Equity Release Funding Trustee (No. 4) Ltd

PROPERTY OF STREET, ST	25-02-25			
Loans/ Additional Loans Outstanding Balance of Loans Additional Loans at Closing Date	Loans £404,730,763	Additional Loans £0		
Outstanding Balance of [Loans][Additional Loans] @ start of Quanter Accused intenset @ start of Quanter	£534,668,008	£20,052,037		
Accrued interest @ start of Querter	£381,389,916	£10,385,514		
Redemptions	In this quarter			Since Closing Date
Principal Balance of Loans redeemed in the immediately preceding Calculation period Principal Balance of Loans extensed by classic:	Loans 4,067,202	Additional Loans 117,641		Loans Additional Loans 228,302,691 7,758,171
Principal Balance of Loare redeamed by casses: Death Borrower enters Long Term Care	2,832,155 661,210	95,317 16,073		107,985,234 4,121,659 31,554,385 1,155,020
Borrower enters Long Term Cane Voluntary Repayment Substituted with cash	661,210 573,638	16,073 6,251		31,54,385 1,195,020 80,985,082 1,972,948 154,850 70,889
Substitution with clash Move to Lower Value Property		:		70,889 7,662,339 397,655
Number of Loans redeamed in the immediately preceding Calculation period	81	16		4,371 563
Number of Claims and element of the windownsky producting Calculation period. Number of Claims and element by Claims. Death Berrower enters Long Term Care	54	12		2,085 321 599 90
Beronwei entima Long Tarm Care Voluntary Repayment Move to Lower Value Property Substitution of Care Care Care Care Care Care Care Care	14 13	2 2		509 90 1,683 152 394 62
Move to Lower Value Property Substituted				394 62 4 -
Redemption monies received	14,339,299	258,078		496,928,151 12,429,204
Outstanding Balance of [Loans] Additional Loans] Advances in Quarter Outstanding Accord Mensel Outstanding Accord Mensel Outstanding Cross Balance	LOSES	Additional Loans 85,731 10,572,280		
Outstanding Gross Balance	380,539,412 529,750,302	20,206,893		
Outstanding number of loans	3,401	664		
Equivalent Value Test this Calculation Period :- S&P model this Calculation Period :-	N/A N/A			
SAP model this Calculation Period >	NA			
Substitutions				
Substituted in this Quarter (amount) Substituted in this Quarter (amount) Substituted in this Quarter (amount) of agreement Continued in Bulesco of the Burger (Intelligence) and If Continue Date	0.00%			
Substituted in this Quaters is a "X of aggregate Outstanding Balance of the [Losns] [Additional Losns] @ Closing Date Substituted to date as a "X of aggregate Outstanding Balance of the Losns @ Closing Date	0.02%			
Substitution Voluntary Repayment Rate Appropria Contending Balance (as at the Closing Date or Loan Erray Date) of all Loans prepaid up the Substitution Date Appropria Contending Balance as at the Closing Date or Loan Erray Date) of all Loans 10 and 10 are 10 and 10 a	N/A			
Aggregate Outstanding Balance (as at the Closing Date or Loan Entry Date) of all Loans prepaid up the Substanding Balance (as at the Closing Date or Loan Entry Date) of all Loans	NA.			
Voluntary Repayment Rate	1.64%			
Voluntary Repayment Rate Arrantined value of the ratio expressed as a percentage calculated by dividing :- (i) the apprepate of the Outstanding Balance as at the Closing Date of all Losins prepaid from the Closing Date up to the relevant Calci (j) the apprepate Outstanding Balance of all Losins on the Closing Date.	ulation Date by			
Deficiency Ledger Opening Balance Losses this Custer Closing Balance	- 3,133,499 - 286,893			
Closing Balance	- 3,420,391			
Product Breakdown by Loan Q/S	At Calculation date for this report			At Closing
FCRP %	Loans 48.9%	Additional Loans 62.6%		Loans Additional Loans 58% 0%
LCRP %	51.1%	37.4%		42% 0%
Weinhard Exercise Ann of Represent & Choins Date	70			
Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of borrowers - at Calculation date for this Quarterly report	84	83		
Age of Borrowers:- Snote Female	85	84		
Age of Don't Desir	85 84 83	84 85 83		
Properties Sold / repayments (case by case):-				
	Case 1 Total	ERF4 Original Loan	Aviva UKER Additional Loan	
Time to Sale (days where available - time from death/lassessment to repayment) Time from Possesion to Sale (days)	249			
Initial Valuation Indexed Valuation (Initial Valuation & Half or HPT)	135,000			
Sale Price (where available) Gross Methana Debitarrings		146.340		
	145,249 146,355	146 355		
Shortfall Loan Orderertings as a % of Sala Price	249 135,00 222,536 145,249 146,355 1,105	145,249 146,355 1,106		
Shortfull Loan Cutationfrings as a % of Sale Price Claim Submitted to No Negative Equity Claim Selection	145,249 146,355 1,105 101% NIA	146,355 1,106		
Shordhall Loan Chattlerdings as a % of Sale Price Claim Dattending to No Negative Equity Claim Patal Claim OS	101% NIA NIA NIA	146,355 1,106	•	
Time to Sia (days where smallable. There is from deshibusessament to represent) There from Presserved Size (days) There from Presserved Size (days) There from Presserved Size (days) There from Size (days) T	101% NIA NIA NIA	1,106	Aviva UKER Additional Loan	
	101% NIA NIA NIA	140,355 1,106 1,106 ERF4 Original Loan	Aviva UKER Additional Loan	
Time to Sale (days where available - time from death/seclessment to repayment) Time from Possesion to Sale (days) Initial Valuation Incided Valuation (Initial Valuation - Halfac HPI)	101% N/A N/A	1,106	Aviva UKER Additional Loan	
Times to filed (days where excluded, one from death/deassignment to represent) Times from Parassistants Edd (days) Investigation (Association of the Company	1,0005 1015 NA NA NA Case 2 Total 246 230 210,602 112,808 151,406	ERF4 Original Loan	21,485	
Time to this iding where analisis - free from deathwaseament to repayment) Time for Purseason to Sale (laye) Intel for Purseason to Sale (laye) Intel Valuation Intel Valuation Intel Valuation (Intel Valuation + Half an EPI) Sale Price (where sales) Class Necropies analisis Class Necropies Catanothrap Catas Necropies Catanothrap Sales Counterforms as of Sales Price Sales	1,105 1075 1075 1075 1075 1075 1075 1075 1	1,106 ERF4 Original Loan		
Time to Sain (day where auditals - time from disabless terrent to represent) Time fore Passacion to Sain (Says) Time fore Passacion Sain (Says) Time fore Passacion Sain (Says) Sain Proc (Articles - Marie PPI) Sain Proc (Articles - Marie Sain - Marie PPI) Sain Proc (Articles - Marie Sain - M	1,105 (S. 105	ERF4 Original Loan	21,485	
Time to East (day, where auxiliable - free from death-bases/smert to represent) Time fore Parassente to East (seps.) Intellect (Mainter) Intellect	1,105 S. 105 S.	1,100 EMP4 Original Lean 100-413 124-803 22,100	21,485 26,883 5,398	
Times to Sale (days where excluded, one from destributes somet to represent) Times from Parassance Sale (days) Intelligent Parassance Sale (days) Intelligent Valuation Period (Valuation Period Period Intelligent Valuation Period (Valuation Period Period Intelligent Valuation Period Period Intelligent Valuation Period Intelligent Valuation Period Intelligent Valuation Period Intelligent Valuation Valuation Valuation Valuation Valuation Intelligent Valuation Valua	1,105 C	ERF4 Original Loan	21,485	
Times to Sale (days where excluded, one from destributes somet to represent) Times from Parassance Sale (days) Intelligent Parassance Sale (days) Intelligent Valuation Period (Valuation Period Period Intelligent Valuation Period (Valuation Period Period Intelligent Valuation Period Period Intelligent Valuation Period Intelligent Valuation Period Intelligent Valuation Period Intelligent Valuation Valuation Valuation Valuation Valuation Intelligent Valuation Valua	1,105 C	1,000 EDV4 Original Lean 102,413 126,053 22,790	21,485 26,663 5,396	
Times to Sale (days where excluded, one from destributes somet to represent) Times from Parassance Sale (days) Intelligent Parassance Sale (days) Intelligent Valuation Period (Valuation Period Period Intelligent Valuation Period (Valuation Period Period Intelligent Valuation Period Period Intelligent Valuation Period Intelligent Valuation Period Intelligent Valuation Period Intelligent Valuation Valuation Valuation Valuation Valuation Intelligent Valuation Valua	1,105 C	1,000 ESF4 Original Lean 100/413 120/403 22,000 ESF4 Original Lean	21,485 26,663 5,396	
Times to Sale (days where excluded, one from destributes somet to represent) Times from Parassance Sale (days) Intelligent Parassance Sale (days) Intelligent Valuation Period (Valuation Period Period Intelligent Valuation Period (Valuation Period Period Intelligent Valuation Period Period Intelligent Valuation Period Intelligent Valuation Period Intelligent Valuation Period Intelligent Valuation Valuation Valuation Valuation Valuation Intelligent Valuation Valua	100 100 100 100 100 100 100 100 100 100	1,000 DEFC Original Lean 190473 194603 22,100 ESF4 Original Lean 63,719	21,485 26,663 5,396	
Times to Sale (days where excluded, one from destributes somet to represent) Times from Parassance Sale (days) Intelligent Parassance Sale (days) Intelligent Valuation Period (Valuation Period Period Intelligent Valuation Period (Valuation Period Period Intelligent Valuation Period Period Intelligent Valuation Period Intelligent Valuation Period Intelligent Valuation Period Intelligent Valuation Valuation Valuation Valuation Valuation Intelligent Valuation Valua	100 100 100 100 100 100 100 100 100 100	1,000 ESF4 Original Lean 100/413 120/403 22,000 ESF4 Original Lean	21,485 26,663 5,396	
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Time to Sale (day where auditals - time from disabless terrent to represent) Time fore Passessero to Sale (days) International Control (Sale (days) Sale Pinc (orders auditals) Sale Pinc (orders auditals) Sale Pinc (orders auditals) Consist Antiques (orders auditals) Consist Antiques (orders auditals) Consist Sale (orders auditals) Consist Sale (orders auditals) Consist Sale (orders auditals) Time to Sale (days where auditals) Time to Sale (days where auditals) Sale Pinc (orders auditals) Sale Pinc (orders auditals) Sale Pinc (orders auditals) Control (Sale (orders auditals) Control (Sale (orders auditals))	100 100 100 100 100 100 100 100 100 100	1,000 DEFA Original Lase 102,413 194,033 22,590 EMF4 Original Case 63,739 182,211 182,732	21 ABS 2 RB3 5.300 AAVIs WEEK Additional Loan	
Time to Sale (day where auditals - time from disabless terrent to represent) Time fore Passessero to Sale (days) International Control (Sale (days) Sale Pinc (orders auditals) Sale Pinc (orders auditals) Sale Pinc (orders auditals) Consist Antiques (orders auditals) Consist Antiques (orders auditals) Consist Sale (orders auditals) Consist Sale (orders auditals) Consist Sale (orders auditals) Time to Sale (days where auditals) Time to Sale (days where auditals) Sale Pinc (orders auditals) Sale Pinc (orders auditals) Sale Pinc (orders auditals) Control (Sale (orders auditals) Control (Sale (orders auditals))	100 100 100 100 100 100 100 100 100 100	1,000 COPAC Original Lass 102,413 124,003 22,500 EMPA Original Lass 81,710 120,702 EMPA Original Lass	21.655 28.693 5.306 Avivs UNER Additional Loss Additional Loss Additional Loss Additional Loss	
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Time to Sale (day where wallable - time from disabless stander to regionered) Time fore Passessero to Sale (days) International Control (Sale (days) Sale Price (orders wallable) Sale Price (orders wallable) Sale Price (orders wallable) Sale Price (orders wallable) Class Abstraged Controlled (Sale (S	100 100 100 100 100 100 100 100 100 100	1,000 COPAC Original Lass 102,413 124,003 22,500 EMPA Original Lass 81,710 120,702 EMPA Original Lass	21.655 28.693 5.306 Avivs UNER Additional Loss Additional Loss Additional Loss Additional Loss	
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Weighted Average: Sale Price as % of Indexed Valuation (Initial Valuation + Halifax HPI) (where available)	59.8%	
Shortfall as % of Mongage ofs	19.2%	
For all Mortgages repaid to the Calculation Date (all redemptions other than voluntary)		
Time to sale (Days)	292	
Properties in Possession (Total to Calculation date)	56	
Repossessed this Quarter Properties sold (Total to Calculation date)	2 44	
Properties sold (Total to Calculation date) Number Carried Forward	12	
Average Time from Possesion to Sale	241	
Posession cases average Shortfall at Sale (%)	16.9%	
Insurance Local Search and Defective Title Claims made (number)		
Claims Paid	1	
Claims O/S Claims not settled in full by number	1	
Claims not settled in full by amount of shortfall		
Average Time from Claim to Playment	N/A	
Contingert Building Insurance claims made (number) Ctaims Paid		
Claims O.S		
Claims not settled in full by number Claims not settled in full by amount of shortfall		
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	£155,763 87.8%	£30,432
Weighted Average Halifax Indexed LTV	49.3%	
Weighted Average Interest Rate		
ILCRP	4.89% + LPI	4.68% + LPI
FCRP	7.40%	6.55%
LTV Levels Breakdown (based on original valuation using P+I at date of report and excluding any additional borrowings p	ost closing)	
0 - 20.99%	799,266	
30 - 34.99% 35 - 39.99%	1,581,794 2,276,941	
40 - 44 99%	5.195.910	
45 - 49.99% 50 - 54.99%	8,122,137 10,205,573	
55 - 59.99%	16,787,113	
60 - 64.99% 65 - 69.99%	28,151,555 34,696,856	
70 - 74 99%	53,915,505	
70 -74.99% 75 -72.99%	46,668,174	
70 - 74.99% 75 - 79.99% 80 - 84.99%	46,668,174 45,802,036	
70 - 74 09% 75 - 75 20% 80 - 84 20% 85 - 84 20%	46,668,174 45,803,036 48,863,302 36,823,448	
70 - 74 - 75 - 75 - 75 - 75 - 75 - 75 - 75	46,863,174 45,809,036 48,869,302 36,820,448 39,940,753	
70 - 74 09% 75 - 75 20% 80 - 84 20% 85 - 84 20%	46,668,174 45,803,036 48,863,302 36,823,448	
70: 74/959. 70: 74/959. 80: 34	46,563,174 45,503,035 48,503,032 36,503,485 38,949,783 151,102,940	
70: 14/9/5 70: 73/9/5 80: 48/9/5 80: 48/9/5 90: 48/9/5 10: 10: 10: 10: 10: 10: 10: 10: 10: 10:	46.868.174 45.800.035 48.802.035 36.802.445 36.902.445 35.940.753 151.100.940	
70 - 74-505. To - 74-505.	48,008,174 48,000,009 48,009,300 38,000,449 38,400,753 155,140,340 15,27,716 32,849,009	
To - Tail 1995 To - Tail 1	48,868,174 48,869,305 48,869,305 36,870,448 36,940,723 151,109,940 152,277,76 32,244,808 70,287,306 88,312,669	
To - Tail St. To - T	44,500,005 44,500,005 44,500,005 54,500,46 504,003 551,100,660 51,100,660 52,200,005 53,100,600 54,100,600 54,	
To - Targer, The - Targer,	4-6,603,774 4-8,602,003 4-8,602,003 5-8,602,004 33,600,003 15,100,000 75,227,776 35,227,776 35,227,776 35,227,776 36,317,609 81,317,609 91,444,103 62,703,209	
To 7-14(9). To 7-15(9). To 7-15(9). To 15(9).	4-6,600,174 4-6,800,000 3-6,600,000 3-6,600,000 3-6,600,464 3-8,900,733 15-1,100,600 15-2,27,776 22,8-9,900 7-2,227,900 25-1,404,133 7-1,007,729 62,776,200	
To - Targer, To -	46,566,17.4 45,000,009 46,000 46,000 4	
To 7-14(9). To 7-15(9). To 7-15(9). To 15(14). To 15(14	46,68,17.4 48,00,000 48,000 48,000 48,	
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To 7-14(9). To 7-15(9). To 7-15(9). To 15(14). To 15(14	46,68,17.4 48,00,000 48,000 48,000 48,	
70 - 74 (95) 70 - 74 (95) 85 - 28 (95) 85 - 28 (95) 85 - 28 (95) 86 - 28 (95) 87 - 28 (95) 88 - 28 (95) 89 -	46,566,17.4 44,500,009	
To 7-14(9). To 7-15(9). To 7-15(9). To 15(14). To 15(14). To 15(14). To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14). The Annual Control Medical PP adjusted valuation (I) Celudation dainty To 15(14)	46,00,17.4 48,00,000 48,000 48,000	
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To 7-14/95. To 7-15/95. To 7-1	46,00,17.4 48,00,000 48,000 48,000	
The 7-18/95, The 7	46,00,17.4 48,00,000 38	
To 7-14/95. To 7-15/95. To 7-1	46,00,07.4 46,00,000 46,000,000 4	
To 7-1495. To 7-1955. To 7-1955. The 1-1955. The 1-195	4656.17 4 4800.000 4800.000 3800.44 8 3840.473 3810.0000 4810.00000 4810.00000 4810.00000 4810.00000 4810.00000 4810.00000 4810.00000 4810.00000 4810.00000 4810.00000 4810.00000 4810.000000 4810.00000000000000000000000000000000000	
To 7-14/95. To 7-15/95. To 7-1	465,617.1 4 46,000,000 46,000,000 46,000,000 46,000,000 46,000,000 46,000,000 46,000,000 46,0	
To 7-1495. To 7-1895. To 7-1895. The 18-1895. The 18-1895	4656.17.4 48.00.000.5 48.00.000.5 3650.44.8 3640.173.5 15.10.000.5	
To 7-1405. To 7-1505.	465,617.1 4 46,000,000 46,000,000 46,000,000 46,000,000 46,000,000 46,000,000 46,000,000 46,0	
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Name of Issuer Date of Issue A1 N/A N/A N/A 61,000,000 61,000,000 -61,000,000 16,500,000 16,500,000 -16,500,000 1,000,000 1,000,000 -1,000,000 215,000,000 215,000,000 LIBOR + 0.25%. IPD July 2011 LIBOR + 0.50%. Ousnerly S0th Jan, Apr, Jul & Oct or Modified Next Business Day NIA LIBOR + 1,85%, info July 2011 LIBOR + 3,30% LIBOR + 3,30% Quarterly 30th Jan, Apr. Jul & Octor Medided Mean Business Day 22-July 2021 1,000000 Note Interest Margins Step Up Dates Step Up Rate Step Up Nate Interest Payment Cycle Interest Payment Date Next Interest Payment Date Pool Factor Ouerterly 30th Jan, Apr, Jul & Oct or Modified Nate Business Day 29-Jan-2021 7,185,215 189,630 14,165 7,389,010 4,528,337 115,290 18,058 4,661,685 2,924,278 68,607 24,929 3,017,814 215,358 4,916 2,162 222,436 207,870,372 £ 197,442,488 £ 4,735,018 £ 2,725,536 £ 195,433,008 £ 1.00000 207,870,372 190,500,015 4,568,525 2,629,700 188,561,191 0.964838 51,600,000 -51,600,000 4,185,000