

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	1,000,285,450
B	17,875,907
C	0
D	0
Y	17,051,318
Z	95,459,900
Total : A + B + C + D - (Y + Z)	905,650,139
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	69,450,139
ACT Pass / Fail	PASS
Gross Overcollateralisation	80.43%

Ledgers	
Revenue Ledger	5,987,622
Principal Ledger	17,875,907
Reserve Ledger	5,808,137
Capital Account Ledger	893,530,461
Total	923,202,127
GIC Account	29,671,665
Transaction Account	0
Substitution Assets	0
Total	29,671,665

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	1,514,223,787
Number of loans	17,406
Average current balance	86,994
Wtd Avg Current LTV (Indexed)	70.4%
Wtd Avg Current LTV (Non Indexed)	63.3%
Wtd Avg Current Seasoning (in months)	49.0
Wtd Avg Interest Rate	5.17

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	16,800	96.5%	1,458,350,518	96.3%
>0 <= 1 month arrears	438	2.5%	38,595,735	2.5%
>1 <= 2 month arrears	117	0.7%	11,735,366	0.8%
>2 <= 3 month arrears	51	0.3%	5,542,168	0.4%
>3 month arrears	0	0.0%	0	0.0%
Total	17,406	100.0%	1,514,223,787	100.0%

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	10,873	62.5%	781,196,421	51.6%
>0 <= 1 month arrears <= 75% LTV	203	1.2%	13,375,906	0.9%
>1 <= 2 month arrears <= 75% LTV	43	0.2%	3,257,732	0.2%
>2 <= 3 month arrears <= 75% LTV	16	0.1%	1,034,211	0.1%
>3 month arrears <= 75% LTV	0	0.0%	0	0.0%
Current	5,927	34.0%	677,154,096	44.7%
>0 <= 1 month arrears > 75% LTV	235	1.4%	25,219,829	1.6%
>1 <= 2 month arrears > 75% LTV	74	0.4%	8,477,635	0.6%
>2 <= 3 month arrears > 75% LTV	35	0.2%	4,507,957	0.3%
>3 month arrears > 75% LTV	0	0.0%	0	0.0%
Total	17,406	100.0%	1,514,223,787	100.0%

Current LTV (Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,380	19.4%	108,884,232	7.2%
30 - 35 %	771	4.4%	43,888,469	2.9%
35 - 40 %	735	4.2%	45,508,389	3.0%
40 - 45 %	764	4.4%	56,681,647	3.7%
45 - 50 %	789	4.5%	62,241,745	4.1%
50 - 55 %	857	4.9%	76,558,368	5.1%
55 - 60 %	973	5.6%	90,607,829	6.0%
60 - 65 %	811	4.7%	78,384,292	5.2%
65 - 70 %	929	5.3%	103,619,004	6.8%
70 - 75 %	1,126	6.5%	132,490,295	8.7%
75 - 80 %	1,421	8.2%	173,280,820	11.5%
80 - 85 %	1,322	7.6%	151,337,226	10.0%
85 - 90 %	922	5.3%	101,504,299	6.7%
90 - 95 %	710	4.1%	74,628,443	4.9%
95 - 100 %	596	3.4%	66,309,262	4.4%
100% +	1,300	7.5%	148,299,467	9.8%
Total	17,406	100.00%	1,514,223,787	100.0%

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,906	22.4%	132,963,887	8.8%
30 - 35 %	844	4.8%	49,207,363	3.2%
35 - 40 %	822	4.7%	55,837,271	3.7%
40 - 45 %	875	5.0%	68,657,033	4.6%
45 - 50 %	918	5.3%	77,443,086	5.1%
50 - 55 %	926	5.3%	87,513,998	5.8%
55 - 60 %	983	5.6%	96,703,581	6.4%
60 - 65 %	960	5.5%	98,849,201	6.5%
65 - 70 %	1,125	6.5%	121,590,243	8.0%
70 - 75 %	1,439	8.3%	166,619,369	11.0%
75 - 80 %	1,826	10.5%	218,691,784	14.4%
80 - 85 %	1,541	8.9%	188,960,307	12.5%
85 - 90 %	658	3.8%	79,438,495	5.3%
90 - 95 %	441	2.6%	54,049,165	3.6%
95 - 100 %	125	0.7%	15,629,791	1.0%
100% +	17	0.1%	2,069,214	0.1%
Total	17,406	100.0%	1,514,223,787	100.0%

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	579	3.3%	54,899,910	3.6%
East Midlands	1,044	6.0%	86,234,432	5.7%
Greater London	999	5.7%	157,184,742	10.4%
Northern Ireland	905	5.2%	69,423,284	4.6%
North	1,460	8.4%	101,510,567	6.7%
North West	1,825	10.5%	150,751,022	10.0%
Scotland	1,802	10.4%	133,653,327	8.8%
South East	1,645	9.4%	198,167,748	13.1%
South West	897	5.2%	86,987,763	5.7%
Wales	897	5.2%	69,787,595	4.6%
West Midlands	1,284	7.4%	108,696,676	7.2%
Yorkshire and Humberside	4,069	23.3%	296,926,721	19.6%
Other	0	0.0%	0	0.0%
Total	17,406	100.0%	1,514,223,787	100.00%

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	14,648	84.2%	1,302,618,542	86.0%
Buy To Let	2,758	15.8%	211,605,245	14.0%
Total	17,406	100.0%	1,514,223,787	100.0%

Property Type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,678	15.4%	225,951,632	14.9%
Semi-detached house	4,755	27.3%	394,658,137	26.1%
Detached house	2,681	15.4%	339,887,497	22.4%
Detached bungalow	777	4.5%	65,935,756	4.4%
Semi-detached bungalow	449	2.6%	31,165,270	2.1%
Terraced house	5,869	33.7%	437,991,287	28.9%
Maisonette	197	1.1%	18,634,208	1.2%
Total	17,406	100.0%	1,514,223,787	100.0%

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	9,380	53.9%	700,899,215	46.3%
Interest Only	6,852	39.4%	693,154,990	45.8%
Part & Part	1,174	6.7%	120,169,582	7.9%
Total	17,406	100.00%	1,514,223,787	100.00%

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	9,028	51.9%	871,025,578	57.5%
Remortgage	8,378	48.1%	643,198,209	42.5%
Total	17,406	100.0%	1,514,223,787	100.0%

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	12,924	74.3%	1,148,037,549	75.8%
Self Employed	2,619	15.0%	260,750,605	17.2%
Other	1,863	10.7%	105,435,633	7.0%
Total	17,406	100.0%	1,514,223,787	100.0%

Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
>0- <=12	1,207	6.9%	120,992,044	8.0%
>12- <=18	1,174	6.7%	114,683,769	7.6%
>18- <=24	854	4.9%	87,191,732	5.8%
>24- <=30	470	2.7%	45,203,067	3.0%
>30- <=36	1,271	7.3%	122,707,026	8.1%
>36- <=42	536	3.1%	48,367,832	3.2%
>42- <=48	923	5.3%	82,388,689	5.4%
>48- <=54	1,560	9.0%	138,599,595	9.1%
>54	9,411	54.1%	754,090,033	49.8%
Total	17,406	100.0%	1,514,223,787	100.0%

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	2,509	14.4%	44,674,868	3.0%
>30k - <=40k	1,299	7.5%	45,318,222	3.0%
>40k - <=50k	1,366	7.9%	61,444,410	4.1%
>50k - <=75k	3,797	21.8%	236,639,740	15.6%
>75k - <=100k	2,963	17.0%	257,558,374	17.0%
>100k - <=150k	3,384	19.4%	408,595,583	27.0%
>150k - <=200k	1,150	6.6%	196,814,302	13.0%
>200k - <=300k	676	3.9%	159,137,423	10.5%
>300k - <=500K	222	1.3%	80,495,298	5.3%
>500K	40	0.2%	23,545,567	1.5%
Total	17,406	100.0%	1,514,223,787	100.0%

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	7,357	42.3%	732,077,416	48.3%
Variable	7,877	45.2%	581,203,486	38.4%
Discount	871	5.0%	87,660,896	5.8%
Tracker	1,301	7.5%	113,281,989	7.5%
Tracker with Collar	0	0.0%	0	0.0%
Capped	0	0.0%	0	0.0%
Other	0	0.0%	0	0.0%
Total	17,406	100.0%	1,514,223,787	100.0%

Certification Status	Number	% of Total Number	Amount	% of Total Amount
Self-Certification	0	0.0%	0	0.0%
Income Verified	17,406	100.0%	1,514,223,787	100.0%
Total	17,406	100.0%	1,514,223,787	100.0%