

Albion No5 plc - Investor Report

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Reporting Information	
Report Date	12-Mar-25
Reporting Period	01-Feb-25 - 28-Feb-25
Payment Date	17-Apr-25
Next Interest Date	17-Apr-25
Accrual End Date: Notes	31-Mar-25
Accrual Start Date: Notes	01-Jan-25
Accrual Days: Notes	90
Calculation Date	11-Apr-25

Contact Details			
Contact Name	Telephone Number	E-mail	Mailing Address
Back-up Servicer Facilitator, Corporate Services Provider, Share	+44 (0) 20 7466 1647	KaYi.Ho@maples.com	Maples Fiduciary Services (UK) 11th Floor 200 Aldersgate Street London EC1A 4HD
Security Trustee, Note Trustee	+44 (0) 207 986 8638	CitiAgencyAlbion5@citi.com	Citicorp Trustee Company Limited Citigroup Centre Canada Square London E14 5LB
Secondary Transaction Account Bank and Swap Collateral	+44 (0) 207 986 8638	CitiAgencyAlbion5@citi.com	Citibank N.A., London Branch Citigroup Centre Canada Square London E14 5LB
Seller, Cash Manager, Servicer, Account Bank, Class Z VFN Holder, Interest Rate Swap Provider	+44 (0) 113 225 7525	structuredfunding@leedsbuildingsociety.co.uk	Leeds Building Society 26 Sovereign Street Leeds LS1 4BJ

<http://www.leedsbuildingsociety.co.uk/treasury/wholesale/securitisation-terms/>

Assets		
	Current	Previous
Number of mortgage accounts in Pool	2,279	2,302
True Balance of mortgage accounts in Pool	298,046,076	302,970,063
Cash and Other Substitution Assets	0	0
Borrower deposits as a % of true balance of mortgage accounts in the pool	0.32	0.31
Pool Changes		
Reason	Number	Value(£)
Further Advances	0	0
Unscheduled Principal Payments	54	4,016,170
Repurchases	1	0
- Breaches to Warranties	0	0
- Product Switches	0	0
- Further Advances	0	0
- Term Extensions	0	0
- Redeemed with residual balance	1	0
Sum of unscheduled Principal received during period		4,016,170

Properties in Possession			
	Number	Current Balance (£)	Arrears Balance (£)
Properties in Possession (current)	0	0	0
Reposessed (current period)	0	0	0
Properties returned to borrower (current period)	0	0	0
Sold (current period)	0	0	0
Reposessed (programme to date)	0	0	0
Properties returned to borrower (programme to date)	0	0	0
Sold (programme to date)	0	0	0

Net Losses			
	Number	Value of Losses	Percentage of original pool balance
Losses - current month	0	0	0
Losses - to date	0	0	0

Arrears Capitalisation			
	Arrears	Number	Percentage of original pool balance
Arrears capitalisation - current month	0	0	0
Arrears capitalisation - to date	0	0	0

Collections		
	Current	Previous
Unscheduled Principal Payments	4,016,170	3,455,234
Scheduled Principal Payments	902,997	930,652
Interest	851,400	949,658

Summary Statistics									
	Seasoning (months)	Remaining Term (years)	Loan Size			Current LTV (%)	Indexed LTV (%)	Original LTV(%)	Arrears Balance
			Whole Pool	Interest Only	Repayment				
Weighted Average	47.69	20.58	192,889	255,328	177,478	54.76	49.44	62.93	5
Minimum	22	0.08	556	19,467	556	25,323	0.48	0.47	2.06
Maximum	227	38.17	670,936	670,936	650,710	87.32	82.93	95	3,163

Performance Ratios			
	Monthly	3 Month Average	Monthly Figure Annualised
Current Constant Prepayment Rate (CPR)	1.35%	1.44%	15.05%
Current Principal Payment Rate (PPR)	1.65%	1.77%	18.10%
Current Constant Default Rate (CDR)	0.00%	0.00%	0.00%
Previous Constant Prepayment Rate (CPR)	1.14%	1.34%	12.85%
Previous Principal Payment Rate (PPR)	1.45%	1.67%	16.08%
Previous Constant Default Rate (CDR)	0.00%	0.00%	0.00%

Mortgage Interest Rate		
	LBS Existing Borrower	With Effect From
Standard Variable Rate - Current	8.24%	30-Aug-23
Standard Variable Rate - Previous	7.99%	01-Jul-23
Base Mortgage Rate - Current	4.50%	06-Feb-25
Base Mortgage Rate - Previous	4.75%	07-Nov-24

Key Events & Rating Agency Triggers				
Event	Summary	Reference	Breached	Consequence if Trigger Breached
Asset conditions & Rating Agency Tests	Loans in Arrears >= 3% of pool; Aggregate Additional Loan Advances > 3% of pool; WA OLTV > 80%; Loans with OLTV>85% > 25% of pool; Loans with IO part > 30% of pool; and OLTV of each loan > 95%.	Prospectus p121	N	Repurchase loans subject to further advances or product switches
Seller Insolvency Event	Seller enters into insolvency	Prospectus p62,p108	N	Perfection of title on the loans
Cash Manager Trigger	Cash Manager's long term ratings fall below Baa3 (Moody's) or BBB- (Fitch)	Prospectus p91	N	Issuer shall require the Cash Manager to appoint a back up Cash Manager within 60 days.
Seller Trigger (a) and (b)	Seller's ST Rating falls below P-2 (Moody's) or F2 (Fitch)	Prospectus p91	N	Seller to provide a Solvency Certificate to Issuer and Security Trustee in accordance with terms of the MSA, and continue to provide one every 3 months.
Seller Trigger (c) and (d)	Seller's LT rating falls below Baa3 (Moody's) or BBB- (Fitch)	Prospectus p92	N	Seller to deliver names and addresses of borrowers to the Issuer and Security Trustee along with a draft Notice of Assignment within 20 business days and an update monthly thereafter.

Seller Trigger (e)	Seller's LT rating falls below Baa2 (Moody's), BBB (Fitch) or ST rating falls below F2 (Fitch)	Prospectus p92	N	The Cash Manager will establish the Liquidity Reserve Fund.
Servicer Trigger (a) and (b)	Servicer's LT rating falls below Baa3 (Moody's) or BBB- (Fitch)	Prospectus p92-93	N	Back-up servicer facilitator along with Servicer to appoint a back-up servicer within 60 days.
Interest Rate Swap Provider - Qualifying Collateral Trigger	Provider does not have a LT counterparty risk assessment from Moody's of A3(cr) or above	Prospectus p93	N	Interest Swap Provider must, if required, post collateral and may either (i) transfer its rights and obligations to an appropriately rated replacement third party, or (ii) procure a guarantee from an appropriately rated third party.
Interest Rate Swap Provider - Qualifying Transfer Trigger	Provider does not have a LT counterparty risk assessment from Moody's of Baa1(cr) or above	Prospectus p93	N	Provider must (within 30 business days) either (i) transfer its rights and obligations to an appropriately rated replacement third party, or (ii) procure a guarantee from an appropriately rated third party.
Interest Swap Provider - Fitch Initial Required Ratings	Provider fails to have the required "without collateral" ratings. The Fitch required ratings depend on the rating of the Class A Notes from Fitch - see prospectus for full details.	Prospectus p94	N	Provider must provide collateral within 14 calendar days (to the extent required depending on the value of the Interest Rate Swap to each of the parties at such time) and within 60 days, transfers all of its rights and obligations in respect of the Interest Rate Swap Agreement to an entity that is eligible to be a swap provider under
Interest Rate Swap Provider - Fitch Subsequent Required Ratings	Provider fails to have the required "with collateral" ratings. The Fitch required ratings depend on the rating of the Class A Notes from Fitch - see prospectus for full details.	Prospectus p95	N	Provider must within 60 calendar days either (i) transfer its obligations to an eligible entity (ii) obtain a guarantee or co-obligation or (iii) take such other action as will maintain or restore the rating of the Class A Notes by Fitch. Whilst this process is ongoing the Interest Rate Swap Provider must also provide / continue to provide collateral within 14 calendar days.
Account Bank (a) and (b)	Account Bank's ratings fall below F1, A (Fitch) or Baa3 (Moody's)	Prospectus p96-97	N	Account Bank's appointment may be terminated and the accounts closed within 30 calendar days by the Issuer, with the termination being effective on appointment of replacement account bank with written consent of Security Trustee.
Transaction Account	Account Bank's ratings fall below F1 or A (Fitch)	Prospectus p97	N	Any excess collections above the Transaction Account Limit will be diverted into the Secondary Transaction Account.
Reserve Required Ratings	Account Bank's ratings fall below A3 (Moody's), F1 or A (Fitch)	Prospectus p97	N	General Reserve Fund and, if established, the Liquidity Reserve Fund will be diverted from the Transaction Account and paid into the Secondary Transaction Account.
Replacement Account Bank	Replacement Account Bank's rating falls below A3 (Moody's), F1 or A (Fitch)	Prospectus p97	N	Replacement Account Bank's appointment may be terminated within 60 calendar days by the Issuer, with the termination being effective on appointment of replacement account bank with written consent of Security Trustee.
Secondary Transaction Account Bank	Unsubordinated debt obligations rating falls below A3 (Moody's) and LT rating falls below A (Fitch) or ST rating falls below F1 (Fitch)	Prospectus p97	N	Secondary Transaction Account Bank's appointment may be terminated within 60 calendar days by the Issuer, with the termination being effective on appointment of replacement secondary transaction account bank with the prior written consent of Security Trustee.

Swap Collateral Account Bank	Unsubordinated debt obligations rating falls below A3 (Moody's) and LT rating falls below A (Fitch) or ST rating falls below F1 (Fitch)	Prospectus p98	N	Issuer will (within 60 calendar days) arrange for the transfer of the Swap Collateral Account to an institution with appropriate ratings unless the Swap Collateral Account Bank has arranged a guarantee of its obligations by a suitably rated third party, with the termination being effective on appointment of replacement Swap Collateral Account Bank.
Servicer Termination Event (a) and (b)	Servicer defaults in the payment on the due date, or defaults in the performance or observance of any of its other covenants and obligations under the Servicing Agreement and it remains unremedied for 30 business days.	Prospectus p99	N	Issuer may terminate the appointment of the Servicer

Key Party Ratings			
Party	Current Long Term Rating (S & P / Moodys / Fitch)	Current Short Term Rating (S & P / Moodys / Fitch)	Role
Leeds Building Society	n/a/A3/A	n/a/P-2/F1	Seller, Cash Manager, Servicer, Account Bank, Class Z VFN Holder, Interest Rate Swap Provider
Citicorp Trustee Company Limited	n/a/n/a/n/a	n/a/n/a/n/a	Security Trustee, Note Trustee
Citibank N.A., London Branch	A+/Aa3/A+	n/a/P-1/F1+	Secondary Transaction Account Bank and Swap Collateral Account Bank
Maples Fiduciary Services (UK) Limited	n/a/n/a/n/a	n/a/n/a/n/a	Back-Up Servicer Facilitator, Corporate Service Provider

Issuance Details						
	Class A Notes			Class Z Notes		
Issuer	Albion No5 PLC			Albion No5 PLC		
ISIN (International Securities Number)	XS2673394909			n/a		
Stock Exchange Listing	ISE			n/a		
Original Rating(s)	AAA/Aaa			n/a		
Current Rating(s)	AAA/Aaa			n/a		
Step-Up Date	17-Apr-28					
Legal Final Maturity Date	17-Jul-66			17-Jul-66		
Currency	GBP			GBP		
Reference Index	Compounded Daily SONIA			Compounded Daily SONIA		
Day Count Convention	Modified Following			Modified Following		
Coupon Reference Rate %	Coupon Rate Not Yet Known			Coupon Rate Not Yet Known		
Current Coupon %	Coupon Rate Not Yet Known			Coupon Rate Not Yet Known		
Margin above Current Coupon %	0			0		
Previous Factor	0.784881			1		
Current Factor	0.784881			1		
	Current	Previous	Original	Current	Previous	Original
Principal Amount Outstanding	274,708,266	274,708,266	350,000,000	38,310,000	38,310,000	38,310,000
Subordination	33,060,000	33,060,000	33,060,000	0	0	0
Reserve Fund	4,374,962	4,374,962	5,250,000	0	0	0
Total Credit Enhancement	37,434,962	37,434,962	38,310,000	0	0	0
Latest Distribution	17-Jan-25		Total	17-Jan-25		Total
Principal Payment	16,955,838		75,291,734	0		0
Interest Payment	3,914,177		24,160,028	463,914		2,596,980

Excess Spread %		2.00		0	
Retention Undertaking	5%	5%	5%	5%	5%

Cashflows at last distribution			
Ledgers			
Principal Ledger Balance	9,377,036		
Revenue Ledger Balance	4,134,634		
General Reserve Required Amount	4,374,962		
General Reserve Fund	4,374,962		
Class A Principal Deficiency Ledger Balance	0		
Class Z Principal Deficiency Ledger Balance	0		
Liquidity Reserve Fund Required Amount	0		
Liquidity Reserve Fund	0		
Issuer Profit Ledger Balance	1,500		
Revenue Receipts		Principal Receipts	
(a) Interest	4,097,482	(a) Repayments	9,305,053
ERC Payments	37,152	(b) Enforcement Recoveries	0
(b) Enforcement Recoveries	0	(c) Insurance Proceeds	0
(c) Post-enforcement recoveries	0	(d) Repurchases	71,984
	4,134,634		9,377,036
Available Revenue Receipts		Available Principal Receipts	
(a) Revenue Receipts	4,134,634	(a) Principal Receipts	9,305,053
(b) GIC Income	115803.49	Less	
(c) Interest Rate Swap receipt	0	(i) Further Advances to be purchased	80,000
(d) Amortisation General Reserve Release Amount	0	Plus	
(e) General Reserve Fund balance after Class A notes fully repaid	0	(ii) Repurchases	71,984
(f) Other Net Income	0	(b) Liquidity Reserve Fund	0
(g) Available Revenue Receipts from Principal PoP (item d)	0	(c) Excess Proceeds	0
(h) amounts credited to the transaction account (item (m) from Revenue PoP)	0	(d) Class A PDL / Class Z VFN reduction	0
(i) Reconciliation Amounts deemed to be Available Revenue Receipts		(e) Reconciliation Amounts	0
Less		Less	0
(j)(i) Insurance Premiums	0	(f) APR to cover Revenue Deficiency	0
(j)(ii) Repaid DDs	2,236,808	(g) Negative Amortisation Amount	
(j)(iii) Fee payments inc ERC and other charges due to the Seller	70,426		9,297,036
(j)(iv) Third party payments	0		
Plus			
(k) General Reserve Required Debit Amount	0		
(l) Available Principal Receipts to cover Revenue Deficiency	0		
(m) LRF drawings to cover Revenue Deficiency	0		
(n) Negative Amortisation Amount deducted from Available Principal Receipts	0		
	1,943,204		
Revenue Priority of Payments (Pre-Enforcement)		Enforcement)	
(a) Trustee Fees - (i) Note Trustee; (ii) Security Trustee	0	(a) Credit Liquidity Reserve Fund (if required)	0
(b) Fees - (i) Agent Bank; Paying Agent, (ii) Account Bank; (iii) Secondary Transaction Account Bank; (iv) Swap Collateral Account Bank; (v) Corporate Services Provider; (vi) Class Z VFN Registrar.	0	(b) Class A Notes	0
(c) Third party expenses	0	(c) Class Z Notes	0
(d)(i) Servicer Fees	0	(d) Available Revenue Receipts	0
(d)(ii) Cash Manager Fees	0		0
(d)(iii) Back-up Servicer Facilitator Fees	0		
(e) Interest Rate Swap	0		
(f) Interest due on A-Notes	0		
(g) Class A Principal Deficiency Sub-Ledger	0		
(h) General Reserve Ledger	0		

(i) Class Z VFN Principal Deficiency Sub-Ledger	0		
(j) Interest due on Class Z VFN	0		
(k) Issuer Profit	0		
(l) Interest Rate Swap Excluded Termination Amount	0		
(m) In a Determination Period, all Revenue Proceeds to the Transaction Account	0		
(n) Principal Amounts due on Class Z VFN (if Class A fully repaid)	0		
(o) Deferred Consideration	0		
	0		

Swap Details											
	Notional	Receive Reference Rate	Receive Margin (%)	Receive Rate (%)	Received	Pay Reference Rate	Pay Margin (%)	Pay Rate (%)	Paid	Foreign Exchange Rate	Collateral Posting
Interest Rate (Fixed) Swap	290,618,079	Compounded Daily SONIA	0	TBC	GBP	FIXED	0	1.9	GBP	n/a	n/a

Glossary of Terms	
Arrears	Leeds BS identifies a loan as being in arrears where an amount equal to or greater than a full month's contractual payment is past its due date. Arrears includes fees and insurance premiums that are included in the arrears balance on which interest is charged. Months in Arrears is a simple multiplier of Arrears balance/normal instalment. If the Months in Arrears is less than one, zero is reported. Leeds BS recognise that arrears are typically caused by temporary changes in customer circumstances, and therefore offer a range of forbearance and account management options to customers. Options include payment holidays, temporary conversion to interest only, term extension and arrears capitalisation. All account management/forbearance options are low in materiality.
General Reserve Required Amount	The General Reserve Required Amount shall be an amount equal to 1.50 per cent. of the Sterling Equivalent Principal Amount Outstanding of the Class A Notes on such Interest Payment Date (taking into account any redemptions of the Class A Notes on such Interest Payment Date), subject to a maximum of the Initial General Reserve Required Amount and a minimum of 0.1 per cent. of the True Balance of the Portfolio as at the calendar day immediately preceding the Closing Date.
Geographical Distribution	Mapped to Leeds BS internally derived geographic regions which may differ to the Nomenclature of Units for Territorial Statistics (NUTS) regions used in other reporting
Indexed	Indexation is applied quarterly on a regional basis to property valuations each January, April, July, October.
Interest Payments	Refer to payments made during the specified reporting period.
Mortgage Account	A mortgage account means all Loans secured on the same Property and thereby forming a single mortgage account
True Balance	As at the given date, the aggregate of: (a) the original principal amount advanced to the borrower and any further amount advanced, (b) any interest, fees or charges which has been capitalised and (c) any other amount (including accrued interest and arrears of interest) which is due or accrued (whether or not due) and which has not been paid and has not been capitalised

Arrears Details								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Current	2,268	99.52%	296,804,432	99.58%	2,736	99.93%	380,748,297	99.94%
>0 - <= 1 month arrears	8	0.35%	727,778	0.24%	2	0.07%	230960	0.06%
>1 - <= 2 month arrears	2	0.09%	324,235	0.11%	0	0.00%	0	0.00%
>2 - <= 3 month arrears	1	0.04%	189,630	0.06%	0	0.00%	0	0.00%
>3 month arrears	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%

Current Arrears Breakdown (By Current Indexed LTV)								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Current <= 75%	2,261	99.21%	295,056,432	99.00%	2,710	98.98%	375,677,460	98.61%
>0 - <= 1 month arrears <= 75%	8	0.35%	727,778	0.24%	1	0.04%	87661	0.02%
>1 - <= 2 month arrears <= 75%	2	0.09%	324,235	0.11%	0	0.00%	0	0.00%
>2 - <= 3 month arrears <= 75%	1	0.04%	189,630	0.06%	0	0.00%	0	0.00%
>3 month arrears <= 75%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Current > 75%	7	0.31%	1,748,000	0.59%	26	0.95%	5,070,837	1.33%
>0 - <= 1 month arrears > 75%	0	0.00%	0	0.00%	1	0.04%	143299	0.04%
>1 - <= 2 month arrears > 75%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>2 - <= 3 month arrears > 75%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>3 month arrears > 75%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,279	100%	298,046,076	100%	2,738	100%	380,979,258	100%

Current LTV (Indexed)								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
>0 - <=30%	636	27.91%	40,139,666	13.47%	658	24.03%	44,209,072	11.60%
>30 - <=35%	148	6.49%	16,380,044	5.50%	145	5.30%	16,962,995	4.45%
>35 - <=40%	153	6.71%	18,371,563	6.16%	176	6.43%	21,100,014	5.54%
>40 - <=45%	179	7.85%	26,403,265	8.86%	182	6.65%	25,443,817	6.68%
>45 - <=50%	208	9.13%	32,547,744	10.92%	211	7.71%	34,998,060	9.19%
>50 - <=55%	249	10.93%	41,487,002	13.92%	263	9.61%	44,730,142	11.74%
>55 - <=60%	223	9.78%	35,949,236	12.06%	270	9.86%	45,045,952	11.82%
>60 - <=65%	229	10.05%	38,144,816	12.80%	271	9.90%	45,632,236	11.98%
>65 - <=70%	173	7.59%	30,595,481	10.27%	247	9.02%	43,095,637	11.31%
>70 - <=75%	74	3.25%	16,279,260	5.46%	288	10.52%	54,547,199	14.32%
>75 - <=80%	5	0.22%	1,246,859	0.42%	26	0.95%	5,070,837	1.33%
>80 - <=85%	2	0.09%	501,141	0.17%	0	0.00%	0	0.00%
>85 - <=90%	0	0.00%	0	0.00%	1	0.04%	143,299	0.04%
>90 - <=95%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>95 - <=100%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>100%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	0.47	0.16
Maximum	82.93	89.52
Weighted Average	49.44	52.62

Current LTV								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
>0 - <=30%	522	22.90%	30,592,148	10.26%	561	20.49%	35,332,148	9.27%
>30 - <=35%	133	5.84%	14,173,393	4.76%	109	3.98%	12,657,645	3.32%
>35 - <=40%	138	6.06%	15,646,425	5.25%	155	5.66%	17,783,942	4.67%
>40 - <=45%	130	5.70%	17,041,287	5.72%	149	5.44%	19,904,901	5.22%
>45 - <=50%	148	6.49%	20,405,399	6.85%	168	6.14%	23,143,931	6.07%
>50 - <=55%	184	8.07%	28,159,725	9.45%	197	7.20%	30,347,226	7.97%
>55 - <=60%	223	9.78%	38,767,065	13.01%	232	8.47%	41,427,179	10.87%
>60 - <=65%	233	10.22%	39,706,461	13.32%	295	10.77%	50,189,089	13.17%
>65 - <=70%	238	10.44%	38,002,759	12.75%	271	9.90%	46,847,483	12.30%
>70 - <=75%	168	7.37%	29,616,391	9.94%	295	10.77%	52,345,632	13.74%
>75 - <=80%	126	5.53%	19,961,073	6.70%	173	6.32%	29,839,559	7.83%
>80 - <=85%	35	1.54%	5,834,241	1.96%	132	4.82%	21,017,224	5.52%
>85 - <=90%	1	0.04%	139,708	0.05%	1	0.04%	143,299	0.04%
>90 - <=95%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>95 - <=100%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>100%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	0.48	0.2
Maximum	87.32	89.56
Weighted Average	54.76	57.43

Regional Distribution								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
East Anglia	243	10.66%	37,872,400	12.71%	288	10.52%	46,996,671	12.34%
East Midlands	238	10.44%	26,747,485	8.97%	287	10.48%	34,222,139	8.98%
Greater London	130	5.70%	26,518,673	8.90%	165	6.03%	36,852,094	9.67%
Northern Ireland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
North East	140	6.14%	13,348,169	4.48%	175	6.39%	18,076,886	4.74%
North West	330	14.48%	37,096,602	12.45%	391	14.28%	45,875,655	12.04%
Scotland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
South East	259	11.36%	42,828,027	14.37%	324	11.83%	57,370,659	15.06%
South West	245	10.75%	32,820,518	11.01%	291	10.63%	41,274,640	10.83%
Wales	154	6.76%	17,085,822	5.73%	179	6.54%	21,017,562	5.52%
West Midlands	234	10.27%	30,685,804	10.30%	277	10.12%	38,427,080	10.09%
Yorkshire and Humber	306	13.43%	33,042,577	11.09%	361	13.18%	40,865,871	10.73%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%

Occupancy Status								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Owner Occupied	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%
Buy to let	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%

Property Type (Residential)								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Flat	56	2.46%	6,781,448	2.28%	70	2.56%	8,348,090	2.19%
Semi-detached house	872	38.26%	107,418,044	36.04%	1,041	38.02%	138,056,559	36.24%
Detached house	468	20.54%	84,166,761	28.24%	550	20.09%	102,665,746	26.95%
Detached bungalow	82	3.60%	10,435,145	3.50%	103	3.76%	13,247,358	3.48%
Semi-detached bungalow	50	2.19%	4,297,647	1.44%	59	2.15%	5,758,675	1.51%
Terraced house	654	28.70%	72,324,278	24.27%	783	28.60%	92,269,532	24.22%
Maisonette	8	0.35%	1,166,754	0.39%	9	0.33%	1,333,729	0.35%
Other	89	3.91%	11455999	3.84%	123	4.49%	19299569	5.07%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%

Repayment Type								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Repayment	2,043	89.64%	251,382,488	84.34%	2,462	89.92%	325,467,436	85.43%
Interest Only	171	7.50%	30,594,451	10.27%	196	7.16%	35,211,743	9.24%
Part & Part	65	2.85%	16,069,136	5.39%	80	2.92%	20,300,079	5.33%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%

Loan Purpose								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Purchase	1,241	54.45%	169,990,561	57.03%	1,430	52.23%	204,949,511	53.80%
Remortgage	1,038	45.55%	128,055,515	42.97%	1,308	47.77%	176,029,746	46.20%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%

Employment Status								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Employed	1,864	81.79%	253,573,605	85.08%	2,268	82.83%	327,536,383	85.97%
Self Employed	185	8.12%	25,645,452	8.60%	202	7.38%	29,725,975	7.80%
Other	230	10.09%	18,827,019	6.32%	268	9.79%	23,716,899	6.23%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%

Seasoning in Months								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
>0 - <=12	0	0.00%	0	0.00%	652	23.81%	92,796,579	24.36%
>12 - <=18	0	0.00%	0	0.00%	296	10.81%	48,111,974	12.63%
>18 - <=24	240	10.53%	32546047	10.92%	281	10.26%	38,635,313	10.14%
>24 - <=30	357	15.66%	46,662,515	15.66%	351	12.82%	56,129,741	14.73%
>30 - <=36	204	8.95%	31,301,905	10.50%	260	9.50%	40,674,309	10.68%
>36 - <=42	237	10.40%	29,140,177	9.78%	151	5.51%	18,920,724	4.97%
>42 - <=48	316	13.87%	48,970,294	16.43%	146	5.33%	16,945,776	4.45%
>48 - <=54	215	9.43%	30,192,430	10.13%	141	5.15%	17,353,274	4.55%
>54	710	31.15%	79,232,708	26.58%	460	16.80%	51,411,568	13.49%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				22				4.71
Maximum				227				209.71
Weighted Average				47.69				30.18

Current Balance								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
<=30k	148	6.49%	2,694,683	0.90%	132	4.82%	2,330,818	0.61%
>30 - <=40k	82	3.60%	2,885,576	0.97%	87	3.18%	3,088,896	0.81%
>40 - <=50k	95	4.17%	4,269,331	1.43%	95	3.47%	4,293,436	1.13%
>50 - <=75k	321	14.09%	19,996,417	6.71%	361	13.18%	22,703,961	5.96%
>75 - <=100k	357	15.66%	31,398,607	10.53%	399	14.57%	35,015,606	9.19%
>100 - <=150k	563	24.70%	69,440,545	23.30%	709	25.89%	87,129,504	22.87%
>150 - <=200k	323	14.17%	56,161,847	18.84%	417	15.23%	72,251,842	18.96%
>200 - <=300k	275	12.07%	65,947,820	22.13%	375	13.70%	90,141,414	23.66%
>300 - <=500k	103	4.52%	38,415,764	12.89%	143	5.22%	52,505,545	13.78%
>500k	12	0.53%	6,835,486	2.29%	20	0.73%	11,518,235	3.02%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				556				907
Maximum				670,936				713,877
Weighted Average				192,889				201,384

Interest Payment Type								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Fixed	2,130	93.46%	284,759,346	95.54%	2,611	95.36%	370,251,200	97.18%
Variable	58	2.54%	3,358,198	1.13%	54	1.97%	3,192,855	0.84%
Discount	90	3.95%	9,824,990	3.30%	69	2.52%	7,207,414	1.89%
Tracker	1	0.04%	103,542	0.03%	4	0.15%	327,788	0.09%
Tracker with Collar	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Capped	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%

*counted at largest part

Certification Status								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Self-Certification	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Income Verified	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%

Remaining Term (Years)								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
<=5	133	5.84%	9,314,043	3.13%	109	3.98%	7,125,343	1.87%
>5 - <=10	308	13.51%	28,096,135	9.43%	333	12.16%	31,923,305	8.38%
>10 - <=15	413	18.12%	43,191,890	14.49%	453	16.54%	49,861,348	13.09%
>15 - <=20	388	17.03%	52,021,349	17.45%	460	16.80%	64,421,690	16.91%
>20 - <=25	424	18.60%	62,301,749	20.90%	517	18.88%	77,130,656	20.25%
>25	613	26.90%	103,120,911	34.60%	866	31.63%	150,516,915	39.51%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				0.08				0.58
Maximum				38.17				39.58
Weighted Average				20.58				21.95

Original Balances								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
<=30k	53	2.33%	902,803	0.30%	66	2.41%	1,456,787	0.38%
>30 - <=40k	43	1.89%	1,078,898	0.36%	47	1.72%	1,301,722	0.34%
>40 - <=50k	62	2.72%	1,974,629	0.66%	79	2.89%	2,975,183	0.78%
>50 - <=75k	249	10.93%	12,255,098	4.11%	284	10.37%	15,148,457	3.98%
>75 - <=100k	347	15.23%	25,090,061	8.42%	417	15.23%	32,197,199	8.45%
>100 - <=150k	617	27.07%	64,457,184	21.63%	737	26.92%	81,596,010	21.42%
>150 - <=200k	373	16.37%	55,871,214	18.75%	460	16.80%	72,463,745	19.02%
>200 - <=300k	357	15.66%	75,104,789	25.20%	432	15.78%	95,712,849	25.12%
>300 - <=500k	154	6.76%	49,158,968	16.49%	189	6.90%	63,465,575	16.66%
>500k	24	1.05%	12,152,431	4.08%	27	0.99%	14,661,732	3.85%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				5,828				5,828
Maximum				710,999				725,000
Weighted Average				217,325				217,199

Original LTV								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
>0 - <=30%	348	15.27%	20,253,910	6.80%	416	15.19%	26,360,993	6.92%
>30 - <=35%	93	4.08%	8,935,466	3.00%	108	3.94%	11,210,939	2.94%
>35 - <=40%	103	4.52%	11,567,285	3.88%	118	4.31%	13,590,275	3.57%
>40 - <=45%	105	4.61%	12,264,084	4.11%	121	4.42%	15,236,887	4.00%
>45 - <=50%	122	5.35%	15,049,058	5.05%	143	5.22%	19,297,393	5.07%
>50 - <=55%	110	4.83%	14,658,357	4.92%	130	4.75%	18,379,351	4.82%
>55 - <=60%	166	7.28%	26,426,707	8.87%	197	7.20%	33,513,489	8.80%
>60 - <=65%	219	9.61%	33,784,858	11.34%	264	9.64%	43,056,265	11.30%
>65 - <=70%	194	8.51%	30,585,350	10.26%	235	8.58%	38,099,474	10.00%
>70 - <=75%	302	13.25%	48,535,597	16.28%	369	13.48%	63,546,006	16.68%
>75 - <=80%	203	8.91%	30,984,974	10.40%	268	9.79%	43,982,616	11.54%
>80 - <=85%	206	9.04%	31,788,229	10.67%	243	8.88%	38,899,455	10.21%
>85 - <=90%	98	4.30%	11,962,890	4.01%	111	4.05%	14,092,252	3.70%
>90 - <=95%	10	0.44%	1,249,311	0.42%	15	0.55%	1,713,863	0.45%
>95 - <=100%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>100%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				2.06				2.06
Maximum				95				95
Weighted Average				62.93				62.99

Current Interest Rate								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
>0 - <=1%	2	0.09%	0	0.00%	15	0.55%	1,434,322	0.38%
>1 - <=2%	425	18.65%	52,510,152	17.62%	713	26.04%	97,107,727	25.49%
>2 - <=3%	489	21.46%	70,562,962	23.68%	864	31.56%	127,692,631	33.52%
>3 - <=4%	203	8.91%	29,976,770	10.06%	362	13.22%	54,237,164	14.24%
>4 - <=5%	689	30.23%	92,876,766	31.16%	477	17.42%	69,077,268	18.13%
>5 - <=6%	295	12.94%	35,539,471	11.92%	180	6.57%	20,444,035	5.37%
>6 - <=7%	118	5.18%	13221757	4.44%	74	2.70%	7673077	2.01%
>7 - <=8%	0	0.00%	0	0.00%	53	1.94%	3313035	0.87%
>8 - <=9%	58	2.54%	3358198	1.13%	0	0.00%	0	0.00%
>9%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				1.18				0.95
Maximum				8.24				7.99
Weighted Average				3.68				3.05

Distribution of Fixed Rate Loans								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
>0.00 - <=3.00%	916	43.02%	123,253,714	43.27%	1,591	60.96%	227,408,244	61.33%
>3.00 - <=4.00%	202	9.49%	29,881,046	10.49%	361	13.83%	54,128,939	14.60%
>4.00 - <=5.00%	689	32.36%	92,884,346	32.61%	471	18.05%	67,918,462	18.32%
>5.00 - <=6.00%	294	13.81%	35435929	12.44%	176	6.74%	20046024	5.41%

>6.00 - <=7.00%	28	1.32%	3396767	1.19%	11	0.42%	1265459	0.34%
>7.00 - <=8.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>8.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,129	100.00%	284,851,802	100.00%	2,610	100.00%	370,767,128	100.00%
Minimum				1.18				0.95
Maximum				6.74				6.46
Weighted Average				3.5				2.93

Year Current Fixed Rate Ends

	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
<=2025	183	8.60%	23,721,900	8.33%	21	0.80%	1,732,322	0.47%
2026	425	19.96%	56,635,572	19.88%	160	6.13%	18,322,663	4.94%
2027	483	22.69%	68,961,923	24.21%	241	9.23%	32,773,366	8.84%
2028	596	27.99%	78,227,495	27.46%	621	23.79%	90,924,180	24.52%
2029	257	12.07%	33,702,095	11.83%	905	34.67%	137,912,073	37.20%
2030	144	6.76%	18,179,731	6.38%	594	22.76%	79,525,873	21.45%
>2030	41	1.93%	5,423,086	1.90%	68	2.61%	9,576,652	2.58%
Total	2,129	100%	284,851,802	100%	2,610	100%	370,767,128	100%
Minimum				2025				2023
Maximum				2033				2033
Weighted Average				2027				2027

Origination Channel

	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Office / Branch Network	26	1.14%	2,608,890	0.88%	29	1.06%	2,822,425	0.74%
Central / Direct	131	5.75%	17,147,857	5.75%	159	5.81%	21,999,917	5.77%
Broker	2,092	91.79%	274,121,505	91.97%	2,517	91.93%	351,301,432	92.21%
Internet	30	1.32%	4,167,823	1.40%	33	1.21%	4,855,484	1.27%
Packager	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,279	100.00%	298,046,076	100.00%	2,738	100.00%	380,979,258	100.00%