

| 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 | 952,758,906 |
| B | 23,238,428 |
| C | 0 |
| D | 0 |
| Y | 16,482,361 |
| Z | 92,691,478 |
| Total : A + B + C + D - (Y + Z) | 866,823,495 |
| 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 | 30,623,495 |
| ACT Pass / Fail | PASS |
| Gross Overcollateralisation | 71.85% |

| Ledgers | |
|------------------------|--------------------|
| Revenue Ledger | 6,556,223 |
| Principal Ledger | 23,238,428 |
| Reserve Ledger | 5,908,671 |
| Capital Account Ledger | 837,320,858 |
| Total | 873,024,180 |
| GIC Account | 35,703,322 |
| Transaction Account | 0 |
| Substitution Assets | 0 |
| Total | 35,703,322 |

| 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 | 1,442,678,597 |
| Number of loans | 16,703 |
| Average current balance | 86,372 |
| Wtd Avg Current LTV (Indexed) | 70.2% |
| Wtd Avg Current LTV (Non Indexed) | 63.2% |
| Wtd Avg Current Seasoning (in months) | 50.9 |
| Wtd Avg Interest Rate | 5.19 |

| Current Arrears Breakdown | Number | % of Total Number | Amount | % of Total Amount |
|---------------------------|---------------|-------------------|----------------------|-------------------|
| Current | 16,085 | 96.3% | 1,386,588,990 | 96.1% |
| >0 <= 1 month arrears | 439 | 2.6% | 37,289,804 | 2.6% |
| >1 <= 2 month arrears | 129 | 0.8% | 12,887,034 | 0.9% |
| >2 <= 3 month arrears | 50 | 0.3% | 5,912,769 | 0.4% |
| >3 month arrears | 0 | 0.0% | 0 | 0.0% |
| Total | 16,703 | 100.0% | 1,442,678,597 | 100.0% |

| Current Arrears Breakdown (by Indexed LTV) | Number | % of Total Number | Amount | % of Total Amount |
|--------------------------------------------|---------------|-------------------|----------------------|-------------------|
| Current | 10,484 | 62.8% | 743,528,495 | 51.5% |
| >0 <= 1 month arrears <= 75% LTV | 219 | 1.3% | 13,951,668 | 1.0% |
| >1 <= 2 month arrears <= 75% LTV | 44 | 0.3% | 2,715,719 | 0.2% |
| >2 <= 3 month arrears <= 75% LTV | 17 | 0.1% | 1,455,538 | 0.1% |
| >3 month arrears <= 75% LTV | 0 | 0.0% | 0 | 0.0% |
| Current | 5,601 | 33.5% | 643,060,495 | 44.6% |
| >0 <= 1 month arrears > 75% LTV | 220 | 1.3% | 23,338,136 | 1.6% |
| >1 <= 2 month arrears > 75% LTV | 85 | 0.5% | 10,171,315 | 0.7% |
| >2 <= 3 month arrears > 75% LTV | 33 | 0.2% | 4,457,231 | 0.3% |
| >3 month arrears > 75% LTV | 0 | 0.0% | 0 | 0.0% |
| Total | 16,703 | 100.0% | 1,442,678,597 | 100.0% |

| Current LTV (Indexed) | Number | % of Total Number | Amount | % of Total Amount |
|-----------------------|---------------|-------------------|----------------------|-------------------|
| 0 - 30 % | 3,313 | 19.8% | 106,858,791 | 7.5% |
| 30 - 35 % | 746 | 4.5% | 41,034,142 | 2.9% |
| 35 - 40 % | 708 | 4.2% | 43,988,628 | 3.0% |
| 40 - 45 % | 725 | 4.4% | 53,287,363 | 3.7% |
| 45 - 50 % | 741 | 4.5% | 58,661,178 | 4.1% |
| 50 - 55 % | 860 | 5.1% | 76,690,212 | 5.3% |
| 55 - 60 % | 856 | 5.1% | 79,768,575 | 5.5% |
| 60 - 65 % | 786 | 4.7% | 74,868,522 | 5.2% |
| 65 - 70 % | 938 | 5.6% | 103,147,271 | 7.1% |
| 70 - 75 % | 1,091 | 6.5% | 123,346,739 | 8.5% |
| 75 - 80 % | 1,310 | 7.9% | 160,186,821 | 11.1% |
| 80 - 85 % | 1,257 | 7.5% | 148,589,056 | 10.3% |
| 85 - 90 % | 860 | 5.1% | 93,846,038 | 6.5% |
| 90 - 95 % | 747 | 4.5% | 79,877,998 | 5.5% |
| 95 - 100 % | 584 | 3.5% | 63,597,803 | 4.4% |
| 100% + | 1,181 | 7.1% | 134,929,460 | 9.4% |
| Total | 16,703 | 100.0% | 1,442,678,597 | 100.0% |

| Current LTV (Non Indexed) | Number | % of Total Number | Amount | % of Total Amount |
|---------------------------|---------------|-------------------|----------------------|-------------------|
| 0 - 30 % | 3,794 | 22.7% | 128,582,842 | 8.9% |
| 30 - 35 % | 798 | 4.8% | 45,429,731 | 3.1% |
| 35 - 40 % | 782 | 4.7% | 53,107,480 | 3.7% |
| 40 - 45 % | 849 | 5.1% | 66,397,489 | 4.6% |
| 45 - 50 % | 868 | 5.2% | 73,030,358 | 5.1% |
| 50 - 55 % | 882 | 5.3% | 82,010,576 | 5.7% |
| 55 - 60 % | 943 | 5.6% | 91,148,022 | 6.3% |
| 60 - 65 % | 905 | 5.4% | 93,080,411 | 6.4% |
| 65 - 70 % | 1,090 | 6.5% | 117,717,454 | 8.2% |
| 70 - 75 % | 1,371 | 8.2% | 158,278,276 | 11.0% |
| 75 - 80 % | 1,774 | 10.6% | 211,505,843 | 14.7% |
| 80 - 85 % | 1,469 | 8.8% | 179,221,702 | 12.4% |
| 85 - 90 % | 608 | 3.7% | 73,105,788 | 5.1% |
| 90 - 95 % | 431 | 2.6% | 52,605,440 | 3.6% |
| 95 - 100 % | 123 | 0.7% | 15,511,743 | 1.1% |
| 100% + | 16 | 0.1% | 1,945,443 | 0.1% |
| Total | 16,703 | 100.0% | 1,442,678,597 | 100.0% |

| Regional Distribution | Number | % of Total Number | Amount | % of Total Amount |
|--------------------------|---------------|-------------------|----------------------|-------------------|
| East Anglia | 561 | 3.4% | 52,719,420 | 3.6% |
| East Midlands | 997 | 6.0% | 81,618,668 | 5.7% |
| Greater London | 959 | 5.7% | 150,103,181 | 10.4% |
| Northern Ireland | 876 | 5.2% | 66,913,933 | 4.6% |
| North | 1,397 | 8.4% | 96,545,253 | 6.7% |
| North West | 1,762 | 10.5% | 144,631,471 | 10.0% |
| Scotland | 1,727 | 10.3% | 126,363,233 | 8.8% |
| South East | 1,579 | 9.5% | 189,383,750 | 13.1% |
| South West | 868 | 5.2% | 83,066,203 | 5.8% |
| Wales | 862 | 5.2% | 66,362,757 | 4.6% |
| West Midlands | 1,237 | 7.4% | 103,823,010 | 7.2% |
| Yorkshire and Humberside | 3,878 | 23.2% | 281,147,718 | 19.5% |
| Other | 0 | 0.0% | 0 | 0.0% |
| Total | 16,703 | 100.0% | 1,442,678,597 | 100.0% |

| Occupancy Status | Number | % of Total Number | Amount | % of Total Amount |
|------------------|---------------|-------------------|----------------------|-------------------|
| Owner Occupied | 14,011 | 83.9% | 1,237,166,378 | 85.8% |
| Buy To Let | 2,692 | 16.1% | 205,512,219 | 14.2% |
| Total | 16,703 | 100.0% | 1,442,678,597 | 100.0% |

| Property Type (Residential) | Number | % of Total Number | Amount | % of Total Amount |
|-----------------------------|---------------|-------------------|----------------------|-------------------|
| Flat | 2,595 | 15.5% | 216,999,183 | 15.0% |
| Semi-detached house | 4,540 | 27.2% | 375,226,579 | 26.0% |
| Detached house | 2,539 | 15.2% | 320,406,179 | 22.2% |
| Detached bungalow | 755 | 4.5% | 63,359,566 | 4.4% |
| Semi-detached bungalow | 427 | 2.6% | 29,250,693 | 2.0% |
| Terraced house | 5,656 | 33.9% | 419,275,140 | 29.1% |
| Maisonette | 191 | 1.1% | 18,161,257 | 1.3% |
| Total | 16,703 | 100.0% | 1,442,678,597 | 100.0% |

| Repayment Type | Number | % of Total Number | Amount | % of Total Amount |
|----------------|---------------|-------------------|----------------------|-------------------|
| Repayment | 9,027 | 54.0% | 666,594,473 | 46.2% |
| Interest Only | 6,570 | 39.4% | 663,731,438 | 46.0% |
| Part & Part | 1,106 | 6.6% | 112,352,686 | 7.8% |
| Total | 16,703 | 100.0% | 1,442,678,597 | 100.0% |

| Loan Purpose | Number | % of Total Number | Amount | % of Total Amount |
|--------------|---------------|-------------------|----------------------|-------------------|
| Purchase | 8,668 | 51.9% | 829,275,192 | 57.5% |
| Remortgage | 8,035 | 48.1% | 613,403,405 | 42.5% |
| Total | 16,703 | 100.0% | 1,442,678,597 | 100.0% |

| Borrower Status | Number | % of Total Number | Amount | % of Total Amount |
|-----------------|---------------|-------------------|----------------------|-------------------|
| Employed | 12,376 | 74.1% | 1,091,181,302 | 75.6% |
| Self Employed | 2,527 | 15.1% | 249,722,270 | 17.3% |
| Other | 1,800 | 10.8% | 101,775,025 | 7.1% |
| Total | 16,703 | 100.0% | 1,442,678,597 | 100.0% |

| Seasoning in Months | Number | % of Total Number | Amount | % of Total Amount |
|---------------------|---------------|-------------------|----------------------|-------------------|
| >0- <=12 | 725 | 4.3% | 72,796,748 | 5.0% |
| >12- <=18 | 1,295 | 7.8% | 128,552,574 | 8.9% |
| >18- <=24 | 912 | 5.5% | 92,970,360 | 6.4% |
| >24- <=30 | 470 | 2.8% | 42,918,100 | 3.0% |
| >30- <=36 | 971 | 5.8% | 94,661,219 | 6.6% |
| >36- <=42 | 833 | 5.0% | 74,889,343 | 5.2% |
| >42- <=48 | 590 | 3.5% | 55,691,700 | 3.9% |
| >48- <=54 | 1,387 | 8.3% | 125,523,197 | 8.7% |
| >54 | 9,520 | 57.0% | 754,675,356 | 52.3% |
| Total | 16,703 | 100.0% | 1,442,678,597 | 100.0% |

| Mortgage Size (GBP) | Number | % of Total Number | Amount | % of Total Amount |
|---------------------|---------------|-------------------|----------------------|-------------------|
| <=30k | 2,445 | 14.6% | 43,242,570 | 3.0% |
| >30k - <=40k | 1,259 | 7.5% | 43,864,236 | 3.0% |
| >40k - <=50k | 1,319 | 7.9% | 59,328,749 | 4.1% |
| >50k - <=75k | 3,655 | 21.9% | 227,654,517 | 15.8% |
| >75k - <=100k | 2,841 | 17.0% | 246,781,999 | 17.1% |
| >100k - <=150k | 3,223 | 19.3% | 388,863,913 | 27.0% |
| >150k - <=200k | 1,081 | 6.5% | 185,120,822 | 12.8% |
| >200k - <=300k | 630 | 3.8% | 148,483,993 | 10.3% |
| >300k - <=500K | 211 | 1.3% | 76,411,831 | 5.3% |
| >500K | 39 | 0.2% | 22,925,967 | 1.6% |
| Total | 16,703 | 100.0% | 1,442,678,597 | 100.0% |

| Interest Payment Type | Number | % of Total Number | Amount | % of Total Amount |
|-----------------------|---------------|-------------------|----------------------|-------------------|
| Fixed | 6,646 | 39.8% | 661,250,102 | 45.8% |
| Variable | 7,999 | 47.9% | 593,507,211 | 41.2% |
| Discount | 910 | 5.4% | 89,895,408 | 6.2% |
| Tracker | 1,148 | 6.9% | 98,025,876 | 6.8% |
| Tracker with Collar | 0 | 0.0% | 0 | 0.0% |
| Capped | 0 | 0.0% | 0 | 0.0% |
| Other | 0 | 0.0% | 0 | 0.0% |
| Total | 16,703 | 100.0% | 1,442,678,597 | 100.0% |

| Certification Status | Number | % of Total Number | Amount | % of Total Amount |
|----------------------|---------------|-------------------|----------------------|-------------------|
| Self-Certification | 0 | 0.0% | 0 | 0.0% |
| Income Verified | 16,703 | 100.0% | 1,442,678,597 | 100.0% |
| Total | 16,703 | 100.0% | 1,442,678,597 | 100.0% |