

Equity Release Funding (No. 1) plc
Report for the immediately preceding interest period

20-Aug-03

Loans

£

Outstanding Balance of Loans at Closing Date 214,240,314

Outstanding Balance of Loans @ start of immediately preceding calculation period 224,348,731

Accrued Interest @ start of Calculation Period 50,325,645

Redemptions

Since Inception

Principal Balance of Loans redeemed in the immediately preceding Calculation period 3,415,083 27,141,428

Principal Balance of Loans redeemed by cause:-

Death 478,890 5,428,582

Borrower enters Long Term Care 106,500 952,797

Voluntary Repayment 2,810,402 20,236,369

Move to Lower Value Property 19,292 523,681

Number of Loans redeemed in the immediately preceding Calculation period 91 776

Number of Loans redeemed by cause:-

Death 16 139

Borrower enters Long Term Care 2 24

Voluntary Repayment 72 563

Move to Lower Value Property 1 50

Redemption monies received 4,572,465.77 34,081,492.38

Equivalent Value Test this Calculation Period :-

PASS

S&P model this Calculation Period :-

PASS

Substitution

Substituted in the immediately preceding Calculation Period (amount) 202,382

Substituted in the immediately preceding Calculation Period as a % of aggregate

Outstanding Balance of the Loans @ Closing Date 0.09%

Substituted to date as a % of aggregate Outstanding Balance of the Loans @ Closing 0.31%

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 N/A as prior to Feb 04

Weighted Averaged GIC Rate N/A as prior to Feb 04

Outstanding Balance of Loans

Number of loans 5,260

Outstanding Accrued Interest 53,585,786

Outstanding Gross Balance 224,096,721

Product Breakdown by Loan O/S

At Closing

At Calculation date
for this report

CAP % 20.4% 19.3%

Flexible % 79.6% 80.7%

Weighted Average Age of Borrowers @ Closing Date 72

Weighted Average Age of borrowers - at Calculation date for this Quarterly report 74

Age of Borrowers:-

Single Female 77

Single Male 77

Joint Borrowers by Age of Younger 73

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:-

Weighted Average:-

Time to Sale (where available - time from death/assessment to repayment)(Days)	190
Sale Price as % of Indexed Valuation (Initial Valuation + Hpi) (where available)	N/A
Shortfall as % of Mortgage Outstandings	N/A

Properties in Possession	-
Repossessed	-
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	£42,604
Weighted Average LTV	33.3%
Weighted Average Indexed LTV	20.6%

Weighted Average Interest Rate

Cap	2.91%
Flexi	8.21%

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

0 - 29.99%	84,458,212
30 - 34.99%	52,946,883
35 - 39.99%	41,774,740
40 - 44.99%	35,430,325
45 - 49.99%	991,727
50 - 54.99%	8,494,835
55 - 59.99%	-
60 - 64.99%	-
65 - 69.99%	-
70 - 74.99%	-
75 - 79.99%	-
80 - 84.99%	-
85 - 89.99%	-

90 - 94.99%	-
95 - 99.99%	-
100% +	-

LTV Levels Breakdown (based on HPI adjusted valuation @ Calculation

0 - 30%	214,343,756
30 - 35%	7,515,241
35 - 40%	2,159,183
40 - 45%	-
45 - 50%	-
50 - 55%	78,541
55 - 60%	-
60 - 65%	-
65 - 70%	-
70 - 75%	-
75 - 80%	-
80 - 85%	-
85 - 90%	-
90 - 95%	-
95 - 100%	-
100% +	-

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Liquidity Facility Ledger

Initial Balance	£0
Last Calculation Period Closing Outstanding	£0
Available @ next IPD	£70,000,000
Amount to be drawn at next IPD	£0

Liquidity Reserve Fund Ledger

Initial Balance on Closing	£25,000,000
Outstanding as at the date of this Quarterly Report	£13,085,000
Accrued Interest to immediately succeeding interest payment date	£111,652
Less Mortgage Registration Reserve	£150,000
Available Liquidity Reserve Fund	£13,046,652
Amount to be drawn at next IPD	£111,652
Closing balance	£13,085,000

Deficiency Ledger

Opening Balance	£472
Losses this Quarter	£54
Closing Balance	£526

Optional Guarantee Ledger

Opening Balance on Closing Date	£1,500,000
Claims Submitted as at date of this Quarterly Report	£0
Claims Paid as at date of this Quarterly Report	£0
Claims Not recovered from NULAP this calculation period	£0
Total Claims not recovered from NULAP as at date of this Quarterly Report	£0

CCA Reserve	£500,000
UTCCR Reserve	£1,000,000

Start-up Loan Outstanding

Commitment Rate (Note LIBOR + .50%)	4.12%
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Initial Balance	£50,000
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Outstanding as at date of this Quarterly Report	£55,501
Accrued Interest to immediately succeeding interest payment date	£571
Repayments Made	£0
Closing Balance	£56,072

Surplus after payment of all payments due in the Waterfall (a) to (h) £0

**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)

N/A - A1 Notes O/S

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

Voluntary Repayment Rate

4.40%

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	£0
Deferred Consideration paid to Originator during the calculation period	£0
Total Deferred Consideration paid to Originator.	£0

Equity Release Funding (No.1) plc

Name of Issuer Equity Release Funding (No.1) plc
Date of Issue 30-Mar-2001

	A1	A2
Moody's Current Rating	Aaa	Aaa
S&P Current Rating	AAA	AAA

Initial Note Balance	35,000,000.00	197,000,000.00
Note Principal @ start of period	26,550,650.00	197,000,000.00
Note Redemptions @ IPD	1,683,500.00	-
Outstanding Note Principal	24,867,150.00	197,000,000.00

Note Interest Margins	LIBOR + 0.45%	Fixed Rate (5.70%)
Step Up Dates	28-Feb-11	N/A
Step Up Margins	LIBOR + 2.50%	N/A

Interest Payment Cycle	Quarterly
Interest Payment Date	26th or Next Business Day
Next Interest Payment Date	26-Nov-2003
Pool Factor	0.710490