

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

23-Jan-12

**Loans/ Additional Loans**

Loans	Additional Loans
Outstanding Balance of [Loans][Additional Loans] at Closing Date	£0
Outstanding Balance of [Loans][Additional Loans] @ start of Quarter	£507,550,156 £15,117,439
Accrued interest @ start of Quarter	£233,409,286 £3,864,933

**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
4,222,359	71,329
Death	1,897,051 28,895
Borrower enters Long Term Care	1,007,500 18,090
Voluntary Repayment	1,006,660 23,559
Substituted with cash	0 -
Move to Lower Value Property	311,148 784

Number of Loans redeemed in the immediately preceding Calculation period

Number of Loans redeemed by cause:-

Death	40 4
Borrower enters Long Term Care	19 2
Voluntary Repayment	15 3
Move to Lower Value Property	8 -
Substituted	- -

Redemption monies received

7,479,352	90,171
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Since Closing Date

Loans	Additional Loans
107,595,069	2,067,512
43,432,550	820,686
8,025,261	129,044
51,614,145	812,786
154,650	70,889
4,367,463	234,107

1,971 131

762	51
134	10
1,071	70
253	30
4	-

171,051,040 2,432,662

**Outstanding Balance of [Loans][Additional Loans]**

Loans	Additional Loans
Advances in Quarter	- 11,173
Outstanding Accrued Interest	240,144,309 4,116,698
Outstanding Gross Balance	510,062,820 15,309,050
Outstanding number of loans	5,801 837

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 [Loans] [Addition 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 prepaid N/A

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

**Voluntary Repayment Rate**

1.77%

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	- 58,206
Losses this Quarter	- -
Closing Balance	- 58,206

**Product Breakdown by Loan O/S**

At Calculation date for this report	
Loans	Additional Loans
FCRP %	54.8% 69.0%
ILCRP %	45.2% 31.0%

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

77 76

**Age of Borrowers:-**

Single Female	80 79
Single Male	78 79
Joint Borrowers by Age of Younger	75 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:-	285
Time to Sale (where available - time from death/assessment to repayment)	N/A
Sale Price as % of Indexed Valuation (Initial Valuation + Hpi) (where available)	N/A
Shortfall as % of Mortgage Outstandings	N/A

Properties in Possession	3
Reposessed	3
Sold	-
Number Carried Forward	-

Average Time from Possession to Sale

111

Average Shortfall at Sale

-

**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)

-
-
-
-
-
N/A

**Average Loan Asset Outstanding (excluding any Subordinated Portion)**

£87,927 £18,290

**Weighted Average LTV**

48.2%

**Weighted Average Indexed LTV**

38.2%

**Weighted Average Interest Rate**

ILCRP	4.79%	4.68%
FCRP	7.12%	6.69%

**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
36,488,952
46,780,726
74,879,611
75,737,544
71,932,380
57,232,267
50,352,203
34,620,169
21,273,442
15,811,961
10,543,017
6,953,950
4,512,926
2,149,576
814,098
-

**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
120,687,799
95,980,816
93,522,791
76,364,878
48,351,557
32,365,708
20,848,825
13,460,175
6,120,087
1,354,644
786,351
219,189
-
-
-
-

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

Equity Release  
Funding (No.4) plc

Date of Issue

30-Jul-2004

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

A1	A2	B	C	D
Aaa	Aaa	Aaa2	Baa2	Baa2
A+	A+	A+	BBB	BBB
AAA	AA	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
32,500,000.00	215,000,000.00	61,000,000.00	16,500,000.00	1,000,000.00
3,600,000.00		-	-	
28,900,000.00	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-2012	30-Apr-2012	30-Apr-2012	30-Apr-2012	30-Apr-2012

Interest Payment Date  
 Next Interest Payment Date

Pool Factor

0.231200	1.000000	1.000000	1.000000	1.000000
A1	A2	B	C	D
22,250.00	193,930.00	117,852.00	70,125.00	5,022.00
20,250.00	187,480.00	114,070.00	67,881.00	4,862.00
82.47	815.51	730.65	749.45	61.18
42,582.47	382,225.51	232,652.65	138,755.45	9,945.18

**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
£ 149,619,294	£ 149,352,523
£ 1,887,500	£ 1,134,242
£ 2,065,375	£ 2,061,692
£ 153,572,169	£ 152,548,457
1.000000	0.993333

**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)

£ -
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**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

£ 480,062,820
£ 474,948,457

**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 d  
 Deferred Consideration paid to Originator during the quarter  
 Total Deferred Consideration paid to Originator

£ -
£ -
£ -