

Albion No5 plc - Investor Report

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Reporting Information	
Report Date	14-Apr-25
Reporting Period	01-Mar-25 - 31-Mar-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	14-Apr-25

Contact Details			
Contact Name	Telephone Number	E-mail	Mailing Address
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Account Bank	+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	2,242	2,279
True Balance of mortgage accounts in Pool	291,805,291	298,046,076
Cash and Other Substitution Assets	0	0
Borrower deposits as a % of true balance of mortgage accounts in the pool	0.35	0.32
Pool Changes		
Reason	Number	Value(£)
Further Advances	5	227,229
Unscheduled Principal Payments	48	5,287,672
Repurchases	0	0
- Breaches to Warranties	0	0
- Product Switches	0	0
- Further Advances	0	0
- Term Extensions	0	0
- Redeemed with residual balance	0	0
Sum of unscheduled Principal received during period		5,060,443

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	5,287,672	4,016,170
Scheduled Principal Payments	1,077,564	902,997
Interest	912,303	851,400

Summary Statistics										
	Seasoning (months)	Remaining Term (years)	Loan Size				Current LTV (%)	Indexed LTV (%)	Original LTV(%)	Arrears Balance
			Whole Pool	Interest Only	Repayment	Part & Part				
Weighted Average	48.76	20.54	192,878	257,187	177,723	311,301	54.76	49.43	63.06	8
Minimum	23.1	0.33	270	19,469	270	20,572	0.21	0.21	2.06	0
Maximum	228.1	38.08	670,962	670,962	650,166	543,690	87.19	84.94	95	3,025

Performance Ratios			
	Monthly	3 Month Average	Monthly Figure Annualise
Current Constant Prepayment Rate (CPR)	1.81%	1.43%	19.68%
Current Principal Payment Rate (PPR)	2.18%	1.76%	23.24%
Current Constant Default Rate (CDR)	0.00%	0.00%	0.00%
Previous Constant Prepayment Rate (CPR)	1.35%	1.44%	15.05%
Previous Principal Payment Rate (PPR)	1.65%	1.77%	18.10%
Previous Constant Default Rate (CDR)	0.00%	0.00%	0.00%

Mortgage Interest Rate		
	LBS Existing Borrower	With Effect From
Standard Variable Rate - Current	7.99%	01-Apr-25
Standard Variable Rate - Previous	8.24%	30-Aug-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 %	4.5537			4.5537		
Current Coupon %	5.0737			4.5537		
Margin above Current Coupon %	0			0		
Previous Factor	0.784881			1		
Current Factor	0.740781			1		
	Current	Previous	Original	Current	Previous	Original

Principal Amount Outstanding	259,273,223	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	4,120,624	4,374,962	5,250,000	0	0	0
Total Credit Enhancement	37,180,624	37,434,962	38,310,000	0	0	0
Latest Distribution	17-Jan-25		Total	17-Jan-25		Total
Principal Payment	15,435,043		90,726,777	0		0
Interest Payment	3,436,736		27,596,764	430,156		3,027,136
Excess Spread %		2.31			0	
Retention Undertaking	5%	5%	5%	5%	5%	5%

Cashflows at last distribution			
Ledgers			
Principal Ledger Balance	15,742,272		
Revenue Ledger Balance	6,309,849		
General Reserve Required Amount	4,120,624		
General Reserve Fund	4,120,624		
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	1,800		
Revenue Receipts		Principal Receipts	
(a) Interest	6,249,664	(a) Repayments	15,670,289
ERC Payments	60,185	(b) Enforcement Recoveries	0
(b) Enforcement Recoveries	0	(c) Insurance Proceeds	0
(c) Post-enforcement recoveries	0	(d) Repurchases	71,984
	6,309,849		15,742,272
Available Revenue Receipts		Available Principal Receipts	
(a) Revenue Receipts	6,309,849	(a) Principal Receipts	15,670,289
(b) GIC income	192,900	Less	
(c) Interest Rate Swap receipt	3,263,147	(i) Further Advances to be purchased	307,229
(d) Amortisation General Reserve Release Amount	254,338	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	3,443,031	(g) Negative Amortisation Amount	
(j)(iii) Fee payments inc ERC and other charges due to the Seller	117,161		15,435,043
(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		
	6,460,042		
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	15,435,043
(c) Third party expenses	0	(c) Class Z Notes	0
(d)(i) Servicer Fees	22,735	(d) Available Revenue Receipts	0

(d)(ii) Cash Manager Fees	7,578		15,435,043
(d)(iii) Back-up Servicer Facilitator Fees	0		
(e) Interest Rate Swap	1,295,633		
(f) Interest due on A-Notes	3,436,736		
(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	430,156		
(k) Issuer Profit	300		
(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	1,266,904		
	6,460,042		

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	4.5537	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	2,229	99.42%	289,759,312	99.30%	2,736	99.93%	380,748,297	99.94%
>0 - <= 1 month arrears	9	0.40%	1,351,854	0.46%	2	0.07%	230,960	0.06%
>1 - <= 2 month arrears	3	0.13%	505,075	0.17%	0	0.00%	0	0.00%
>2 - <= 3 month arrears	1	0.04%	189,050	0.06%	0	0.00%	0	0.00%
>3 month arrears	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,242	100.00%	291,805,291	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%	2,220	99.02%	287,479,889	98.52%	2,710	98.98%	375,677,460	98.61%
>0 - <= 1 month arrears <= 75%	8	0.36%	995,937	0.34%	1	0.04%	87,661	0.02%
>1 - <= 2 month arrears <= 75%	3	0.13%	505,075	0.17%	0	0.00%	0	0.00%
>2 - <= 3 month arrears <= 75%	1	0.04%	189,050	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%	9	0.40%	2,279,423	0.78%	26	0.95%	5,070,837	1.33%
>0 - <= 1 month arrears > 75%	1	0.04%	355,917	0.12%	1	0.04%	143,299	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	2,242	100%	291,805,291	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	28.37%	40,047,049	13.72%	658	24.03%	44,209,072	11.60%
>30 - <=35%	140	6.24%	15,151,893	5.19%	145	5.30%	16,962,995	4.45%
>35 - <=40%	154	6.87%	18,444,144	6.32%	176	6.43%	21,100,014	5.54%
>40 - <=45%	173	7.72%	25,197,767	8.64%	182	6.65%	25,443,817	6.68%
>45 - <=50%	207	9.23%	32,766,139	11.23%	211	7.71%	34,998,060	9.19%
>50 - <=55%	247	11.02%	41,164,925	14.11%	263	9.61%	44,730,142	11.74%
>55 - <=60%	215	9.59%	34,393,321	11.79%	270	9.86%	45,045,952	11.82%
>60 - <=65%	223	9.95%	36,736,752	12.59%	271	9.90%	45,632,236	11.98%
>65 - <=70%	166	7.40%	29,543,300	10.12%	247	9.02%	43,095,637	11.31%
>70 - <=75%	71	3.17%	15,724,659	5.39%	288	10.52%	54,547,199	14.32%
>75 - <=80%	6	0.27%	1,644,451	0.56%	26	0.95%	5,070,837	1.33%
>80 - <=85%	4	0.18%	990,890	0.34%	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	2,242	100.00%	291,805,291	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	0.21	0.16
Maximum	84.94	89.52
Weighted Average	49.43	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%	524	23.37%	30,413,502	10.42%	561	20.49%	35,332,148	9.27%
>30 - <=35%	125	5.58%	13,227,653	4.53%	109	3.98%	12,657,645	3.32%
>35 - <=40%	137	6.11%	15,117,809	5.18%	155	5.66%	17,783,942	4.67%
>40 - <=45%	126	5.62%	16,679,416	5.72%	149	5.44%	19,904,901	5.22%
>45 - <=50%	149	6.65%	20,396,711	6.99%	168	6.14%	23,143,931	6.07%
>50 - <=55%	183	8.16%	28,379,698	9.73%	197	7.20%	30,347,226	7.97%
>55 - <=60%	220	9.81%	37,679,576	12.91%	232	8.47%	41,427,179	10.87%
>60 - <=65%	223	9.95%	38,113,968	13.06%	295	10.77%	50,189,089	13.17%
>65 - <=70%	228	10.17%	36,178,566	12.40%	271	9.90%	46,847,483	12.30%
>70 - <=75%	174	7.76%	30,366,545	10.41%	295	10.77%	52,345,632	13.74%
>75 - <=80%	117	5.22%	19,114,422	6.55%	173	6.32%	29,839,559	7.83%
>80 - <=85%	35	1.56%	5,997,919	2.06%	132	4.82%	21,017,224	5.52%
>85 - <=90%	1	0.04%	139,505	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	2,242	100.00%	291,805,291	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	0.21	0.2
Maximum	87.19	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	237	10.57%	37,082,811	12.71%	288	10.52%	46,996,671	12.34%
East Midlands	235	10.48%	26,449,516	9.06%	287	10.48%	34,222,139	8.98%
Greater London	124	5.53%	25,363,054	8.69%	165	6.03%	36,852,094	9.67%
Northern Ireland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
North East	138	6.16%	13,121,235	4.50%	175	6.39%	18,076,886	4.74%
North West	328	14.63%	36,663,519	12.56%	391	14.28%	45,875,655	12.04%
Scotland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
South East	256	11.42%	41,524,808	14.23%	324	11.83%	57,370,659	15.06%
South West	238	10.62%	31,819,851	10.90%	291	10.63%	41,274,640	10.83%
Wales	150	6.69%	16,714,105	5.73%	179	6.54%	21,017,562	5.52%
West Midlands	233	10.39%	30,366,442	10.41%	277	10.12%	38,427,080	10.09%
Yorkshire and Humber	303	13.51%	32,699,950	11.21%	361	13.18%	40,865,871	10.73%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,242	100.00%	291,805,291	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	2,242	100.00%	291,805,291	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	2,242	100.00%	291,805,291	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	55	2.45%	6,568,349	2.25%	70	2.56%	8,348,090	2.19%
Semi-detached house	859	38.31%	104,464,693	35.80%	1,041	38.02%	138,056,559	36.24%
Detached house	464	20.70%	83,225,314	28.52%	550	20.09%	102,665,746	26.95%
Detached bungalow	82	3.66%	10,393,968	3.56%	103	3.76%	13,247,358	3.48%
Semi-detached bungalow	50	2.23%	4,279,586	1.47%	59	2.15%	5,758,675	1.51%
Terraced house	638	28.46%	70,600,138	24.19%	783	28.60%	92,269,532	24.22%
Maisonette	8	0.36%	1,162,926	0.40%	9	0.33%	1,333,729	0.35%
Other	86	3.84%	11110317	3.81%	123	4.49%	19299569	5.07%
Total	2,242	100.00%	291,805,291	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	2,010	89.65%	246,598,857	84.51%	2,462	89.92%	325,467,436	85.43%
Interest Only	168	7.49%	29,867,696	10.24%	196	7.16%	35,211,743	9.24%
Part & Part	64	2.85%	15,338,738	5.26%	80	2.92%	20,300,079	5.33%
Total	2,242	100.00%	291,805,291	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	1,230	54.86%	167,746,875	57.49%	1,430	52.23%	204,949,511	53.80%
Remortgage	1,012	45.14%	124,058,416	42.51%	1,308	47.77%	176,029,746	46.20%
Total	2,242	100.00%	291,805,291	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	1,834	81.80%	248,137,667	85.04%	2,268	82.83%	327,536,383	85.97%
Self Employed	181	8.07%	25,174,181	8.63%	202	7.38%	29,725,975	7.80%
Other	227	10.12%	18,493,443	6.34%	268	9.79%	23,716,899	6.23%
Total	2,242	100.00%	291,805,291	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	124	5.53%	17,060,039	5.85%	281	10.26%	38,635,313	10.14%
>24 - <=30	400	17.84%	52,383,485	17.95%	351	12.82%	56,129,741	14.73%
>30 - <=36	237	10.57%	35,184,920	12.06%	260	9.50%	40,674,309	10.68%
>36 - <=42	183	8.16%	22,002,938	7.54%	151	5.51%	18,920,724	4.97%
>42 - <=48	334	14.90%	48,972,682	16.78%	146	5.33%	16,945,776	4.45%
>48 - <=54	235	10.48%	35,880,117	12.30%	141	5.15%	17,353,274	4.55%
>54	729	32.52%	80,321,110	27.53%	460	16.80%	51,411,568	13.49%
Total	2,242	100.00%	291,805,291	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				23.1				4.71
Maximum				228.1				209.71
Weighted Average				48.76				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	153	6.82%	2,669,112	0.91%	132	4.82%	2,330,818	0.61%
>30 - <=40k	79	3.52%	2,773,156	0.95%	87	3.18%	3,088,896	0.81%
>40 - <=50k	99	4.42%	4,445,542	1.52%	95	3.47%	4,293,436	1.13%
>50 - <=75k	315	14.05%	19,615,094	6.72%	361	13.18%	22,703,961	5.96%
>75 - <=100k	342	15.25%	29,975,714	10.27%	399	14.57%	35,015,606	9.19%
>100 - <=150k	556	24.80%	68,460,456	23.46%	709	25.89%	87,129,504	22.87%
>150 - <=200k	319	14.23%	55,522,507	19.03%	417	15.23%	72,251,842	18.96%
>200 - <=300k	264	11.78%	63,268,963	21.68%	375	13.70%	90,141,414	23.66%
>300 - <=500k	103	4.59%	38,249,222	13.11%	143	5.22%	52,505,545	13.78%
>500k	12	0.54%	6,825,526	2.34%	20	0.73%	11,518,235	3.02%
Total	2,242	100.00%	291,805,291	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				270				907
Maximum				670,962				713,877
Weighted Average				192,878				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	2,095	93.44%	279,155,561	95.67%	2,611	95.36%	370,251,200	97.18%
Variable	53	2.36%	2,917,194	1.00%	54	1.97%	3,192,855	0.84%
Discount	93	4.15%	9,629,116	3.30%	69	2.52%	7,207,414	1.89%
Tracker	1	0.04%	103,420	0.04%	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	2,242	100.00%	291,805,291	100.00%	2,738	100.00%	380,979,258	100.00%
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*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	2,242	100.00%	291,805,291	100.00%	2,738	100.00%	380,979,258	100.00%
Total	2,242	100.00%	291,805,291	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	136	6.07%	9,835,114	3.37%	109	3.98%	7,125,343	1.87%
>5 - <=10	305	13.60%	27,711,380	9.50%	333	12.16%	31,923,305	8.38%
>10 - <=15	418	18.64%	42,763,821	14.65%	453	16.54%	49,861,348	13.09%
>15 - <=20	367	16.37%	49,686,238	17.03%	460	16.80%	64,421,690	16.91%
>20 - <=25	423	18.87%	62,029,311	21.26%	517	18.88%	77,130,656	20.25%
>25	593	26.45%	99,779,427	34.19%	866	31.63%	150,516,915	39.51%
Total	2,242	100.00%	291,805,291	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				0.33				0.58
Maximum				38.08				39.58
Weighted Average				20.54				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	2.36%	893,045	0.31%	66	2.41%	1,456,787	0.38%
>30 - <=40k	42	1.87%	1,042,902	0.36%	47	1.72%	1,301,722	0.34%
>40 - <=50k	63	2.81%	1,989,006	0.68%	79	2.89%	2,975,183	0.78%
>50 - <=75k	244	10.88%	11,976,691	4.10%	284	10.37%	15,148,457	3.98%
>75 - <=100k	337	15.03%	24,161,153	8.28%	417	15.23%	32,197,199	8.45%
>100 - <=150k	606	27.03%	62,977,713	21.58%	737	26.92%	81,596,010	21.42%
>150 - <=200k	370	16.50%	54,829,653	18.79%	460	16.80%	72,463,745	19.02%
>200 - <=300k	351	15.66%	73,445,158	25.17%	432	15.78%	95,712,849	25.12%
>300 - <=500k	152	6.78%	48,829,744	16.73%	189	6.90%	63,465,575	16.66%
>500k	24	1.07%	11,660,226	4.00%	27	0.99%	14,661,732	3.85%
Total	2,242	100.00%	291,805,291	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				5,828				5,828
Maximum				710,999				725,000
Weighted Average				217,797				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%	342	15.25%	19,797,590	6.78%	416	15.19%	26,360,993	6.92%
>30 - <=35%	90	4.01%	8,513,323	2.92%	108	3.94%	11,210,939	2.94%
>35 - <=40%	99	4.42%	11,095,052	3.80%	118	4.31%	13,590,275	3.57%
>40 - <=45%	101	4.50%	11,758,391	4.03%	121	4.42%	15,236,887	4.00%
>45 - <=50%	122	5.44%	15,001,845	5.14%	143	5.22%	19,297,393	5.07%
>50 - <=55%	109	4.86%	14,446,346	4.95%	130	4.75%	18,379,351	4.82%
>55 - <=60%	164	7.31%	26,068,152	8.93%	197	7.20%	33,513,489	8.80%
>60 - <=65%	213	9.50%	32,181,634	11.03%	264	9.64%	43,056,265	11.30%
>65 - <=70%	192	8.56%	30,124,024	10.32%	235	8.58%	38,099,474	10.00%
>70 - <=75%	298	13.29%	47,276,845	16.20%	369	13.48%	63,546,006	16.68%
>75 - <=80%	201	8.97%	30,762,455	10.54%	268	9.79%	43,982,616	11.54%
>80 - <=85%	204	9.10%	31,699,149	10.86%	243	8.88%	38,899,455	10.21%
>85 - <=90%	97	4.33%	11,834,823	4.06%	111	4.05%	14,092,252	3.70%
>90 - <=95%	10	0.45%	1,245,663	0.43%	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	2,242	100.00%	291,805,291	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				2.06				2.06
Maximum				95				95
Weighted Average				63.06				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%	6	0.27%	0	0.00%	15	0.55%	1,434,322	0.38%
>1 - <=2%	420	18.73%	51,269,900	17.57%	713	26.04%	97,107,727	25.49%
>2 - <=3%	484	21.59%	69,462,720	23.80%	864	31.56%	127,692,631	33.52%
>3 - <=4%	204	9.10%	30,296,211	10.38%	362	13.22%	54,237,164	14.24%
>4 - <=5%	706	31.49%	93,608,030	32.08%	477	17.42%	69,077,268	18.13%
>5 - <=6%	254	11.33%	31,732,399	10.87%	180	6.57%	20,444,035	5.37%
>6 - <=7%	110	4.91%	11,784,272	4.04%	74	2.70%	7,673,077	2.01%
>7 - <=8%	5	0.22%	734,565	0.25%	53	1.94%	3,313,035	0.87%
>8 - <=9%	53	2.36%	2,917,194	1.00%	0	0.00%	0	0.00%
>9%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,242	100.00%	291,805,291	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				1.2				0.95
Maximum				8.24				7.99
Weighted Average				3.65				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%	906	43.33%	120,912,456	43.30%	1,591	60.96%	227,408,244	61.33%
>3.00 - <=4.00%	204	9.76%	30,382,839	10.88%	361	13.83%	54,128,939	14.60%
>4.00 - <=5.00%	706	33.76%	93,789,744	33.59%	471	18.05%	67,918,462	18.32%

>5.00 - <=6.00%	252	12.05%	31,273,061	11.20%	176	6.74%	20,046,024	5.41%
>6.00 - <=7.00%	23	1.10%	2,889,721	1.03%	11	0.42%	1,265,459	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	2,091	100.00%	279,247,820	100.00%	2,610	100.00%	370,767,128	100.00%
Minimum								1.2
Maximum								6.74
Weighted Average								3.49

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	182	8.70%	23,433,351	8.39%	21	0.80%	1,732,322	0.47%
2026	422	20.18%	55,939,183	20.03%	160	6.13%	18,322,663	4.94%
2027	479	22.91%	68,110,710	24.39%	241	9.23%	32,773,366	8.84%
2028	546	26.11%	72,907,840	26.11%	621	23.79%	90,924,180	24.52%
2029	252	12.05%	33,065,932	11.84%	905	34.67%	137,912,073	37.20%
2030	169	8.08%	20,393,565	7.30%	594	22.76%	79,525,873	21.45%
>2030	41	1.96%	5,397,238	1.93%	68	2.61%	9,576,652	2.58%
Total	2,091	100%	279,247,820	100%	2,610	100%	370,767,128	100%
Minimum								2025
Maximum								2033
Weighted Average								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	1.16%	2,499,615	0.86%	29	1.06%	2,822,425	0.74%
Central / Direct	130	5.80%	16,968,070	5.81%	159	5.81%	21,999,917	5.77%
Broker	2,056	91.70%	268,293,958	91.94%	2,517	91.93%	351,301,432	92.21%
Internet	30	1.34%	4,043,647	1.39%	33	1.21%	4,855,484	1.27%
Packager	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,242	100.00%	291,805,291	100.00%	2,738	100.00%	380,979,258	100.00%