

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

273
N/A
N/A

Properties in Possession
Repossessed
Sold
Number Carried Forward

5
-
3
2

Average Time from Possession to Sale
Average Shortfall at Sale

111
-

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)

Weighted Average LTV

Weighted Average Indexed LTV

£108,201	£21,990
59.7%	
41.5%	

Weighted Average Interest Rate

ILCRP

FCRP

4.78% + LPI	4.68%
7.10%	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
11,390,120
15,872,482
28,194,558
43,596,796
65,596,585
68,907,512
60,292,380
56,803,582
46,488,844
40,921,856
28,018,222
22,240,451
12,945,345
11,571,016
6,857,525
11,246,097

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
80,666,715
84,876,939
97,438,319
84,624,242
68,957,101
44,336,398
31,583,988
18,095,618
12,274,874
5,276,738
1,843,818
495,568
195,799
277,253
-
-

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)

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
24,992,979
93,333,697
159,133,635
145,781,587
75,530,794
28,320,584
3,615,150
234,944

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%	6,151,505	29,554,629	21,111,617	14,768,151	6,409,359	2,131,939	470,601	66,913
30 - 34.99%	13,592,661	12,713,692	36,436,635	13,642,056	5,543,878	2,342,665	437,331	166,031
35 - 39.99%	4,694,546	27,043,488	38,168,413	19,381,849	5,922,227	2,227,796	-	-
40 - 44.99%	375,863	20,665,805	15,203,147	40,039,106	5,951,939	2,124,786	263,598	-
45 - 49.99%	178,405	3,270,590	32,464,485	15,785,613	16,035,584	1,222,425	-	-
50 - 54.99%	-	85,494	14,178,961	16,579,801	11,393,695	2,096,247	-	-
55 - 59.99%	-	-	1,568,377	20,634,933	3,654,049	5,530,764	195,844	-
60 - 64.99%	-	-	-	4,026,552	12,195,331	1,528,473	345,262	-
65 - 69.99%	-	-	-	923,524	6,307,574	3,721,786	1,321,989	-
70 - 74.99%	-	-	-	-	1,908,495	3,368,243	-	-
75 - 79.99%	-	-	-	-	97,620	1,746,199	-	-
80 - 84.99%	-	-	-	-	110,843	-	394,726	-
85 - 89.99%	-	-	-	-	-	-	195,799	-
90 - 94.99%	-	-	-	-	-	277,253	-	-
95 - 99.99%	-	-	-	-	-	-	-	-
100% +	-	-	-	-	-	-	-	-

Equity Release Funding (No.4) plc

Name of Issuer

Date of Issue

Mood's Current Rating
S&P Current Rating
Fitch Current RatingInitial Note Balance
Note Principal @ start of period
Note Redemptions @ IPD
Outstanding Note PrincipalNote Interest Margins
Step Up Dates
Step Up Rate

Interest Payment Cycle

Interest Payment Date
Next Interest Payment Date

Pool Factor

Step Up Deferred Amount at start of quarter
Step Up Interest Amount deferred / (paid) this quarter
Interest on Step Up Deferred amount this quarter
Step Up Deferred Amount at end of quarter**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 Contract Factor**Liquidity Facility Ledger**Initial Commitment
Last quarter closing outstanding
Available @ next Interest Payment Date
Amount to be drawn @ next Interest Payment Date

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 LedgerLast 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 amounts outstanding on the Credit Facility**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**Class A Principal Liquidity Reserve**Opening Balance at start of quarter
Amount reserved this quarter
Closing Balance at end of quarterEquity Release
Funding (No.4) plc

30-Jul-2004

A1	A2	B	C	D
Aa2	A2	Baa2	Baa3	Baa3
A-	A-	A-	A-	A-
AAA	AA	A	BBB	BBB
125,000,000	215,000,000	61,000,000	16,500,000	1,000,000
-	215,000,000	61,000,000	16,500,000	1,000,000
-	-	-	-	-
-	215,000,000	61,000,000	16,500,000	1,000,000

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 + 3.30%	LIBOR + 3.90%

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-Jul-2015	30-Jul-2015	30-Jul-2015	30-Jul-2015	30-Jul-2015

-	1.000000	1.000000	1.000000	1.000000
---	----------	----------	----------	----------

A1	A2	B	C	D
165,625	2,696,079	1,661,012	1,018,121	73,664
-	185,760	112,850	67,122	4,808
434	8,399	8,451	9,699	811
166,059	2,890,238	1,782,313	1,094,942	79,282

Original Schedule	Current Schedule
£ 207,870,372	£ 207,870,372
£ 192,376,110	£ 188,699,033
-£ 425,171	-£ 417,045
£ 2,655,598	£ 2,604,839
£ 194,606,537	£ 190,886,828
1.00000	0.98089

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

£ -

£ 400,000
£ 3,600,000
£ 4,000,000

£ 500,943,370
£ 484,386,828

£ -
£ -
£ -
£ -

£ -
£ -
£ -

£ 4,472,222
£ 319,444
£ 4,791,667