

Equity Release Funding (No. 2) plc
Report for the immediately preceding interest period

20-Nov-04

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	£21,541,000
Accrued Interest to immediately succeeding interest payment date	£258,648
Less Mortgage Registration Reserve	£150,000
Available Liquidity Reserve Fund	£21,649,648
Amount to be drawn at next IPD	£258,648
Closing balance	£21,541,000

Deficiency Ledger

Opening Balance	£642
Losses this Quarter	£0
Closing Balance	£642

Optional Guarantee Ledger

Opening Balance on Closing Date	£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
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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 2002 to 2026

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 2027 to 2031

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

4.03%

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

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Loans

£

Outstanding Balance of Loans at Closing Date	276,369,747
Outstanding Balance of Loans @ start of immediately preceding calculation period	289,578,287
Accrued Interest @ start of Calculation Period	61,657,212

Redemptions

Principal Balance of Loans redeemed in the immediately preceding Calculation period

3,892,407

Since Inception

34,099,225

Principal Balance of Loans redeemed by cause:-

Death	1,073,400
Borrower enters Long Term Care	323,500
Voluntary Repayment	2,624,650
Move to Lower Value Property	9,957
Substitutions	139,101
-	-

7,835,605
1,246,700
24,878,385
277,635
- 139,101

Number of Loans redeemed in the immediately preceding Calculation period

120

1,017

Number of Loans redeemed by cause:-

Death	23
Borrower enters Long Term Care	3
Voluntary Repayment	94
Move to Lower Value Property	1
Substitutions	1
-	-

190
32
764
32
- 1

Redemption monies received

5,332,633

41,441,163

Equivalent Value Test this Calculation Period :-

PASS

S&P model this Calculation Period :-

PASS

Substitution

Substituted in the immediately preceding Calculation Period (O/S amount @ Closing Date)

378,424

Substituted in the immediately preceding Calculation Period as a % of aggregate Outstanding Balance of the Loans @ Closing Date

0.14%

Substituted to date as a % of aggregate Outstanding Balance of the Loans @ Closing Date

1.15%

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 prior to Feb 05

Weighted Averaged GIC Rate

N/A as prior to Feb 05

Outstanding Balance of Loans

Outstanding Accrued Interest	66,032,677
Outstanding Gross Balance	290,061,345
Outstanding number of loans	7,106

At Calculation
date for this
report

Product Breakdown by Loan O/S

At Closing

FIRP %	2.7%
FCRP %	97.3%

2.7%
97.3%

Weighted Average Age of Borrowers @ Closing Date

72

Weighted Average Age of borrowers - at Calculation date for this Quarterly report

74

Age of Borrowers:-

Single Female	78
Single Male	77
Joint Borrowers by Age of Younger	73

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

Equity Release Funding (No.2) plc

Name of Issuer
Date of Issue

Equity Release Funding (No.2) plc
11-Jun-2002

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

45,000,000.00	255,000,000.00
40,095,000.00	255,000,000.00
1,377,000.00	-
38,718,000.00	255,000,000.00

Note Interest Margins
Step Up Dates
Step Up Margins

LIBOR + 0.44%	Fixed Rate (5.88%)
IPD May 2012	N/A
LIBOR + 1.50%	N/A

Interest Payment Cycle
Interest Payment Date
Next Interest Payment Date

Quarterly
26th or Next Business Day
26-Jan-2005

Pool Factor

0.860400
