

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

21-Aug-17

Loans

£

Outstanding Balance of Loans at Closing Date	276,369,747
Outstanding Balance of Loans @ start of immediately preceding calculation period	297,250,760
Accrued Interest @ start of Calculation Period	209,228,149

In Quarter

Since Inception

Redemptions

Principal Balance of Loans redeemed in the immediately preceding Calculation period

Principal Balance of Loans redeemed by cause:-

Death	1,581,998	68,404,202
Borrower enters Long Term Care	614,878	20,740,444
Voluntary Repayment	631,370	84,759,931
Move to Lower Value Property	16,368	2,076,349
Substitutions	-	3,704,763

Number of Loans redeemed in the immediately preceding Calculation period

Number of Loans redeemed by cause:-

Death	54	1,975
Borrower enters Long Term Care	18	582
Voluntary Repayment	20	2,504
Move to Lower Value Property	1	185
Substitutions	-	60

Redemption monies received

9,868,725	348,003,781
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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%
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Substituted to date as a % of aggregate Outstanding Balance of the Loans @ Closing Date

2.88%

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

Outstanding number of loans

208,464,409
293,642,407
3,071

Product Breakdown by Loan O/S

At Closing

FIRP %	2.7%	2.9%
FCRP %	97.3%	97.1%

Weighted Average Age of Borrowers @ Closing Date

72

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

84

Age of Borrowers:-

Single Female

86

Single Male

87

Joint Borrowers by Age of Younger

84

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 + 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

Case 1
551
413
162,000
385,009
112,302
192,828
80,525
172%
Yes
Yes
N/A

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
Claim Submitted to No Negative Equity
Claim Paid
Claim O/S

Case 2
365
-
60,000
153,228
76,288
84,740
8,452
111%
No
N/A
Yes

For all Mortgages repaid to the Calculation Date (NNEG or repossession)**Weighted Average:**

Sale price as %age of indexed valuation.

Shortfall as % of Mortgage o/s

41.4%

27.9%

For all Mortgages repaid to the Calculation Date (all redemptions other than voluntary)**Weighted Average:**

Time to sale (Days)

194

Properties in Possession (Total to Calculation date)

Reposessed this Quarter

Properties sold (Total to Calculation date)

Number Carried Forward

7

2

5

2

Average Time from Possession to Sale

Possession cases average Shortfall at Sale (%)

193

24.2%

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

1

1

-

-

-

14

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**

£95,618

79.2%

35.8%

Weighted Average Interest Rate

FIRP

FCRP

8.29%

8.09%

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

0 - 29.99%

30 - 34.99%

35 - 39.99%

40 - 44.99%

45 - 49.99%

50 - 54.99%

55 - 59.99%

60 - 64.99%

65 - 69.99%

70 - 74.99%

75 - 79.99%

80 - 84.99%

85 - 89.99%

90 - 94.99%

95 - 99.99%

100% +

2,158,265

2,191,241

5,458,904

5,826,370

7,759,616

7,862,197

21,537,742

28,002,338

22,537,876

23,933,381

7,170,525

54,116,033

29,878,963

6,590,897

32,815,113

35,802,946

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

0 - 30%

30 - 35%

35 - 40%

40 - 45%

45 - 50%

50 - 55%

55 - 60%

60 - 65%

65 - 70%

70 - 75%

75 - 80%

80 - 85%

85 - 90%

90 - 95%

95 - 100%

100% +

79,031,270

75,873,866

59,797,995

40,688,488

15,346,767

12,727,419

5,930,739

2,385,165

1,162,510

698,188

-

-

-

-

-

-

Depersonalised information on the pool, 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

85-89

90-94

95-99

100+

Loans

-

112,448

50,318,297

106,702,106

92,255,295

34,419,400

8,677,061

1,157,799

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%		54,910	42,480,234	22,028,041	9,304,624	3,157,604	1,620,968	384,890
30 - 34.99%		57,539	3,968,265	53,012,323	15,144,201	3,196,953	494,585	
35 - 39.99%			2,390,152	23,364,057	28,709,795	4,968,157	365,834	
40 - 44.99%			1,400,722	4,867,517	29,398,146	4,623,399	398,704	
45 - 49.99%				1,479,525	3,843,852	8,005,573	2,017,818	
50 - 54.99%				1,045,228	3,402,874	7,397,863	881,454	
55 - 59.99%			78,924	520,722	1,462,869	1,920,329	1,615,887	332,008
60 - 64.99%				140,727	553,598	616,642	814,474	259,725
65 - 69.99%					306,188	307,073	368,072	181,177
70 - 74.99%				243,967	129,148	225,807	99,266	
75 - 79.99%								
80 - 84.99%								
85 - 89.99%								
90 - 94.99%								
95 - 99.99%								
100% +								

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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

	£25,000,000
	£150,000
	£39

Less Mortgage Registration Reserve

£150,000

Available Liquidity Reserve Fund

£39

Amount to be drawn at next IPD

£39

Closing balance

£150,000

Deficiency Ledger

Opening Balance
 Losses this Quarter
 Closing Balance

	-£12,584
	£0
	-£12,584

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

	£0
	£0
	£0
	£0
	£0

CCA Reserve

£500,000

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

£23,553,659

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)

£23,500,000

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

1.50%

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

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

A1
 N/A
 N/A

A2
 Aa1
 A-

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

45,000,000.00	255,000,000.00
-	246,593,364.00
-	2,101,659.00
-	244,491,705.00

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
27-Nov-2017

Pool Factor

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