

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

19-Nov-09

**Loans**

£

Outstanding Balance of Loans at Closing Date	214,240,314
Outstanding Balance of Loans @ start of immediately preceding calculation period	225,114,594
Accrued Interest @ start of Calculation Period	104,026,015

**Redemptions**

Principal Balance of Loans redeemed in the immediately preceding Calculation period	2,858,085
Principal Balance of Loans redeemed by cause:-	
Death	1,263,293
Borrower enters Long Term Care	357,808
Voluntary Repayment	1,223,357
Move to Lower Value Property	13,627
Substitution	-

Since Inception

79,251,036
25,998,533
5,431,649
65,016,557
760,797
- 17,956,499

Number of Loans redeemed in the immediately preceding Calculation period	82
Number of Loans redeemed by cause:-	
Death	39
Borrower enters Long Term Care	10
Voluntary Repayment	33
Move to Lower Value Property	3
Substitution	-

2,339
709
143
1,829
94
- 342

Redemption monies received	5,575,114
----------------------------	-----------

145,562,633
-------------

Equivalent Value Test this Calculation Period :-	N/A
S&P model this Calculation Period :-	N/A

**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	3,661
Outstanding Accrued Interest	106,125,996
Outstanding Gross Balance	224,356,490

**Product Breakdown by Loan O/S**

At Closing

date for this report

CAP %	20.4%
Flexible %	79.6%

15.7%
84.3%

Weighted Average Age of Borrowers @ Closing Date	72
Weighted Average Age of borrowers - at Calculation date for this Quarterly report	79

**Age of Borrowers:-**

Single Female	81
Single Male	81
Joint Borrowers by Age of Younger	79

**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:-	256
Time to Sale (where available - time from death/assessment to repayment)(Days)	N/A
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	£61,283
Weighted Average LTV	45.3%
Weighted Average Indexed LTV	26.5%

**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%	47,265,317
30 - 34.99%	20,089,833
35 - 39.99%	26,296,770
40 - 44.99%	11,515,989
45 - 49.99%	29,508,468
50 - 54.99%	11,915,728
55 - 59.99%	40,241,087
60 - 64.99%	13,932,882
65 - 69.99%	4,765,303
70 - 74.99%	14,491,023
75 - 79.99%	-
80 - 84.99%	3,029,255
85 - 89.99%	615,093
90 - 94.99%	353,257
95 - 99.99%	336,484
100% +	-

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

0 - 30%	165,415,554
30 - 35%	18,266,953
35 - 40%	27,262,703
40 - 45%	8,126,477
45 - 50%	3,399,134
50 - 55%	1,073,843
55 - 60%	535,681
60 - 65%	276,144
65 - 70%	-
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**  
Aaa  
AAA

**A2**  
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%)
26-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-Feb-2010

Pool Factor

-
---

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

19-Nov-09

**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
£14,615,577
-£17,855

Less Mortgage Registration Reserve

£150,000

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

£14,447,722  
-£17,855  
£14,615,577

**Deficiency Ledger**

Opening Balance  
Losses this Quarter  
Closing Balance

-£	789
-£	31
-£	821

**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  
UTCRR Reserve

£0
£1,000,000

**Start-up Loan Outstanding**

Commitment Rate (Note LIBOR + .50%)

1.19%

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

£50,000
£91,124
£157
£0
£91,281

**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
£	27,008,517
£	607,692
£	-
£	27,616,208

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)

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
-----

**Voluntary Repayment Rate**

3.80%
-------

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
----