Equity Release Funding (No. 1) plc Report for the immediately preceding interest period	19-Feb-25		
Loans	£		
Outstanding Balance of Loans at Closing Date	214,240,314		
Outstanding Balance of Loans @ start of immediately preceding calculation period Accrued Interest @ start of Calculation Period	114,819,013 93,370,773		
	In Quarter		Since Inception
Redemptions Principal Balance of Loans redeemed in the immediately preceding Calculation period	1,173,010		177,201,445
Principal Balance of Loans redeemed by cause:- Death	790,142		81,151,071
Borrower enters Long Term Care Voluntary Repayment Move to Lower Value Property	247,768 135,100 -		25,513,113 86,803,750 1,688,389
Substitution	-		- 17,954,878
Number of Loans redeemed in the immediately preceding Calculation period Number of Loans redeemed by cause:-	38		5,315
Death Borrower enters Long Term Care	27 6		2,402 737
Voluntary Repayment Move to Lower Value Property	5-		2,516 148
Substitution	-		- 340
Redemption monies received	6,706,179		478,597,296
Equivalent Value Test this Calculation Period :- S&P model this Calculation Period :-	N/A N/A		
Substitution Substituted in the immediately preceding Calculation Period (amount)	· · · · · · · · · · · · · · · · · · ·		
Substituted in the immediately preceding Calculation Period (amount) Substituted in the immediately preceding Calculation Period as a % of aggregate Outstanding Balance of the Loans @ Closing Date	- 0.00%		
Substituted to date as a % of aggregate Outstanding Balance of the Loans @ Closing			
Date	12.48%		
Early Amortisation Test Aggregate Lean Amount (in respect of all Outstanding Leans, the Outstanding Balance as at the Closing Date and in respect of substitute Leans, the Outstanding Balance as at the Lean 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 Outstanding Accrued Interest Outstanding Gross Balance	672 89,887,513 110,162,743		
Product Breakdown by Loan O/S	At Closing		date for this report
CAP %	20.4%		8.1%
CAP % Flexible %	20.4% 79.6%		
CAP %	20.4%		8.1%
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report Age of Borrowers:-	20.4% 79.6% 72		8.1%
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report Age of Borrowers:- Single Female Single Male	20.4% 79.6% 72 91		8.1%
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report Age of Borrowers:- Single Female Single Male Joint Borrowers by Age of Younger	20.4% 79.6% 72 91 91	ERF1	8.1%
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report Age of Borrowers:- Single Female Single Male Joint Borrowers by Age of Younger Properties Sold / repayments (case by case):- Time to Sale (where available - time from death/assessment to repayment)(Days)	20.4% 79.8% 72 91 91 91 91	ERF1 Original Loan	8.1% 91.9%
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report Age of Borrowers:- Single Female Single Male Joint Borrowers by Age of Younger Properties Sold / repayments (case by case):- Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation	20.4% 79.8% 72 91 91 91 91 91 91 91 91		8.1% 91.9%
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report <b>Age of Borrowers:-</b> Single Female Single Male Joint Borrowers by Age of Younger <b>Properties Sold / repayments (case by case):-</b> Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Hallfax Hpi) Sale Price (where available)	20.4% 79.6% 72 91 91 91 91 91 91 91 91 91 91 91 91 91	Original Loan 210,927	8.1% 91.9% Aviva UKER Additional Loan
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report Age of Borrowers:- Single Female Single Male Joint Borrowers by Age of Younger Properties Sold / repayments (case by case):- Time tom Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Halifax Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall	20.4% 79.6% 72 91 91 91 91 91 91 91 91 91 91 91 91 91	Original Loan	8.1% 91.9%
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report Age of Borrowers:- Single Female Single Male Joint Borrowers by Age of Younger Properties Sold / repayments (case by case):- Time tom Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Halifax Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity	20.4% 79.6% 72 91 91 91 91 91 91 91 91 91 91 91 91 91	Original Loan 210,927 223,148	8.1% 91.9% Aviva UKER Additional Loan 48.382
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report Age of Borrowers:- Single Female Single Male Joint Borrowers by Age of Younger Properties Sold / repayments (case by case):- Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Halifax Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price	20.4% 79.6% 72 91 91 91 91 91 91 91 91 91 91 91 91 91	Original Loan 210,927 223,148	8.1% 91.9% Aviva UKER Additional Loan 48.382
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report <b>Age of Borrowers:</b> - Single Female Single Male Joint Borrowers by Age of Younger <b>Properties Sold / repayments (case by case):</b> - Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Halifax Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid	20.4% 79.6% 72 91 91 91 91 91 91 91 91 91 91 91 91 91	Original Loan 210,927 223,148 12,221 ERF1	8.1% 91.9% Aviva UKER Additional Loan 48.382 48.382 48.382
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - al Calculation date for this Quarterly report Age of Borrowers:- Single Female Single Male Joint Borrowers by Age of Younger <b>Properties Sold / repayments (case by case):-</b> Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Halifax Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfal Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Price Claim D/S <b>Properties Sold / repayments (case by case):-</b> Time to Sale (where available - time from death/assessment to repayment)(Days)	20.4% 79.6% 72 91 91 91 91 91 91 91 91 91 91 91 91 91	Original Loan 210,927 223,148 12,221	8.1% 91.9% Aviva UKER Additional Loan 48.382 48.382
CAP % Flexible % Weighted Average Age of borrowers @ Closing Date Weighted Average Age of borrowers - al Calculation date for this Quarterly report Age of Borrowers:- Single Fernale Single Male Joint Borrowers by Age of Younger Properties Sold / repayments (case by case):- Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Gross Mortgage Outstandings Shortfal Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Price (Jam Submitted to No Negative Equity Claim Price Diame Sold / repayments (case by case):-	20.4% 79.6% 72 91 91 91 91 91 91 91 91 91 91	Original Loan 210,927 223,148 12,221 ERF1	8.1% 91.9% Aviva UKER Additional Loan 48.382 48.382 48.382
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report <b>Age of Borrowers:</b> - Single Female Single Male Joint Borrowers by Age of Younger <b>Proporties Sold / repayments (case by case):</b> - Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Halifax Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim O/S <b>Properties Sold / repayments (case by case):-</b> Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Hpi) Sale Price (Where available)	20.4% 79.6% 72 91 91 91 91 91 91 91 91 91 91	Original Loan 210,927 223,148 12,221 ERF1 Original Loan 229,179	8.1% 91.9% Aviva UKER Additional Loan 48.382 48.382 48.382 38.515
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report <b>Age of Borrowers:</b> - Single Female Single Male Joint Borrowers by Age of Younger <b>Properties Sold / repayments (case by case):</b> - Time to Sale (where available - time from death/assessment to repayment)(Days) Time for Dossession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Halifax Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim O/S <b>Properties Sold / repayments (case by case):</b> - Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall	20.4% 79.6% 72 91 91 91 91 91 91 91 91 91 91	Original Loan 210,927 223,148 12,221 ERF1 Original Loan	8.1% 91.9% Aviva UKER Additional Loan 48.382 48.382 48.382
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report <b>Age of Borrowers:</b> Single Female Single Male Joint Borrowers by Age of Younger <b>Properties Sold / repayments (case by case):</b> Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Halifax Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim O/S <b>Propertes Sold / repayments (case by case):</b> Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Hpi) Sale Price (where available, in days mere applicable) Initial Valuation Indexed Valuation (Initial Valuation + Hpi) Sale Price (where available)	20.4% 79.6% 72 91 91 91 91 91 91 91 91 91 91	Original Loan 210,927 223,148 12,221 ERF1 Original Loan 229,179 229,179	8.1% 91.9% Aviva UKER Additional Loan 48.382 48.382 48.382 38.515 64.788
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report <b>Age of Borrowers:</b> Single Female Single Male Joint Borrowers by Age of Younger <b>Properties Sold / repayments (case by case):</b> Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Halifax Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim O/S <b>Propertes Sold / repayments (case by case):</b> Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Hpi) Sale Price (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid	20.4% 79.6% 72 91 91 91 91 91 91 91 0 Case 1 Total 611 611 611 612 75.000 335.429 271.530 60.802 271.530 60.802 271.530 129% Yes Yes N/A Case 2 Total 468 249.950 421.263 267.605 203.965 203.955 203.955 203.955	Original Loan 210,927 223,148 12,221 ERF1 Original Loan 229,179 229,179 - ERF1	8.1% 91.9% Aviva UKER Additional Loan 
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report <b>Age of Borrowers:</b> - Single Female Single Male Joint Borrowers by Age of Younger <b>Properties Sold / repayments (case by case):</b> - Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Halifax Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim OS <b>Properties Sold / repayments (case by case):</b> - Time for Sale (where available) Initial Valuation Indexed Valuation (Initial Valuation + Hpi) Sale Price (where available) Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim OS Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim Submitted to No Negative Equity Claim Price (where available) Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim SUBMITE The Negative Equity Claim Paid Claim SUBMITE The Negative Equity Claim SUBMITE The Negative Equi	20.4% 79.6% 72 91 91 91 91 91 91 91 91 91 91	Original Loan 210,927 223,148 12,221 ERF1 Original Loan 229,179 229,179 -	8.1% 91.9% Aviva UKER Additional Loan 49.382 48.382 48.382 48.382 38.515 64.786 26.271
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report <b>Age of Borrowers:</b> - Single Female Single Male Joint Borrowers by Age of Younger <b>Properties Sold / repayments (case by case):</b> - Time to Sale (where available - time from deatt/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Halifax Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Pad Claim OS <b>Properties Sold / repayments (case by case):</b> - Time for Sale (where available) - time from deatt/assessment to repayment)(Days) Initial Valuation Initial Valuation Initial Valuation (Initial Valuation + Hpi) Sale Price (where available) Oross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Pad Claim Pad Claim Pad Claim Pad Claim Pad	20.4% 79.6% 72 91 91 91 91 91 91 91 91 91 91	Original Loan 210,927 223,148 12,221 ERF1 Original Loan 229,179 229,179 - ERF1	8.1% 91.9% Aviva UKER Additional Loan 
CAP % Flexible % Weighted Average Age of borrowers @ Closing Date Weighted Average Age of borrowers - al Calculation date for this Quarterly report <b>Age of Borrowers :</b> Single Female Single Male Joint Borrowers by Age of Younger <b>Properties Sold / repayments (case by case):</b> - Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Halifax Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim O/S <b>Properties Sold / repayments (case by case):</b> - Time to Sale (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim O/S <b>Properties Sold / repayments (case by case):</b> - Time to Sale (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim O/S <b>Properties Sold / repayments (case by case):</b> Time to Sale (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim O/S <b>Properties Sold / repayments (case by case):</b> <b>Properties Sold / repayments (case by case):</b> <b>Properties Sold / repayments (case by case):</b> <b>Ti</b> me to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Shortfall	20.4% 79.6% 72 91 91 91 91 91 91 91 91 91 91	Original Loan 210,927 223,148 12,221 ERF1 Original Loan 229,179 229,179 - ERF1	8.1% 91.9% Aviva UKER Additional Loan 48.382 48.382 48.382 48.382 48.382 26.271 26.271
CAP % Flexible % Weighted Average Age of borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report <b>Age of Borrowers :</b> Single Female Single Male Joint Borrowers by Age of Younger <b>Properties Sold / repayments (case by case):</b> - Time to Sale (where available - time from death/assessment to repayment)(Days) Time for Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Halifax Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim O/S <b>Properties Sold / repayments (case by case):</b> - Time to Sale (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Sale (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Sale (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Shortfall Loan Outstandings et (in days where applicable) Time tom Possession to Sale (in days where applicable) Initial Valuation (Initial Valuation + Hpi) Shortfall Loan Outstanding (In Kight Valuati	20.4% 79.6% 72 91 91 91 91 91 91 91 0 0 0 0 0 0 0 0 0	Original Loan 210,927 223,148 12,221 ERF1 Original Loan ERF1 Original Loan	8.1% 91.9% Aviva UKER Additional Loan 48.382 48.382 48.382 48.382 48.382 26.271 26.271 Aviva UKER Additional Loan
CAP % Flexible % Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report <b>Age of Borrowers :</b> Single Female Single Male Joint Borrowers by Age of Younger <b>Properties Sold / repayments (case by case):</b> Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Halifax Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim O/S <b>Properties Sold / repayments (case by case):</b> Time for possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Sale Yine (where available) - time from death/assessment to repayment)(Days) Time form Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim O/S <b>Propertes Sold / repayments (case by case).</b> Time to m Possession to Sale (in days where applicable) Initial Valuation Mexed Valuation (Initial Valuation + Hpi) Sale Price (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Hpi) Sale Price (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Hpi) Sale Price (where available) Gross Mortgage Outstandings	20.4% 79.6% 72 91 91 91 91 91 91 91 91 91 91	Original Loan 210,927 223,148 12,221 ERF1 Original Loan 229,179 227,116 277,116 277,570 277,570 277,570 277,570 277,570 277,570 277,570 277,570 277,570 277,570 277,570 277,570 270,570	8.1% 91.9% Aviva UKER Additional Loan 48.382 48.385 51 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
CAP % Flexible % Weighted Average Age of borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report <b>Age of Borrowers:</b> Single Female Single Meal Joint Borrowers by Age of Younger <b>Properties Sold / repayments (case by case):</b> Time to Sale (where available - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Halifax Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Submitted to No Negative Equity Claim Paid Claim O'S <b>Properties Sold / repayments (case by case):</b> Time for Sosession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Sale (where available) - time from death/assessment to repayment)(Days) Time form Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Hpi) Sale Price (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Solf <b>Properties Sold / repayments (case by case):</b> Time to The Sale (where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price Claim Solf <b>Properties Sold / repayments (case by case):</b> Time to Sale (where available) - time from death/assessment to repayment)(Days) Time from Possession to Sale (in days where applicable) Initial Valuation Indexed Valuation (Initial Valuation + Hpi) Sale Price (Where available) Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price	20.4% 79.6% 72 91 91 91 91 91 91 91 91 91 91	Original Loan 210,927 223,148 12,221 ERF1 Original Loan 229,179 227,116 277,116 277,570 277,570 277,570 277,570 277,570 277,570 277,570 277,570 277,570 277,570 277,570 277,570 270,570	8.1% 91.9% Aviva UKER Additional Loan 48.382 48.385 51 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5

Equity Release Funding (No. 1) plc Report for the immediately preceding interest period	19-Feb-25
For all Mortgages repaid to the Calculation Date (NNEG or repossession)	
Weighted Average:- Sale Price as % of Indexed Valuation (Initial Valuation + Halifax Hpi) (where available) Shortfall as % of Mortgage Outstandings	53% 22%
For all Mortgages repaid to the Calculation Date (all redemptions other than volunta Weighted Average:	
Time to sale (Days)	283
Properties in Possession (Total to Calculation date)	48
Repossessed this Quarter Properties sold (Total to Calculation date)	3
Number Carried Forward	10
Average Time from Possesion to Sale Possession cases average Shortfall at Sale (%)	280 26%
Insurance No Negative Equity Claims made total	1
Claims Paid Claims O/S	1
Claims not settled in full by number	- 1
Claims not settled in full by amount of shortfall Average Time from Claim to Payment	1,405 30
Local Search Claims made (number)	- 1
Claims Paid Claims Q/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
	INA .
Average Loan Outstanding	163,933
Weighted Average LTV Weighted Average Indexed LTV	125.2% 45.1%
Weighted Average Interest Rate	
Cap Flexi	2.91% 7.79%
LTV Levels Breakdown (based on original valuation using P+I at date of report)	
0 - 29.99% 30 - 34.99%	152,915 751,612
35 - 39.99%	502,521
40 - 44.99% 45 - 49.99%	607,985 575,327
50 - 54.99%	1,236,281
55 - 59.99% 60 - 64.99%	2,039,796 1,605,443
65 - 69.99%	1,473,384
70 - 74.99% 75 - 79.99%	2,307,302 4,328,651
80 - 84.99%	3,096,761
85 - 89.99% 90 - 94.99%	5,672,180 3,478,134
95 - 99.99%	3,060,987
100% +	79,273,464
LTV Levels Breakdown (based on Halifax HPI adjusted valuation @ Calculation date) 0 - 30%	4,924,075
30 - 35%	11,597,807
35 - 40% 40 - 45%	22,182,856 12,123,311
45 - 50%	28,188,167
50 - 55% 55 - 60%	15,040,998 5,007,798
60 - 65%	4,475,943
65 - 70%	3,397,038
70 - 75% 75 - 80%	1,781,488 1,096,297
80 - 85%	346,965
85 - 90% 90 - 95%	
95 - 100%	-
100% +	-
Described information on the sector description of some sector in Academic Description	

Depersonalised information on the pool and payment summary, as at each Calculation Date, may be obtained electronically by Noteholders from the Administrator upon delivery of a signed confidentiality undertaking (the form of which can be obtained from the Administrator).

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

Under 70	-
70-74	
75-79	
80-84	4,857,163
85-89	38,617,546
90-94	46,035,123
95-99	18,224,174
100+	2,428,736

#### LTV Levels Breakdown (Halifax 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%				468,051	2,239,315	1,943,721	179,890	93,099
30 - 34.99%				207,040	3,710,300	4,365,938	2,961,652	352,877
35 - 39.99%				1,637,845	16,285,945	3,262,233	996,833	
40 - 44.99%				1,966,320	2,873,973	7,106,077	176,942	
45 - 49.99%				577,908	8,919,321	15,726,453	2,298,455	666,030
50 - 54.99%					3,712,965	4,387,118	6,940,915	
55 - 59.99%					577,780	3,655,619	774,399	
60 - 64.99%						3,000,224	1,309,435	166,284
65 - 69.99%					297,947	733,903	1,446,286	918,901
70 - 74.99%						757,541	792,401	231,545
75 - 79.99%						1,096,297		
80 - 84.99%							346,965	
85 - 89.99%								
90 - 94.99%								
95 - 99.99%								
100% +								

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

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

### Name of Issuer Date of Issue

Moody's Current Rating S&P Current Rating

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

Note Interest Margins Step Up Dates Step Up Margins

Interest Payment Cycle Interest Payment Date Next Interest Payment Date

#### Pool Factor

#### Liquidity Facility Ledger

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

# 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

Less Mortgage Registration Reserve

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

#### Deficiency Ledger

Opening Balance Losses this Quarter Closing Balance

#### 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	
CCA Reserve UTCCR Reserve	

#### Start-up Loan Outstanding

Commitment Rate (Compounded Daily SONIA + .50%)

### 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	
Surplus after payment of all payments due in the Waterfall (a) to (h)	

## 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

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	6,170,000
(net of redemptions @ IPD)	

# 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).

#### Voluntary Repayment Rate

Г

# 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	

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.	

#### 19-Feb-25

35.000.000

11,016,274

7,500,000 150,000 1,630

-150,000

-1,630 1,630 150,000

116.069 1,859 117,928

1,000,000

1,000,000

5.19% 50,000 -

12,500,000 25,266,009 568,485 200,000

25,634,494

6,467,232

N/A 2.31%

£0 £0 £0

<u>A2</u> Aaa A+

197,000,000.00 65,750,720.00 4,058,200.00 61,692,520.00

Fixed Rate (5.70%) N/A

N/A

Equity Release Funding (No.1) plc 30 March 2001

<u>A1</u> n/a n/a

LIBOR + 0.45% 28-Feb-11

LIBOR + 2.50%

Quarterly 26th or Next Business Day 27-May-2025