

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	979,426,550
B	20,342,864
C	0
D	0
Y	17,015,287
Z	94,098,381
Total : A + B + C + D - (Y + Z)	888,655,746
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 covered bond - Issue 6	250,000,000
Principal amount outstanding of all Covered Bonds	836,200,000
Issuance headroom	52,455,746
ACT Pass / Fail	PASS
Gross Overcollateralisation	76.66%

Ledgers	
Revenue Ledger	6,569,644
Principal Ledger	20,342,864
Reserve Ledger	5,766,105
Capital Account Ledger	877,200,814
Total	909,879,426
GIC Account	32,678,612
Transaction Account	0
Substitution Assets	0
Total	32,678,612

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	1,482,610,864
Number of loans	17,101
Average current balance	86,697
Wtd Avg Current LTV (Indexed)	70.4%
Wtd Avg Current LTV (Non Indexed)	63.2%
Wtd Avg Current Seasoning (in months)	49.9
Wtd Avg Interest Rate	5.18

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	16,575	96.9%	1,435,036,032	96.8%
>0 <= 1 month arrears	363	2.1%	30,640,246	2.1%
>1 <= 2 month arrears	119	0.7%	12,495,489	0.8%
>2 <= 3 month arrears	44	0.3%	4,439,097	0.3%
>3 month arrears	0	0.0%	0	0.0%
Total	17,101	100.0%	1,482,610,864	100.0%

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	10,737	62.8%	771,003,727	51.9%
>0 <= 1 month arrears <= 75% LTV	178	1.0%	10,377,643	0.7%
>1 <= 2 month arrears <= 75% LTV	40	0.2%	3,711,737	0.3%
>2 <= 3 month arrears <= 75% LTV	12	0.1%	605,434	0.0%
>3 month arrears <= 75% LTV	0	0.0%	0	0.0%
Current	5,838	34.1%	664,032,305	44.8%
>0 <= 1 month arrears > 75% LTV	185	1.1%	20,262,603	1.4%
>1 <= 2 month arrears > 75% LTV	79	0.5%	8,783,752	0.6%
>2 <= 3 month arrears > 75% LTV	32	0.2%	3,833,663	0.3%
>3 month arrears > 75% LTV	0	0.0%	0	0.0%
Total	17,101	100.0%	1,482,610,864	100.0%

Current LTV (Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,342	19.7%	107,553,399	7.2%
30 - 35 %	749	4.4%	42,320,671	2.9%
35 - 40 %	726	4.2%	44,455,700	3.0%
40 - 45 %	749	4.4%	55,255,920	3.7%
45 - 50 %	776	4.5%	60,907,655	4.1%
50 - 55 %	838	4.9%	74,329,421	5.0%
55 - 60 %	946	5.5%	87,756,932	5.9%
60 - 65 %	805	4.7%	78,092,941	5.3%
65 - 70 %	914	5.3%	102,059,662	6.9%
70 - 75 %	1,122	6.6%	132,966,240	9.0%
75 - 80 %	1,391	8.1%	167,963,750	11.3%
80 - 85 %	1,299	7.6%	148,446,061	10.0%
85 - 90 %	896	5.2%	97,856,256	6.6%
90 - 95 %	686	4.0%	72,204,808	4.9%
95 - 100 %	586	3.4%	65,249,652	4.4%
100% +	1,276	7.5%	145,191,796	9.8%
Total	17,101	100.00%	1,482,610,864	100.00%

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,867	22.7%	131,734,351	9.0%
30 - 35 %	811	4.7%	46,346,742	3.1%
35 - 40 %	812	4.7%	55,152,954	3.7%
40 - 45 %	857	5.0%	66,881,509	4.5%
45 - 50 %	902	5.3%	75,843,648	5.1%
50 - 55 %	911	5.3%	85,591,106	5.8%
55 - 60 %	961	5.6%	94,062,125	6.3%
60 - 65 %	936	5.5%	96,610,720	6.5%
65 - 70 %	1,108	6.5%	120,046,631	8.1%
70 - 75 %	1,428	8.4%	165,466,501	11.2%
75 - 80 %	1,797	10.5%	213,749,472	14.4%
80 - 85 %	1,507	8.8%	185,415,995	12.5%
85 - 90 %	633	3.7%	75,898,539	5.1%
90 - 95 %	429	2.5%	52,043,579	3.5%
95 - 100 %	126	0.7%	15,773,972	1.1%
100% +	16	0.1%	1,993,021	0.1%
Total	17,101	100.00%	1,482,610,864	100.00%

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	571	3.3%	53,971,060	3.6%
East Midlands	1,022	6.0%	83,678,988	5.6%
Greater London	979	5.7%	153,856,598	10.4%
Northern Ireland	892	5.2%	68,316,471	4.6%
North	1,435	8.4%	99,336,652	6.7%
North West	1,799	10.5%	148,140,334	10.0%
Scotland	1,763	10.3%	130,024,768	8.8%
South East	1,615	9.4%	194,292,475	13.1%
South West	885	5.2%	85,516,832	5.8%
Wales	884	5.2%	68,299,547	4.6%
West Midlands	1,264	7.4%	106,494,944	7.2%
Yorkshire and Humberside	3,992	23.4%	290,682,195	19.6%
Other	0	0.0%	0	0.0%
Total	17,101	100.00%	1,482,610,864	100.00%

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	14,379	84.1%	1,274,442,587	86.0%
Buy To Let	2,722	15.9%	208,168,277	14.0%
Total	17,101	100.0%	1,482,610,864	100.0%

Property Type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,639	15.4%	221,967,627	15.0%
Semi-detached house	4,664	27.3%	385,649,147	26.0%
Detached house	2,616	15.3%	331,314,914	22.3%
Detached bungalow	770	4.5%	65,172,367	4.4%
Semi-detached bungalow	442	2.6%	30,406,283	2.1%
Terraced house	5,778	33.8%	429,872,410	29.0%
Maisonette	192	1.1%	18,228,116	1.2%
Total	17,101	100.0%	1,482,610,864	100.0%

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	9,253	54.1%	686,455,583	46.3%
Interest Only	6,702	39.2%	679,241,146	45.8%
Part & Part	1,146	6.7%	116,914,135	7.9%
Total	17,101	100.00%	1,482,610,864	100.00%

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	8,879	51.9%	854,019,354	57.6%
Remortgage	8,222	48.1%	628,591,510	42.4%
Total	17,101	100.0%	1,482,610,864	100.0%

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	12,676	74.1%	1,122,501,116	75.7%
Self Employed	2,585	15.1%	256,038,089	17.3%
Other	1,840	10.8%	104,071,659	7.0%
Total	17,101	100.0%	1,482,610,864	100.0%

Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
>0- <=12	937	5.5%	93,169,036	6.2%
>12- <=18	1,238	7.2%	121,764,035	8.2%
>18- <=24	916	5.4%	94,363,247	6.4%
>24- <=30	467	2.7%	43,890,186	3.0%
>30- <=36	1,159	6.8%	113,895,366	7.7%
>36- <=42	708	4.1%	62,396,457	4.2%
>42- <=48	709	4.1%	63,435,917	4.3%
>48- <=54	1,524	8.9%	136,996,428	9.2%
>54	9,443	55.3%	752,700,192	50.8%
Total	17,101	100.0%	1,482,610,864	100.0%

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	2,486	14.5%	44,239,090	3.0%
>30k - <=40k	1,279	7.5%	44,588,515	3.0%
>40k - <=50k	1,352	7.9%	60,832,620	4.1%
>50k - <=75k	3,741	21.8%	233,323,044	15.7%
>75k - <=100k	2,906	17.0%	252,666,757	17.0%
>100k - <=150k	3,312	19.4%	399,732,664	27.0%
>150k - <=200k	1,109	6.5%	189,818,205	12.8%
>200k - <=300k	659	3.9%	155,229,847	10.5%
>300k - <=500K	217	1.3%	78,667,875	5.3%
>500K	40	0.2%	23,512,247	1.6%
Total	17,101	100.0%	1,482,610,864	100.0%

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	7,115	41.6%	707,534,671	47.7%
Variable	7,837	45.8%	579,969,692	39.1%
Discount	918	5.4%	90,520,860	6.1%
Tracker	1,231	7.2%	104,585,641	7.1%
Tracker with Collar	0	0.0%	0	0.0%
Capped	0	0.0%	0	0.0%
Other	0	0.0%	0	0.0%
Total	17,101	100.0%	1,482,610,864	100.0%

Certification Status	Number	% of Total Number	Amount	% of Total Amount
Self-Certification	0	0.0%	0	0.0%
Income Verified	17,101	100.0%	1,482,610,864	100.0%
Total	17,101	100.0%	1,482,610,864	100.0%