Equity Release Funding (No.1) plc Report for the Immediately preceding Interest period	19-Jan-24		
Loans	£		
Outstanding Balance of Loars at Closing Date Outstanding Balance of Loars (§ start of this Quarter Accrued Interes) (§ start of Calculation Period	404,247,009 437,065,756 347,664,054		
Refemplions	Last Quarter	:	Since Inception
Principal Balance of Loans redeemed in the immediately preceding Calculation period <u>Principal Balance of Loans redeemed by cause</u> . Death	2,801,852	L	295,122,024 138,417,692
Borrower enters Long Term Care Voluntary Repayment Move to Lower Value Property	457,371 408,050		43,449,654 105,418,868 7,563,437
Substitutions Number of Loans redeemed in the immediately preceding Calculation period	- 74		272,374
Number of Loans radeemed by cause - Death Borrower enters Long Term Care Volariar Recomment	48 14	Ī	3,511 1,086
Volutary Kopayment Move to Lower Value Property Substitutions	12		2,714 386 2
Redemption mories received Outstanding Balance of Loans	13,503,677	[725,445,005
Outstanding Accrued Interest Outstanding Gross Balance Outstanding number of loans	344,878,176 431,478,026 2,464		
Equivalent Value Test this Calculation Period - S&P model this Calculation Period -	N/A N/A		
Repayment Rate	6.66%		
The "Repayments Rate" is the [annualised value of the ratio expressed as a percentage] calculated by dividing- (v) the aggregate of the initial outstanding balances of the Loans repaid up to the relevant Calculation Date by			
(v) the aggregate of the initial outstanding balances of all Leans in the Portfolio on the Closing Date.			
Substituted in this Quarter (QIS amount @ Closing Date) Substituted in this Quarter 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	0.91%		
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 - Post Year 10 IPD		
Weighted Averaged GIC Rate Product Breakdown by Loan O/S	N/A - Post Year 10 IPD At Closing		At Calculation date for this report
ILCRP %	27.5% 72.5%	F	35.6% 64.4%
Weighted Average Age of Borrowers @ Closing Date	71	L	
Weighted Average Age of borrowers - at Calculation date for this Quarterly report Age of Borrowers:-	87		
Single Female Single Male Joint Borrowens by Age of Younger	88 86 87		
Properties Sold / repayments (case by case)>-	Case 1	ERF3	Aviva UKER
Time to Sale (days where available - time from death/assessment to repayment) Time from Possesion to Sale (days)	Total 540 449	Original Loan	Additional Loan
Initial Valuation Indexed Valuation (hitial Valuation + Halifax HPI) Sale Price (where available)	140,000 375,650 73,422	73,422	
Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price	254,098 180,676 346%	254,098 180,676	
Claim Submitted to No Negative Equity Claim Paid Claim O'S	N/A N/A N/A		
Time to Sale (days where available - time from death/assessment to repayment)	Case 2 Total 101	ERF3 Original Loan	Aviva UKER Additional Loan
Time from Possesion to Sale (days) Initial Valuation Indexed Valuation (Initial Valuation + Hpi)	62,500 168,157		
Sale Price (where available) Gross Motgage Outstandings Shortfal Loan Outstandings as a % of Sale Price	137,738 147,621 9,883 107%	87,740 87,740	49,998 59,881 9,883
Claim Submitted to No Negative Equity Claim Paid Claim OS	N/A N/A N/A		
Time to Sale (days where available - time from death/assessment to repayment)	Case 3 Total 160	ERF3 Original Loan	Aviva UKER Additional Loan
Time from Possesion to Sale (days) Initial Valuation Indexed Valuation (Initial Valuation + Hni)	69 650,000 1,539,133		
Sale Prize (where svalishe) Gross Morsage Outstandings Shortal Loan Outstandings as a % of Sale Price	880,357 1,155,581 275,224 131%	880,357 1,027,781 147,424	127,800 127,800
Claim Submitted to No Negative Equity Claim Paid Claim OS	N/A N/A N/A		
Time to Sale (days where available - time from death/assessment to repayment)	Case 4 Total 978	ERF3 Original Loan	Aviva UKER Additional Loan
Time from Possesion to Sale (days) Infala Valaation (hilal Valaation + Hpi) Indoxed Valaation (hilal Valaation + Hpi) Sale Price (where available)	176 58,000 155,626	97,857	
Gross Mortgage Outstandings Shortfall Loan Outstandings as a % of Sale Price	97,857 135,601 37,744 139%	97,857 135,601 37,744	
Claim Submitted to No Negative Equity Claim Paid Claim O/S	N/A N/A N/A		
Time to Sale (days where available - time from death/assessment to repayment)	Case 5 Total 1,271	ERF3 Original Loan	Aviva UKER Additional Loan
Time from Possesion to Sale (days) Infolial Valaation Indexed Valaation (hitial Valaation + Hpi) Sale Price (where available)	67 95,000 229,559 213,635	213,635	
Gross Mortgage Outstandings Shortfall Lcan Outstandings as a % of Sale Price	141,992 - 65%	213,635 141,992	
Claim Submitted to No Negative Equity Claim Paid Claim Paid Claim O/S	N/A N/A N/A		
For all Mortgages repaid to the Calculation Date (NNEG or repossession) Weighted Average:			
Sale Price as % of Indexed Valuation (Initial Valuation + Halfax HPI) (where available) Shortfall as % of Mortgage Outstandings	55.5% 21.4%		
For all Mortgages repaid to the Calculation Date (all redemptions other than voluntary) Weighted Average: Time to sale (Days)	275		
Properties in possession (Total to Calculation date)	88		
Repossessed this Quarter Properties sold (Fotal to Calculation date) Number Carried Forward	6 78 10		

Average Time from Possesion to Sale Posession cases average Shortfall at Sale (%)

/a UKER nal Loan va UKER nal Loan

6 78 10 234 23.5%

Insurance No Negative E	quity Claims made total							_
Claims Paid								
Claims O/S								
	tled in full by number tled in full by amount of shortfall							
	from Claim to Payment							N/A
Local Search (Claims Paid	Claims made (number)							
Claims Palu Claims O/S								
Claims not set	tled in full by number							
Claims not set	tled in full by amount of shortfall							
Average Time	from Claim to Payment							A/A
Contingent Bui	ilding Insurance claims made (n	umber)						
Claims Paid Claims O/S								
	tled in full by number							
Claims not set	tled in full by amount of shortfall							
Average Time	from Claim to Payment							A/A
Average Loan	n Outstanding						£175,	113
Weighted Av	erage LTV						115	
Weighted Av	erage Indexed (Halifax) LTV						49.	9%
Weighted Av	erage Interest Rate							
ILCRP	-						4.89% +	
FCRP						L	7.6	56%
LTV Levels B	ireakdown (based on origina	I valuation using Pe	+I at date of	report)				
0 - 29.99%							327,1	
30 - 34.99%						1	353,3	164
35 - 39.99% 40 - 44.99%						1	283,2 1,959,9	
45 - 49.99%						1	2,694,1	83
50 - 54.99%						1	3,530,6	576
55 - 59.99%						1	5,830,1	80
60 - 64.99% 65 - 69.99%						1	5,601,1 7,143,5	
65 - 69.99% 70 - 74.99%						1	7,143,5 8,010,8	
75 - 79.99%							18,582,1	160
80 - 84.99%							12,435,0	
85 - 89.99% 90 - 94.99%							22,998,2 25,020,1	
95 - 99.99%							26,683,7	180
100% +							290,024,0	15
I TV I evels B	reakdown (based on Halifax	HPI adjusted valuat	tion @ Calcu	ulation date)				
0 - 30%	(,,		,			14,953,2	
30 - 35%							33,931,4	
35 - 40% 40 - 45%							49,040,8 76,535,7	
45 - 50%							61,362,3	52
50 - 55%							58,095,5	603
55 - 60%							49,322,9	185
60 - 65% 65 - 70%							32,100,6 22,518,2	27
70 - 75%							15,982,2	
75 - 80%							7,195,0	
80 - 85%							4,810,8	
85 - 90% 90 - 95%						1	4,270,8	
95 - 100%						1	505,9	
100% +						L		
Depersonalise Administrator u	d information on the pool and p upon delivery of a signed confid	ayment summary, as a entiality undertaking (t	at each Calc. the form of w	lation Date, may b hich can be obtaine	e obtained electronical ed from the MT Adminis	y by Noteholder trator).	s from the MT	
Age Band Br	eakdown (based on younges							
Under 70 70-74						1		· 1
70-74						1	19,154,4	
80-84						1	102,781,5	58
85-89						1	178,271,3	
90-94						1	105,087,9	
95-99 100+						1	24,018,3 2,164,3	
LTV Levels B	ireakdown (Halifax HPI Adjus Under 70 70	sted) vs Age Band B	reakdown (Calculation Da	te 85-89 90-9	34 95	99 1	00+
0 - 29.99%			159,755	4,391,248	5,188,768	4,330,616	651,010	231,875
30 - 34.99% 35 - 39.99%			2,389,005	17,553,616 27,135,767	9,293,115 14,690,442	4,016,031 5.139.539	679,706	124.209
40 - 44.99%			9,113,559	11,727,922	47,123,771	8,153,630	347,640	124,209 69,269
45 - 49.99%			3,993,613	9,708,354	35,720,589	11,138,448	801,366	
50 - 54.99% 55 - 59.99%			501,933 708,568	15,080,833 14,189,212	11,551,823 14,646,113	28,576,165 17,813,828	1,919,261 1,965,264	465,489
55 - 59.99% 60 - 64.99%			708,568 337,136	14,189,212 1,915,028	14,646,113 21,652,234	17,813,828 3,329,559	1,965,264 4,866,670	
65 - 69.99%			,	444,656	13,119,216	3,439,812	5,514,591	
70 - 74.99% 75 - 79 99%				634,923	4,667,524	8,915,011	1,583,858	180,940
75 - 79.99% 80 - 84.99%					394,787 222,958	6,638,842 1.404.038	161,452 2.091.291	1.092.587
85 - 89.99%						1,686,491	2,584,329	
90 - 94.99% 95 - 99.99%						505.914	851,931	
95 - 99.99% 100% +						505,914		

iquidity Facility Ledger		19-Jan-24				
nitial Balance		Barclays £0]	Citbank	£0	
ast Quarter Closing Outstanding		£0			£D	
Ivailable @ next Interest Payment Date Imount to be drawn at next Interest Payment Date		£140,000,000 £0		£4!	5,000,000 £0	
iquidity Reserve Fund Ledger						
Itial Balance on Closing Date Jutstanding as at the date of this Quarterly Report		£35,000,000 £150,000				
ccrued Interest to immediately succeeding interest payment date		£1,872				
ess Mortgage Registration Reserve		£150,000				
vallable Liquidity Reserve Fund		£1,872				
mount to be drawn at next IPD		£1,872				
losing balance		£150,000				
eficiency Ledger						
Ipening Balance osses this Quarter		-£3,288,812 -£365,845				
losing Balance		-£3,654,657				
ptional Guarantee Ledger						
proma Guaranee Leeger pening Balance on Closing Date Jams Submitted as at the date of this Quartedy Report		£0				
aims Paid as at date of this Quarterly Report		£0 £0				
aims Not recovered from NULAP this calculation period stal Claims not recovered from NULAP as at date of this Quarterly Report		03 01				
urplus after payment of all payments set out paragraphs (a) to (k) of the Pre-Enforcem	nent	£36,483,224	1			
iority of Payments (Excess Available Receipts)			1			
eplenishment Amount as recorded in Replenishment Ledger						
ears 2003 to 2028 he greater of :-		£32,270,000	1			
- 3% of Principal Amount Q/S of Class A Notes @ IPD (net of redemptions @ Interest Payment	Date)					
nd e amount (if any) necessary to maintain the Required Ratio of						
) the sum of the Aggregate Portfolio Amount and Adjusted Cash, and	- 1					
) the Principal Amount Outstanding of the Notes (net of redemptions @ Interest Payment Date	a).					
aars 2028 onwards	1	N/A]			
re greater of:-						
7% of Principal Amount O/S of Class A Notes @ IPD (net of redemptions @ Interest Payment	Date).					
gregate of all scheduled payments of interest and principal on the Notes which are syable on the 4 immediately succeeding IPD's, and						
avable on the 4 immediately succeeding IPU's, and e amount (if any) necessary to maintain the Required Ratio of						
) the sum of the Aggregate Portfolio Amount and Adjusted Cash, and						
) the Principal Amount Outstanding of the Notes (net of redemptions @ Interest Payment Date	a).					
oluntary Repayment Rate (Replenishment Amount) mualised value of the ratio expressed as a percentage calculated by dividing :-) the aggregate of the Outstanding Balance as at the Closing Date of all Lears prepaid up to th	he relevant Calculation Date	1.62%]			
) the aggregate Outstanding Balance of all Loans on the Closing Date.		-,				
lass B Notes Payment Test						
sset / Liabity Ratio @ next IPD		1.58]			
lass B Notes Required Ratio @ next IPD		1.12				
ass / Fail		PASS				
ubordinated Loan Ledger Ipening Balance on Closing Date		£14.000.000	1			
Ipening Balance at start of Quarter		£11,126,420				
ayments this Quarter Iterest Accrued this Quarter		£3,700,000 £198,830				
losing Balance		£7,625,250	J			
dexation Ledger (April and Oct only)						
lass A3 Note Interest Amount / principal due on next IPD (prior to adjustment)		£0 0.00]			
lass A3 Note Interest Amount / principal due on next IPD (prior to adjustment) mited Index Factor to be applied on next IPD		20 0.00 20]			
decation Ledger (April and Oct only) bass A3 Note Interest Amount / principal dae on next IPD (prior to adjustment) mile Index Factor to be applied on next IPD bass A3 Note Interest Amount / principal post adjustment due on next IPD		0.00]			
lass A3 Note Interest Amount / principal due on next IPD (prior to adjustment) miled indue Factor to be padied on next IPD lass A3 Note Interest Amount / principal post adjustment due on next IPD efferted Consideration padies do Originator efferted Consideration padie do Originator prior ta the date of this Quarterly Report date		0.00 £0 £0]			
lass A3 Note Interest Amount / principal due on next IPD (prior to adjustment) mited Index Factor to be applied on next IPD		0.00 £0]			
bits A3 Note Interest Amount / principal data on next PD (prior to adjutment) hierd nets Factor to a applied on next PD bits A3 Note Interest Amount / principal post adjuttment due on next IPD efferted Consideration released to Originator efferted Consideration aids to Grigatard prior to the date of this Quarterly Report date efferted Consideration aids to Grigatard active the Quarter		0.0 03 03 03 03]			
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sas A3 Niek Internat Amourt / prorphag lud, ao man PD (pror to adjustmert) mel Johns Factor to braged ano mel PD nas A1 Niek Internat Amourt / prorphag post adjustmert due on next PD affered Consideration prefessed to Originator ferrend Consideration poles do Originator pro the date of this Quartery Report date affered Consideration paid to Originator Arang the Quarter all Deterned Consideration, paid to Originator.		000 03 03 03 03]			
tes A3 Neith Internet Amount / principal data on read PD (princip to adjustment) and the Internet of the Internet of Amount / principal data on read IPD and Amount / principal data of the Amount IPD and Cassideration (principal data of the Amount IPD and Cassideration and bio Objectuar data of the Amount / Report data and Deferred Consideration principal do Objectuar Amount / Report data and Deferred Consideration principal do Objectuar Amount / Report data and Deferred Consideration principal do Objectuar Amount / Report data and Deferred Consideration principal do Objectuar Amount / Report data and Deferred Consideration principal do Objectuar Amount / Report data and Referred Consideration principal do Objectuar Amount / Report data and Referred Consideration principal do Objectuar Amount / Referred Do Principal do Objectuar Amount / Referred Do Principal do Princi		0.00 60 60 60 60 60 60 60]			
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sis A3 Niko Internet Amount / proceedul da on near PD (proto to adjustmer) the NA Niko Internet Amount / proceedul proto adjustmer da on near PD internet Consideration parte to Originatar internet Consideration parte to Originatar and Originatar parte to the data of the Caustery Report data ad Deferred Consideration parte to Originatar internet Statuser internet Statuser to of Issuer at of Issuer de Originatar and Policy (Canzer R Rating BP Canzer Rating Bancon and Network and Foriginatar and And And And And And And And And And		0 000 10 20 20 27-Jun 200 4 8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	A2 A3 A4 310,000,000,00 280,009,932,00 200,699,934,00 Fixed Rate (5.05%)	N/A N/A	- - - N/A Note :	Aa3 BBB 42,000,000 42,000,000 42,000,000 50NIA + 1.51
bis Al New Interest Among / propagata da on rear PD porto is adjustment and holes Prace bis das partes da portes da dament das on near IPO develo Consideration Desarto i Drigonata da portes enteres Consideration parto lo Organizar darg PH e Quarter enteres Consideration parto lo Organizar darg PH e Quarter alta Deforma Consideration parto lo Organizar darg PH e Quarter enteres Manging los Jo Dates		0 000 10 10 10 10 10 10 10 10 10 10 10 10	A2 Aaa A+ 310,000,000,00 28,009,932,00 28,009,932,00 28,009,932,00 28,009,932,00 Flate (5,05%) NA	N/A N/A	- - - N/A Note :	Aa3 BBB 42,000,000 42,000,000 42,000,000 50NIA + 1.51 PD Apr 2010
bis Al New Interest Among / propagata da on rear PD porto is adjustment and holes Prace bis das partes da portes da dament das on near IPO develo Consideration Desarto i Drigonata da portes enteres Consideration parto lo Organizar darg PH e Quarter enteres Consideration parto lo Organizar darg PH e Quarter alta Deforma Consideration parto lo Organizar darg PH e Quarter enteres Manging los Jo Dates		0 000 10 20 20 27-Jun 200 4 8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	A2 A3 A4 310,000,000,00 280,009,932,00 200,699,934,00 Fixed Rate (5.05%)	N/A N/A	- - - N/A Note 5	Aa3 BBB 42,000,000 42,000,000 42,000,000 50NIA + 1.51 PD Apr 2010
tis A) New Interest Among / propagata due on rear PD porto is adjustment and holes Pour Law to see Applied on next PD and holes Pour I (propagata due to provide due to react PD derend Counsideration parts to Originator and point and Deferred Counsideration point to Originator and point and Deferred Counsideration point to Originator and point and Point Point Point Point and Point Point Point Point and Point Point Point Point Point and Point Point Point Point Point and Point Poin		0 0.00 10 10 10 10 10 10 10 10 10 10 10 10 1	A2 Aaa A+ 310,000,000,00 28,009,932,00 28,009,932,00 28,009,932,00 28,009,932,00 Flate (5,05%) NA	N/A N/A	- - - N/A Note :	Aa3 BBB 42,000,000 42,000,000 42,000,000 50NIA + 1.51 PD Apr 2010 50NIA + 3.51
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