

## Albion No6 plc - Investor Report

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Reporting Information	
Report Date	13-Jan-25
Reporting Period	02-Dec-24 - 31-Dec-24
Payment Date	17-Jan-25
Next Interest Date	17-Jan-25
Accrual End Date: Notes	31-Dec-24
Accrual Start Date: Notes	01-Oct-24
Accrual Days: Notes	92
Calculation Date	13-Jan-25

Contact Details			
Contact Name	Telephone Number	E-mail	Mailing Address
Trustee	+44 (0) 20 7466 1647	KaYi.Ho@maples.com	Limited Level 6 Duo, 280 Bishopsgate, London EC2M 4RB
Security Trustee, Note Trustee	+352 24524090	john.a.kane@bnymellon.com	Services Limited 160 Queen Victoria Street London EC4V 4LA
Account Bank	+352 24524090	john.a.kane@bnymellon.com	London Branch 160 Queen Victoria Street London EC4V 4LA
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	2,403	2,437
True Balance of mortgage accounts in Pool	352,039,620	357,180,064
Cash and Other Substitution Assets	0	0
Borrower deposits as a % of true balance of mortgage accounts in the pool	0.23	0.22

Pool Changes		
Reason	Number	Value(£)
Further Advances	0	0
Unscheduled Principal Payments	49	4,279,855
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		4,279,855

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	4,279,855	2,252,541	
Scheduled Principal Payments	867,395	853,432	
Interest	1,299,041	1,261,997	

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	34.75	22.52	199,641	260,902	191,688	236,474	57.32	54.02	62.9	5
Minimum	12.65	0.42	6,874	46,538	6,874	43,302	7.32	7.19	15.22	343
Maximum	148.03	38.67	950,965	950,965	685,861	487,685	89.29	89.31	95	3,755

Performance Ratios			
	Monthly	3 Month Average	Monthly Figure Annualised
Current Constant Prepayment Rate (CPR)	1.22%	1.42%	13.70%
Current Principal Payment Rate (PPR)	1.46%	1.68%	16.18%
Current Constant Default Rate (CDR)	0.00%	0.00%	0.00%
Previous Constant Prepayment Rate (CPR)	0.63%	1.14%	7.30%
Previous Principal Payment Rate (PPR)	0.87%	1.38%	9.95%
Previous Constant Default Rate (CDR)	0.00%	0.01%	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	4.75%	07-Nov-24
Base Mortgage Rate - Previous	5.00%	01-Aug-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; OLTV of each loan > 95%; and the WA of loans in portfolio is less than 3.8%	Prospectus p118	N	Repurchase loans subject to further advances or product switches
Seller Insolvency Event	Seller enters into insolvency	Prospectus p62,p105	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 (Seller Solvency Certificate Downgrade) (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 (Seller Loan Information Downgrade) (a) and (b)	Servicer's LT rating falls below Baa3 (Moody's) or BBB- (Fitch)	Prospectus p91	N	Seller to provide the issuer with the names and addresses of the Borrowers with Loans then in the portfolio, a draft letter of notice to such borrowers and any updates on a monthly basis

Seller Trigger (Seller Loan Information Downgrade) (c) and (d)	Seller's LT rating falls below Baa2 (Moody's) or BBB (Fitch)	Prospectus p92	N	The Cash Manager will establish the Liquidity Reserve Fund. The Liquidity Reserve Fund will be credited to the Transaction Account or, if the Account Bank no longer holds the Account Bank Rating, the Secondary Transaction Account and in each case with a corresponding credit to the Liquidity Reserve Ledger.
Seller Trigger (Seller Loan Information Downgrade) (e)	Seller's ST rating falls below F2 (Fitch)	Prospectus p92	N	The Cash Manager will establish the Liquidity Reserve Fund. The Liquidity Reserve Fund will be credited to the Transaction Account or, if the Account
Servicer Trigger (a) and (b)	Servicer's LT rating falls below Baa3 (Moody's) or BBB- (Fitch)	Prospectus p92	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 under the Interest Rate Swap Agreement 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 p94	N	<p>Provider must within 60 calendar days either (i) transfer its obligations to an eligible entity (ii) obtain a guarantee or co-obligation. Whilst this process is ongoing the Interest Rate Swap Provider must also provide / continue to provide collateral within 14 calendar days.</p>
Account Bank (a) and (b)	Account Bank's ratings fall below F1, A (Fitch) or Baa3 (Moody's)	Prospectus p96	N	The consequences of breach are all amounts standing to the credit of the Transaction Account will be diverted from the Transaction Account and paid into the <u>Secondary Transaction Account by the</u>
Transaction Account	Account Bank's ratings fall below F1, A (Fitch) or Baa3 (Moody's)	Prospectus p96	N	Any excess collections above the Transaction Account Limit will be diverted into the Secondary Transaction Account.
Replacement Account Bank	Replacement Account Bank's rating falls below A3 (Moody's), F1 or A (Fitch)	Prospectus p96-97	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 p97	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 p98	N	Issuer may terminate the appointment of the Servicer

\*\*Further conditons apply. Please refer to the prospectus for full details.

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
BNY Mellon Corporate Trustee Services Limited	n/a/n/a/n/a	n/a/n/a/n/a	Security Trustee, Note Trustee
The Bank of New York Mellon, London Branch	AA-/Aa1/AA+	A-1+/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 No6 PLC			Albion No6 PLC		
ISIN (International Securities Number)	XS2811885859			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-Jul-29					
Legal Final Maturity Date	17-Jan-67			17-Jan-67		
Currency	GBP			GBP		
Reference Index	Compounded Daily SONIA			Compounded Daily SONIA		
Day Count Convention	Modified Following			Modified Following		
Coupon Reference Rate %	4.8043			4.8043		
Current Coupon %	5.2843			4.8043		
Margin above Current Coupon %	0			0		
Previous Factor	0.965405			1		
Current Factor	0.913143			1		
	Current	Previous	Original	Current	Previous	Original
Principal Amount Outstanding	319,599,883	337,891,623	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	5,068,374	5,250,000	5,250,000	0	0	0
Total Credit Enhancement	38,128,374	38,310,000	38,310,000	0	0	0
<b>Latest Distribution</b>	<b>17-Oct-24</b>		<b>Total</b>	<b>17-Oct-24</b>		<b>Total</b>
Principal Payment	18,291,740		30,400,117	0		0
Interest Payment	4,500,491		12,023,669	774,342		1,216,847
Excess Spread %		1.27			0	
Retention Undertaking	5%	5%	5%	5%	5%	5%

Cashflows at last distribution			
Ledgers			
Principal Ledger Balance	18,433,985		
Revenue Ledger Balance	7,811,009		
General Reserve Required Amount	5,068,374		
General Reserve Fund	5,068,374		
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	300		
Revenue Receipts		Principal Receipts	
(a) Interest	7,745,861	(a) Repayments	17,969,874
ERC Payments	65,148	(b) Enforcement Recoveries	0
(b) Enforcement Recoveries	0	(c) Insurance Proceeds	0

(c) Post-enforcement recoveries		0	(d) Repurchases	464,111
	7,811,009			18,433,985
<b>Available Revenue Receipts</b>			<b>Available Principal Receipts</b>	
(a) Revenue Receipts	7,811,009	(a) Principal Receipts		17,969,874
(b) GiC income	277,394	Less		
(c) Interest Rate Swap receipt	4,197,933	(i) Further Advances to be purchased		142,245
(d) Amortisation General Reserve Release Amount	181,626	Plus		
(e) General Reserve Fund balance after Class A notes fully repaid		0	(ii) Repurchases	464,111
(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	3,740,527	(g) Negative Amortisation Amount		
(j)(iii) Fee payments inc ERC and other charges due to the Seller	143,381			18,291,740
(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			
	8,584,053			
<b>Revenue Priority of Payments (Pre-Enforcement)</b>			<b>Principal Priority of Payments (Pre-Enforcement)</b>	
(a) Trustee Fees - (i) Note Trustee; (ii) Security Trustee	9,400	(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.	4,926	(b) Class A Notes		18,291,740
(c) Third party expenses	0	(c) Class Z Notes		0
(d)(i) Servicer Fees	27,989	(d) Available Revenue Receipts		0
(d)(ii) Cash Manager Fees	9,330			18,291,740
(d)(iii) Back-up Servicer Facilitator Fees	0			
(e) Interest Rate Swap	2,883,496			
(f) Interest due on A-Notes	4,500,491			
(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	774,342			
(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	373,780			
	8,584,054			

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	346,665,304	Compounded Daily SONIA	0	4.8043	GBP	FIXED	0	3.3	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	2,396	99.71%	350,972,519	99.70%	2,736	99.93%	380,748,297	99.94%
>0 - <= 1 month arrears	5	0.21%	809,825	0.23%	2	0.07%	230,960	0.06%
>1 - <= 2 month arrears	1	0.04%	73,338	0.02%	0	0.00%	0	0.00%
>2 - <= 3 month arrears	1	0.04%	183,939	0.05%	0	0.00%	0	0.00%
>3 month arrears	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>

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%	2,386	99.29%	348,565,751	99.01%	2,710	98.98%	375,677,460	98.61%
>0 - <= 1 month arrears <= 75%	5	0.21%	809,825	0.23%	1	0.04%	87,661	0.02%
>1 - <= 2 month arrears <= 75%	1	0.04%	73,338	0.02%	0	0.00%	0	0.00%
>2 - <= 3 month arrears <= 75%	1	0.04%	183,939	0.05%	0	0.00%	0	0.00%
>3 month arrears <= 75%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Current > 75%	10	0.42%	2,406,768	0.68%	26	0.95%	5,070,837	1.33%
>0 - <= 1 month arrears > 75%	0	0.00%	0	0.00%	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%
<b>Total</b>	<b>2,403</b>	<b>100%</b>	<b>352,039,620</b>	<b>100%</b>	<b>2,738</b>	<b>100%</b>	<b>380,979,258</b>	<b>100%</b>

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%	365	15.19%	31,104,654	8.84%	658	24.03%	44,209,072	11.60%
>30 - <=35%	144	5.99%	15,881,273	4.51%	145	5.30%	16,962,995	4.45%
>35 - <=40%	166	6.91%	20,852,375	5.92%	176	6.43%	21,100,014	5.54%
>40 - <=45%	179	7.45%	23,895,191	6.79%	182	6.65%	25,443,817	6.68%
>45 - <=50%	187	7.78%	27,469,212	7.80%	211	7.71%	34,998,060	9.19%
>50 - <=55%	214	8.91%	32,603,230	9.26%	263	9.61%	44,730,142	11.74%
>55 - <=60%	275	11.44%	45,304,663	12.87%	270	9.86%	45,045,952	11.82%
>60 - <=65%	346	14.40%	57,839,764	16.43%	271	9.90%	45,632,236	11.98%
>65 - <=70%	330	13.73%	57,648,546	16.38%	247	9.02%	43,095,637	11.31%
>70 - <=75%	187	7.78%	37,033,947	10.52%	288	10.52%	54,547,199	14.32%
>75 - <=80%	8	0.33%	1,912,136	0.54%	26	0.95%	5,070,837	1.33%
>80 - <=85%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>85 - <=90%	2	0.08%	494,632	0.14%	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%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>
Minimum				7.19				0.16
Maximum				89.31				89.52
Weighted Average				54.02				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%	295	12.28%	24,422,465	6.94%	561	20.49%	35,332,148	9.27%
>30 - <=35%	119	4.95%	12,424,205	3.53%	109	3.98%	12,657,645	3.32%
>35 - <=40%	148	6.16%	18,972,891	5.39%	155	5.66%	17,783,942	4.67%
>40 - <=45%	157	6.53%	19,332,185	5.49%	149	5.44%	19,904,901	5.22%
>45 - <=50%	171	7.12%	24,887,658	7.07%	168	6.14%	23,143,931	6.07%
>50 - <=55%	181	7.53%	28,793,476	8.18%	197	7.20%	30,347,226	7.97%
>55 - <=60%	264	10.99%	44,013,165	12.50%	232	8.47%	41,427,179	10.87%
>60 - <=65%	314	13.07%	53,700,105	15.25%	295	10.77%	50,189,089	13.17%
>65 - <=70%	270	11.24%	46,914,022	13.33%	271	9.90%	46,847,483	12.30%
>70 - <=75%	261	10.86%	45,468,784	12.92%	295	10.77%	52,345,632	13.74%
>75 - <=80%	127	5.29%	19,029,598	5.41%	173	6.32%	29,839,559	7.83%
>80 - <=85%	94	3.91%	13,586,436	3.86%	132	4.82%	21,017,224	5.52%
>85 - <=90%	2	0.08%	494,632	0.14%	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%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>
Minimum				7.32				0.2
Maximum				89.29				89.56
Weighted Average				57.32				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	222	9.24%	39,349,597	11.18%	288	10.52%	46,996,671	12.34%
East Midlands	238	9.90%	30,488,260	8.66%	287	10.48%	34,222,139	8.98%
Greater London	137	5.70%	33,118,175	9.41%	165	6.03%	36,852,094	9.67%
Northern Ireland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
North East	145	6.03%	14,704,545	4.18%	175	6.39%	18,076,886	4.74%
North West	404	16.81%	50,136,489	14.24%	391	14.28%	45,875,655	12.04%
Scotland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
South East	289	12.03%	55,316,258	15.71%	324	11.83%	57,370,659	15.06%
South West	246	10.24%	38,402,398	10.91%	291	10.63%	41,274,640	10.83%
Wales	147	6.12%	17,731,294	5.04%	179	6.54%	21,017,562	5.52%



West Midlands	227	9.45%	33,230,418	9.44%	277	10.12%	38,427,080	10.09%
Yorkshire and Humber	348	14.48%	39,562,186	11.24%	361	13.18%	40,865,871	10.73%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>

#### 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	2,403	100.00%	352,039,620	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%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>

#### 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	52	2.16%	6,157,935	1.75%	70	2.56%	8,348,090	2.19%
Semi-detached house	892	37.12%	126,913,961	36.05%	1,041	38.02%	138,056,559	36.24%
Detached house	425	17.69%	87,523,044	24.86%	550	20.09%	102,665,746	26.95%
Detached bungalow	69	2.87%	10,688,478	3.04%	103	3.76%	13,247,358	3.48%
Semi-detached bungalow	41	1.71%	4,817,519	1.37%	59	2.15%	5,758,675	1.51%
Terraced house	787	32.75%	97,054,774	27.57%	783	28.60%	92,269,532	24.22%
Maisonette	8	0.33%	580,774	0.16%	9	0.33%	1,333,729	0.35%
Other	129	5.37%	18303135	5.20%	123	4.49%	19299569	5.07%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>

#### Repayment Type

	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Repayment	2,172	90.39%	309,121,845	87.81%	2,462	89.92%	325,467,436	85.43%
Interest Only	195	8.11%	35,936,505	10.21%	196	7.16%	35,211,743	9.24%
Part & Part	36	1.50%	6,981,271	1.98%	80	2.92%	20,300,079	5.33%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>

#### Loan Purpose

	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Purchase	1,217	50.65%	172,887,954	49.11%	1,430	52.23%	204,949,511	53.80%
Remortgage	1,186	49.35%	179,151,666	50.89%	1,308	47.77%	176,029,746	46.20%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>

#### Employment Status

	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Employed	2,184	90.89%	323,988,435	92.03%	2,268	82.83%	327,536,383	85.97%
Self Employed	139	5.78%	21,436,524	6.09%	202	7.38%	29,725,975	7.80%
Other	80	3.33%	6,614,661	1.88%	268	9.79%	23,716,899	6.23%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>

#### 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	584	24.30%	101978125	28.97%	296	10.81%	48,111,974	12.63%
>18 - <=24	534	22.22%	72688687	20.65%	281	10.26%	38,635,313	10.14%
>24 - <=30	223	9.28%	32,698,703	9.29%	351	12.82%	56,129,741	14.73%
>30 - <=36	154	6.41%	20,612,314	5.86%	260	9.50%	40,674,309	10.68%
>36 - <=42	196	8.16%	28,878,497	8.20%	151	5.51%	18,920,724	4.97%
>42 - <=48	153	6.37%	23,801,313	6.76%	146	5.33%	16,945,776	4.45%
>48 - <=54	106	4.41%	16,272,696	4.62%	141	5.15%	17,353,274	4.55%
>54	453	18.85%	55,109,285	15.65%	460	16.80%	51,411,568	13.49%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>
Minimum				12.65				4.71
Maximum				148.03				209.71
Weighted Average				34.75				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	30	1.25%	716,377	0.20%	132	4.82%	2,330,818	0.61%
>30 - <=40k	32	1.33%	1,130,137	0.32%	87	3.18%	3,088,896	0.81%
>40 - <=50k	84	3.50%	3,852,939	1.09%	95	3.47%	4,293,436	1.13%
>50 - <=75k	281	11.69%	17,775,481	5.05%	361	13.18%	22,703,961	5.96%
>75 - <=100k	397	16.52%	34,761,747	9.87%	399	14.57%	35,015,606	9.19%
>100 - <=150k	666	27.72%	81,954,573	23.28%	709	25.89%	87,129,504	22.87%
>150 - <=200k	412	17.15%	71,401,587	20.28%	417	15.23%	72,251,842	18.96%
>200 - <=300k	368	15.31%	88,369,946	25.10%	375	13.70%	90,141,414	23.66%
>300 - <=500k	123	5.12%	45,591,310	12.95%	143	5.22%	52,505,545	13.78%
>500k	10	0.42%	6,485,523	1.84%	20	0.73%	11,518,235	3.02%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>
Minimum				6.874				907
Maximum				950,965				713,877
Weighted Average				199,641				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	2,226	92.63%	326,556,773	92.76%	2,611	95.36%	370,251,200	97.18%
Variable	31	1.29%	2,195,723	0.62%	54	1.97%	3,192,855	0.84%
Discount	81	3.37%	9,368,025	2.66%	69	2.52%	7,207,414	1.89%
Tracker	65	2.70%	13,919,100	3.95%	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%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>

\*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	2,403	100.00%	352,039,620	100.00%	2,738	100.00%	380,979,258	100.00%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>

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	59	2.46%	7,145,218	2.03%	109	3.98%	7,125,343	1.87%
>5 - <=10	210	8.74%	22,265,059	6.32%	333	12.16%	31,923,305	8.38%
>10 - <=15	354	14.73%	41,839,725	11.88%	453	16.54%	49,861,348	13.09%
>15 - <=20	401	16.69%	54,232,449	15.41%	460	16.80%	64,421,690	16.91%
>20 - <=25	501	20.85%	81,189,850	23.06%	517	18.88%	77,130,656	20.25%
>25	878	36.54%	145,367,319	41.29%	866	31.63%	150,516,915	39.51%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>
Minimum				0.42				0.58
Maximum				38.67				39.58
Weighted Average				22.52				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	15	0.62%	1,096,233	0.31%	66	2.41%	1,456,787	0.38%
>30 - <=40k	16	0.67%	455,776	0.13%	47	1.72%	1,301,722	0.34%
>40 - <=50k	37	1.54%	1,461,674	0.42%	79	2.89%	2,975,183	0.78%
>50 - <=75k	220	9.16%	12,260,387	3.48%	284	10.37%	15,148,457	3.98%
>75 - <=100k	364	15.15%	28,778,928	8.17%	417	15.23%	32,197,199	8.45%
>100 - <=150k	687	28.59%	77,279,355	21.95%	737	26.92%	81,596,010	21.42%
>150 - <=200k	455	18.93%	71,828,246	20.40%	460	16.80%	72,463,745	19.02%
>200 - <=300k	428	17.81%	94,250,352	26.77%	432	15.78%	95,712,849	25.12%
>300 - <=500k	162	6.74%	54,079,523	15.36%	189	6.90%	63,465,575	16.66%
>500k	19	0.79%	10,549,146	3.00%	27	0.99%	14,661,732	3.85%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>
Minimum				25,999				5,828
Maximum				950,999				725,000
Weighted Average				214,888				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%	192	7.99%	16,874,306	4.79%	416	15.19%	26,360,993	6.92%
>30 - <=35%	98	4.08%	9,873,184	2.80%	108	3.94%	11,210,939	2.94%
>35 - <=40%	116	4.83%	14,573,750	4.14%	118	4.31%	13,590,275	3.57%
>40 - <=45%	147	6.12%	17,593,707	5.00%	121	4.42%	15,236,887	4.00%
>45 - <=50%	134	5.58%	19,717,094	5.60%	143	5.22%	19,297,393	5.07%
>50 - <=55%	140	5.83%	19,808,589	5.63%	130	4.75%	18,379,351	4.82%
>55 - <=60%	209	8.70%	35,906,084	10.20%	197	7.20%	33,513,489	8.80%
>60 - <=65%	313	13.03%	51,571,195	14.65%	264	9.64%	43,056,265	11.30%
>65 - <=70%	217	9.03%	36,925,079	10.49%	235	8.58%	38,099,474	10.00%
>70 - <=75%	294	12.23%	51,777,220	14.71%	369	13.48%	63,546,006	16.68%
>75 - <=80%	175	7.28%	25,646,852	7.29%	268	9.79%	43,982,616	11.54%
>80 - <=85%	169	7.03%	25,232,210	7.17%	243	8.88%	38,899,455	10.21%
>85 - <=90%	144	5.99%	19,944,911	5.67%	111	4.05%	14,092,252	3.70%
>90 - <=95%	55	2.29%	6,595,439	1.87%	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%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>
Minimum				15.22				2.06
Maximum				95				95
Weighted Average				62.9				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%	0	0.00%	0	0.00%	15	0.55%	1,434,322	0.38%
>1 - <=2%	6	0.25%	677,992	0.19%	713	26.04%	97,107,727	25.49%
>2 - <=3%	417	17.35%	59,442,912	16.89%	864	31.56%	127,692,631	33.52%
>3 - <=4%	209	8.70%	31,283,072	8.89%	362	13.22%	54,237,164	14.24%
>4 - <=5%	1148	47.77%	179,796,387	51.07%	477	17.42%	69,077,268	18.13%
>5 - <=6%	427	17.77%	58,769,627	16.69%	180	6.57%	20,444,035	5.37%
>6 - <=7%	165	6.87%	19,873,908	5.65%	74	2.70%	7,673,077	2.01%
>7 - <=8%	0	0.00%	0	0.00%	53	1.94%	3,313,035	0.87%

>8 - <=9%	31	1.29%	2,195,723	0.62%	0	0.00%	0	0.00%
>9%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>
<b>Minimum</b>					2			
<b>Maximum</b>					8.24			
<b>Weighted Average</b>					4.34			

#### 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%	423	18.99%	60,120,904	18.39%	1,591	60.96%	227,408,244	61.33%
>3.00 - <=4.00%	209	9.38%	31,283,072	9.57%	361	13.83%	54,128,939	14.60%
>4.00 - <=5.00%	1098	49.30%	169,089,462	51.73%	471	18.05%	67,918,462	18.32%
>5.00 - <=6.00%	412	18.50%	55,557,452	17.00%	176	6.74%	20,046,024	5.41%
>6.00 - <=7.00%	85	3.82%	10,846,398	3.32%	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%
<b>Total</b>	<b>2,227</b>	<b>100.00%</b>	<b>326,897,288</b>	<b>100.00%</b>	<b>2,610</b>	<b>100.00%</b>	<b>370,767,128</b>	<b>100.00%</b>
<b>Minimum</b>					2			
<b>Maximum</b>					6.69			
<b>Weighted Average</b>					4.21			

#### 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
<=2024	0	0.00%	0	0.00%	21	0.80%	1,732,322	0.47%
2025	68	3.05%	10,383,396	3.18%	160	6.13%	18,322,663	4.94%
2026	185	8.31%	27,638,113	8.45%	241	9.23%	32,773,366	8.84%
2027	345	15.49%	48,720,866	14.90%	621	23.79%	90,924,180	24.52%
2028	1276	57.30%	189,236,026	57.89%	905	34.67%	137,912,073	37.20%
2029	205	9.21%	30,967,847	9.47%	594	22.76%	79,525,873	21.45%
>2029	148	6.65%	19,951,040	6.10%	68	2.61%	9,576,652	2.58%
<b>Total</b>	<b>2,227</b>	<b>100%</b>	<b>326,897,288</b>	<b>100%</b>	<b>2,610</b>	<b>100%</b>	<b>370,767,128</b>	<b>100%</b>
<b>Minimum</b>					2025			
<b>Maximum</b>					2033			
<b>Weighted Average</b>					2028			

#### 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	17	0.71%	1,494,432	0.42%	29	1.06%	2,822,425	0.74%
Central / Direct	63	2.62%	9,092,812	2.58%	159	5.81%	21,999,917	5.77%
Broker	2,303	95.84%	338,152,293	96.06%	2,517	91.93%	351,301,432	92.21%
Internet	20	0.83%	3,300,084	0.94%	33	1.21%	4,855,484	1.27%
Packager	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>2,403</b>	<b>100.00%</b>	<b>352,039,620</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>