Equity Release Funding (No. 2) plc Report for the immediately preceding interest period	19-Feb-15	
Loans	£	
Outstanding Balance of Loans at Closing Date	276,369,747	
Outstanding Balance of Loans @ start of immediately preceding calculation period Accrued Interest @ start of Calculation Period	307,112,382 196,698,601	
	In Quarter	Since Inception
Redemptions Principal Balance of Loans redeemed in the immediately preceding Calculation period	2,344,381	149,384,722
Principal Balance of Loans redeemed by cause:- Death	1,314,434	55,942,360
Borrower enters Long Term Care Voluntary Repayment	422,788 580,028	16,580,179 78,831,206
Move to Lower Value Property Substitutions	27,131	1,735,739 - 3,704,763
Number of Loans redeemed in the immediately preceding Calculation period Number of Loans redeemed by cause:-	66	4,243
Death Borrower enters Long Term Care	34 16	1,542 450
Voluntary Repayment Move to Lower Value Property	16	2,311 164
Substitutions		- 60
Redemption monies received	6,826,274	272,920,161
Equivalent Value Test this Calculation Period :-	N/A	
S&P model this Calculation Period :-	N/A	
Substitution Substituted in the immediately preceding Calculation Period (O/S amount @ Closing Date)		
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	2.88%	
Substitutes to date at 700 aggregate Substituting Substitute of the Estate Society Substituting	2.0070	
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 Accrued Interest Outstanding Gross Balance	198,529,498 306,598,898.54	
Outstanding number of loans	3,829	
		At Calculation
Product Breakdown by Loan O/S	At Closing	date for this report
FIRP % FCRP %	2.7% 97.3%	2.9% 97.1%
Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report	72 82	
Age of Borrowers:-		
Single Female Single Male	84 85	
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)	N/A	
Initial Valuation Indexed Valuation (Initial Valuation + Hpi)	N/A N/A	
Sale Price (where available) Gross Mortgage Outstandings	N/A N/A	
Shortfall Loan Outstandings as a % of Sale Price	N/A N/A	
Claim Submitted to No Negative Equity Claim Paid	N/A N/A	
Claim O/S	N/A	

/eighted Average:- me to Sale (where available - time from death/assessment to repayment) (Days)	
ale Price as % of Indexed Valuation (Initial Valuation + Hpi) (where available)	N/A
hortfall as % of Mortgage Outstandings	N/A
roperties in Possession	
epossessed old	
umber Carried Forward	
verage Time from Possesion to Sale	
verage Shortfall at Sale	
Isurance	
o Negative Equity Claims made total laims Paid	
laims O/S	
laims not settled in full by number	
laims not settled in full by amount of shortfall verage Time from Claim to Payment	
ocal Search Claims made (number)	
laims Paid laims O/S	
laims 0/5 laims not settled in full by number	
laims not settled in full by amount of shortfall	
verage Time from Claim to Payment	N/A
ontingent Building Insurance claims made (number)	
laims Paid laims O/S	
laims o/3	
laims not settled in full by amount of shortfall	
verage Time from Claim to Payment	N/A
verage Loan Outstanding	£80,073
/eighted Average LTV /eighted Average Indexed LTV	57.0% 30.0%
	36.076
/eighted Average Interest Rate RP	8.31%
CRP	8.09%
TV Levels Breakdown (based on original valuation using P+I at date of report)	27.205
- 29.99%) - 34.99%	27,385 27,165
5 - 39.99%	29,245
0 - 44.99%	27,033
5 - 49.99%	25,261
0 - 54.99%	23,998
5 - 59.99%) - 64.99%	13,275 16,789
5 - 69.99%	32,963
0 - 74.99%	17,828
5 - 79.99%	19,191
0 - 84.99%	18,367
5 - 89.99%) - 94.99%	1,371 4,965
5 - 99.99%	7,017
00% +	14,738
TV Levels Breakdown (based on HPI adjusted valuation @ Calculation date)	151.000
- 30%) - 35%	151,298 57,170
5 - 40%	52,495
0 - 45%	7,996
5 - 50%	24,220
) - 55%	5,053
5 - 60%) - 65%	5,877
5 - 70%	1,019 1,199
) - 75%	194
5 - 80%	
0 - 85%	
5 - 90%	73
0 - 95% 5 - 100%	
00% +	
ge Band Breakdown (based on youngest policyholder @ Calculation date)	Loans
nder 70	
0-74	17,024
5-79	85,264
	104,136
0-84	
0-84 5-89	68,085 38 104
0-84	68,085 28,104 3,577

	Under 70	70-74	75-79	80-84	85-89	90-94	95-99	100+
0 - 29.99%	-	15,406,631	58,751,187	46,145,753	21,069,563	8,818,060	933,547	173,744
30 - 34.99%	-	988,556	19,864,631	28,045,528	5,559,481	2,187,952	524,506	-
35 - 39.99%	-	341,533	3,257,289	21,265,504	25,493,699	2,075,491	61,609	-
40 - 44.99%	-	287,729	2,683,695	3,011,205	954,965	951,029	108,104	-
45 - 49.99%	-	-	297,019	2,413,443	11,130,423	10,219,905	159,804	-
50 - 54.99%	-	-	410,941	2,120,479	1,762,425	467,878	291,809	-
55 - 59.99%	-	-	-	745,707	1,098,355	2,823,784	1,209,273	-
60 - 64.99%	-	-	-	115,343	375,189	378,644	150,082	-
65 - 69.99%	-	-	-	200,199	447,067	181,363	138,865	232,399
70 - 74.99%	-	-	-	-	194,114	-	-	-
75 - 79.99%	-	-	-	-	-	-	-	-
80 - 84.99%	-	-	-	-	-	-	-	-
85 - 89.99%	-	-	-	73,394	-	-	-	-
90 - 94.99%	-	-	-	-	-	-	-	-
95 - 99.99%	-	-	-	-	-	-	-	-
100% +	-	-	-	-	-	_	-	-

Liquidity Facility Ledger Initial Balance	03
Last Calculation Period Closing Outstanding	03
Available @ next IPD Amount to be drawn at next IPD	£70,000,000 £0
Liquidity Reserve Fund Ledger	£25,000,000
Initial Balance on Closing Outstanding as at the date of this Quarterly Report	£150,000
Accrued Interest to immediately succeeding interest payment date	£135
	£0
Less Mortgage Registration Reserve	£0 £150,000
	£0
Available Liquidity Reserve Fund Amount to be drawn at next IPD	£135 £135
Closing balance	£150,000
Deficiency Lodger	
Deficiency Ledger Opening Balance	-£12,580
	£0
Closing Balance	-£12,580
Optional Guarantee Ledger	
· ·	
Opening Balance on Closing Date	£0
Claims Submitted as at date of this Quarterly Report Claims Paid as at date of this Quarterly Report	£0 £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
Complete of the annual of all annual days in the Westerfall (a) to (b)	62 007 404
Surplus after payment of all payments due in the Waterfall (a) to (h)	£3,227,494
Replenishment Amount as recorded in Replenishment Ledger	
Years 2002 to 2026 The greater of :-	
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	
(a) the sum of the Aggregate Portfolio Amount and Adjusted Cash, and (b) the Principal Amount Outstanding of the Class A Notes	
(a) the sum of the Aggregate Portfolio Amount and Adjusted Cash, and	2000 0001
(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)	2800,000
(a) the sum of the Aggregate Portfolio Amount and Adjusted Cash, and (b) the Principal Amount Outstanding of the Class A Notes	2800,000
(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) Years 2027 to 2031	£800,000
(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) Years 2027 to 2031 The greater of:- 10% of Principal Amount O/S of Class A Notes @ IPD (net of redemptions @ IPD),	2800,000
(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) Years 2027 to 2031 The greater of:-	£800,000
(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) 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	£800,000
(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) 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	£800,000
(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) 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	£800,000
(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) 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
(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) 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	
(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) 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). Voluntary Repayment Rate	N/A
(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) 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). Voluntary Repayment Rate The "Voluntary Prepayments Rate" is the [annualised value of the ratio expressed as a percentage] calculated by dividing:-	N/A 1.66%
(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) 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). Voluntary Repayment Rate 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 Ca	N/A 1.66%
(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) 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). Voluntary Repayment Rate The "Voluntary Prepayments Rate" is the [annualised value of the ratio expressed as a percentage] calculated by dividing:-	N/A 1.66%
(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) 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). Voluntary Repayment Rate 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 Ca (y) the aggregate of the initial outstanding balances of all Loans in the Portfolio on the Closing Deferred Consideration released to Originator	N/A 1.66%
(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) 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). Voluntary Repayment Rate 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 Ca (y) the aggregate of the initial outstanding balances of all Loans in the Portfolio on the Closing Deferred Consideration released to Originator Deferred Consideration paid to Originator prior to the date of this Quarterly Report date	N/A 1.66% Iculation Date by Date.
(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) 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). Voluntary Repayment Rate 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 Ca (y) the aggregate of the initial outstanding balances of all Loans in the Portfolio on the Closing Deferred Consideration released to Originator	N/A 1.66%

Equity Release Funding (No.2) 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

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

A1 Aaa AAA A2 Aaa A

255,000,000.00 255,000,000.00 45.000.000.00

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

Quarterly 26th or Next Business Day 26-May-2015