

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

20-Nov-04

Loans

£

| | |
|--|-------------|
| Outstanding Balance of Loans at Closing Date | 214,240,314 |
| Outstanding Balance of Loans @ start of immediately preceding calculation period | 219,808,463 |
| Accrued Interest @ start of Calculation Period | 64,956,946 |

Redemptions

| | |
|---|--------------|
| Principal Balance of Loans redeemed in the immediately preceding Calculation period | 3,488,035 |
| Principal Balance of Loans redeemed by cause:- | |
| Death | 618,110.00 |
| Borrower enters Long Term Care | - |
| Voluntary Repayment | 3,127,408.17 |
| Move to Lower Value Property | 29,166.95 |
| Substitution | 286,650.00 |

Since Inception

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|------------|
| 46,856,563 |
| 9,571,805 |
| 1,559,007 |
| 35,383,298 |
| 629,104 |
| 286,650 |

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| Number of Loans redeemed in the immediately preceding Calculation period | 100 |
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| 1,336 |
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Number of Loans redeemed by cause:-

| | |
|--------------------------------|----|
| Death | 17 |
| Borrower enters Long Term Care | - |
| Voluntary Repayment | 89 |
| Move to Lower Value Property | 5 |
| Substitution | 11 |

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|-----|
| 247 |
| 40 |
| 998 |
| 62 |
| 11 |

| | |
|----------------------------|--------------|
| Redemption monies received | 5,353,623.62 |
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|---------------|
| 61,690,597.07 |
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| Equivalent Value Test this Calculation Period :- | PASS |
| S&P model this Calculation Period :- | PASS |

Substitution

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|---|---------|
| Substituted in the immediately preceding Calculation Period (amount) | 670,984 |
| Substituted in the immediately preceding Calculation Period as a % of aggregate Outstanding Balance of the Loans @ Closing Date | 0.31% |
| Substituted to date as a % of aggregate Outstanding Balance of the Loans @ Closing Date | 1.20% |

Early Amortisation Test

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|---|--------------------|
| 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 - A1 notes O/S |
|---|--------------------|

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|----------------------------|--------------------|
| Weighted Averaged GIC Rate | N/A - A1 notes O/S |
|----------------------------|--------------------|

Outstanding Balance of Loans

| | |
|------------------------------|-------------|
| Number of loans | 4,727 |
| Outstanding Accrued Interest | 67,443,507 |
| Outstanding Gross Balance | 218,806,989 |

Product Breakdown by Loan O/S

At Closing

At Calculation date for this report

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|------------|-------|
| CAP % | 20.4% |
| Flexible % | 79.6% |

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|-------|
| 18.4% |
| 81.6% |

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| Weighted Average Age of Borrowers @ Closing Date | 72 |
| Weighted Average Age of borrowers - at Calculation date for this Quarterly report | 75 |

Age of Borrowers:-

| | |
|-----------------------------------|----|
| Single Female | 78 |
| Single Male | 77 |
| Joint Borrowers by Age of Younger | 74 |

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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 | £157,115 |
| Less Mortgage Registration Reserve | £150,000 |
| Available Liquidity Reserve Fund | £13,092,115 |
| Amount to be drawn at next IPD | £157,115 |
| Closing balance | £13,085,000 |

Deficiency Ledger

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|---------------------|--------|
| Opening Balance | £6,334 |
| Losses this Quarter | £7 |
| Closing Balance | £6,341 |

Optional Guarantee Ledger

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|---|------------|
| 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%) | 5.46% |
|-------------------------------------|-------|

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|--|---------|
| Initial Balance | £50,000 |
| Outstanding as at date of this Quarterly Report | £58,701 |
| Accrued Interest to immediately succeeding interest payment date | £808 |
| Repayments Made | £0 |
| Closing Balance | £59,509 |

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|--|----|
| 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

5.06%

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
Date of Issue

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

Moody's Current Rating
S&P Current Rating

| <u>A1</u> | <u>A2</u> |
|------------------|------------------|
| 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 |
| 13,828,150.00 | 197,000,000.00 |
| 2,635,500.00 | - |
| 11,192,650.00 | 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 |
| 26th or Next Business Day |
| 26-Jan-2005 |

Pool Factor

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| 0.319790 |
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