

**Equity Release Funding (No. 1) plc**

Report for the immediately preceding interest period

19-Nov-10

**Loans**

£

Outstanding Balance of Loans at Closing Date	214,240,314
Outstanding Balance of Loans @ start of immediately preceding calculation period	225,301,486
Accrued interest @ start of Calculation Period	112,617,983

	In Quarter	Since Inception
<b>Redemptions</b>		
Principal Balance of Loans redeemed in the immediately preceding Calculation period	2,782,070	87,580,098
Principal Balance of Loans redeemed by cause:-		
Death	1,210,824	29,626,769
Borrower enters Long Term Care	722,970	6,997,739
Voluntary Repayment	829,350	68,047,277
Move to Lower Value Property	18,926	864,812
Substitution	-	17,956,499
Number of Loans redeemed in the immediately preceding Calculation period	70	2,574
Number of Loans redeemed by cause:-		
Death	26	811
Borrower enters Long Term Care	17	186
Voluntary Repayment	27	1,919
Move to Lower Value Property	-	111
Substitution	-	342
Redemption monies received	5,928,646	162,879,328
Equivalent Value Test this Calculation Period :-	N/A	
S&P model this Calculation Period :-	N/A	

<b>Substitution</b>	
Substituted in the immediately preceding Calculation Period (amount)	-
Substituted in the immediately preceding Calculation Period as a % of aggregate Outstanding	0.00%
Substituted to date as a % of aggregate Outstanding Balance of the Loans @ Closing Date	12.48%

**Early Amortisation Test**

Aggregate Loan Amount (in respect of all Outstanding Loans, the Outstanding Balance as at the Closing Date and in respect of substitute Loans, the Outstanding Balance as at the Loan Entry date)	116,163,354
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Weighted Averaged GIC Rate **N/A as Aggregate Loan Amount > £75m**

**Outstanding Balance of Loans**

Outstanding number of loans	3,426
Outstanding Accrued Interest	114,354,516
Outstanding Gross Balance	224,255,949

**Product Breakdown by Loan O/S**

	At Closing	date for this report
CAP %	20.4%	15.2%
Flexible %	79.6%	84.8%

Weighted Average Age of Borrowers @ Closing Date	72
Weighted Average Age of borrowers - at Calculation date for this Quarterly report	82

**Age of Borrowers:-**

Single Female	82
Single Male	81
Joint Borrowers by Age of Younger	82

**Properties Sold / repayments (case by case):-**

Time to Sale (where available - time from death/assessment to repayment)(Days)	N/A
Initial Valuation	N/A
Indexed Valuation (Initial Valuation + Hpi)	N/A
Sale Price (where available)	N/A
Gross Mortgage Outstandings	N/A
Shortfall	N/A
Loan Outstandings as a % of Sale Price	N/A
Claim Submitted to No Negative Equity	N/A
Claim Paid	N/A
Claim O/S	N/A

**For all Mortgages repaid to date:-**

<b>Weighted Average:-</b>	
Time to Sale (where available - time from death/assessment to repayment)(Days)	239
Sale Price as % of Indexed Valuation (Initial Valuation + Hpi) (where available)	N/A
Shortfall as % of Mortgage Outstandings	N/A

**Properties in Possession**

Reposessed	-
Sold	-
Number Carried Forward	-

Average Time from Possession to Sale	N/A
Average Shortfall at Sale	N/A

**Insurance**

No Negative Equity Claims made total	-
Claims Paid	-
Claims O/S	-
Claims not settled in full by number	-
Claims not settled in full by amount of shortfall	-
Average Time from Claim to Payment	N/A

Local Search Claims made (number)	-
Claims Paid	-
Claims O/S	-
Claims not settled in full by number	-
Claims not settled in full by amount of shortfall	-
Average Time from Claim to Payment	N/A

Contingent Building Insurance claims made (number)	-
Claims Paid	-
Claims O/S	-
Claims not settled in full by number	-
Claims not settled in full by amount of shortfall	-
Average Time from Claim to Payment	N/A

Average Loan Outstanding	£65,457
Weighted Average LTV	48.0%
Weighted Average Indexed LTV	28.2%

**Weighted Average Interest Rate**

Cap	2.91%
Flexi	7.89%

**LTV Levels Breakdown (based on original valuation using P+I at date of report)**

0 - 29.99%	40,679,223
30 - 34.99%	20,287,041
35 - 39.99%	18,368,130
40 - 44.99%	22,688,922
45 - 49.99%	9,064,068
50 - 54.99%	28,226,396
55 - 59.99%	13,011,126
60 - 64.99%	42,159,966
65 - 69.99%	8,052,842
70 - 74.99%	2,088,619
75 - 79.99%	16,303,809
80 - 84.99%	-
85 - 89.99%	1,370,973
90 - 94.99%	1,924,775
95 - 99.99%	-
100% +	-

**LTV Levels Breakdown (based on HPI adjusted valuation @ Calculation date)**

0 - 30%	118,673,897
30 - 35%	58,647,083
35 - 40%	21,222,710
40 - 45%	15,704,719
45 - 50%	6,264,481
50 - 55%	2,296,983
55 - 60%	611,293
60 - 65%	699,313
65 - 70%	135,489
70 - 75%	-
75 - 80%	-
80 - 85%	-
85 - 90%	-
90 - 95%	-
95 - 100%	-
100% +	-

**Equity Release Funding (No.1) plc**

Name of Issuer  
Date of Issue

Equity Release Funding (No.1) plc  
30-Mar-2001

Moody's Current Rating  
S&P Current Rating

A1	A2
Aaa	Aaa
AAA	AAA

Initial Note Balance  
Note Principal @ start of period  
Note Redemptions @ IPD  
Outstanding Note Principal

	35,000,000.00	197,000,000.00
	-	197,000,000.00
	-	-
	-	197,000,000.00

Note Interest Margins  
Step Up Dates  
Step Up Margins

LIBOR + 0.45%	Fixed Rate (5.70%)
28-Feb-11	N/A
LIBOR + 2.50%	N/A

Interest Payment Cycle  
Interest Payment Date  
Next Interest Payment Date

Quarterly
28th or Next Business Day
28-Feb-2011

Pool Factor

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**Liquidity Facility Ledger**

Initial Balance  
Last Calculation Period Closing Outstanding  
Available @ next IPD  
Amount to be drawn at next IPD

£0
£0
£70,000,000
£0

**Liquidity Reserve Fund Ledger**

Initial Balance on Closing  
Outstanding as at the date of this Quarterly Report  
Accrued Interest to immediately succeeding interest payment date

£17,500,000
£13,085,000
-£17,081

Less Mortgage Registration Reserve

£150,000

Available Liquidity Reserve Fund  
Amount to be drawn at next IPD  
Closing balance

£12,917,919
-£17,081
£13,085,000

**Deficiency Ledger**

Opening Balance  
Losses this Quarter  
Closing Balance

£-	1,387
£-	1,387

**Optional Guarantee Ledger**

Opening Balance on Closing Date  
Claims Submitted as at date of this Quarterly Report  
Claims Paid as at date of this Quarterly Report  
Claims Not recovered from NULAP this calculation period  
Total Claims not recovered from NULAP as at date of this Quarterly Report

£1,000,000
£0
£0
£0
£0

CCA Reserve  
UTCCR Reserve

£0
£1,000,000

**Start-up Loan Outstanding**

Commitment Rate (Note LIBOR + .50%)

1.22%

Initial Balance  
Outstanding as at date of this Quarterly Report  
Accrued Interest to immediately succeeding interest payment date  
Repayments Made  
Closing Balance

£50,000
£144,223
£25,972
£0
£170,195

**M Note Balance Outstanding**

Initial balance  
Outstanding as at date of this Quarterly Report  
Accrued Interest to immediately succeeding interest payment date  
Repayments Made  
Closing Balance

£	12,500,000
£	28,872,919
	649,641
£	-
£	29,522,559

**Surplus after payment of all payments due in the Waterfall (a) to (h)**

£0
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**Replenishment Amount as recorded in Replenishment Ledger**

**Years 2001 to 2025**

The greater of :-

10% of Principal Amount O/S of Class A Notes @ IPD (net of redemptions @ IPD)  
and

the amount (if any) necessary to maintain the Required Ratio of  
(a) the sum of the Aggregate Portfolio Amount and Adjusted Cash, and  
(b) the Principal Amount Outstanding of the Class A Notes  
(net of redemptions @ IPD)

A1 notes redeemed
Swap agreements terminated
Scheduled Payments outstanding

**Years 2026 to 2030**

The greater of:-

10% of Principal Amount O/S of Class A Notes @ IPD (net of redemptions @ IPD),

aggregate of all scheduled payments of interest and principal on the Class A Notes payable on the 4 immediately succeeding IPD's, and

the amount (if any) necessary to maintain the Required Ratio of  
(a) the sum of the Aggregate Portfolio Amount and Adjusted Cash, and  
(b) the Principal Amount Outstanding of the Class A Notes  
(net of redemptions @ IPD).

N/A
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**Voluntary Repayment Rate**

3.51%
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The "Voluntary Prepayments Rate" is the [annualised value of the ratio expressed as a percentage] calculated by dividing:-

- (x) the aggregate of the initial outstanding balances of the Loans prepaid up to the relevant Calculation Date by
- (y) the aggregate of the initial outstanding balances of all Loans in the Portfolio on the Closing Date.

**Deferred Consideration released to Originator**

Deferred Consideration paid to Originator prior to the date of this Quarterly Report date

Deferred Consideration paid to Originator during the calculation period

Total Deferred Consideration paid to Originator.

£0
£0
£0