

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

19-Aug-21

**Loans**

£

Outstanding Balance of Loans at Closing Date	276,369,747
Outstanding Balance of Loans @ start of immediately preceding calculation period	257,152,325
Accrued Interest @ start of Calculation Period	201,369,149

In Quarter

Since Inception

<b>Redemptions</b>		
Principal Balance of Loans redeemed in the immediately preceding Calculation period	2,046,616	203,717,600
Principal Balance of Loans redeemed by cause:-		
Death	1,306,634	88,188,111
Borrower enters Long Term Care	490,568	27,280,918
Voluntary Repayment	223,750	89,687,553
Move to Lower Value Property	25,664	2,265,752
Substitutions	-	3,704,763
		-
Number of Loans redeemed in the immediately preceding Calculation period	74	6,064
Number of Loans redeemed by cause:-		
Death	49	2,657
Borrower enters Long Term Care	18	783
Voluntary Repayment	7	2,684
Move to Lower Value Property	1	200
Substitutions	-	60
		-
Redemption monies received	9,469,842	478,466,109

Equivalent Value Test this Calculation Period :-  
S&P model this Calculation Period :-

N/A
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%
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**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
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Weighted Averaged GIC Rate

N/A as after Year 10 IPD
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**Outstanding Balance of Loans**

Outstanding Accrued Interest  
Outstanding Gross Balance  
Outstanding number of loans

198,830,529
252,567,090
2,008

**Product Breakdown by Loan O/S**

At Closing

At Calculation date for this report

FIRP %	2.7%
FCRP %	97.3%

2.2%
97.8%

Weighted Average Age of Borrowers @ Closing Date

72
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Weighted Average Age of borrowers - at Calculation date for this Quarterly report

87
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**Age of Borrowers:-**

Single Female  
Single Male  
Joint Borrowers by Age of Younger

89
89
87

**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 Total	ERF2 Original Loan	Aviva UKER Additional Loan
264		
214		
140,000		
230,524		
82,433	82,433	-
129,014	129,014	-
46,581	46,581	-
157%		
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 Total	ERF2 Original Loan	Aviva UKER Additional Loan
2,085		
547		
116,000		
313,799		
34,336	34,336	-
222,055	222,055	-
187,719	187,719	-
647%		
YES		
YES		
N/A		

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**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

42.6%
25.6%

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

**Weighted Average:**

Time to sale (Days)

277
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**Properties in Possession (Total to Calculation date)**

Reposessed this Quarter

Properties sold (Total to Calculation date)

Number Carried Forward

29
3
24
5

Average Time from Possession to Sale

Possession cases average Shortfall at Sale (%)

266
27.7%

**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

2
2
-
-
-
30

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**

£125,780
103.6%
40.6%

**Weighted Average Interest Rate**

FIRP

FCRP

8.31%
8.10%

**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% +

320,237
698,881
1,510,032
2,099,059
2,149,683
4,765,028
3,583,043
4,747,630
6,166,542
5,584,221
18,832,153
6,374,422
27,810,144
17,383,940
10,217,728
140,324,347

**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% +

17,982,034
59,390,384
40,792,190
60,791,139
49,974,344
2,939,925
10,406,854
6,277,227
2,153,921
608,726
1,250,346
-
-
-
-
-

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

85-89

90-94

95-99

100+

**Loans**

-
-
2,306,290
66,622,333
104,264,721
62,501,006
14,923,817
1,948,922

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

LTV Band	Under 70	70-74	75-79	80-84	85-89	90-94	95-99	100+
0 - 29.99%			205,428	7,453,993	6,067,792	3,095,982	834,268	314,572
30 - 34.99%		2,039,834	46,149,159	9,286,743	2,709,981	205,667		
35 - 39.99%		61,029	6,328,002	27,974,785	5,334,075	1,094,300		
40 - 44.99%			4,902,749	48,162,250	6,739,912	986,228		
45 - 49.99%			1,387,460	9,189,568	36,325,420	3,071,896		
50 - 54.99%			390,970		1,207,126	1,341,829		
55 - 59.99%				1,401,249	3,211,672	5,304,588	489,345	
60 - 64.99%				1,226,505	2,322,904	2,727,818		
65 - 69.99%				103,398	1,069,622	579,810	401,092	
70 - 74.99%				310,448	179,036	119,243		
75 - 79.99%				334,858	171,574		743,914	
80 - 84.99%								
85 - 89.99%								
90 - 94.99%								
95 - 99.99%								
100% +								

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**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	£150,000
Accrued Interest to immediately succeeding interest payment date	£4
Less Mortgage Registration Reserve	£150,000
Available Liquidity Reserve Fund	£4
Amount to be drawn at next IPD	£4
Closing balance	£150,000

**Deficiency Ledger**

Opening Balance	-£12,660
Losses this Quarter	£1
Closing Balance	-£12,659

**Optional Guarantee Ledger**

Opening Balance on Closing Date	£0
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)	£21,661,259
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**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)

£19,270,000
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**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
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**Voluntary Repayment Rate**

2.25%
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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	£20,900,000
Deferred Consideration paid to Originator during the calculation period	£2,200,000
Total Deferred Consideration paid to Originator.	£23,100,000

**Equity Release Funding (No.2) plc**

Name of Issuer

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

Date of Issue

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
-	196,153,650.00
-	3,502,756.50
-	192,650,893.50

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-Nov-2021

Pool Factor

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