

Hercules (Eclipse 2006-4) Plc
Quarterly Surveillance Report for the
Collection Period
26 October 2025 – 25 January 2026
Issue Date: 13th February 2026

Content

INDEX

1. Deal Overview	3
2. Special Servicing	4
3. Contact Details	5
4. Link to Deal Summary Report	5
5. Disclaimer	6/7

Deal Overview

Deal Overview

At origination the transaction consisted of seven loans, originated by Barclays Bank PLC, and all domiciled in the UK, in the sum of £814m.

The loans varied in size from £38.5m to £213m. In total there were one hundred and seventy four properties securing the seven loans. The loans were diversified in terms of property type and geographical location.

All but one of the loans have since been prepaid or liquidated, with only the Ashbourne loan remaining.

The Ashbourne Portfolio A loan, originally of £79.94m, is a super-senior portion of the senior tranche of the Ashbourne Portfolio Whole Loan that also has two further senior tranches, a mezzanine tranche and a junior tranche.

BCMGlobal acts as both Master and Special Servicer to the Issuer.

Special Servicing

Ashbourne Portfolio A Loan
Loan balance at cut-off £79,944,421
Current loan balance: £15,109,053.34

Special Servicing

Investors will find the most recent update to noteholders via the links in the table below:

Date	
30 th January 2026	

The contents of the most recent update are substantially as follows:

Update on the Strategy for the Portfolio

The entire Ashbourne portfolio of care homes has now been sold and the proceeds realised.

Currently, the Special Servicer is working with the Asset Manager to ascertain what further monies, if any, are likely to be realised, from the controlled wind-down process being undertaken on the operating companies and thereto the Borrower group companies, in advance of such entities being placed into insolvency processes.

Once the above workstreams have been completed and the remaining funds secured, the Special Servicer will determine the final recoveries and advise the Issuer of such determination.

For any questions, please contact:

Rob Hook
Senior Asset Manager
BCMGlobal
1st Floor, Crown House, Crown Street,
Ipswich IP1 3HS
rob.hook@bcmglobal.com

Link to the Deal Summary Report

<https://www.bcmglobal.com/investor-information/>

Disclaimer

Unless otherwise noted, this document has been prepared by BCMGlobal trading as BCMGlobal ASI 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.

With respect to documents that have been issued as a RIS Notice, such documents have been issued by the issuer of the notes and have 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 in any of the documents on this site 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.

BCMGlobal ASI Limited trading as BCMGlobal is regulated by the Central Bank of Ireland under the Investment Intermediaries Act, 1995. It is registered in Ireland with Company Registration number 315348.

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 into another document or other material without the prior written permission of BCMGlobal.