

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

19-May-06

Loans

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Outstanding Balance of Loans at Closing Date	214,240,314
Outstanding Balance of Loans @ start of immediately preceding calculation period	223,435,057
Accrued Interest @ start of Calculation Period	73,274,255

Redemptions

Principal Balance of Loans redeemed in the immediately preceding Calculation period	1,511,706
Principal Balance of Loans redeemed by cause:-	
Death	1,199,503
Borrower enters Long Term Care	-
Voluntary Repayment	1,449,186
Move to Lower Value Property	35,100
Substitution	4,195,495
Number of Loans redeemed in the immediately preceding Calculation period	35
Number of Loans redeemed by cause:-	
Death	28
Borrower enters Long Term Care	-
Voluntary Repayment	47
Move to Lower Value Property	3
Substitution	40
Redemption monies received	4,155,912

Since Inception

	45,629,670
13,844,218	
2,329,937	
46,970,988	
638,136	
17,954,609	
1,411	
361	
61	
1,330	
73	
341	
88,398,485.85	

Equivalent Value Test this Calculation Period :-	PASS
S&P model this Calculation Period :-	PASS

Substitution

Substituted in the immediately preceding Calculation Period (amount)	4,922,598
Substituted in the immediately preceding Calculation Period as a % of aggregate Outstanding Balance of the Loans @ Closing Date	2.30%
Substituted to date as a % of aggregate Outstanding Balance of the Loans @ Closing Date	10.25%

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)	N/A as Scheduled Payments outstanding
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Weighted Averaged GIC Rate	N/A as Scheduled Payments outstanding
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Outstanding Balance of Loans

Number of loans	4,575
Outstanding Accrued Interest	73,625,664
Outstanding Gross Balance	225,298,171

Product Breakdown by Loan O/S

	At Closing	At Calculation date for this report
CAP %	20.4%	17.4%
Flexible %	79.6%	82.6%

Weighted Average Age of Borrowers @ Closing Date	72
Weighted Average Age of borrowers - at Calculation date for this Quarterly report	77

Age of Borrowers:-

Single Female	79
Single Male	78
Joint Borrowers by Age of Younger	75

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)	242
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

Weighted Average LTV	£49,246
Weighted Average Indexed LTV	38.6%
	21.4%

Weighted Average Interest Rate

Cap	2.91%
Flexi	7.93%

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

0 - 29.99%	60,507,550
30 - 34.99%	14,288,060
35 - 39.99%	40,952,228
40 - 44.99%	45,082,157
45 - 49.99%	26,949,586
50 - 54.99%	26,180,764
55 - 59.99%	4,209,139
60 - 64.99%	7,128,686
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 date)

