

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

ASSET COVERAGE TEST	
A	1,355,065,557
B	22,226,271
C	0
D	0
Y	16,096,352
Z	31,469,178
Total : A + B + C + D - (Y + Z)	1,329,726,298
Method used for calculating "A"	A (ii)
Asset Percentage	91.00%
Principal amount outstanding of covered bond	1,250,000,000
Issuance headroom	79,726,298
ACT Pass / Fail	PASS
Gross Overcollateralisation	19.13%

Ledgers	
Revenue Ledger	6,191,059
Principal Ledger	22,226,271
Reserve Ledger	2,063,198
Capital Account Ledger	282,597,310
Total	313,077,838
GIC Account	30,480,528
Transaction Account	0
Substitution Assets	0
Total	30,480,528

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	1,509,248,081
Number of loans	16,814
Average current balance	89,761
Wtd Avg Current LTV (Indexed)	67.5%
Wtd Avg Current LTV (Non Indexed)	64.9%
Wtd Avg Current Seasoning (in months)	32.9
Wtd Avg Interest Rate	5.14

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	16,255	96.7%	1,454,556,455	96.4%
>0 <= 1 month arrears	417	2.4%	38,953,899	2.6%
>1 <= 2 month arrears	82	0.5%	8,801,530	0.6%
>2 <= 3 month arrears	31	0.2%	3,289,255	0.2%
>3 month arrears	29	0.2%	3,646,942	0.2%
Total	16,814	100.0%	1,509,248,081	100.0%

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	11,261	67.0%	845,184,697	56.0%
>0 <= 1 month arrears <= 75% LTV	226	1.3%	17,672,045	1.2%
>1 <= 2 month arrears <= 75% LTV	32	0.2%	2,363,842	0.2%
>2 <= 3 month arrears <= 75% LTV	10	0.1%	640,570	0.0%
>3 month arrears <= 75% LTV	9	0.1%	980,777	0.0%
Current	4,994	29.7%	609,371,758	40.4%
>0 <= 1 month arrears > 75% LTV	191	1.1%	21,281,854	1.4%
>1 <= 2 month arrears > 75% LTV	50	0.3%	6,437,688	0.4%
>2 <= 3 month arrears > 75% LTV	21	0.1%	2,648,685	0.2%
>3 month arrears > 75% LTV	20	0.1%	2,666,165	0.2%
Total	16,814	100.0%	1,509,248,081	100.0%

Current LTV (Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,076	18.3%	102,978,787	6.8%
30 - 35 %	783	4.7%	45,363,803	3.0%
35 - 40 %	821	4.9%	53,857,132	3.6%
40 - 45 %	818	4.9%	59,963,082	4.0%
45 - 50 %	861	5.1%	70,016,329	4.6%
50 - 55 %	905	5.4%	80,737,797	5.3%
55 - 60 %	962	5.7%	92,964,269	6.2%
60 - 65 %	1,061	6.3%	108,039,020	7.2%
65 - 70 %	1,068	6.4%	117,872,973	7.8%
70 - 75 %	1,183	7.0%	135,048,739	8.9%
75 - 80 %	1,304	7.8%	153,475,997	10.2%
80 - 85 %	1,152	6.8%	134,267,752	8.9%
85 - 90 %	990	5.9%	121,542,764	8.1%
90 - 95 %	840	5.0%	103,226,664	6.8%
95 - 100 %	567	3.3%	74,959,635	5.0%
100% +	423	2.5%	54,933,338	3.6%
Total	16,814	100.00%	1,509,248,081	100.00%

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,160	18.8%	109,016,354	7.2%
30 - 35 %	804	4.8%	47,558,240	3.2%
35 - 40 %	861	5.1%	57,587,596	3.8%
40 - 45 %	836	5.0%	63,194,453	4.1%
45 - 50 %	898	5.3%	76,686,468	5.1%
50 - 55 %	959	5.7%	86,354,256	5.7%
55 - 60 %	948	5.6%	94,175,020	6.2%
60 - 65 %	1,106	6.6%	120,232,907	8.0%
65 - 70 %	1,085	6.5%	117,232,950	7.8%
70 - 75 %	1,247	7.4%	144,559,791	9.6%
75 - 80 %	1,506	9.0%	175,470,427	11.6%
80 - 85 %	1,443	8.6%	173,412,029	11.5%
85 - 90 %	1,118	6.6%	139,494,320	9.2%
90 - 95 %	653	3.9%	79,734,052	5.3%
95 - 100 %	187	1.1%	23,697,750	1.6%
100% +	3	0.0%	841,468	0.1%
Total	16,814	100.00%	1,509,248,081	100.00%

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	500	3.0%	47,202,266	3.1%
East Midlands	975	5.8%	90,114,699	6.0%
Greater London	936	5.6%	153,063,661	10.1%
Northern Ireland	1,110	6.6%	92,128,132	6.1%
North	1,450	8.6%	102,955,386	6.8%
North West	1,596	9.5%	134,578,733	8.9%
Scotland	1,565	9.3%	114,568,262	7.6%
South East	1,331	7.9%	165,013,298	10.9%
South West	753	4.5%	79,281,412	5.3%
Wales	793	4.7%	65,241,045	4.3%
West Midlands	1,198	7.1%	104,931,626	7.0%
Yorkshire and Humberside	4,607	27.4%	360,169,561	23.9%
Other	0	0.0%	0	0.0%
Total	16,814	100.00%	1,509,248,081	100.00%

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	14,209	84.5%	1,284,848,351	85.1%
Buy To Let	2,605	15.5%	224,399,730	14.9%
Total	16,814	100.0%	1,509,248,081	100.0%

Property Type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,554	15.2%	228,193,003	15.1%
Semi-detached house	4,737	28.2%	397,398,171	26.3%
Detached house	2,618	15.6%	338,951,742	22.5%
Detached bungalow	613	3.6%	58,391,006	3.9%
Semi-detached bungalow	375	2.2%	26,161,921	1.7%
Terraced house	5,781	34.4%	447,001,505	29.6%
Maisonette	136	0.8%	13,150,733	0.9%
Total	16,814	100.0%	1,509,248,081	100.0%

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	9,318	55.4%	715,695,200	47.4%
Interest Only	5,972	35.5%	642,817,125	42.6%
Part & Part	1,524	9.1%	150,735,756	10.0%
Total	16,814	100.00%	1,509,248,081	100.00%

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	8,728	51.9%	876,033,589	58.0%
Remortgage	8,086	48.1%	633,214,492	42.0%
Total	16,814	100.0%	1,509,248,081	100.0%

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	13,311	79.2%	1,196,315,349	79.2%
Self Employed	2,468	14.7%	249,857,489	16.6%
Other	1,035	6.1%	63,075,243	4.2%
Total	16,814	100.0%	1,509,248,081	100.0%

Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
>0- <=12	0	0.0%	0	0.0%
>12- <=18	947	5.6%	89,472,405	5.9%
>18- <=24	2,568	15.3%	244,054,187	16.2%
>24- <=30	3,218	19.1%	313,023,661	20.7%
>30- <=36	3,152	18.7%	292,561,117	19.4%
>36- <=42	2,783	16.6%	241,173,522	16.0%
>42- <=48	2,492	14.8%	204,918,646	13.6%
>48- <=54	1,543	9.2%	115,411,667	7.6%
>54	111	0.7%	8,632,876	0.6%
Total	16,814	100.0%	1,509,248,081	100.0%

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	2,038	12.1%	39,564,200	2.6%
>30k - <=40k	1,225	7.3%	43,066,211	2.8%
>40k - <=50k	1,394	8.3%	62,771,497	4.2%
>50k - <=75k	3,609	21.5%	225,159,266	14.9%
>75k - <=100k	3,007	17.9%	261,043,867	17.3%
>100k - <=150k	3,420	20.3%	413,166,505	27.4%
>150k - <=200k	1,193	7.1%	202,483,037	13.4%
>200k - <=300k	673	4.0%	158,916,264	10.5%
>300k - <=500K	217	1.3%	79,278,205	5.3%
>500K	38	0.2%	23,799,029	1.6%
Total	16,814	100.0%	1,509,248,081	100.0%

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	9,078	54.0%	863,838,609	57.2%
Variable	3,533	21.0%	267,255,622	17.7%
Discount	1,863	11.1%	193,763,452	12.8%
Tracker	2,308	13.7%	181,435,839	12.1%
Tracker with Collar	0	0.0%	0	0.0%
Capped	32	0.2%	2,954,559	0.2%
Other	0	0.0%	0	0.0%
Total	16,814	100.0%	1,509,248,081	100.0%

Certification Status	Number	% of Total Number	Amount	% of Total Amount
Self-Certification	0	0.0%	0	0.0%
Income Verified	16,814	100.0%	1,509,248,081	100.0%
Total	16,814	100.0%	1,509,248,081	100.0%