

Equity Release Funding Trustee (No. 4) Ltd
Report for the immediately preceding interest period

23-Jan-09

Loans/ Additional Loans

| | Loans | Additional Loans |
|---|--------------|------------------|
| Outstanding Balance of [Loans][Additional Loans] at Closing Date | £404,730,763 | £0 |
| Outstanding Balance of [Loans][Additional Loans] @ start of Quarter | £466,738,739 | £12,372,106 |
| Accrued interest @ start of Quarter | £150,821,595 | £1,264,038 |

Redemptions

Principal Balance of Loans redeemed in the immediately preceding Calculation period

Principal Balance of Loans redeemed by cause:-

| | In this Quarter | |
|--------------------------------|-----------------|------------------|
| | Loans | Additional Loans |
| Death | 2,957,205 | 134,959 |
| Borrower enters Long Term Care | 1,044,634 | 16,000 |
| Voluntary Repayment | 279,025 | 8,394 |
| Substituted with cash | 1,587,219 | 110,565 |
| Move to Lower Value Property | 0 | - |
| | 46,327 | - |

Number of Loans redeemed in the immediately preceding Calculation period

Number of Loans redeemed by cause:-

| | Loans | Additional Loans |
|--------------------------------|-------|------------------|
| Death | 59 | 9 |
| Borrower enters Long Term Care | 19 | 1 |
| Voluntary Repayment | 5 | 1 |
| Substituted with cash | 35 | 7 |
| Move to Lower Value Property | 8 | - |
| Substituted | - | - |

Redemption monies received

| | |
|-----------|---------|
| 4,712,725 | 148,920 |
|-----------|---------|

Since Closing Date

| | Loans | Additional Loans |
|--|------------|------------------|
| | 64,547,816 | 580,580 |
| | - | - |
| | 21,665,087 | 122,821 |
| | 2,771,693 | 8,394 |
| | 37,762,077 | 360,523 |
| | 1,973,855 | 70,889 |
| | 375,104 | 17,953 |

| | Loans | Additional Loans |
|--|-------|------------------|
| | 373 | 6 |
| | 40 | 1 |
| | 829 | 28 |
| | 195 | 8 |
| | 5 | - |

84,340,725 550,777

Outstanding Balance of [Loans][Additional Loans]

| | Loans | Additional Loans |
|------------------------------|-------------|------------------|
| Advances in Quarter | - | 383,785 |
| Outstanding Accrued Interest | 157,394,887 | 1,452,311 |
| Outstanding Gross Balance | 470,354,826 | 12,809,205 |
| Outstanding number of loans | 6,599 | 818 |

Equivalent Value Test this Calculation Period :-

N/A

S&P model this Calculation Period :-

N/A

Substitutions

Substituted in this Quarter (amount)

-

Substituted in this Quarter as a % of aggregate Outstanding Balance of the [Loan
[Additional Loans] @ Closing Date

0.00%

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

0.02%

Substitution Voluntary Repayment Rate

Aggregate Outstanding Balance (as at the Closing Date or Loan Entry Date) of all Loans

10.24%

Aggregate Outstanding Balance (as at the Closing Date or Loan Entry Date) of all Loans

Voluntary Repayment Rate

2.28%

Annualised value of the ratio expressed as a percentage calculated by dividing :-

(x) the aggregate of the Outstanding Balance as at the Closing Date of all Loans prepaid from the Closing Date up to the relevant Calculation Date by
(y) the aggregate Outstanding Balance of all Loans on the Closing Date.

Deficiency Ledger

Opening Balance

-£714

Losses this Quarter

- 16

Closing Balance

-£730

Product Breakdown by Loan O/S

| | At Calculation date for this report | |
|---------|-------------------------------------|------------------|
| | Loans | Additional Loans |
| FCRP % | 56.6% | 69% |
| ILCRP % | 43.4% | 31% |

At Closing

| | Loans | Additional Loans |
|--|-------|------------------|
| | 58% | 0% |
| | 42% | 0% |

Weighted Average Age of Borrowers @ Closing Date

70

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

73 74

Age of Borrowers:-

Single Female

74 73

Single Male

73 73

Joint Borrowers by Age of Younger

73 74

Properties Sold / repayments (case by case):-

Time to Sale (where available - time from death/assessment to repayment)

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

For all Mortgages repaid to the Calculation Date for this Quarterly Report:-

Weighted Average:-

Time to Sale (where available - time from death/assessment to repayment)

248

Sale Price as % of Indexed Valuation (Initial Valuation + Hpi) (where available)

N/A

Shortfall as % of Mortgage Outstandings

N/A

Properties in Possession

-

Reposessed

-

Sold

-

Number Carried Forward

-

Average Time from Possession to Sale

N/A

Average Shortfall at Sale

N/A

Insurance

Local Search and Defective Title 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 Asset Outstanding (excluding any Subordinated Portion)

£71,277 £15,659

Weighted Average LTV

40.0%

Weighted Average Indexed LTV

34.0%

Weighted Average Interest Rate

ILCRP

4.89%

FCRP

7.39%

4.68%

6.70%

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% +

| Loans | |
|-------------|------------|
| 0 - 29.99% | 77,068,029 |
| 30 - 34.99% | 91,281,266 |
| 35 - 39.99% | 87,055,997 |
| 40 - 44.99% | 73,067,310 |
| 45 - 49.99% | 57,818,777 |
| 50 - 54.99% | 34,883,624 |
| 55 - 59.99% | 21,450,242 |
| 60 - 64.99% | 12,138,878 |
| 65 - 69.99% | 9,587,843 |
| 70 - 74.99% | 3,600,082 |
| 75 - 79.99% | 2,250,827 |
| 80 - 84.99% | 152,151 |
| 85 - 89.99% | - |
| 90 - 94.99% | - |
| 95 - 99.99% | - |
| 100% + | - |

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% +

| Loans | |
|-----------|-------------|
| 0 - 30% | 172,599,556 |
| 30 - 35% | 100,389,395 |
| 35 - 40% | 78,733,597 |
| 40 - 45% | 55,164,700 |
| 45 - 50% | 30,001,238 |
| 50 - 55% | 18,677,801 |
| 55 - 60% | 8,996,758 |
| 60 - 65% | 4,336,566 |
| 65 - 70% | 1,213,003 |
| 70 - 75% | 169,478 |
| 75 - 80% | 72,734 |
| 80 - 85% | - |
| 85 - 90% | - |
| 90 - 95% | - |
| 95 - 100% | - |
| 100% + | - |

Depersonalised information on the pool, as at each Calculation Date, may be obtained electronically by Noteholders from the MT Administrator upon delivery of a signed confidentiality undertaking (the form of which can be obtained from the MT Administrator)

Equity Release Funding (No.4) plc

Name of Issuer
Date of Issue

Equity Release
Funding (No.4) plc
30-Jul-2004

Moody's Current Rating
S&P Current Rating
Fitch Current Rating

| A1 | A2 | B | C | D |
|-----|-----|-----|------|------|
| Aaa | Aaa | Aa2 | Baa2 | Baa2 |
| AAA | AAA | AA | BBB | BBB- |
| AAA | AAA | AA | BBB | BBB |

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

| | | | | |
|----------------|----------------|---------------|---------------|--------------|
| 125,000,000.00 | 215,000,000.00 | 61,000,000.00 | 16,500,000.00 | 1,000,000.00 |
| 65,800,000.00 | 215,000,000.00 | 61,000,000.00 | 16,500,000.00 | 1,000,000.00 |
| 2,600,000.00 | - | - | - | - |
| 63,200,000.00 | 215,000,000.00 | 61,000,000.00 | 16,500,000.00 | 1,000,000.00 |

Note Interest Margins
Step Up Dates
Step Up Rate

| | | | | |
|---------------|---------------|---------------|---------------|---------------|
| LIBOR + 0.25% | LIBOR + 0.35% | LIBOR + 0.75% | LIBOR + 1.65% | LIBOR + 1.95% |
| IPD July 2011 | IPD July 2011 | IPD July 2011 | IPD July 2011 | IPD July 2011 |
| LIBOR + 0.50% | LIBOR + 0.70% | LIBOR + 1.50% | LIBOR + 3.3% | LIBOR + 3.90% |

Interest Payment Cycle

| | | | | |
|--|--|--|--|--|
| Quarterly | Quarterly | Quarterly | Quarterly | Quarterly |
| 30th Jan, Apr, Jul & Oct or Modified Next Business Day | 30th Jan, Apr, Jul & Oct or Modified Next Business Day | 30th Jan, Apr, Jul & Oct or Modified Next Business Day | 30th Jan, Apr, Jul & Oct or Modified Next Business Day | 30th Jan, Apr, Jul & Oct or Modified Next Business Day |
| 30-Apr-2009 | 30-Apr-2009 | 30-Apr-2009 | 30-Apr-2009 | 30-Apr-2009 |

Interest Payment Date
Next Interest Payment Date

Pool Factor

| | | | | |
|----------|----------|----------|----------|----------|
| 0.505600 | 1.000000 | 1.000000 | 1.000000 | 1.000000 |
|----------|----------|----------|----------|----------|

Credit Facility Ledger

Initial Commitment
Last quarter closing outstanding principal
Net Credit Facility Payments this quarter
Last quarter closing accrued but unpaid interest
Credit Facility Payment total outstanding
Current Contraction Factor

| Original Schedule | Current Schedule |
|-------------------|------------------|
| £ 207,870,372 | £ 207,870,372 |
| £ 93,769,364 | £ 93,769,364 |
| £ 3,738,721 | £ 3,738,721 |
| £ 8,771,853 | £ 8,771,853 |
| £ 98,802,496 | £ 98,802,496 |
| 1.00 | 1.00 |

Liquidity Facility Ledger

Initial Commitment
Last quarter closing outstanding
Available @ next Interest Payment Date
Amount to be drawn @ next Interest Payment Date

| Tranche 1 | Tranche 2 |
|--------------|-------------|
| £ 51,600,000 | £ 4,185,000 |
| £ - | £ - |
| £ 51,600,000 | £ 4,185,000 |
| £ - | £ - |

Surplus after payment of all payments set out in paragraphs (a) to (ii) of the Pre Enforcement Priority of Payments (Excess Issuer Available Receipts)

| |
|-----|
| £ - |
|-----|

Replenishment Amount as recorded in Reserve Ledger

Last quarter Replenishment Amount brought forward
amount credited (debited) to Reserve Ledger as at Calculation Date@ next Interest Payment Date
Total Replenishment Amount carried forward

| |
|-----|
| £ - |
| £ - |
| £ - |

Class A2 Modified Pass - Through Amount

Aggregate Portfolio Amount
Sum of Aggregate Principal Outstanding on the Notes, Liquidity Outstandings, and amount outstanding on the Credit Facility

| |
|---------------|
| £ 440,354,826 |
| £ 455,502,496 |

Subordinated Loan Ledger

Opening Balance on Closing Date / at start of quarter
Payments this quarter
Interest accrued in this quarter
Closing Balance

| |
|-----|
| £ - |
| £ - |
| £ - |
| £ - |

Deferred Consideration paid to Originator

Deferred Consideration paid to Originator prior to the date of this quarterly report date
Deferred Consideration paid to Originator during the quarter
Total Deferred Consideration paid to Originator

| |
|-----|
| £ - |
| £ - |
| £ - |