

KEY PARTIES	
Issuer	Leeds Building Society
Servicer	Leeds Building Society
Cash Manager	Leeds Building Society
Account Bank	Barclays Bank PLC
GIC Provider	Barclays Bank PLC
Stand-by Account Bank	N/A
Stand-by GIC Provider	N/A
Interest Rate Swap Provider	Leeds Building Society

ASSET COVERAGE TEST	
A	718,696,005
B	14,311,580
C	0
D	0
Y	12,183,417
Z	83,664,903
Total : A + B + C + D - (Y + Z)	637,159,265
Method used for calculating "A"	A (ii)
Asset Percentage	66.30%
Principal amount outstanding of covered bond - Issue 1	0
Principal amount outstanding of covered bond - Issue 2	41,700,000
Principal amount outstanding of covered bond - Issue 3	250,000,000
Principal amount outstanding of covered bond - Issue 4	250,000,000
Principal amount outstanding of covered bond - Issue 5	44,500,000
Principal amount outstanding of all Covered Bonds	586,200,000
Issuance headroom	50,959,265
ACT Pass / Fail	<b>PASS</b>
Gross Overcollateralisation	<b>84.92%</b>

Ledgers	
Revenue Ledger	5,216,619
Principal Ledger	14,311,580
Reserve Ledger	1,808,969
Capital Account Ledger	353,687,511
<b>Total</b>	<b>375,024,680</b>
GIC Account	21,337,169
Transaction Account	0
Substitution Assets	0
<b>Total</b>	<b>21,337,169</b>

Key Events	Breached
Servicer Event of Default	No
Breach of ACT	No
Notification Event	No
Issuer Event of Default	No
LLP Event of Default	No

Portfolio Characteristics	
Total Current Balance	1,089,721,834
Number of loans	12,868
Average current balance	84,685
Wtd Avg Current LTV (Indexed)	72.5%
Wtd Avg Current LTV (Non Indexed)	64.6%
Wtd Avg Current Seasoning (in months)	57.1
Wtd Avg Interest Rate	5.45

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	12,485	97.0%	1,050,519,148	96.4%
>0 <= 1 month arrears	190	1.5%	18,336,460	1.7%
>1 <= 2 month arrears	144	1.1%	16,094,508	1.5%
>2 <= 3 month arrears	49	0.4%	4,771,718	0.4%
>3 month arrears	0	0.0%	0	0.0%
<b>Total</b>	<b>12,868</b>	<b>100.0%</b>	<b>1,089,721,834</b>	<b>100.0%</b>

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	7,755	60.2%	524,785,336	48.2%
>0 <= 1 month arrears <= 75% LTV	76	0.6%	5,321,722	0.5%
>1 <= 2 month arrears <= 75% LTV	56	0.4%	5,036,152	0.5%
>2 <= 3 month arrears <= 75% LTV	15	0.1%	989,308	0.1%
>3 month arrears <= 75% LTV	0	0.0%	0	0.0%
Current	4,730	36.8%	525,733,812	48.2%
>0 <= 1 month arrears > 75% LTV	114	0.9%	13,014,738	1.2%
>1 <= 2 month arrears > 75% LTV	88	0.7%	11,058,356	1.0%
>2 <= 3 month arrears > 75% LTV	34	0.3%	3,782,410	0.3%
>3 month arrears > 75% LTV	0	0.0%	0	0.0%
<b>Total</b>	<b>12,868</b>	<b>100.0%</b>	<b>1,089,721,834</b>	<b>100.0%</b>

Current LTV (Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	2,451	19.0%	73,249,171	6.7%
30 - 35 %	531	4.1%	28,831,534	2.6%
35 - 40 %	548	4.3%	32,551,549	3.0%
40 - 45 %	533	4.1%	38,869,724	3.6%
45 - 50 %	532	4.1%	41,058,791	3.8%
50 - 55 %	555	4.3%	49,362,102	4.5%
55 - 60 %	600	4.7%	53,962,721	5.0%
60 - 65 %	616	4.8%	58,841,051	5.4%
65 - 70 %	701	5.4%	69,990,531	6.4%
70 - 75 %	835	6.5%	89,415,344	8.2%
75 - 80 %	844	6.6%	89,402,575	8.2%
80 - 85 %	888	6.9%	97,837,314	9.0%
85 - 90 %	845	6.6%	92,611,592	8.5%
90 - 95 %	817	6.4%	90,998,536	8.3%
95 - 100 %	577	4.5%	63,920,287	5.9%
100% +	995	7.7%	118,819,012	10.9%
<b>Total</b>	<b>12,868</b>	<b>100.0%</b>	<b>1,089,721,834</b>	<b>100.0%</b>

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	2,800	21.8%	90,135,300	8.3%
30 - 35 %	600	4.7%	34,051,189	3.1%
35 - 40 %	557	4.3%	36,374,424	3.3%
40 - 45 %	598	4.6%	46,967,362	4.3%
45 - 50 %	626	4.9%	53,974,097	5.0%
50 - 55 %	617	4.8%	55,813,076	5.1%
55 - 60 %	724	5.6%	68,695,490	6.3%
60 - 65 %	715	5.6%	71,396,667	6.6%
65 - 70 %	860	6.7%	88,694,887	8.1%
70 - 75 %	1,033	8.0%	111,349,510	10.2%
75 - 80 %	1,217	9.5%	132,863,320	12.2%
80 - 85 %	1,216	9.4%	142,646,883	13.1%
85 - 90 %	684	5.3%	80,385,815	7.4%
90 - 95 %	473	3.7%	58,009,255	5.3%
95 - 100 %	130	1.0%	16,279,740	1.5%
100% +	18	0.1%	2,084,820	0.2%
<b>Total</b>	<b>12,868</b>	<b>100.00%</b>	<b>1,089,721,834</b>	<b>100.00%</b>

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	397	3.1%	35,891,916	3.3%
East Midlands	735	5.7%	62,030,413	5.7%
Greater London	631	4.9%	97,188,730	8.9%
Northern Ireland	796	6.2%	64,184,927	5.9%
North	1,127	8.8%	76,596,524	7.0%
North West	1,365	10.6%	110,126,990	10.1%
Scotland	1,322	10.3%	95,262,413	8.7%
South East	1,037	8.0%	120,474,917	11.1%
South West	562	4.4%	54,974,143	5.0%
Wales	654	5.1%	50,913,692	4.7%
West Midlands	906	7.0%	76,306,931	7.0%
Yorkshire and Humberside	3,336	25.9%	245,770,238	22.6%
Other	0	0.0%	0	0.0%
<b>Total</b>	<b>12,868</b>	<b>100.0%</b>	<b>1,089,721,834</b>	<b>100.00%</b>

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	10,933	85.0%	936,827,115	86.0%
Buy To Let	1,935	15.0%	152,894,719	14.0%
<b>Total</b>	<b>12,868</b>	<b>100.0%</b>	<b>1,089,721,834</b>	<b>100.0%</b>

Property Type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,065	16.1%	171,610,598	15.7%
Semi-detached house	3,501	27.2%	285,372,264	26.2%
Detached house	1,870	14.5%	226,824,154	20.8%
Detached bungalow	468	3.6%	41,293,886	3.8%
Semi-detached bungalow	283	2.2%	19,273,929	1.8%
Terraced house	4,549	35.4%	333,677,059	30.6%
Maisonette	132	1.0%	11,669,944	1.1%
<b>Total</b>	<b>12,868</b>	<b>100.0%</b>	<b>1,089,721,834</b>	<b>100.0%</b>

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	6,808	52.9%	480,535,657	44.1%
Interest Only	5,247	40.8%	536,457,525	49.2%
Part & Part	813	6.3%	72,728,652	6.7%
<b>Total</b>	<b>12,868</b>	<b>100.0%</b>	<b>1,089,721,834</b>	<b>100.00%</b>

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	6,807	52.9%	632,433,124	58.0%
Remortgage	6,061	47.1%	457,288,710	42.0%
<b>Total</b>	<b>12,868</b>	<b>100.0%</b>	<b>1,089,721,834</b>	<b>100.0%</b>

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	9,903	77.0%	845,547,877	77.6%
Self Employed	1,986	15.4%	190,526,138	17.5%
Other	979	7.6%	53,647,819	4.9%
<b>Total</b>	<b>12,868</b>	<b>100.0%</b>	<b>1,089,721,834</b>	<b>100.0%</b>

Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
>0- <=12	0	0.0%	0	0.0%
>12- <=18	0	0.0%	0	0.0%
>18- <=24	0	0.0%	0	0.0%
>24- <=30	521	4.0%	48,224,327	4.5%
>30- <=36	898	7.0%	83,990,112	7.7%
>36- <=42	454	3.5%	43,696,540	4.0%
>42- <=48	1,256	9.8%	118,143,030	10.8%
>48- <=54	1,426	11.1%	120,870,710	11.1%
>54	8,313	64.6%	674,797,115	61.9%
<b>Total</b>	<b>12,868</b>	<b>100.0%</b>	<b>1,089,721,834</b>	<b>100.0%</b>

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	1,930	15.0%	33,436,848	3.1%
>30k - <=40k	931	7.2%	32,536,810	3.0%
>40k - <=50k	990	7.7%	44,617,015	4.1%
>50k - <=75k	2,825	22.0%	177,025,668	16.2%
>75k - <=100k	2,269	17.6%	197,158,384	18.1%
>100k - <=150k	2,529	19.7%	305,149,417	28.0%
>150k - <=200k	813	6.3%	138,832,308	12.7%
>200k - <=300k	426	3.3%	100,113,716	9.2%
>300k - <=500K	133	1.0%	47,821,536	4.4%
>500K	22	0.2%	13,030,132	1.2%
<b>Total</b>	<b>12,868</b>	<b>100.0%</b>	<b>1,089,721,834</b>	<b>100.0%</b>

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	4,433	34.5%	444,904,791	40.8%
Variable	7,422	57.7%	559,772,233	51.4%
Discount	6	0.0%	457,286	0.0%
Tracker	1,007	7.8%	84,587,524	7.8%
Tracker with Collar	0	0.0%	0	0.0%
Capped	0	0.0%	0	0.0%
Other	0	0.0%	0	0.0%
<b>Total</b>	<b>12,868</b>	<b>100.0%</b>	<b>1,089,721,834</b>	<b>100.0%</b>

Certification Status	Number	% of Total Number	Amount	% of Total Amount
Self-Certification	0	0.0%	0	0.0%
Income Verified	12,868	100.0%	1,089,721,834	100.0%
<b>Total</b>	<b>12,868</b>	<b>100.0%</b>	<b>1,089,721,834</b>	<b>100.0%</b>