note Payment Date	27-Apr-26

### 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	-	-	-	-	-	SONIA
<b>CLASS E</b>	XS0276413340	October 2018	29,000,000.00	12,568,409.18	388,574.40	12,179,834.78	-	-	SONIA
<b>Total</b>			<b>814,950,000.00</b>	<b>12,568,409.18</b>	<b>388,574.40</b>	<b>12,179,834.78</b>	-	-	

## ISSUER INFORMATION

Available Issuer Income	
All monies paid to the Issuer under the Credit Agreement	489,005.91
Net Interest Rate Swap Provider Payments Received	-
Investment Earnings (Various Accounts)	351.50
Post Write-off Recovery Funds	-
Loan Protection Drawings	-
Loan Income Deficiency Drawings	-
Revenue Priority Amount Drawings	-
	<b>489,357.41</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	-
Principal Distribution	388,574.40
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>388,574.40</b>

Revenue Expenses	
Service Fee, Special Servicing Fee, Special Servicing Liquidation Fee	67,167.55
Paying Agent Fee and Agent Bank Fee	4,000.00
Trustee Fees	3,000.00
Corporate Services Provider Fee	17,015.46
Cash Manager Fee	9,600.00
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>100,783.01</b>

<b>Total Receipts Available for Distribution</b>	<b>489,357.41</b>
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<b>Total Funds Distributed</b>	<b>489,357.41</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
	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.
Contact	Rob Hook
Contact E-Mail	<a href="mailto:Rob.hook@bcmglobal.com">Rob.hook@bcmglobal.com</a>

### Master Servicer

Counterparty	BCMGlobal London Ltd
Address	1st Floor, Crown House, Crown Street, Ipswich, Suffolk, IP1 3HS.
Contact Email	<a href="mailto:kieron.bedford@bcmglobal.com">kieron.bedford@bcmglobal.com</a>
Website	<a href="http://www.bcmglobal.com">www.bcmglobal.com</a>

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