ERF5 Trustee (No.5) Limited					
Quarterly Report as at Calculation Date	07-Apr-21				
MT Deficiency Ledger					
Opening Balance	- 1,566,033				
Losses this Quarter Closing Balance	- 205,663 - 1,771,697				
Voluntary Prepayment Rate					
Value of the ratio expressed as a percentage calculated by dividing: (i) the initial principal amount of those loans prepaid during the relevant 12 month period by	1.91%				
(ii) the aggregate amount of initial principle amounts of all loans at the beginning of the relevant 12 month period	-				
Substitution Voluntary Prepayment Rate					
Aggregate outstanding balance (as at the closing date or loan entry date) of all loans prepaid to substitution date/	-				
Aggregate outstanding balance (as at the closing date or loan entry date) of all loans. Substitution Voluntary Prepayment Rate =	- N/A				
Loans/Additional Loans	Loans		Additional Loans		
Outstanding balance of Loans/Additional Loans at Closing Date	359,045,072		425,732		
Outstanding Balance of Loans/Additional Loans at start of this quarter	433,297,392		13,617,809		
Accrued Interest at start of this quarter	299,564,555		6,335,826		
Redemptions	Loans		Loans	Additional Loans	
	In this quarter		Since closing date	In this quarter	Since closing date
Principle Amount Outstanding of Loans/Additional Loans redeemed :	3,588,540		203,617,679	197,402	6,957,207
Principle Amount Outstanding of Loans/Additional Loans redeemed by cause :					
Death	1,592,353		86,577,607	87,861	2,854,069
Borrower enters Long Term Care	924,075		26,479,529	84,602	963,939
Voluntary Repayment Move to Lower Value Property	1,015,196 56,915		86,371,753 4,101,758	24,938 0	2,882,419 256,781
Substitutions	0		87,032	0	0
Number of Loans/Additional Loans redeemed by cause:	96		5,048	21	510
Number of Loans/Additional Loans redeemed by cause:					
Death	49		2,155	13	266
Borrower enters Long Term Care Voluntary Repayment	22 25		610 2,281	5	64 180
Move to Lower Value Property	3		2,281	0	43
Substitutions	0		2	0	0
Redemption Monies Received:	11,777,329		406,780,072	421,318	10,666,817
Equivalent Value Test this quarter:	N/A				
S&P model this quarter:	N/A				
Substitution	Loans		Additional Loans		
Substituted in this Quarter (amount)	-		-		
Substituted in this Quarter as a % of aggregate Outstanding Balance of the Loans/Additional @ Closing Date	0.00% 125,054		0%		
Substituted to date as a % of aggregate outstanding balance of the Loans/Additional Loans @ closing date	0.03%		-		
Outstanding Balance of Loans/Additional Loans	Loans		Additional Loans		
Number of Loans/Additional Loans	3,637		441		
Further Advances in preceding quarter Number of Further Advances in preceding quarter	-		19,433 3		
Outstanding Gross Balance Outstanding Accrued Interest	428,658,267 298,513,970		13,430,571 6,326,557		
Product Breakdown by Loan/Additional Loan Outstanding	At Closing Loans		At Calculation Date Loans	At Closing Additional Loans	At Calculation Date Additional Loans
Fixed Rate Loan %	87.2%		84.0%	90.2%	88.0%
Index Linked Loan %	12.8%		16.0%	9.8%	12.0%
			Additional Loans		
	Loans				
Weighted Average Age of Borrowers @ Closing Date	Loans 71		78		
Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of Borrowers @ Calculation Date for this Quarterly Report					
Weighted Average Age of Borrowers @ Closing Date Weighted Average Age of Borrowers @ Calculation Date for this Quarterly Report Age of Borrowers	71		78		
Weighted Average Age of Borrowers @ Calculation Date for this Quarterly Report Age of Borrowers Single Female	71 84 Loans		78 83 Additional Loans 85		
Weighted Average Age of Borrowers @ Calculation Date for this Quarterly Report Age of Borrowers Single Female Single Female	71 84 Loans		78 83 Additional Loans		
Weighted Average Age of Borrowers @ Calculation Date for this Quarterly Report Age of Borrowers Single Female Joint Borrowers by age of younger	71 84 Loans 85 85		78 83 Additional Loans 85 82		
Weighted Average Age of Borrowers @ Calculation Date for this Quarterly Report Age of Borrowers Single Female Single Female	71 84 Loans 85 85 84	ERFS	Additional Loans Additional Loans 85 82 82 Adviva UKER		
Weighted Average Age of Borrowers @ Calculation Date for this Quarterly Report Age of Borrowers Single Female Joint Borrowers by age of younger Properties Sold/Repayments (Case By Case): Time to Sale (days where available - time from death/assessment to repayment)	71 84 Loans 85 85 84 84 Case 1 Total 181	ERF5 Original Loan	Additional Loans Additional Loans 85 82 82 Adviva UKER		
Weighted Average Age of Borrowers @ Calculation Date for this Quarterly Report Age of Borrowers Single Female Single Male Joint Borrowers by age of younger Properties Sold/Repayments (Case By Case):	71 84 Loans 85 88 84 Case 1 Total 181 181 84		Additional Loans Additional Loans 85 82 82 Adviva UKER		
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Weighted Average Age of Borrowers @ Calculation Date for this Quarterly Report Age of Borrowers Single Female Joint Borrowers by age of younger Properties Sold/Repayments (Case By Case): Time to Sale (days) where available - time from death/assessment to repayment) Time from Possesion to Sale (days) Initial Valuation Indexed Valuation Indexed Valuation + Halifax Hpi) Sale Price (Hvere available) Gross Mortgage Outstandings Shortfall	71 84 Loans 85 85 84 84 Case 1 Total 181 84 75,000 205,595 146,088 168,875 22,787	Original Loan 88,245 100,777	Additional Loans 83 83 83 84 85 85 84 85 85 85 85 85 85 85 85 85 85 85 85 85		
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Weighted Average Age of Borrowers @ Calculation Date for this Quarterly Report Age of Borrowers Single Female Joint Borrowers by age of younger: Propriets Sold/Repayments (Case by Case): Time to Sale (days where available - time from death/assessment to repayment) Time from Possesion to Sale (days) Initial Valuation Indeed Valuation (Initial Valuation + Halfax Hpi) Sale Price (where available - time from death/assessment to repayment) Time for Bossesion to Sale (days) Initial Valuation Claim Submitted to No Negative Equity Claim Paid Claim O/S Time to Sale (days where available - time from death/assessment to repayment) Time for Possesion to Sale (days) Initial Valuation Indeed Valuation (Initial Valuation + Halfax Hpi) Sale Price (where available - time from death/assessment to repayment) Time for Possesion to Sale (days) Initial Valuation Indeed Valuation (Initial Valuation + Halfax Hpi) Sale Price (where available - time from death/assessment to repayment) Time for Possesion to Sale (days) Initial Valuation Indeed Valuation (Initial Valuation + Halfax Hpi) Sale Price (where available - time from death/assessment to repayment) Time forn Possesion to Sale (days) Initial Valuation Indeed Valuation (Initial Valuation + Halfax Hpi) Sale Price (where available - time from death/assessment to repayment) Time forn Possesion to Sale (days) Initial Valuation Indeed Valuation (Initial Valuation + Halfax Hpi) Sale Price (where available - time from death/assessment to repayment) Initial Valuation Indeed Valuation (Initial Valuation + Halfax Hpi) Sale Price (where available - time from death/assessment to repayment) Initial Valuation Indeed Valuation (Initial Valuation + Halfax Hpi) Sale Price (where available - time from death/assessment to repayment) Initial Valuation Indeed Valuation (Initial Valuation + Halfax Hpi) Sale Price (where available - time from death/assessment to repayment) Initial Valuation Indeed Valuation (Initial Valuation + Halfax Hpi) Sale Price (where available - time from death/assessment to repaym	71 34 Loans 83	Original Loan 88,245 100,777 12,532 ERF5 Original Loan 116,631 152,825 36,194 ERF5 Original Loan 66,318 99,338 26,838 ERF5 Original Loan 105,790 125,724	Additional Loans Additional Loans Additional Loan State Additional Loan Aviva UKER Additional Loan		
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ERF5 Trustee (No.5) Limited

	Case 5	ERF5	Aviva UKER
	Total	Original Loan	Additional Loan
Time to Sale (days where available - time from death/assessment to repayment)	538		
Time from Possesion to Sale (days)	80		
Initial Valuation	95.000		
Indexed Valuation (Initial Valuation + Halifax Hpl)	148,146		
Sale Price (where available)	81.432	81.432	-
Gross Mortgage Outstandings	64,923	64,923	-
Shortfall	-	-	-
Loan Outstandings as a % of Sale Price	80%		
Claim Submitted to No Negative Equity	N/A		
Claim Paid	N/A		
Claim O/S	N/A		
	Case 6	ERF5	Aviva UKER
	Total	Original Loan	Additional Loan
Time to Sale (days where available - time from death/assessment to repayment)	408	-	
Time from Possesion to Sale (days)	71		
Initial Valuation	320,000		
Indexed Valuation (Initial Valuation + Halifax Hpl)	496,556		
Sale Price (where available)	167,921	167,921	-
Gross Mortgage Outstandings	213,781	213,781	-
Shortfall	45,860	45,860	-
Loan Outstandings as a % of Sale Price	127%		
Claim Submitted to No Negative Equity	N/A		
Claim Paid	N/A		
Claim O/S	N/A		
	Case 7	ERF5	Aviva UKER
	Total	Original Loan	Additional Loan
Time to Sale (days where available - time from death/assessment to repayment)	319		
Time from Possesion to Sale (days)	164		
Initial Valuation	134,950		
Indexed Valuation (Initial Valuation + Halifax Hpi)	216,377		
Sale Price (where available)	89,800	89,800	-
Gross Mortgage Outstandings	154,105	154,105	-
Shortfall	64,305	64,305	-
Loan Outstandings as a % of Sale Price	172%		
Claim Submitted to No Negative Equity	N/A		
Claim Paid	N/A		
Claim O/S	N/A		

Weighted Average IV 92.2% Shortclas is of Moretage Outsandings 92.2% Shortclas is of Moretage Outsandings 11.8% For all Moretages repairts of the Calculation Date (all redemptions other than voluntary) 11.8% Weighted Average: 307 Properties in possession (Total to Calculation date) 54 Repossess of the Calculation date) 54 Repossess of the Calculation date) 54 Number Carefiel Forward 54 Average Time from Possession to Sale 20.18 Possession cases average Shortfall at Sale (%) 19.1% Insurance 0 Costing Sarch and Defective Title Claims Made (number) 0 Claims not settle in full by number 0 Claim not settle in full by number 0 Claims not settle in full by number	For all Mortgages repaid to the Calculation Date (NNEG or repossession) Weighted Average:	
Shortfall as % of Morgage Outstandings 18.8% For all Morgage repaid to the Calculation Date (all redemptions other than voluntary) Weighted Average Information Vecified Average Information V		50.25
For all Mortgages repid to the Calculation Date (all redemptions other than voluntary) Weighted Average Time to sale (Days) Properties in possession (Total to Calculation date) Repossess divides (Dayler) Properties sold (Total to Calculation date) Repossess divides (Dayler) Properties sold (Total to Calculation date) Average Time from Possession to Sale Possession cases were go Burdfall at Sale (%) Local Section and Defective Title Claims Made (number) Claims Paid Claims not settled in full by number Cl		
Weighted Average Info Call to Calculation date) 307 Properties in possession (Total to Calculation date) 54 Repossess of the Calculation date) 54 Properties sold (Total to Calculation date) 49 Number Carried Forward 51 Average Time for possession to Sale 20.18 Posession cases average Shortfall at Sale (%) 20.18 Insurance 0 Local Saexch and Defective Title Claims Made (number) 0 Claims not stitle in full by number 0 Claims not stit	Shortian as 76 of Wortgage Outstandings	18.8/4
Time to sale (Daya) 307 Properties in possession (Total to Calculation date) Reposessed this Quarter Properties of (Total to Calculation date) Number Carried Forward 49 Number Carried Forward 54 Properties of (Total to Calculation date) Number Carried Forward 49 Number Carried Forward 54 Prosession cases warge Shortfall at Sale (%) Insurance Local Search and Defective Title Claims Made (number) Claims Datamating 0 Claims outstanding 0 Claims out statled in full by number Claims out statled in full by number Claims out statled in full by number		
Properties in possession (Total to Calculation date) Repossession this Quarter 54 Properties sold (Total to Calculation date) Number Carried Forward 49 Average Time from Possession to Sale Possesion cases average Shortfall at Sale (%) 20.18 Insurance 0 Local Search and Defective Title Claims Made (number) Claims 70.00000000000000000000000000000000000		
Reposessed this Quarter 2 Properties of Quarter 49 Number Carried Forward 49 Average Time from Possession to Sale 201.8 Possion cases average Shortfall at Sale (%) 201.8 Insurance 0 Local Search and Defective Title Claims Made (number) 0 Claims Paid 0 Claims not settled in full by number 0 Claims no	Time to sale (Days)	307
Reposessed this Quarter 2 Properties of Quarter 49 Number Carried Forward 49 Average Time from Possession to Sale 201.8 Possion cases average Shortfall at Sale (%) 201.8 Insurance 0 Local Search and Defective Title Claims Made (number) 0 Claims Paid 0 Claims not settled in full by number 0 Claims no		
Properties sold (Total to Calculation date) Number Carried Forward Average Time from Possession to Sale Posession cases average Shortfall at Sale (%) Insurance Local Sasch and Defective Title Claims Made (number) Claims 70.00000000000000000000000000000000000	Properties in possession (Total to Calculation date)	
Number Carried Forward 5 Average Time from Possesion to Sale 201.8 Possesion cases average Shortfall at Sale (%) 19.1% Insurance 0 Local Sacrt And Defective Title Claims Made (number) 0 Claims Paid 0 Claims not settled in full by number 0 <td></td> <td></td>		
Average Time from Possession to Sale Possession cases average Shortfall at Sale (%) Insurance Local Search and Defective Title Claims Made (number) Claims Outstanding Claims Outstanding Claims on settled in full by annount of shortfall Average time from claim to payment Claims Paid Claims on settled in full by number Claims not settled in full by number Claims Paid Claims on settled in full by number Claims not set		
Posession cases average Shortfall at Sale (%) Insurance Local Sarch and Defective Title Claims Made (number) Claims Outstanding Claims Outstanding Claims outstation full by number Claims not settled in full by number Claims not set	Number Carried Forward	5
Insurance Local Search and Defective Title Claims Made (number) Claims Paid Claims outstanding Claims not settled in full by number Claims not settled in full by number Claims not settled in full by number Contingent Building insurance Claims made (number) Claims not settled in full by number Claims not	Average Time from Possession to Sale	201.8
Local Secrit And Defective Tile Claims Made (number) Claims Paid Claims not settled in full by number Contigent Building Insurance Claims made (number) Claims paid Contigent Building Insurance Claims made (number) Claims not settled in full by annount of shortfall Claims not settled in full by annount of shortfall Claims not settled in full by annount of shortfall Average time from claim to payment Contigent Building Insurance Claims made (number) Claims not settled in full by annount of shortfall Average time from claim to payment Claims not settled in full by annount of shortfall Average tage to not shortfall Average tage to not shortfall Vielphted Average to TV Vielphted Average ITV Vielphted Average ITV Vielphted Average Interest Rate Fixed Rate Loans T.25%	Posession cases average Shortfall at Sale (%)	19.1%
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Claims of statisfield full by number 0 Claims on statisfield full by number 0 Verage time from claim to payment 0 Average tool Asset Outstanding 117,860 Weighted Average Interest Rate 7.35% Fixed Rate Loans 7.35%	Local Search and Defective Title Claims Made (number)	0
Claims not settled in full by number 0 Claims not settled in full by number 0 Contingent Building Insurance Claims made (number) 0 Claims not settled in full by number 0 Claims Number 0 Claims not settled in full by number 0 Verage Loan Asset Outstanding 117,860 Weighted Average Interest Rate 48.0% Weighted Average Interest Rate 7.35%		0
Claims not settled in full by number 0 Claims not settled in full by number 0 Contingent Building Insurance Claims made (number) 0 Claims not settled in full by number 0 Claims Number 0 Claims not settled in full by number 0 Verage Loan Asset Outstanding 117,860 Weighted Average Interest Rate 48.0% Weighted Average Interest Rate 7.35%	Claims Outstanding	
Claims not settled in full by amount of shortfall 0 Contingent Building Insurance Claims made (number) Claims Paid Claims Paid Claims not settled in full by number Claims not settled in full by nu	Claims not settled in full by number	
Average time from claim to payment N/A Contingent Building Insurance Claims made (number) 0 Claims 2014 0 Average time from claim to payment 0 Average Loan Asset Outstanding 117.860 Weighted Average Interest Rate 48.0% Fixed Rate Loans 7.35%	Claims not settled in full by amount of shortfall	
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Claims Paid 0 Claims Name 0 Claims not settled in full by number 0 Average time from claim to payment 0 Average toan Asset Outstanding 117,860 Weighted Average Intowast Name 78,2% Weighted Average Interest Rate 48,0%	Contingent Building Insurance Claims made (number)	0
Claims dustanding 00 Claims dustanding 00 Claims dustanding 00 Claims dustanding 00 Claims dustanding 00 Average time from claim to payment 117.860 Weighted Average Interest Rate Weighted Average Interest Rate Fixed Rate Loans 7.35%		
Claims not settical in full by number Claims not settical in full by number Claims not settical in full by number of shortfall O Average lime from claim to payment Average loan Asset Outstanding Weighted Average Interest Rate Weighted Average Interest Rate Fixed Rate Loans 7.35%		
Claims not settled in full by annount of shortfall 0 Average time from claim to payment <u>N/A</u> Average Loan Asset Outstanding <u>117,860</u> Weighted Average Infexed LTV <u>78,251</u> Weighted Average Infexed LTV Weighted Average Interest Rate Fixed Rate Loans <u>7,35%</u>	Claims not settled in full by number	
Average time from daim to payment N/A Average Lon Asset Outstanding 117.800 Weighted Average IntV 28.50% Weighted Average Interest Rate Fixed Rate Loans 7.35%		
Weighted Average ITV 78.2% Weighted Average Indexed ITV 48.0% Weighted Average Interest Rate 7.35%		
Weighted Average ITV 78.2% Weighted Average Indexed ITV 48.0% Weighted Average Interest Rate 7.35%		
Weighted Average Interest Rate Fixed Rate Loans 7.35% 7.35%	Average Loan Asset Outstanding	117,860
Weighted Average Interest Rate Fixed Rate Loans 7.35%	Weighted Average LTV	78.2%
Fixed Rate Loans 7.35%	Weighted Average Indexed LTV	48.0%
	Weighted Average Interest Rate	
Index-Linked Loans 4.89% + LPI	Fixed Rate Loans	7.35%
	Index-Linked Loans	4.89% + LPI

LTV Levels Breakdown (based on original valuation using P&I at date of report and excluding any additional borrowings post closing)

0 - 29.99%	2,402,543
30 - 34.99%	3,616,421
35 - 39.99%	5,745,634
40 - 44.99%	8,923,421
45 - 49.99%	13,596,416
50 - 54.99%	22,215,187
55 - 59.99%	39,513,866
60 - 64.99%	32,551,309
65 - 69.99%	53,602,911
70 - 74.99%	42,508,198
75 - 79.99%	43,911,566
80 - 84.99%	36,738,663
85 - 89.99%	26,705,347
90 - 94.99%	20,372,240
95 - 99.99%	15,337,788
100% +	60,916,757

LTV Levels Breakdown (based on Halifax HPI adjusted valuation @ calculation date)

22,663,197
31,496,500
57,688,578
78,891,467
70,039,990
62,666,114
36,137,269
29,334,552
15,226,834
11,702,997
6,240,954
2,452,830
2,663,893
1,031,564
421,528

Depensionalised information on the pool and payment summary, 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).

Under 70	-
70-74	9,694,90
75-79	79,891,41
80-84	151,312,47
85-89	124,154,355
90-94	52,916,54
95-99	9,563,62
100+	1,124,94

LTV Levels Breakdown (Halifax 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%		89,443	6,168,886	7,244,467	6,169,808	2,073,115	917,477		
30 - 34.99%		630,189	15,087,372	6,980,517	6,078,096	2,131,224	589,101		
35 - 39.99%		1,531,899	32,908,125	12,959,190	7,525,746	2,133,414	314,498	315,705	
40 - 44.99%		6,120,870	8,093,736	50,417,246	10,819,516	2,699,728	740,373		
45 - 49.99%		1,322,505	7,897,556	39,782,433	15,614,879	5,002,495	420,120		
50 - 54.99%			7,646,455	14,423,546	35,428,262	4,387,201	780,650		
55 - 59.99%			1,879,858	6,915,036	22,240,234	4,807,785	294,356		
60 - 64.99%				9,227,164	6,882,861	12,402,349	822,177		
65 - 69.99%			209,427	3,150,711	4,081,854	6,823,132	961,709		
70 - 74.99%					6,614,236	2,717,273	2,046,320	325,166	
75 - 79.99%				212,166	2,698,859	2,098,352	1,042,076	189,500	
80 - 84.99%						2,293,521	159,309		
85 - 89.99%						2,369,316		294,577	
90 - 94.99%						752,127	279,437		
95 - 99.99%						225,508	196,021		
100% +									

Annualised HPI Nationwide (Seasonally Adjusted) since closing Annualised HPI Halifax (Seasonally Adjusted) since closing 2.56% 2.81%

Equity Release Funding (No.5) Plc

Quarterly Report as at calculation date Note :

Name of Issuer : Date of issue:

Moodys Current Rating S&P Current Rating

Fitch Current Rating

Initial Note Balance Note Principle @ Start of Quarter Note Redemptions @ IPD Outstanding Note Principle

Note interest margins Step-Up Date Step-Up Margins

Interest Payment Cycle Interest Payment Date

Next Interest Payment Date

Pool Factor

Interest Amount paid this quarter

Deferred Amount at start of quarter Interest Amount deferred / (paid) this quarter Step up Interest Amount deferred / (paid) this quarter Interest on Deferred amount this quarter Deferred Amount at end of quarter

Credit Facility Ledger

Initial Commitment Las quarter Crédit Facility Loan Las quarter Crédit Facility Loan Crédit Facility avanter Shortfall Las quarter cloing accrued but unpaid interest (LIBOR + 0.35%) Crédit Outstandings Current Contraction Factor Current Total Crédit Facility Commitment Liquidity Reserve Ledger

Credit balance on Liquidity Reserve Account Surplus after payment of all payments set out in paragraphs (a) to (x) of the pre-enforcement priority of payments (excess issuer available receipts).

Subordinated Loan Ledger

Opening Balance on closing date/at start of quarter Payments this quarter Interest accrued in this quarter (LIBOR + 1.75%) Closing Balance

Deferred consideration paid to the originator

Deferred consideration paid to the originator prior to the date of this quarterly report. Deferred consideration paid to the originator during the Quarter Total deferred consideration paid to originator

07-Apr-21

As used in this report, "Quarter" means the period from (and including) the Calculation Date immediately preceding the Calculation Date as at which this report is prepared to (but excluding) the calculation date as at which this report is prepared, save that the first quarter shall mean the period from and including the closing date to but excluding the calculation date as at which the first report is prepared.

Equity Release Funding (No.5) Plc

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34,262,920

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