

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	1,320,829,561
B	33,865,459
C	0
D	0
Y	17,644,435
Z	17,383,562
Total : A + B + C + D - (Y + Z)	1,319,667,023
Method used for calculating "A"	A (ii)
Asset Percentage	77.10%
Principal amount outstanding of covered bond	1,250,000,000
Issuance headroom	69,667,023
ACT Pass / Fail	PASS
Gross Overcollateralisation	37.05%

Ledgers	
Revenue Ledger	8,090,089
Principal Ledger	33,865,459
Reserve Ledger	1,814,928
Capital Account Ledger	509,422,267
Total	553,192,743
GIC Account	43,770,476
Transaction Account	0
Substitution Assets	0
Total	43,770,476

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	1,720,850,893
Number of loans	18,947
Average current balance	90,824
Wtd Avg Current LTV (Indexed)	70.3%
Wtd Avg Current LTV (Non Indexed)	65.5%
Wtd Avg Current Seasoning (in months)	40.4
Wtd Avg Interest Rate	5.35

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	18,110	95.6%	1,639,479,921	95.3%
>0 <= 1 month arrears	577	3.0%	53,657,738	3.1%
>1 <= 2 month arrears	179	0.9%	18,090,426	1.1%
>2 <= 3 month arrears	77	0.4%	9,236,030	0.5%
>3 month arrears	4	0.0%	386,779	0.0%
Total	18,947	100.0%	1,720,850,893	100.0%

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	11,563	61.0%	873,249,877	50.7%
>0 <= 1 month arrears <= 75% LTV	254	1.3%	17,154,871	1.0%
>1 <= 2 month arrears <= 75% LTV	57	0.3%	4,698,126	0.3%
>2 <= 3 month arrears <= 75% LTV	24	0.1%	1,925,592	0.1%
>3 month arrears <= 75% LTV	3	0.0%	236,120	0.0%
Current	6,547	34.6%	766,230,043	44.5%
>0 <= 1 month arrears > 75% LTV	323	1.7%	36,502,866	2.1%
>1 <= 2 month arrears > 75% LTV	122	0.6%	13,392,300	0.8%
>2 <= 3 month arrears > 75% LTV	53	0.3%	7,310,438	0.4%
>3 month arrears > 75% LTV	1	0.0%	150,659	0.0%
Total	18,947	100.0%	1,720,850,893	100.0%

Current LTV (Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,237	17.1%	105,548,327	6.1%
30 - 35 %	799	4.2%	46,242,419	2.7%
35 - 40 %	811	4.3%	52,029,489	3.0%
40 - 45 %	793	4.2%	60,543,766	3.5%
45 - 50 %	836	4.4%	67,915,941	3.9%
50 - 55 %	915	4.8%	87,214,515	5.1%
55 - 60 %	990	5.2%	95,985,819	5.6%
60 - 65 %	1,022	5.4%	105,260,975	6.1%
65 - 70 %	1,178	6.2%	126,531,664	7.4%
70 - 75 %	1,320	7.0%	149,991,673	8.7%
75 - 80 %	1,528	8.1%	176,604,422	10.3%
80 - 85 %	1,460	7.7%	166,601,428	9.7%
85 - 90 %	1,310	6.9%	151,044,211	8.8%
90 - 95 %	1,102	5.8%	125,731,921	7.3%
95 - 100 %	719	3.8%	87,699,328	5.1%
100% +	927	4.9%	115,904,995	6.7%
Total	18,947	100.00%	1,720,850,893	100.00%

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,549	18.7%	120,545,477	7.0%
30 - 35 %	834	4.4%	49,713,316	2.9%
35 - 40 %	859	4.5%	58,574,152	3.4%
40 - 45 %	880	4.6%	70,459,381	4.1%
45 - 50 %	942	5.0%	81,722,850	4.7%
50 - 55 %	996	5.3%	94,121,507	5.5%
55 - 60 %	1,090	5.8%	111,651,682	6.5%
60 - 65 %	1,084	5.7%	117,244,765	6.8%
65 - 70 %	1,274	6.7%	137,018,839	8.0%
70 - 75 %	1,594	8.4%	178,542,297	10.4%
75 - 80 %	1,821	9.6%	212,514,034	12.3%
80 - 85 %	1,950	10.3%	236,388,543	13.7%
85 - 90 %	1,183	6.2%	140,852,464	8.2%
90 - 95 %	698	3.7%	86,490,253	5.0%
95 - 100 %	178	0.9%	22,740,825	1.3%
100% +	15	0.1%	2,270,507	0.1%
Total	18,947	100.00%	1,720,850,893	100.00%

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	604	3.2%	57,935,219	3.4%
East Midlands	1,103	5.8%	98,862,466	5.7%
Greater London	1,008	5.3%	168,564,198	9.8%
Northern Ireland	1,170	6.2%	99,684,059	5.8%
North	1,633	8.6%	119,344,641	6.9%
North West	1,906	10.1%	162,461,456	9.4%
Scotland	2,037	10.8%	156,671,265	9.1%
South East	1,584	8.4%	199,381,714	11.6%
South West	837	4.4%	86,796,131	5.0%
Wales	918	4.8%	77,789,433	4.5%
West Midlands	1,314	6.9%	116,769,144	6.8%
Yorkshire and Humberside	4,833	25.5%	376,591,166	21.9%
Other	0	0.0%	0	0.0%
Total	18,947	100.00%	1,720,850,893	100.00%

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	16,128	85.1%	1,477,387,732	85.9%
Buy To Let	2,819	14.9%	243,463,161	14.1%
Total	18,947	100.0%	1,720,850,893	100.0%

Property Type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,971	15.7%	262,872,613	15.3%
Semi-detached house	5,192	27.4%	447,052,357	26.0%
Detached house	2,919	15.4%	383,496,445	22.3%
Detached bungalow	710	3.7%	66,945,792	3.9%
Semi-detached bungalow	432	2.3%	31,161,060	1.8%
Terraced house	6,546	34.5%	512,872,108	29.8%
Maisonette	177	0.9%	16,450,518	1.0%
Total	18,947	100.0%	1,720,850,893	100.0%

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	10,193	53.8%	784,726,681	45.6%
Interest Only	7,340	38.7%	796,018,353	46.3%
Part & Part	1,414	7.5%	140,105,859	8.1%
Total	18,947	100.00%	1,720,850,893	100.00%

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	10,079	53.2%	1,006,028,303	58.5%
Remortgage	8,868	46.8%	714,822,590	41.5%
Total	18,947	100.0%	1,720,850,893	100.0%

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	14,774	78.0%	1,347,146,968	78.3%
Self Employed	2,844	15.0%	294,581,900	17.1%
Other	1,329	7.0%	79,122,025	4.6%
Total	18,947	100.0%	1,720,850,893	100.0%

Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
>0- <=12	385	2.0%	37,116,633	2.2%
>12- <=18	1,420	7.5%	141,033,277	8.2%
>18- <=24	773	4.1%	78,244,693	4.5%
>24- <=30	1,901	10.0%	198,558,625	11.5%
>30- <=36	2,045	10.8%	183,318,498	10.7%
>36- <=42	2,441	12.9%	239,047,097	13.9%
>42- <=48	2,888	15.2%	269,378,237	15.7%
>48- <=54	2,619	13.8%	218,362,884	12.7%
>54	4,475	23.6%	355,790,949	20.7%
Total	18,947	100.0%	1,720,850,893	100.0%

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	2,293	12.1%	42,434,778	2.5%
>30k - <=40k	1,300	6.9%	45,529,706	2.6%
>40k - <=50k	1,457	7.7%	65,598,815	3.8%
>50k - <=75k	3,998	21.1%	250,501,712	14.6%
>75k - <=100k	3,465	18.3%	300,424,448	17.5%
>100k - <=150k	4,004	21.1%	484,248,658	28.1%
>150k - <=200k	1,367	7.2%	232,629,090	13.5%
>200k - <=300k	780	4.1%	184,563,999	10.7%
>300k - <=500K	237	1.3%	87,161,216	5.1%
>500K	46	0.2%	27,758,472	1.6%
Total	18,947	100.0%	1,720,850,893	100.0%

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	8,674	45.8%	868,746,088	50.5%
Variable	8,250	43.5%	661,677,314	38.5%
Discount	464	2.4%	53,006,232	3.1%
Tracker	1,558	8.2%	137,360,169	8.0%
Tracker with Collar	0	0.0%	0	0.0%
Capped	1	0.0%	61,091	0.0%
Other	0	0.0%	0	0.0%
Total	18,947	100.0%	1,720,850,893	100.0%

Certification Status	Number	% of Total Number	Amount	% of Total Amount
Self-Certification	0	0.0%	0	0.0%
Income Verified	18,947	100.0%	1,720,850,893	100.0%
Total	18,947	100.0%	1,720,850,893	100.0%