

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

19-Aug-09

**Loans**

£

Outstanding Balance of Loans at Closing Date	214,240,314
Outstanding Balance of Loans @ start of immediately preceding calculation period	226,013,369
Accrued Interest @ start of Calculation Period	102,388,278

**Redemptions**

Principal Balance of Loans redeemed in the immediately preceding Calculation period	2,536,512
<b>Principal Balance of Loans redeemed by cause:-</b>	
Death	1,140,266
Borrower enters Long Term Care	262,620
Voluntary Repayment	1,116,684
Move to Lower Value Property	16,943
Substitution	-

Since Inception

76,392,952
24,735,240
5,073,841
63,793,200
747,170
17,956,499

Number of Loans redeemed in the immediately preceding Calculation period	82
<b>Number of Loans redeemed by cause:-</b>	
Death	38
Borrower enters Long Term Care	10
Voluntary Repayment	34
Move to Lower Value Property	6
Substitution	-

2,257
670
133
1,796
91
342

Redemption monies received	4,147,872
Equivalent Value Test this Calculation Period :-	N/A
S&P model this Calculation Period :-	N/A

139,987,519

**Substitution**

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

**Early Amortisation Test**

at the Closing Date and in respect of substitute Loans, the Outstanding Balance as at the

N/A as Scheduled Payments outstanding

Weighted Averaged GIC Rate

N/A as Scheduled Payments outstanding

**Outstanding Balance of Loans**

Outstanding number of loans	3,743
Outstanding Accrued Interest	104,026,015
Outstanding Gross Balance	225,114,594

date for this report

**Product Breakdown by Loan O/S**

At Closing

CAP %	20.4%
Flexible %	79.6%

15.9%
84.1%

Weighted Average Age of Borrowers @ Closing Date	72
Weighted Average Age of borrowers - at Calculation date for this Quarterly report	80

**Age of Borrowers:-**

Single Female	81
Single Male	81
Joint Borrowers by Age of Younger	78

**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)	245
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

<b>Average Loan Outstanding</b>	£60,143
<b>Weighted Average LTV</b>	44.9%
<b>Weighted Average Indexed LTV</b>	27.7%

**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%	47,436,343
30 - 34.99%	21,281,069
35 - 39.99%	25,809,137
40 - 44.99%	10,585,526
45 - 49.99%	30,168,096
50 - 54.99%	19,447,060
55 - 59.99%	36,833,069
60 - 64.99%	9,974,383
65 - 69.99%	10,826,107
70 - 74.99%	7,981,874
75 - 79.99%	177,011
80 - 84.99%	3,901,942
85 - 89.99%	-
90 - 94.99%	692,979
95 - 99.99%	-
100% +	-

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

0 - 30%	154,419,092
30 - 35%	24,311,795
35 - 40%	29,382,872
40 - 45%	10,040,732
45 - 50%	4,041,226
50 - 55%	1,209,313
55 - 60%	808,092
60 - 65%	609,172
65 - 70%	-
70 - 75%	-
75 - 80%	292,300
80 - 85%	-
85 - 90%	-
90 - 95%	-
95 - 100%	-
100% +	-

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

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

Moody's Current Rating	<u>A1</u>	<u>A2</u>
S&P Current Rating	Aaa	Aaa
Initial Note Balance	35,000,000.00	197,000,000.00
Note Principal @ start of period	-	197,000,000.00
Note Redemptions @ IPD	-	-
Outstanding Note Principal	-	197,000,000.00
Note Interest Margins	LIBOR + 0.45%	Fixed Rate (5.70%)
Step Up Dates	26-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-2009	
Pool Factor	-	

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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	£17,500,000
Outstanding as at the date of this Quarterly Report	£13,085,000
Accrued Interest to immediately succeeding interest payment date	-£35,167
Less Mortgage Registration Reserve	£150,000
Available Liquidity Reserve Fund	£12,899,833
Amount to be drawn at next IPD	-£35,167
Closing balance	£13,085,000

**Deficiency Ledger**

Opening Balance	-£	788
Losses this Quarter	-£	1
Closing Balance	-£	789

**Optional Guarantee Ledger**

Opening Balance on Closing Date	£1,000,000
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	£0
UTCCR Reserve	£1,000,000

**Start-up Loan Outstanding**

Commitment Rate (Note LIBOR + .50%)	1.78%
Initial Balance	£50,000
Outstanding as at date of this Quarterly Report	£77,499
Accrued Interest to immediately succeeding interest payment date	£344
Repayments Made	£0
Closing Balance	£77,842

**M Note Balance Outstanding**

Initial balance	£	12,500,000
Outstanding as at date of this Quarterly Report	£	26,414,197
Accrued Interest to immediately succeeding interest payment date	£	594,319
Repayments Made	£	-
Closing Balance	£	27,008,517

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**

4.84%
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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