

Albion No5 plc - Investor Report

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Reporting Information	
Report Date	12-Oct-23
Reporting Period	21-Sep-23 - 30-Sep-23
Payment Date	17-Jan-24
Next Interest Date	17-Jan-24
Accrual End Date: Notes	31-Dec-23
Accrual Start Date: Notes	21-Sep-23
Accrual Days: Notes	101
Calculation Date	12-Jan-24

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	Citigroup Centre Canada Square London E14 5LB
Secondary Transaction Account Bank and Swap Collateral	+44 (0) 207 986 8638	CitiAgencyAlbion5@citi.com	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	2,727	0
True Balance of mortgage accounts in Pool	380,606,671	0
Cash and Other Substitution Assets	0	0
Borrower deposits as a % of true balance of mortgage accounts in the pool	0.14	0

Pool Changes		
Reason	Number	Value(£)
Further Advances	1	5,000
Unscheduled Principal Payments	21	1,412,343
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		1,407,343

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
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Collections			
	Current	Previous	
Unscheduled Principal Payments	1,412,343		0
Scheduled Principal Payments	197,784		0
Interest	135,177		0

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	30.52	21.93	201,407	256,107	187,783	323,959	57.42	52.62	62.98	1	
Minimum	5.06	0.5	909	20,999	909	48,494	0.2	0.16	2.06	6	
Maximum	210.06	39.58	714,230	671,013	660,520	714,230	89.52	89.48	95	1,258	

Performance Ratios			
	Monthly	3 Month Average	Monthly Figure Annualised
Current Constant Prepayment Rate (CPR)	0.37%		4.35%
Current Principal Payment Rate (PPR)	0.42%		4.93%
Current Constant Default Rate (CDR)	0.01%		0.12%
Previous Constant Prepayment Rate (CPR)	0.00%		0.00%
Previous Principal Payment Rate (PPR)	0.00%		0.00%
Previous Constant Default Rate (CDR)	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	5.25%		03-Aug-23
Base Mortgage Rate - Previous	5.00%		22-Jun-23

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 the Fitch ratings criteria or obtains a guarantee or co-obligation in respect of the Interest Rate Swap Agreement from an entity with the required "Without collateral" ratings.
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-65			17-Jul-65		
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						
Current Factor	1			1		
	Current	Previous	Original	Current	Previous	Original
Principal Amount Outstanding	350,000,000		350,000,000	38,310,000	38,310,000	38,310,000
Subordination	33,060,000		33,060,000	0	0	0
Reserve Fund	5,250,000		5,250,000	0	0	0
Total Credit Enhancement	38,310,000		38,310,000	0	0	0
Latest Distribution	N/A		Total	N/A		Total
Principal Payment	0		0	0		0
Interest Payment	0		0	0		0
Excess Spread %					0	
Retention Undertaking	5%	5%	5%	5%	5%	5%

Cashflows at last distribution			
Ledgers			
Principal Ledger Balance	1,610,127		
Revenue Ledger Balance	144,317		
General Reserve Required Amount	5,250,000		
General Reserve Fund	5,250,000		
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	0		
Revenue Receipts		Principal Receipts	
(a) Interest	142,364	(a) Repayments	1,610,127
ERC Payments	1,954	(b) Enforcement Recoveries	0
(b) Enforcement Recoveries	0	(c) Insurance Proceeds	0
(c) Post-enforcement recoveries	0	(d) Repurchases	0
	144,317		1,610,127
Available Revenue Receipts		Available Principal Receipts	
(a) Revenue Receipts	144,317	(a) Principal Receipts	1,610,127
(b) GIC income	5877.2	Less	
(c) Interest Rate Swap receipt	0	(i) Further Advances to be purchased	119,606
(d) Amortisation General Reserve Release Amount	0	Plus	
(e) General Reserve Fund balance after Class A notes fully repaid	0	(ii) Repurchases	0
(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)		(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	22	(f) APR to cover Revenue Deficiency	0
(j)(ii) Repaid DDs	348	(g) Negative Amortisation Amount	
(j)(iii) Fee payments inc ERC and other charges due to the Seller	6,701		1,490,521
(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		
	143,124		
Revenue Priority of Payments (Pre-Enforcement)		Principal Priority of Payments (Pre-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 Rate (%)	Paid	Foreign Exchange Rate	Collateral Posting
Interest Rate (Fixed) Swap	371,856,153	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	2,724	99.89%	380,157,438	99.88%	2,736	99.93%	380,748,297	99.94%
>0 - <= 1 month arrears	3	0.11%	449,233	0.12%	2	0.07%	230960	0.06%
>1 - <= 2 month arrears	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>2 - <= 3 month arrears	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>3 month arrears	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,727	100.00%	380,606,671	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%	2,700	99.01%	375,271,774	98.60%	2,710	98.98%	375,677,460	98.61%
>0 - <= 1 month arrears <= 75%	3	0.11%	449,233	0.12%	1	0.04%	87661	0.02%
>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%
Current > 75%	24	0.88%	4,885,664	1.28%	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	2,727	100%	380,606,671	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%	647	23.73%	43,891,218	11.53%	658	24.03%	44,209,072	11.60%
>30 - <=35%	148	5.43%	17,417,374	4.58%	145	5.30%	16,962,995	4.45%
>35 - <=40%	175	6.42%	21,116,309	5.55%	176	6.43%	21,100,014	5.54%
>40 - <=45%	179	6.56%	24,991,364	6.57%	182	6.65%	25,443,817	6.68%
>45 - <=50%	218	7.99%	35,952,031	9.45%	211	7.71%	34,998,060	9.19%
>50 - <=55%	260	9.53%	44,349,160	11.65%	263	9.61%	44,730,142	11.74%
>55 - <=60%	269	9.86%	44,769,631	11.76%	270	9.86%	45,045,952	11.82%
>60 - <=65%	270	9.90%	45,433,685	11.94%	271	9.90%	45,632,236	11.98%
>65 - <=70%	242	8.87%	42,378,195	11.13%	247	9.02%	43,095,637	11.31%
>70 - <=75%	295	10.82%	55,422,041	14.56%	288	10.52%	54,547,199	14.32%
>75 - <=80%	23	0.84%	4,742,426	1.25%	26	0.95%	5,070,837	1.33%
>80 - <=85%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>85 - <=90%	1	0.04%	143,238	0.04%	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	2,727	100.00%	380,606,671	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				0.16				0.16
Maximum				89.48				89.52
Weighted Average				52.62				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%	549	20.13%	35,079,739	9.22%	561	20.49%	35,332,148	9.27%
>30 - <=35%	113	4.14%	12,918,850	3.39%	109	3.98%	12,657,645	3.32%
>35 - <=40%	153	5.61%	17,822,262	4.68%	155	5.66%	17,783,942	4.67%
>40 - <=45%	147	5.39%	19,361,043	5.09%	149	5.44%	19,904,901	5.22%
>45 - <=50%	170	6.23%	23,477,298	6.17%	168	6.14%	23,143,931	6.07%
>50 - <=55%	203	7.44%	31,129,737	8.18%	197	7.20%	30,347,226	7.97%
>55 - <=60%	226	8.29%	40,589,152	10.66%	232	8.47%	41,427,179	10.87%
>60 - <=65%	298	10.93%	50,887,279	13.37%	295	10.77%	50,189,089	13.17%
>65 - <=70%	269	9.86%	46,266,654	12.16%	271	9.90%	46,847,483	12.30%
>70 - <=75%	293	10.74%	51,933,623	13.64%	295	10.77%	52,345,632	13.74%
>75 - <=80%	173	6.34%	30,006,006	7.88%	173	6.32%	29,839,559	7.83%
>80 - <=85%	132	4.84%	20,991,790	5.52%	132	4.82%	21,017,224	5.52%
>85 - <=90%	1	0.04%	143,238	0.04%	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	2,727	100.00%	380,606,671	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				0.2				0.2
Maximum				89.52				89.56
Weighted Average				57.42				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	287	10.52%	46,943,201	12.33%	288	10.52%	46,996,671	12.34%
East Midlands	287	10.52%	34,289,572	9.01%	287	10.48%	34,222,139	8.98%
Greater London	164	6.01%	36,841,715	9.68%	165	6.03%	36,852,094	9.67%
Northern Ireland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
North East	173	6.34%	17,858,740	4.69%	175	6.39%	18,076,886	4.74%
North West	389	14.26%	45,773,142	12.03%	391	14.28%	45,875,655	12.04%
Scotland	0	0.00%	0	0.00%	0	0.00%	0	0.00%

South East	324	11.88%	57,376,288	15.07%	324	11.83%	57,370,659	15.06%
South West	289	10.60%	41,279,138	10.85%	291	10.63%	41,274,640	10.83%
Wales	179	6.56%	21,020,376	5.52%	179	6.54%	21,017,562	5.52%
West Midlands	277	10.16%	38,431,442	10.10%	277	10.12%	38,427,080	10.09%
Yorkshire and Humber	358	13.13%	40,793,057	10.72%	361	13.18%	40,865,871	10.73%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,727	100.00%	380,606,671	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	2,727	100.00%	380,606,671	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	2,727	100.00%	380,606,671	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	70	2.57%	8,345,510	2.19%	70	2.56%	8,348,090	2.19%
Semi-detached house	1037	38.03%	137,678,139	36.17%	1,041	38.02%	138,056,559	36.24%
Detached house	550	20.17%	102,690,330	26.98%	550	20.09%	102,665,746	26.95%
Detached bungalow	100	3.67%	13,224,755	3.47%	103	3.76%	13,247,358	3.48%
Semi-detached bungalow	59	2.16%	5,757,719	1.51%	59	2.15%	5,758,675	1.51%
Terraced house	779	28.57%	92,272,179	24.24%	783	28.60%	92,269,532	24.22%
Maisonette	9	0.33%	1,333,374	0.35%	9	0.33%	1,333,729	0.35%
Other	123	4.51%	19304665	5.07%	123	4.49%	19299569	5.07%
Total	2,727	100.00%	380,606,671	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	2,450	89.84%	324,876,526	85.36%	2,462	89.92%	325,467,436	85.43%
Interest Only	197	7.22%	35,428,500	9.31%	196	7.16%	35,211,743	9.24%
Part & Part	80	2.93%	20,301,645	5.33%	80	2.92%	20,300,079	5.33%
Total	2,727	100.00%	380,606,671	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	1,426	52.29%	204,822,857	53.81%	1,430	52.23%	204,949,511	53.80%
Remortgage	1,301	47.71%	175,783,814	46.19%	1,308	47.77%	176,029,746	46.20%
Total	2,727	100.00%	380,606,671	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	2,260	82.87%	327,312,506	86.00%	2,268	82.83%	327,536,383	85.97%
Self Employed	202	7.41%	29,739,350	7.81%	202	7.38%	29,725,975	7.80%
Other	265	9.72%	23,554,815	6.19%	268	9.79%	23,716,899	6.23%
Total	2,727	100.00%	380,606,671	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	626	22.96%	88920296	23.36%	652	23.81%	92,796,579	24.36%
>12 - <=18	310	11.37%	50401022	13.24%	296	10.81%	48,111,974	12.63%
>18 - <=24	242	8.87%	32652297	8.58%	281	10.26%	38,635,313	10.14%
>24 - <=30	382	14.01%	60,265,482	15.83%	351	12.82%	56,129,741	14.73%
>30 - <=36	260	9.53%	42,229,551	11.10%	260	9.50%	40,674,309	10.68%
>36 - <=42	158	5.79%	19,694,054	5.17%	151	5.51%	18,920,724	4.97%
>42 - <=48	147	5.39%	17,084,964	4.49%	146	5.33%	16,945,776	4.45%
>48 - <=54	141	5.17%	17,376,565	4.57%	141	5.15%	17,353,274	4.55%
>54	461	16.91%	51,982,439	13.66%	460	16.80%	51,411,568	13.49%
Total	2,727	100.00%	380,606,671	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	5.06	4.71
Maximum	210.06	209.71
Weighted Average	30.52	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	124	4.55%	2,327,484	0.61%	132	4.82%	2,330,818	0.61%
>30 - <=40k	87	3.19%	3,091,677	0.81%	87	3.18%	3,088,896	0.81%
>40 - <=50k	94	3.45%	4,249,428	1.12%	95	3.47%	4,293,436	1.13%
>50 - <=75k	361	13.24%	22,699,569	5.96%	361	13.18%	22,703,961	5.96%
>75 - <=100k	397	14.56%	34,832,549	9.15%	399	14.57%	35,015,606	9.19%
>100 - <=150k	711	26.07%	87,392,521	22.96%	709	25.89%	87,129,504	22.87%
>150 - <=200k	416	15.25%	72,104,865	18.94%	417	15.23%	72,251,842	18.96%
>200 - <=300k	374	13.71%	89,864,989	23.61%	375	13.70%	90,141,414	23.66%
>300 - <=500k	143	5.24%	52,521,239	13.80%	143	5.22%	52,505,545	13.78%
>500k	20	0.73%	11,522,349	3.03%	20	0.73%	11,518,235	3.02%
Total	2,727	100.00%	380,606,671	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	909	907
Maximum	714,230	713,877
Weighted Average	201,407	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	2,605	95.53%	369,892,666	97.19%	2,611	95.36%	370,251,200	97.18%
Variable	52	1.91%	3,195,902	0.84%	54	1.97%	3,192,855	0.84%
Discount	67	2.46%	7,189,736	1.89%	69	2.52%	7,207,414	1.89%
Tracker	3	0.11%	328,366	0.09%	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	2,727	100.00%	380,606,671	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	2,727	100.00%	380,606,671	100.00%	2,738	100.00%	380,979,258	100.00%
Total	2,727	100.00%	380,606,671	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	103	3.78%	7,180,090	1.89%	109	3.98%	7,125,343	1.87%
>5 - <=10	336	12.32%	32,305,689	8.49%	333	12.16%	31,923,305	8.38%
>10 - <=15	449	16.46%	49,487,543	13.00%	453	16.54%	49,861,348	13.09%
>15 - <=20	459	16.83%	64,640,842	16.98%	460	16.80%	64,421,690	16.91%
>20 - <=25	516	18.92%	76,731,442	20.16%	517	18.88%	77,130,656	20.25%
>25	864	31.68%	150,261,064	39.48%	866	31.63%	150,516,915	39.51%
Total	2,727	100.00%	380,606,671	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	0.5	0.58
Maximum	39.58	39.58
Weighted Average	21.93	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	65	2.38%	1,312,526	0.34%	66	2.41%	1,456,787	0.38%
>30 - <=40k	47	1.72%	1,302,160	0.34%	47	1.72%	1,301,722	0.34%
>40 - <=50k	78	2.86%	2,942,704	0.77%	79	2.89%	2,975,183	0.78%
>50 - <=75k	283	10.38%	15,148,804	3.98%	284	10.37%	15,148,457	3.98%
>75 - <=100k	414	15.18%	32,211,324	8.46%	417	15.23%	32,197,199	8.45%
>100 - <=150k	735	26.95%	81,646,664	21.45%	737	26.92%	81,596,010	21.42%
>150 - <=200k	459	16.83%	72,466,545	19.04%	460	16.80%	72,463,745	19.02%
>200 - <=300k	431	15.80%	95,482,995	25.09%	432	15.78%	95,712,849	25.12%
>300 - <=500k	188	6.89%	63,428,711	16.67%	189	6.90%	63,465,575	16.66%
>500k	27	0.99%	14,664,238	3.85%	27	0.99%	14,661,732	3.85%
Total	2,727	100.00%	380,606,671	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	5,828	5,828
Maximum	725,000	725,000
Weighted Average	217,274	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%	414	15.18%	26,333,317	6.92%	416	15.19%	26,360,993	6.92%
>30 - <=35%	107	3.92%	11,208,178	2.94%	108	3.94%	11,210,939	2.94%
>35 - <=40%	118	4.33%	13,597,065	3.57%	118	4.31%	13,590,275	3.57%
>40 - <=45%	119	4.36%	15,241,329	4.00%	121	4.42%	15,236,887	4.00%
>45 - <=50%	144	5.28%	19,400,178	5.10%	143	5.22%	19,297,393	5.07%
>50 - <=55%	130	4.77%	18,323,261	4.81%	130	4.75%	18,379,351	4.82%
>55 - <=60%	196	7.19%	33,300,069	8.75%	197	7.20%	33,513,489	8.80%
>60 - <=65%	264	9.68%	43,056,852	11.31%	264	9.64%	43,056,265	11.30%
>65 - <=70%	235	8.62%	38,100,859	10.01%	235	8.58%	38,099,474	10.00%
>70 - <=75%	368	13.49%	63,459,924	16.67%	369	13.48%	63,546,006	16.68%
>75 - <=80%	264	9.68%	43,988,395	11.56%	268	9.79%	43,982,616	11.54%
>80 - <=85%	242	8.87%	38,792,514	10.19%	243	8.88%	38,899,455	10.21%
>85 - <=90%	111	4.07%	14,090,422	3.70%	111	4.05%	14,092,252	3.70%
>90 - <=95%	15	0.55%	1,714,309	0.45%	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	2,727	100.00%	380,606,671	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	2.06	2.06
Maximum	95	95
Weighted Average	62.98	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%	7	0.26%	1,432,354	0.38%	15	0.55%	1,434,322	0.38%
>1 - <=2%	711	26.07%	96,942,896	25.47%	713	26.04%	97,107,727	25.49%
>2 - <=3%	864	31.68%	127,615,443	33.53%	864	31.56%	127,692,631	33.52%
>3 - <=4%	361	13.24%	54,029,920	14.20%	362	13.22%	54,237,164	14.24%
>4 - <=5%	477	17.49%	69,119,838	18.16%	477	17.42%	69,077,268	18.13%
>5 - <=6%	181	6.64%	20,493,275	5.38%	180	6.57%	20,444,035	5.37%
>6 - <=7%	73	2.68%	7657486	2.01%	74	2.70%	7673077	2.01%
>7 - <=8%	53	1.94%	3315458	0.87%	53	1.94%	3313035	0.87%
>8 - <=9%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>9%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,727	100.00%	380,606,671	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				0.95				0.95
Maximum				7.99				7.99
Weighted Average				3.05				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%	1,589	60.93%	227,163,509	61.33%	1,591	60.96%	227,408,244	61.33%
>3.00 - <=4.00%	360	13.80%	53,922,251	14.56%	361	13.83%	54,128,939	14.60%
>4.00 - <=5.00%	471	18.06%	67,961,125	18.35%	471	18.05%	67,918,462	18.32%
>5.00 - <=6.00%	177	6.79%	20094571	5.42%	176	6.74%	20046024	5.41%
>6.00 - <=7.00%	11	0.42%	1267807	0.34%	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	2,608	100.00%	370,409,263	100.00%	2,610	100.00%	370,767,128	100.00%
Minimum				0.95				0.95
Maximum				6.46				6.46
Weighted Average				2.93				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
<=2023	21	0.81%	1,729,100	0.47%	21	0.80%	1,732,322	0.47%
2024	160	6.13%	18,317,922	4.95%	160	6.13%	18,322,663	4.94%
2025	241	9.24%	32,753,954	8.84%	241	9.23%	32,773,366	8.84%
2026	620	23.77%	90,882,279	24.54%	621	23.79%	90,924,180	24.52%
2027	904	34.66%	137,632,360	37.16%	905	34.67%	137,912,073	37.20%
2028	594	22.78%	79,524,998	21.47%	594	22.76%	79,525,873	21.45%
>2028	68	2.61%	9,568,649	2.58%	68	2.61%	9,576,652	2.58%
Total	2,608	100.00%	370,409,263	100.00%	2,610	100.00%	370,767,128	100.00%
Minimum				2023				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	29	1.06%	2,820,574	0.74%	29	1.06%	2,822,425	0.74%
Central / Direct	159	5.83%	21,994,876	5.78%	159	5.81%	21,999,917	5.77%
Broker	2,506	91.90%	350,935,721	92.20%	2,517	91.93%	351,301,432	92.21%
Internet	33	1.21%	4,855,500	1.28%	33	1.21%	4,855,484	1.27%
Packager	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,727	100.00%	380,606,671	100.00%	2,738	100.00%	380,979,258	100.00%