

**Equity Release Funding (No. 1) plc****Report for the immediately preceding interest period****19-May-14****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	219,957,953
Accrued Interest @ start of Calculation Period	134,456,632

**Redemptions**

In Quarter

Since Inception

Principal Balance of Loans redeemed in the immediately preceding Calculation period	1,426,561	113,409,319
Principal Balance of Loans redeemed by cause:-		
Death	980,986	42,529,734
Borrower enters Long Term Care	224,773	12,341,625
Voluntary Repayment	162,750	75,207,904
Move to Lower Value Property	38,052	1,284,935
Substitution	-	- 17,954,878
Number of Loans redeemed in the immediately preceding Calculation period	48	3,316
Number of Loans redeemed by cause:-		
Death	33	1,196
Borrower enters Long Term Care	7	328
Voluntary Repayment	8	2,132
Move to Lower Value Property	1	133
Substitution	-	- 340
Redemption monies received	3,745,879	227,020,889
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 Outstanding	0.00%
Substituted to date as a % of aggregate Outstanding Balance of the Loans @ Closing Date	12.48%

**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 after Year 10 IPD

Weighted Averaged GIC Rate

N/A as after Year 10 IPD

**Outstanding Balance of Loans**

Outstanding number of loans	2,671
Outstanding Accrued Interest	136,036,445
Outstanding Gross Balance	220,103,168

**Product Breakdown by Loan O/S**

At Closing

date for this report

CAP %	20.4%	13.4%
Flexible %	79.6%	86.6%

Weighted Average Age of Borrowers @ Closing Date	72
Weighted Average Age of borrowers - at Calculation date for this Quarterly report	83

**Age of Borrowers:-**

Single Female	84
Single Male	84
Joint Borrowers by Age of Younger	82

**Properties Sold / repayments (case by case):-**

Time to Sale (where available - time from death/assessment to repayment)(Days)

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)

Sale Price as % of Indexed Valuation (Initial Valuation + Hpi) (where available)

Shortfall as % of Mortgage Outstandings

Properties in Possession	2
Reposessed	-
Sold	2
Number Carried Forward	-

Average Time from Possession to Sale	210
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****Weighted Average Indexed LTV**

82.405
59.5%
34.2%

**Weighted Average Interest Rate**

Cap

Flexi

2.91%
7.88%

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

0 - 29.99%	18,493,613
30 - 34.99%	14,358,064
35 - 39.99%	16,054,163
40 - 44.99%	17,092,583
45 - 49.99%	16,340,169
50 - 54.99%	19,420,212
55 - 59.99%	10,279,104
60 - 64.99%	6,888,571
65 - 69.99%	23,585,579
70 - 74.99%	13,976,374
75 - 79.99%	27,263,291
80 - 84.99%	19,117,756
85 - 89.99%	1,448,283
90 - 94.99%	798,782
95 - 99.99%	3,442,608
100% +	11,544,015

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

0 - 30%	69,281,522
30 - 35%	52,994,233
35 - 40%	43,447,086
40 - 45%	14,566,482
45 - 50%	22,501,333
50 - 55%	6,628,343
55 - 60%	5,111,945
60 - 65%	2,731,833
65 - 70%	1,098,473
70 - 75%	1,141,092
75 - 80%	239,366
80 - 85%	170,970
85 - 90%	130,490
90 - 95%	-
95 - 100%	-
100% +	-

**Age Band Breakdown (based on youngest policyholder @ Calculation date)**

Under 70

70-74

75-79

80-84

85-89

90-94

95-99

100+

**Loans**

96,378
8,621,811
49,303,135
80,113,269
55,134,698
23,510,140
2,724,390
599,347

**LTV Levels Breakdown (HPI adjusted) vs Age Band Breakdown @ Calculation date**

	Under 70	70-74	75-79	80-84	85-89	90-94	95-99	100+
0 - 29.99%	96,378	4,778,004	24,576,058	22,378,815	12,400,701	4,688,005	363,560	-
30 - 34.99%	-	1,505,897	11,805,666	28,386,364	8,413,068	2,883,238	-	-
35 - 39.99%	-	2,268,149	4,671,259	13,143,496	18,884,291	4,021,274	458,618	-
40 - 44.99%	-	69,761	5,648,548	4,814,073	2,400,720	1,572,854	60,525	-
45 - 49.99%	-	-	1,875,813	5,750,928	6,701,855	7,279,224	294,165	599,347
50 - 54.99%	-	-	256,036	3,757,763	1,084,997	267,715	1,261,832	-
55 - 59.99%	-	-	395,944	1,284,275	2,424,139	721,897	285,690	-
60 - 64.99%	-	-	-	189,083	1,424,911	1,117,840	-	-
65 - 69.99%	-	-	-	408,473	690,000	-	-	-
70 - 74.99%	-	-	-	-	523,897	617,194	-	-
75 - 79.99%	-	-	-	-	186,118	113,248	-	-
80 - 84.99%	-	-	73,811	-	-	97,159	-	-
85 - 89.99%	-	-	-	-	-	130,490	-	-
90 - 94.99%	-	-	-	-	-	-	-	-
95 - 99.99%	-	-	-	-	-	-	-	-
100% +	-	-	-	-	-	-	-	-

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

**19-May-14**

**Liquidity Facility Ledger**

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

**Liquidity Reserve Fund Ledger**

Initial Balance on Closing	17,500,000
Outstanding as at the date of this Quarterly Report	150,000
Accrued Interest to immediately succeeding interest payment date	119
	-
	-
Less Mortgage Registration Reserve	150,000
	-
Available Liquidity Reserve Fund	119
Amount to be drawn at next IPD	119
Closing balance	150,000

**Deficiency Ledger**

Opening Balance	179
Losses this Quarter	83
Closing Balance	263

**Optional Guarantee Ledger**

Opening Balance on Closing Date	1,000,000
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	-

CCA Reserve	-
UTCCR Reserve	1,000,000

**Start-up Loan Outstanding**

Commitment Rate (Note LIBOR + .50%)	1.02%
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Initial Balance	50,000
Outstanding as at date of this Quarterly Report	0
Accrued Interest to immediately succeeding interest payment date	0
Repayments Made	-
Closing Balance	-

**M Note Balance Outstanding**

Initial balance	12,500,000
Outstanding as at date of this Quarterly Report	36,498,074
Accrued Interest to immediately succeeding interest payment date	821,207
Repayments Made	-
Closing Balance	37,319,281

<b>Surplus after payment of all payments due in the Waterfall (a) to (h)</b>	<b>36,567,844</b>
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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)

-
36,500,000
-

**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**

2.42%
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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	£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 March 2001

Moody's Current Rating  
S&P Current Rating

**A1**  
Aaa  
AAA

**A2**  
Aaa  
A

Initial Note Balance  
Note Principal @ start of period  
Note Redemptions @ IPD  
Outstanding Note Principal

35,000,000	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%)
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-Aug-2014

Pool Factor

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