

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	1,013,321,514
B	18,352,545
C	0
D	0
Y	17,508,636
Z	81,755,563
Total : A + B + C + D - (Y + Z)	932,409,860
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	346,209,860
ACT Pass / Fail	PASS
Gross Overcollateralisation	160.73%

Ledgers	
Revenue Ledger	6,237,110
Principal Ledger	18,352,545
Reserve Ledger	4,204,339
Capital Account Ledger	1,089,704,332
Total	1,118,498,326
GIC Account	28,793,994
Transaction Account	0
Substitution Assets	0
Total	28,793,994

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	1,537,238,608
Number of loans	17,718
Average current balance	86,761
Wtd Avg Current LTV (Indexed)	70.4%
Wtd Avg Current LTV (Non Indexed)	63.3%
Wtd Avg Current Seasoning (in months)	48.5
Wtd Avg Interest Rate	5.17

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	17,098	96.6%	1,479,097,722	96.2%
>0 <= 1 month arrears	450	2.5%	40,331,386	2.6%
>1 <= 2 month arrears	130	0.7%	13,445,095	0.9%
>2 <= 3 month arrears	32	0.2%	3,231,658	0.2%
>3 month arrears	8	0.0%	1,132,747	0.1%
Total	17,718	100.0%	1,537,238,608	100.0%

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	10,994	62.0%	790,177,319	51.4%
>0 <= 1 month arrears <= 75% LTV	220	1.2%	15,279,192	1.0%
>1 <= 2 month arrears <= 75% LTV	46	0.3%	3,683,491	0.2%
>2 <= 3 month arrears <= 75% LTV	12	0.1%	839,139	0.1%
>3 month arrears <= 75% LTV	4	0.0%	223,834	0.0%
Current	6,104	34.5%	688,920,403	44.8%
>0 <= 1 month arrears > 75% LTV	230	1.3%	25,052,193	1.6%
>1 <= 2 month arrears > 75% LTV	84	0.5%	9,761,605	0.6%
>2 <= 3 month arrears > 75% LTV	20	0.1%	2,392,518	0.2%
>3 month arrears > 75% LTV	4	0.0%	908,914	0.1%
Total	17,718	100.0%	1,537,238,608	100.0%

Current LTV (Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,411	19.2%	110,464,674	7.2%
30 - 35 %	771	4.4%	43,344,126	2.8%
35 - 40 %	749	4.2%	46,846,900	3.0%
40 - 45 %	771	4.4%	57,481,265	3.7%
45 - 50 %	805	4.5%	62,698,269	4.1%
50 - 55 %	872	4.9%	78,033,354	5.1%
55 - 60 %	985	5.6%	92,152,549	6.0%
60 - 65 %	838	4.7%	81,196,832	5.3%
65 - 70 %	927	5.2%	103,223,449	6.7%
70 - 75 %	1,147	6.5%	134,761,557	8.8%
75 - 80 %	1,433	8.1%	173,064,599	11.2%
80 - 85 %	1,363	7.7%	156,480,200	10.2%
85 - 90 %	926	5.2%	102,349,124	6.7%
90 - 95 %	712	4.0%	75,311,529	4.9%
95 - 100 %	617	3.5%	69,011,845	4.5%
100% +	1,391	7.9%	150,818,336	9.8%
Total	17,718	100.0%	1,537,238,608	100.0%

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,940	22.2%	134,053,475	8.7%
30 - 35 %	854	4.8%	50,358,066	3.3%
35 - 40 %	832	4.7%	56,512,220	3.7%
40 - 45 %	880	5.0%	68,994,200	4.5%
45 - 50 %	939	5.3%	79,258,788	5.2%
50 - 55 %	943	5.3%	88,752,565	5.8%
55 - 60 %	1,022	5.8%	100,647,077	6.5%
60 - 65 %	963	5.4%	99,502,161	6.5%
65 - 70 %	1,131	6.4%	121,307,769	7.9%
70 - 75 %	1,486	8.4%	171,735,057	11.2%
75 - 80 %	1,815	10.2%	219,509,033	14.2%
80 - 85 %	1,593	9.0%	194,418,959	12.6%
85 - 90 %	670	3.8%	79,958,791	5.2%
90 - 95 %	441	2.5%	54,778,530	3.6%
95 - 100 %	122	0.7%	15,362,001	1.0%
100% +	87	0.5%	2,089,917	0.1%
Total	17,718	100.00%	1,537,238,608	100.00%

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	592	3.3%	55,399,144	3.6%
East Midlands	1,063	6.0%	87,689,122	5.7%
Greater London	1,012	5.7%	158,814,835	10.4%
Northern Ireland	919	5.2%	70,842,406	4.6%
North	1,492	8.4%	103,297,178	6.7%
North West	1,857	10.6%	152,610,106	9.9%
Scotland	1,829	10.4%	135,668,277	8.8%
South East	1,674	9.4%	201,443,007	13.1%
South West	911	5.1%	87,921,701	5.7%
Wales	911	5.1%	70,959,238	4.6%
West Midlands	1,300	7.3%	110,085,304	7.2%
Yorkshire and Humberside	4,158	23.5%	302,508,290	19.7%
Other	0	0.0%	0	0.0%
Total	17,718	100.00%	1,537,238,608	100.00%

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	14,912	84.2%	1,322,906,919	86.1%
Buy To Let	2,806	15.8%	214,331,689	13.9%
Total	17,718	100.0%	1,537,238,608	100.0%

Property Type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,715	15.3%	228,368,745	14.9%
Semi-detached house	4,834	27.3%	401,532,363	26.1%
Detached house	2,737	15.4%	344,947,600	22.4%
Detached bungalow	793	4.5%	67,087,927	4.4%
Semi-detached bungalow	456	2.6%	31,583,412	2.1%
Terraced house	5,983	33.8%	444,903,416	28.9%
Maisonette	200	1.1%	18,815,145	1.2%
Total	17,718	100.0%	1,537,238,608	100.0%

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	9,503	53.6%	710,136,556	46.2%
Interest Only	6,947	39.2%	703,679,560	45.8%
Part & Part	1,199	6.8%	123,422,493	8.0%
Redeemed	69	0.4%	0	0.0%
Total	17,718	100.00%	1,537,238,608	100.00%

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	9,191	51.9%	883,547,678	57.5%
Remortgage	8,527	48.1%	653,690,930	42.5%
Total	17,718	100.0%	1,537,238,608	100.0%

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	13,172	74.3%	1,167,150,986	75.9%
Self Employed	2,654	15.0%	263,014,380	17.1%
Other	1,892	10.7%	107,073,242	7.0%
Total	17,718	100.0%	1,537,238,608	100.0%

Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
>0- <=12	1,405	7.9%	141,983,810	9.2%
>12- <=18	1,073	6.1%	103,525,776	6.7%
>18- <=24	865	4.9%	88,216,883	5.7%
>24- <=30	449	2.5%	43,320,929	2.8%
>30- <=36	1,401	7.9%	132,219,006	8.6%
>36- <=42	463	2.6%	42,744,618	2.8%
>42- <=48	1,049	5.9%	95,294,453	6.2%
>48- <=54	1,571	8.9%	134,835,007	8.8%
>54	9,442	53.3%	755,098,126	49.1%
Total	17,718	100.0%	1,537,238,608	100.0%

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	2,595	14.6%	45,226,619	2.9%
>30k - <=40k	1,331	7.5%	46,537,844	3.0%
>40k - <=50k	1,380	7.8%	62,182,036	4.0%
>50k - <=75k	3,843	21.7%	239,624,397	15.6%
>75k - <=100k	3,016	17.0%	262,232,628	17.1%
>100k - <=150k	3,428	19.3%	414,059,118	26.9%
>150k - <=200k	1,173	6.6%	200,576,318	13.0%
>200k - <=300k	685	3.9%	161,088,599	10.5%
>300k - <=500k	227	1.3%	82,156,912	5.3%
>500k	40	0.2%	23,554,139	1.5%
Total	17,718	100.0%	1,537,238,608	100.0%

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	7,439	42.0%	740,592,758	48.2%
Variable	8,007	45.2%	593,151,347	38.6%
Discount	882	5.0%	88,618,095	5.8%
Tracker	1,321	7.5%	114,876,408	7.5%
Tracker with Collar	0	0.0%	0	0.0%
Capped	0	0.0%	0	0.0%
Redeemed	69	0.4%	0	0.0%
Total	17,718	100.0%	1,537,238,608	100.0%

Certification Status	Number	% of Total Number	Amount	% of Total Amount
Self-Certification	0	0.0%	0	0.0%
Income Verified	17,718	100.0%	1,537,238,608	100.0%
Total	17,718	100.0%	1,537,238,608	100.0%