

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	735,356,238
B	14,579,000
C	0
D	0
Y	12,399,435
Z	84,651,395
Total : A + B + C + D - (Y + Z)	652,884,408
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	66,684,408
ACT Pass / Fail	<b>PASS</b>
Gross Overcollateralisation	<b>89.21%</b>

Ledgers	
Revenue Ledger	5,223,532
Principal Ledger	14,579,000
Reserve Ledger	11,732,550
Capital Account Ledger	373,709,537
<b>Total</b>	<b>405,244,619</b>
GIC Account	31,535,082
Transaction Account	0
Substitution Assets	0
<b>Total</b>	<b>31,535,082</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	1,114,893,222
Number of loans	13,107
Average current balance	85,061
Wtd Avg Current LTV (Indexed)	72.6%
Wtd Avg Current LTV (Non Indexed)	64.7%
Wtd Avg Current Seasoning (in months)	56.0
Wtd Avg Interest Rate	5.46

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	12,409	94.7%	1,051,048,184	94.2%
>0 <= 1 month arrears	495	3.8%	43,000,698	3.9%
>1 <= 2 month arrears	137	1.0%	14,190,460	1.3%
>2 <= 3 month arrears	65	0.5%	6,625,723	0.6%
>3 month arrears	1	0.0%	28,157	0.0%
<b>Total</b>	<b>13,107</b>	<b>100.0%</b>	<b>1,114,893,222</b>	<b>100.0%</b>

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	7,705	58.8%	526,450,993	47.2%
>0 <= 1 month arrears <= 75% LTV	227	1.7%	14,054,755	1.3%
>1 <= 2 month arrears <= 75% LTV	60	0.5%	4,899,410	0.4%
>2 <= 3 month arrears <= 75% LTV	23	0.2%	1,486,581	0.1%
>3 month arrears <= 75% LTV	1	0.0%	28,157	0.0%
Current	4,704	35.9%	524,597,193	47.1%
>0 <= 1 month arrears > 75% LTV	268	2.0%	28,945,942	2.6%
>1 <= 2 month arrears > 75% LTV	77	0.6%	9,291,049	0.8%
>2 <= 3 month arrears > 75% LTV	42	0.3%	5,139,142	0.5%
>3 month arrears > 75% LTV	0	0.0%	0	0.0%
<b>Total</b>	<b>13,107</b>	<b>100.0%</b>	<b>1,114,893,222</b>	<b>100.0%</b>

Current LTV (Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	2,474	18.8%	74,157,862	6.7%
30 - 35 %	542	4.1%	29,239,175	2.6%
35 - 40 %	550	4.2%	33,343,377	3.0%
40 - 45 %	550	4.2%	40,085,240	3.6%
45 - 50 %	536	4.1%	41,391,013	3.7%
50 - 55 %	570	4.3%	51,351,723	4.6%
55 - 60 %	610	4.7%	55,231,575	5.0%
60 - 65 %	616	4.7%	58,653,503	5.3%
65 - 70 %	715	5.5%	71,511,681	6.4%
70 - 75 %	853	6.5%	91,954,746	8.2%
75 - 80 %	856	6.5%	90,698,860	8.1%
80 - 85 %	915	7.0%	100,576,124	9.0%
85 - 90 %	876	6.7%	96,215,298	8.6%
90 - 95 %	827	6.3%	91,620,940	8.2%
95 - 100 %	598	4.6%	66,969,055	6.0%
100% +	1,019	7.8%	121,893,050	11.0%
<b>Total</b>	<b>13,107</b>	<b>100.00%</b>	<b>1,114,893,222</b>	<b>100.00%</b>

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	2,826	21.6%	91,026,200	8.2%
30 - 35 %	615	4.7%	35,194,585	3.2%
35 - 40 %	563	4.3%	37,150,948	3.3%
40 - 45 %	611	4.7%	48,028,029	4.3%
45 - 50 %	643	4.9%	55,665,099	5.0%
50 - 55 %	626	4.8%	57,647,260	5.2%
55 - 60 %	732	5.6%	69,612,936	6.2%
60 - 65 %	719	5.5%	71,525,598	6.4%
65 - 70 %	861	6.6%	87,928,160	7.9%
70 - 75 %	1,077	8.2%	117,104,022	10.5%
75 - 80 %	1,235	9.4%	134,455,207	12.1%
80 - 85 %	1,258	9.6%	149,173,012	13.4%
85 - 90 %	712	5.4%	82,923,979	7.4%
90 - 95 %	478	3.6%	58,480,541	5.2%
95 - 100 %	133	1.0%	16,890,756	1.5%
100% +	18	0.1%	2,086,891	0.2%
<b>Total</b>	<b>13,107</b>	<b>100.00%</b>	<b>1,114,893,222</b>	<b>100.00%</b>

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	403	3.1%	36,447,377	3.3%
East Midlands	750	5.7%	63,597,812	5.7%
Greater London	651	5.0%	100,980,933	9.1%
Northern Ireland	815	6.2%	66,268,937	5.9%
North	1,151	8.8%	78,128,884	7.0%
North West	1,383	10.6%	112,119,774	10.1%
Scotland	1,345	10.3%	96,810,126	8.7%
South East	1,061	8.1%	123,524,725	11.1%
South West	571	4.4%	56,053,021	5.0%
Wales	661	5.0%	52,073,564	4.7%
West Midlands	925	7.1%	78,111,589	7.0%
Yorkshire and Humberside	3,391	25.7%	250,776,480	22.4%
Other	0	0.0%	0	0.0%
<b>Total</b>	<b>13,107</b>	<b>100.00%</b>	<b>1,114,893,222</b>	<b>100.00%</b>

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	11,151	85.1%	959,930,778	86.1%
Buy To Let	1,956	14.9%	154,962,444	13.9%
<b>Total</b>	<b>13,107</b>	<b>100.0%</b>	<b>1,114,893,222</b>	<b>100.0%</b>

Property Type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,103	16.0%	175,352,114	15.7%
Semi-detached house	3,580	27.3%	292,940,613	26.3%
Detached house	1,904	14.5%	231,798,169	20.8%
Detached bungalow	475	3.6%	41,880,551	3.8%
Semi-detached bungalow	288	2.2%	19,605,952	1.8%
Terraced house	4,625	35.4%	341,617,982	30.6%
Maisonette	132	1.0%	11,697,841	1.0%
<b>Total</b>	<b>13,107</b>	<b>100.0%</b>	<b>1,114,893,222</b>	<b>100.0%</b>

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	6,928	52.9%	492,015,160	44.1%
Interest Only	5,347	40.8%	548,217,858	49.2%
Part & Part	832	6.3%	74,660,204	6.7%
<b>Total</b>	<b>13,107</b>	<b>100.00%</b>	<b>1,114,893,222</b>	<b>100.00%</b>

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	6,941	53.0%	647,728,347	58.1%
Remortgage	6,166	47.0%	467,164,875	41.9%
<b>Total</b>	<b>13,107</b>	<b>100.0%</b>	<b>1,114,893,222</b>	<b>100.0%</b>

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	10,089	77.0%	864,495,368	77.6%
Self Employed	2,022	15.4%	195,597,127	17.5%
Other	996	7.6%	54,800,727	4.9%
<b>Total</b>	<b>13,107</b>	<b>100.0%</b>	<b>1,114,893,222</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	736	5.6%	70,987,010	6.4%
>30- <=36	803	6.1%	72,857,505	6.5%
>36- <=42	530	4.0%	52,399,834	4.7%
>42- <=48	1,331	10.2%	124,403,262	11.2%
>48- <=54	1,564	11.9%	133,264,981	12.0%
>54	8,143	62.2%	660,980,630	59.2%
<b>Total</b>	<b>13,107</b>	<b>100.0%</b>	<b>1,114,893,222</b>	<b>100.0%</b>

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	1,940	14.8%	33,635,113	3.0%
>30k - <=40k	951	7.3%	33,228,077	3.0%
>40k - <=50k	1,005	7.7%	45,265,966	4.1%
>50k - <=75k	2,865	21.9%	179,556,192	16.1%
>75k - <=100k	2,308	17.6%	200,551,189	18.0%
>100k - <=150k	2,598	19.8%	313,403,064	28.0%
>150k - <=200k	842	6.4%	143,599,098	12.9%
>200k - <=300k	439	3.3%	103,242,829	9.3%
>300k - <=500K	136	1.0%	48,859,754	4.4%
>500K	23	0.2%	13,551,940	1.2%
<b>Total</b>	<b>13,107</b>	<b>100.0%</b>	<b>1,114,893,222</b>	<b>100.0%</b>

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	4,614	35.2%	463,215,520	41.5%
Variable	7,458	56.9%	563,741,229	50.6%
Discount	13	0.1%	1,239,763	0.1%
Tracker	1,022	7.8%	86,696,710	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>13,107</b>	<b>100.0%</b>	<b>1,114,893,222</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	13,107	100.0%	1,114,893,222	100.0%
<b>Total</b>	<b>13,107</b>	<b>100.0%</b>	<b>1,114,893,222</b>	<b>100.0%</b>