

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	1,150,954,365
B	30,717,924
C	0
D	0
Y	15,282,654
Z	43,981,756
Total : A + B + C + D - (Y + Z)	1,122,407,880
Method used for calculating "A"	A (ii)
Asset Percentage	75.60%
Principal amount outstanding of covered bond - Issue 1	600,000,000
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 all Covered Bonds	891,700,000
Issuance headroom	230,707,880
ACT Pass / Fail	PASS
Gross Overcollateralisation	70.73%

Ledgers	
Revenue Ledger	7,183,753
Principal Ledger	30,717,924
Reserve Ledger	2,215,159
Capital Account Ledger	400,814,429
Total	440,931,265
GIC Account	40,116,836
Transaction Account	0
Substitution Assets	0
Total	40,116,836

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	1,528,071,890
Number of loans	17,206
Average current balance	88,810
Wtd Avg Current LTV (Indexed)	71.2%
Wtd Avg Current LTV (Non Indexed)	65.2%
Wtd Avg Current Seasoning (in months)	44.3
Wtd Avg Interest Rate	5.37

Current Arrears Breakdown	Number	% of Total	Amount	% of Total
Current	16,449	95.6%	1,459,663,436	95.5%
>0 <= 1 month arrears	489	2.8%	41,661,040	2.7%
>1 <= 2 month arrears	188	1.1%	19,184,861	1.3%
>2 <= 3 month arrears	79	0.5%	7,388,700	0.5%
>3 month arrears	1	0.0%	173,853	0.0%
Total	17,206	100.0%	1,528,071,890	100.0%

Current Arrears Breakdown (by Indexed)	Number	% of Total	Amount	% of Total
Current	10,363	60.2%	755,188,104	49.4%
>0 <= 1 month arrears <= 75% LTV	227	1.3%	14,447,803	0.9%
>1 <= 2 month arrears <= 75% LTV	57	0.3%	3,931,815	0.3%
>2 <= 3 month arrears <= 75% LTV	26	0.2%	1,880,452	0.1%
>3 month arrears <= 75% LTV	0	0.0%	0	0.0%
Current	6,086	35.4%	704,475,330	46.1%
>0 <= 1 month arrears > 75% LTV	262	1.5%	27,213,238	1.8%
>1 <= 2 month arrears > 75% LTV	131	0.8%	15,253,047	1.0%
>2 <= 3 month arrears > 75% LTV	53	0.3%	5,508,248	0.4%
>3 month arrears > 75% LTV	1	0.0%	173,853	0.0%
Total	17,206	100.0%	1,528,071,890	100.0%

Current LTV (Indexed)	Number	% of Total	Amount	% of Total
0 - 30 %	3,011	17.6%	93,746,230	6.1%
30 - 35 %	730	4.2%	40,862,491	2.7%
35 - 40 %	740	4.3%	47,064,487	3.1%
40 - 45 %	706	4.1%	51,378,414	3.4%
45 - 50 %	748	4.3%	60,850,059	4.0%
50 - 55 %	790	4.6%	71,577,851	4.7%
55 - 60 %	848	4.9%	81,724,227	5.3%
60 - 65 %	921	5.4%	92,700,538	6.1%
65 - 70 %	1,034	6.0%	110,194,802	7.2%
70 - 75 %	1,145	6.7%	125,349,075	8.2%
75 - 80 %	1,275	7.4%	142,122,833	9.3%
80 - 85 %	1,312	7.6%	148,924,487	9.7%
85 - 90 %	1,167	6.8%	131,408,872	8.6%
90 - 95 %	1,054	6.1%	118,341,074	7.7%
95 - 100 %	706	4.1%	83,501,094	5.5%
100% +	1,019	5.9%	128,325,356	8.4%
Total	17,206	100.00%	1,528,071,890	100.00%

Current LTV (Non Indexed)	Number	% of Total	Amount	% of Total
0 - 30 %	3,354	19.5%	110,501,881	7.2%
30 - 35 %	778	4.5%	45,190,828	3.0%
35 - 40 %	796	4.6%	54,249,761	3.6%
40 - 45 %	783	4.6%	62,643,117	4.1%
45 - 50 %	870	5.1%	75,423,006	4.9%
50 - 55 %	886	5.1%	83,718,736	5.5%
55 - 60 %	966	5.6%	96,447,036	6.3%
60 - 65 %	1,010	5.9%	106,469,207	7.0%
65 - 70 %	1,123	6.5%	119,336,832	7.8%
70 - 75 %	1,459	8.5%	160,969,715	10.5%
75 - 80 %	1,597	9.3%	183,133,035	12.0%
80 - 85 %	1,753	10.2%	210,056,685	13.7%
85 - 90 %	1,026	6.0%	119,973,903	7.9%
90 - 95 %	628	3.6%	77,558,712	5.1%
95 - 100 %	163	0.9%	20,612,899	1.3%
100% +	14	0.1%	1,786,537	0.1%
Total	17,206	100.00%	1,528,071,890	100.00%

Regional Distribution	Number	% of Total	Amount	% of Total
East Anglia	537	3.1%	50,282,148	3.3%
East Midlands	995	5.8%	86,889,266	5.7%
Greater London	891	5.2%	144,451,074	9.5%
Northern Ireland	1,079	6.3%	91,203,310	6.0%
North	1,481	8.6%	105,747,157	6.9%
North West	1,751	10.2%	147,251,986	9.6%
Scotland	1,829	10.6%	137,133,126	9.0%
South East	1,429	8.3%	175,818,864	11.5%
South West	761	4.4%	77,954,809	5.1%
Wales	840	4.9%	68,609,022	4.5%
West Midlands	1,205	7.0%	105,456,327	6.9%
Yorkshire and Humberside	4,408	25.6%	337,274,801	22.0%
Other	0	0.0%	0	0.0%
Total	17,206	100.00%	1,528,071,890	100.00%

Occupancy Status	Number	% of Total	Amount	% of Total
Owner Occupied	14,673	85.3%	1,318,748,282	86.3%
Buy To Let	2,533	14.7%	209,323,608	13.7%
Total	17,206	100.0%	1,528,071,890	100.0%

Property Type (Residential)	Number	% of Total	Amount	% of Total
Flat	2,687	15.6%	231,710,599	15.2%
Semi-detached house	4,725	27.5%	400,257,364	26.2%
Detached house	2,611	15.2%	334,290,184	21.9%
Detached bungalow	636	3.7%	58,321,646	3.8%
Semi-detached bungalow	399	2.3%	28,556,951	1.9%
Terraced house	5,984	34.7%	459,934,623	30.0%
Maisonette	164	1.0%	15,000,523	1.0%
Total	17,206	100.0%	1,528,071,890	100.0%

Repayment Type	Number	% of Total	Amount	% of Total
Repayment	9,234	53.7%	694,825,744	45.5%
Interest Only	6,735	39.1%	713,852,325	46.7%
Part & Part	1,237	7.2%	119,393,821	7.8%
Total	17,206	100.00%	1,528,071,890	100.00%

Loan Purpose	Number	% of Total	Amount	% of Total
Purchase	9,137	53.1%	894,320,908	58.5%
Remortgage	8,069	46.9%	633,750,982	41.5%
Total	17,206	100.0%	1,528,071,890	100.0%

Borrower Status	Number	% of Total	Amount	% of Total
Employed	13,394	77.8%	1,195,614,801	78.3%
Self Employed	2,577	15.0%	260,392,761	17.0%
Other	1,235	7.2%	72,064,328	4.7%
Total	17,206	100.0%	1,528,071,890	100.0%

Seasoning in Months	Number	% of Total	Amount	% of Total
>0- <=12	0	0.0%	0	0.0%
>12- <=18	893	5.2%	90,427,752	5.9%
>18- <=24	1,125	6.5%	107,280,604	7.0%
>24- <=30	739	4.3%	74,817,357	4.9%
>30- <=36	1,885	11.0%	183,777,049	12.0%
>36- <=42	1,975	11.5%	173,914,780	11.4%
>42- <=48	2,330	13.5%	223,405,405	14.6%
>48- <=54	2,653	15.4%	234,506,314	15.3%
>54	5,606	32.6%	439,942,629	28.9%
Total	17,206	100.0%	1,528,071,890	100.0%

Mortgage Size (GBP)	Number	% of Total	Amount	% of Total
<=30k	2,228	12.9%	40,316,447	2.6%
>30k - <=40k	1,201	7.0%	41,968,382	2.7%
>40k - <=50k	1,344	7.8%	60,479,929	4.0%
>50k - <=75k	3,689	21.4%	230,768,751	15.1%
>75k - <=100k	3,084	17.9%	267,304,927	17.5%
>100k - <=150k	3,580	20.9%	433,243,090	28.3%
>150k - <=200k	1,181	6.9%	201,239,445	13.2%
>200k - <=300k	657	3.8%	155,443,093	10.2%
>300k - <=500K	205	1.2%	75,027,099	4.9%
>500K	37	0.2%	22,280,727	1.5%
Total	17,206	100.0%	1,528,071,890	100.0%

Interest Payment Type	Number	% of Total	Amount	% of Total
Fixed	7,204	41.9%	724,573,947	47.5%
Variable	8,101	47.1%	628,642,369	41.1%
Discount	244	1.4%	29,536,265	1.9%
Tracker	1,656	9.6%	145,261,223	9.5%
Tracker with Collar	0	0.0%	0	0.0%
Capped	1	0.0%	58,086	0.0%
Other	0	0.0%	0	0.0%
Total	17,206	100.0%	1,528,071,890	100.0%

Certification Status	Number	% of Total	Amount	% of Total
Self-Certification	0	0.0%	0	0.0%
Income Verified	17,206	100.0%	1,528,071,890	100.0%
Total	17,206	100.0%	1,528,071,890	100.0%