

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

23-Jul-24

Loans/ Additional Loans

Outstanding Balance of [Loans/Additional Loans] at Closing Date
 Outstanding Balance of [Loans/Additional Loans] @ start of Quarter
 Accrued Interest @ start of Quarter

Loans	Additional Loans
£404,730,763	81
£488,452,593	£18,304,044
£385,125,529	£11,255,771

Redemptions

Principal Balance of Loans redeemed in the immediately preceding Calculation period
 Reason Balance of Loans redeemed by cause:

Death
 Borrower enters Long Term Care
 Voluntary Repayment
 Substituted with cash
 Move to Lower Value Property

In this Quarter	Loans	Additional Loans
	2,886,559	113,339
1,576,289	80,891	
345,275	12,448	
974,487	20,000	
-	-	
3,508	-	

Number of Loans redeemed in the immediately preceding Calculation period
 Number of Loans redeemed by cause:

Death
 Borrower enters Long Term Care
 Voluntary Repayment
 Move to Lower Value Property
 Substituted

	Loans	Additional Loans
	62	18
34	15	
8	2	
20	1	
1	-	
-	-	
12,447,877	315,755	

Since Closing Date

Loans

Loans	Additional Loans
277,085,072	10,852,562
139,418,457	6,223,717
41,219,534	1,806,068
66,442,739	2,322,469
154,650	70,889
7,849,693	428,450

Outstanding Balance of [Loans/Additional Loans]

Advances in Quarter
 Outstanding Accrued Interest
 Outstanding Gross Balance
 Outstanding number of loans

Loans	Additional Loans
-	448
385,992,498	11,410,096
488,421,005	18,345,438
2,332	490

Equivalent Value Test this Calculation Period :-
 S&P model this Calculation Period :-

N/A
N/A

Substitutions

Substituted in this Quarter (amount)
 Substituted in this Quarter as a % of aggregate Outstanding Balance of the [Loans/Additional Loans] @ Closing Date
 Substituted to date as a % of aggregate Outstanding Balance of the Loans @ Closing Date

-
0.50%
0.02%

Substitution Voluntary Repayment Rate

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

N/A
1.47%

Voluntary Repayment Rate

Annualised value of the ratio expressed as a percentage calculated by dividing :-
 (i) 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
 (ii) the aggregate Outstanding Balance of all Loans on the Closing Date.

1.47%

Deficiency Ledger

Opening Balance
 Losses this Quarter
 Closing Balance

6,715,769
751,733
7,467,502

Product Breakdown by Loan O/S

FCRP %
 IL/CRP %

At Calculation date for this report	Loans	Additional Loans
	43.0%	97.3%
	57.6%	42.7%

At Closing	Loans	Additional Loans
	58%	6%
	42%	94%

Weighted Average Age of Borrowers @ Closing Date

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

70
86

Age of Borrowers-

Single Female
 Single Male
 Joint Borrowers by Age of Younger

87	85
86	88
85	85

Properties Sold / repayments (case by case)-

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

Initial Valuation
 Induced Valuation (Initial Valuation + Halifax HPI)

Sale Price (where available)
 Gross Mortgage Outstandings

Shortfall

Loan Outstandings as a % of Sale Price

Claim Submitted to No Negative Equity

Claim Paid

Claim O/S

Case 1	ERF4	Aviva UKER
Total	Original Loan	Additional Loan
1,573		
202		
175,000		
358,446		
164,347	121,031	43,316
223,164	159,908	63,256
58,877	38,877	19,940
190%		
N/A		
N/A		
N/A		

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

Initial Valuation
 Induced Valuation (Initial Valuation + Halifax HPI)

Sale Price (where available)
 Gross Mortgage Outstandings

Shortfall

Loan Outstandings as a % of Sale Price

Claim Submitted to No Negative Equity

Claim Paid

Claim O/S

Case 2	ERF4	Aviva UKER
Total	Original Loan	Additional Loan
827		
140,000		
307,310		
296,318	205,318	-
235,691	235,691	-
29,373	29,373	-
114%		
N/A		
N/A		
N/A		

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

Initial Valuation
 Induced Valuation (Initial Valuation + Halifax HPI)

Sale Price (where available)
 Gross Mortgage Outstandings

Shortfall

Loan Outstandings as a % of Sale Price

Claim Submitted to No Negative Equity

Claim Paid

Claim O/S

Case 3	ERF4	Aviva UKER
Total	Original Loan	Additional Loan
1,782		
280		
155,000		
197,675		
89,154	89,154	-
69,503	69,503	-
348	348	-
100%		
N/A		
N/A		
N/A		

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

Initial Valuation
 Induced Valuation (Initial Valuation + Halifax HPI)

Sale Price (where available)
 Gross Mortgage Outstandings

Shortfall

Loan Outstandings as a % of Sale Price

Claim Submitted to No Negative Equity

Claim Paid

Claim O/S

Case 4	ERF4	Aviva UKER
Total	Original Loan	Additional Loan
707		
179		
183,000		
377,025		
247,437	247,437	-
264,628	254,628	-
107,191	107,191	-
143%		
N/A		
N/A		
N/A		

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

Initial Valuation
 Induced Valuation (Initial Valuation + Halifax HPI)

Sale Price (where available)
 Gross Mortgage Outstandings

Shortfall

Loan Outstandings as a % of Sale Price

Claim Submitted to No Negative Equity

Claim Paid

Claim O/S

Case 5	ERF4	Aviva UKER
Total	Original Loan	Additional Loan
807		
107		
950,000		
1,986,442		
587,217	587,217	-
1,152,509	1,152,509	-
565,292	565,292	-
196%		
N/A		
N/A		
N/A		

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

Initial Valuation
 Induced Valuation (Initial Valuation + Halifax HPI) (Restated)

Sale Price (where available)
 Gross Mortgage Outstandings

Shortfall

Loan Outstandings as a % of Sale Price

Claim Submitted to No Negative Equity

Claim Paid

Claim O/S

Case 6	ERF4	Aviva UKER
Total	Original Loan	Additional Loan
156		
132,000		
265,650		
191,197		
186,548	181,187	-
5,361	5,361	-
N/A		
N/A		
N/A		

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

Initial Valuation
 Induced Valuation (Initial Valuation + Halifax HPI) (Restated)

Sale Price (where available)
 Gross Mortgage Outstandings

Shortfall

Loan Outstandings as a % of Sale Price

Claim Submitted to No Negative Equity

Claim Paid

Claim O/S

Case 7	ERF4	Aviva UKER
Total	Original Loan	Additional Loan
183		
130,000		
274,894		
208,338		
227,280	170,538	38,139
18,942	186,498	41,782
103%	15,290	3,652
N/A		
N/A		
N/A		

Equity Release Funding (No.4) plc

Name of Issuer	Equity Release Funding (No.4) plc				
Date of Issue	30-Jul-2004				
	A1	A2	B	C	D
Moodys's Current Rating	N/A	Aa2	Aa3	A2	A3
S&P Current Rating	N/A	A+	A+	A	A
Fitch Current Rating	N/A	N/A	N/A	N/A	N/A
Initial Note Balance	125,000,000	215,000,000	61,000,000	16,500,000	1,000,000
Note Principal @ start of period	-	215,000,000	61,000,000	16,500,000	1,000,000
Note Redemptions @ IPD	-	215,000,000	61,000,000	16,500,000	1,000,000
Outstanding Note Principal	-	-	-	-	-
Note Interest Margins	N/A	Note SONIA + 0.4993%	Note SONIA + 0.8693%	Note SONIA + 1.7693%	Note SONIA + 2.0693%
Step Up Dates	IPD July 2011	IPD July 2011	IPD July 2011	IPD July 2011	IPD July 2011
Step Up Rate	Note SONIA + 0.5%	Note SONIA + 0.8193%	Note SONIA + 1.6193%	Note SONIA + 3.4193%	Note SONIA + 4.0193%
Interest Payment Cycle	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
Interest Payment Date	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
Next Interest Payment Date	N/A	30-Oct-2024	30-Oct-2024	30-Oct-2024	30-Oct-2024
Pool Factor	-	1.000000	1.000000	1.000000	1.000000
Step Up Deferred Amount at start of quarter	A1	A2	B	C	D
Step Up Interest Amount deferred / paid this quarter	193,703	11,025,563	7,260,165	4,732,066	352,863
Interest on Step Up Deferred amount this quarter	-	187,480	114,070	67,881	4,862
Step Up Deferred Amount at end of quarter	196,472	11,379,413	7,294,864	4,902,026	365,168

Credit Facility Ledger

	Original Schedule	Current Schedule
Initial Commitment	E 207,870,372	E 207,870,372
Last quarter closing outstanding principal	E 130,463,200	E 130,700,049
Net Credit Facility Payments this quarter	E 7,846,952	E 7,556,162
Last quarter closing accrued but unpaid interest	E 1,869,961	E 1,804,210
Credit Facility Payment total outstanding	E 129,492,299	E 124,939,091
Current Contract Factor	1.000000	0.964638

Liquidity Facility Ledger

	Tranche 1	Tranche 2
Initial Commitment	E 51,600,000	E 4,186,000
Last quarter closing outstanding	E 51,600,000	E -
Available @ next Interest Payment Date	E -	E -
Amount to be drawn @ next Interest Payment Date	E -	E -

Surplus after payment of all payments set out in paragraphs (a) to (i) of the Pre - Enforcement Priority of Payments (Excess Issuer Available Receipts)	E -
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Replenishment Amount as recorded in Reserve Ledger

Last quarter Replenishment Amount brought forward	E 62,500,000
Amount credited (debited) to Reserve Ledger as at Calculation Date @ next Interest Payment Date	E 1,200,000
Total Replenishment Amount carried forward	E 63,700,000

Class A2 Modified Pass - Through Amount

Aggregate Portfolio Amount	E 451,181,663
Sum of Aggregate Principal Outstanding on the Notes, Liquidity Outstandings, and amounts outstanding on the Credit Facility	E 416,439,091

Subordinated Loan Ledger

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

Deferred Consideration paid to Originator

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

Class A Principal Liquidity Reserve

Opening Balance at start of quarter	E 16,291,666
Amount reserved this quarter	E 319,444
Closing Balance at end of quarter	E 16,611,111