

## Albion No6 plc - Investor Report

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Reporting Information	
Report Date	14-Jul-25
Reporting Period	01-Jun-25 - 30-Jun-25
Payment Date	17-Jul-25
Next Interest Date	17-Jul-25
Accrual End Date: Notes	30-Jun-25
Accrual Start Date: Notes	01-Apr-25
Accrual Days: Notes	91
Calculation Date	14-Jul-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	2,198	2,269
True Balance of mortgage accounts in Pool	312,903,368	326,846,440
Cash and Other Substitution Assets	0	0
Borrower deposits as a % of true balance of mortgage accounts in the pool	0.19	0.19

Pool Changes		
Reason	Number	Value(£)
Further Advances	1	22,000
Unscheduled Principal Payments	93	12,361,591
Repurchases	4	159,316
- Breaches to Warranties	1	159,315
- Product Switches	0	0
- Further Advances	0	0
- Term Extensions	0	0
- Redeemed with residual balance	3	1
Sum of unscheduled Principal received during period		12,498,90

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	12,361,591	2,052,915	
Scheduled Principal Payments	1,436,211	719,688	
Interest	1,116,513	1,187,059	

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	41.09	21.94	196,291	262,588	187,481	238,513	56.52	52.68	63.07	5
Minimum	18.61	0.33	3,576	45,545	3,576	70,867	3.24	2.92	15.22	7
Maximum	153.39	38.17	950,755	950,755	680,162	486,022	88.85	83.94	95	4,305

Performance Ratios				
	Monthly	3 Month Average	Monthly Figure Annualised	
Current Constant Prepayment Rate (CPR)	3.95%	2.18%	38.34%	
Current Principal Payment Rate (PPR)	4.41%	2.47%	41.80%	
Current Constant Default Rate (CDR)	0.00%	0.00%	0.00%	
Previous Constant Prepayment Rate (CPR)	0.63%	1.41%	7.30%	
Previous Principal Payment Rate (PPR)	0.85%	1.66%	9.74%	
Previous Constant Default Rate (CDR)	0.00%	0.00%	0.00%	

Mortgage Interest Rate			
	LBS Existing Borrower	With Effect From	
Standard Variable Rate - Current	7.74%	01-Jul-25	
Standard Variable Rate - Previous	7.99%	01-Apr-25	
Base Mortgage Rate - Current	4.25%	08-May-25	
Base Mortgage Rate - Previous	4.50%	06-Feb-25	

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 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.
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</p> <p>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 Secondary Transaction Account by the Issuer (within 30 calendar days).
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
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\*\*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	LSE			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 %	4.3113			4.3113			
Current Coupon %	4.7913			4.3113			
Margin above Current Coupon %	0			0			
Previous Factor	0.869713			1			
Current Factor	0.801777			1			
	Current	Previous	Original	Current	Previous	Original	
Principal Amount Outstanding	280,622,086	304,399,482	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	4,565,992	4,793,998	5,250,000	0	0	0	
Total Credit Enhancement	37,625,992	37,853,998	38,310,000	0	0	0	
Latest Distribution	17-Apr-25		Total	17-Apr-25		Total	
Principal Payment	23,777,397		69,377,914	0		0	
Interest Payment	3,636,184		19,626,682	411,783		2,058,787	
Excess Spread %		1.54			0		
Retention Undertaking	5%	5%	5%	5%	5%	5%	

Cashflows at last distribution			
Ledgers			
Principal Ledger Balance	23,893,856		
Revenue Ledger Balance	10,429,794		
General Reserve Required Amount	4,565,992		
General Reserve Fund	4,565,992		
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	900		
<b>Revenue Receipts</b>		<b>Principal Receipts</b>	
(a) Interest	10,372,670	(a) Repayments	23,660,073
ERC Payments	57,125	(b) Enforcement Recoveries	0
(b) Enforcement Recoveries	0	(c) Insurance Proceeds	0
(c) Post-enforcement recoveries	0	(d) Repurchases	233,782
	<b>10,429,794</b>		<b>23,893,856</b>
<b>Available Revenue Receipts</b>		<b>Available Principal Receipts</b>	
(a) Revenue Receipts	10,429,794	(a) Principal Receipts	23,660,073
(b) GIC Income	246,981	Less	
(c) Interest Rate Swap receipt	3,377,680	(i) Further Advances to be purchased	116,459
(d) Amortisation General Reserve Release Amount	228,006	Plus	
(e) General Reserve Fund balance after Class A notes fully repaid	0	(ii) Repurchases	233,782
(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	6,733,716	(g) Negative Amortisation Amount	
(j)(iii) Fee payments inc ERC and other charges due to the Seller	192,652		<b>23,777,397</b>
(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		
	<b>7,356,093</b>		
<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	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.	4,996	(b) Class A Notes	23,777,397
(c) Third party expenses	0	(c) Class Z Notes	0
(d)(i) Servicer Fees	25,195	(d) Available Revenue Receipts	0
(d)(ii) Cash Manager Fees	8,398		<b>23,777,397</b>
(d)(iii) Back-up Servicer Facilitator Fees	0		
(e) Interest Rate Swap	2,457,884		
(f) Interest due on A-Notes	3,636,184		
(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	411,783		
(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	811,353		
	<b>7,356,093</b>		

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	314,240,173	Compounded Daily SONIA	0	4.3113 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	2,189	99.59%	311,788,193	99.64%	2,736	99.93%	380,748,297	99.94%
>0 - <= 1 month arrears	7	0.32%	797,381	0.25%	2	0.07%	230,960	0.06%
>1 - <= 2 month arrears	1	0.05%	140,910	0.05%	0	0.00%	0	0.00%
>2 - <= 3 month arrears	1	0.05%	176,884	0.06%	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>2,198</b>	<b>100.00%</b>	<b>312,903,368</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%	2,184	99.36%	311,020,829	99.40%	2,710	98.98%	375,677,460	98.61%
>0 - <= 1 month arrears <= 75%	7	0.32%	797,381	0.25%	1	0.04%	87,661	0.02%
>1 - <= 2 month arrears <= 75%	1	0.05%	140,910	0.05%	0	0.00%	0	0.00%
>2 - <= 3 month arrears <= 75%	1	0.05%	176,884	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%	5	0.23%	767,364	0.25%	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>2,198</b>	<b>100%</b>	<b>312,903,368</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%	386	17.56%	31,210,484	9.97%	658	24.03%	44,209,072	11.60%
>30 - <=35%	144	6.55%	14,785,125	4.73%	145	5.30%	16,962,995	4.45%
>35 - <=40%	141	6.41%	18,282,726	5.84%	176	6.43%	21,100,014	5.54%
>40 - <=45%	170	7.73%	22,548,249	7.21%	182	6.65%	25,443,817	6.68%
>45 - <=50%	176	8.01%	25,432,919	8.13%	211	7.71%	34,998,060	9.19%
>50 - <=55%	216	9.83%	31,813,849	10.17%	263	9.61%	44,730,142	11.74%
>55 - <=60%	269	12.24%	45,251,664	14.46%	270	9.86%	45,045,952	11.82%
>60 - <=65%	320	14.56%	52,476,063	16.77%	271	9.90%	45,632,236	11.98%
>65 - <=70%	277	12.60%	50,059,991	16.00%	247	9.02%	43,095,637	11.31%
>70 - <=75%	94	4.28%	20,274,935	6.48%	288	10.52%	54,547,199	14.32%
>75 - <=80%	2	0.09%	433,780	0.14%	26	0.95%	5,070,837	1.33%
>80 - <=85%	3	0.14%	333,584	0.11%	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%
<b>Total</b>	<b>2,198</b>	<b>100.00%</b>	<b>312,903,368</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>

Minimum	2.92	0.16
Maximum	83.94	89.52
Weighted Average	52.68	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%	309	14.06%	24,287,466	7.76%	561	20.49%	35,332,148	9.27%
>30 - <=35%	121	5.51%	11,784,844	3.77%	109	3.98%	12,657,645	3.32%
>35 - <=40%	127	5.78%	16,822,491	5.38%	155	5.66%	17,783,942	4.67%
>40 - <=45%	135	6.14%	16,349,612	5.23%	149	5.44%	19,904,901	5.22%
>45 - <=50%	158	7.19%	21,521,785	6.88%	168	6.14%	23,143,931	6.07%
>50 - <=55%	172	7.83%	27,673,027	8.84%	197	7.20%	30,347,226	7.97%
>55 - <=60%	255	11.60%	43,659,441	13.95%	232	8.47%	41,427,179	10.87%
>60 - <=65%	256	11.65%	43,127,961	13.78%	295	10.77%	50,189,089	13.17%
>65 - <=70%	266	12.10%	46,053,092	14.72%	271	9.90%	46,847,483	12.30%
>70 - <=75%	219	9.96%	35,549,245	11.36%	295	10.77%	52,345,632	13.74%
>75 - <=80%	113	5.14%	16,907,413	5.40%	173	6.32%	29,839,559	7.83%
>80 - <=85%	66	3.00%	9,082,589	2.90%	132	4.82%	21,017,224	5.52%
>85 - <=90%	1	0.05%	84,404	0.03%	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>2,198</b>	<b>100.00%</b>	<b>312,903,368</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>

Minimum	3.24	0.2
Maximum	88.85	89.56
Weighted Average	56.52	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	199	9.05%	34,826,919	11.13%	288	10.52%	46,996,671	12.34%
East Midlands	210	9.55%	26,390,019	8.43%	287	10.48%	34,222,139	8.98%
Greater London	128	5.82%	30,134,371	9.63%	165	6.03%	36,852,094	9.67%
Northern Ireland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
North East	137	6.23%	13,838,170	4.42%	175	6.39%	18,076,886	4.74%
North West	372	16.92%	44,373,906	14.18%	391	14.28%	45,875,655	12.04%
Scotland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
South East	263	11.97%	49,073,872	15.68%	324	11.83%	57,370,659	15.06%
South West	222	10.10%	33,681,110	10.76%	291	10.63%	41,274,640	10.83%
Wales	139	6.32%	15,779,703	5.04%	179	6.54%	21,017,562	5.52%
West Midlands	214	9.74%	29,774,881	9.52%	277	10.12%	38,427,080	10.09%
Yorkshire and Humber	314	14.29%	35,030,417	11.20%	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>2,198</b>	<b>100.00%</b>	<b>312,903,368</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	2,198	100.00%	312,903,368	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>2,198</b>	<b>100.00%</b>	<b>312,903,368</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	47	2.14%	5,504,292	1.76%	70	2.56%	8,348,090	2.19%
Semi-detached house	821	37.35%	113,989,526	36.43%	1,041	38.02%	138,056,559	36.24%
Detached house	382	17.38%	75,900,131	24.26%	550	20.09%	102,665,746	26.95%
Detached bungalow	64	2.91%	9,581,268	3.06%	103	3.76%	13,247,358	3.48%
Semi-detached bungalow	37	1.68%	4,353,403	1.39%	59	2.15%	5,758,675	1.51%
Terraced house	726	33.03%	87,394,995	27.93%	783	28.60%	92,269,532	24.22%
Maisonette	6	0.27%	310,307	0.10%	9	0.33%	1,333,729	0.35%
Other	115	5.23%	15,869,447	5.07%	123	4.49%	19,299,569	5.07%
<b>Total</b>	<b>2,198</b>	<b>100.00%</b>	<b>312,903,368</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	1,988	90.45%	274,312,577	87.67%	2,462	89.92%	325,467,436	85.43%
Interest Only	180	8.19%	32,703,635	10.45%	196	7.16%	35,211,743	9.24%
Part & Part	30	1.36%	5,887,156	1.88%	80	2.92%	20,300,079	5.33%
<b>Total</b>	<b>2,198</b>	<b>100.00%</b>	<b>312,903,368</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	1,135	51.64%	157,621,903	50.37%	1,430	52.23%	204,949,511	53.80%
Remortgage	1,063	48.36%	155,281,465	49.63%	1,308	47.77%	176,029,746	46.20%
<b>Total</b>	<b>2,198</b>	<b>100.00%</b>	<b>312,903,368</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	1,986	90.35%	286,557,692	91.58%	2,268	82.83%	327,536,383	85.97%
Self Employed	135	6.14%	20,163,708	6.44%	202	7.38%	29,725,975	7.80%
Other	77	3.50%	6,181,968	1.98%	268	9.79%	23,716,899	6.23%
<b>Total</b>	<b>2,198</b>	<b>100.00%</b>	<b>312,903,368</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	0	0.00%	0	0.00%	296	10.81%	48,111,974	12.63%
>18 - <=24	539	24.52%	91,492,165	29.24%	281	10.26%	38,635,313	10.14%
>24 - <=30	447	20.34%	58,658,786	18.75%	351	12.82%	56,129,741	14.73%
>30 - <=36	208	9.46%	30,066,832	9.61%	260	9.50%	40,674,309	10.68%
>36 - <=42	150	6.82%	19,297,999	6.17%	151	5.51%	18,920,724	4.97%
>42 - <=48	188	8.55%	27,347,036	8.74%	146	5.33%	16,945,776	4.45%
>48 - <=54	138	6.28%	20,863,052	6.67%	141	5.15%	17,353,274	4.55%
>54	528	24.02%	65,177,499	20.83%	460	16.80%	51,411,568	13.49%
<b>Total</b>	<b>2,198</b>	<b>100.00%</b>	<b>312,903,368</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>
Minimum				18.61				4.71
Maximum				153.39				209.71
Weighted Average				41.09				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	46	2.09%	837,697	0.27%	132	4.82%	2,330,818	0.61%
>30 - <=40k	36	1.64%	1,275,814	0.41%	87	3.18%	3,088,896	0.81%
>40 - <=50k	86	3.91%	3,943,904	1.26%	95	3.47%	4,293,436	1.13%
>50 - <=75k	268	12.19%	17,048,032	5.45%	361	13.18%	22,703,961	5.96%
>75 - <=100k	360	16.38%	31,640,824	10.11%	399	14.57%	35,015,606	9.19%
>100 - <=150k	602	27.39%	73,964,375	23.64%	709	25.89%	87,129,504	22.87%
>150 - <=200k	367	16.70%	63,504,798	20.30%	417	15.23%	72,251,842	18.96%
>200 - <=300k	323	14.70%	77,351,277	24.72%	375	13.70%	90,141,414	23.66%
>300 - <=500k	100	4.55%	36,904,204	11.79%	143	5.22%	52,505,545	13.78%
>500k	10	0.45%	6,432,442	2.06%	20	0.73%	11,518,235	3.02%
<b>Total</b>	<b>2,198</b>	<b>100.00%</b>	<b>312,903,368</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>
Minimum				3,576				907
Maximum				950,755				713,877
Weighted Average				196,291				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	2,036	92.63%	291,527,597	93.17%	2,611	95.36%	370,251,200	97.18%
Variable	30	1.36%	2,090,678	0.67%	54	1.97%	3,192,855	0.84%
Discount	77	3.50%	7,577,247	2.42%	69	2.52%	7,207,414	1.89%
Tracker	55	2.50%	11,707,846	3.74%	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	2,198	100.00%	312,903,368	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	2,198	100.00%	312,903,368	100.00%	2,738	100.00%	380,979,258	100.00%
Total	2,198	100.00%	312,903,368	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	67	3.05%	6,924,451	2.21%	109	3.98%	7,125,343	1.87%
>5 - <=10	214	9.74%	22,341,154	7.14%	333	12.16%	31,923,305	8.38%
>10 - <=15	334	15.20%	38,643,664	12.35%	453	16.54%	49,861,348	13.09%
>15 - <=20	360	16.38%	47,970,417	15.33%	460	16.80%	64,421,690	16.91%
>20 - <=25	462	21.02%	72,705,922	23.24%	517	18.88%	77,130,656	20.25%
>25	761	34.62%	124,317,761	39.73%	866	31.63%	150,516,915	39.51%
Total	2,198	100.00%	312,903,368	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				0.33				0.58
Maximum				38.17				39.58
Weighted Average				21.94				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	0.68%	1,048,091	0.33%	66	2.41%	1,456,787	0.38%
>30 - <=40k	16	0.73%	432,308	0.14%	47	1.72%	1,301,722	0.34%
>40 - <=50k	35	1.59%	1,332,711	0.43%	79	2.89%	2,975,183	0.78%
>50 - <=75k	201	9.14%	10,735,203	3.43%	284	10.37%	15,148,457	3.98%
>75 - <=100k	334	15.20%	25,673,726	8.21%	417	15.23%	32,197,199	8.45%
>100 - <=150k	634	28.84%	69,655,109	22.26%	737	26.92%	81,596,010	21.42%
>150 - <=200k	414	18.84%	63,899,217	20.42%	460	16.80%	72,463,745	19.02%
>200 - <=300k	391	17.79%	84,427,977	26.98%	432	15.78%	95,712,849	25.12%
>300 - <=500k	140	6.37%	45,493,678	14.54%	189	6.90%	63,465,575	16.66%
>500k	18	0.82%	10,205,348	3.26%	27	0.99%	14,661,732	3.85%
Total	2,198	100.00%	312,903,368	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				25,999				5,828
Maximum				950,999				725,000
Weighted Average				214,235				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%	181	8.23%	15,654,375	5.00%	416	15.19%	26,360,993	6.92%
>30 - <=35%	92	4.19%	8,906,630	2.85%	108	3.94%	11,210,939	2.94%
>35 - <=40%	104	4.73%	12,331,512	3.94%	118	4.31%	13,590,275	3.57%
>40 - <=45%	130	5.91%	15,030,391	4.80%	121	4.42%	15,236,887	4.00%
>45 - <=50%	118	5.37%	16,293,699	5.21%	143	5.22%	19,297,393	5.07%
>50 - <=55%	128	5.82%	17,967,524	5.74%	130	4.75%	18,379,351	4.82%
>55 - <=60%	198	9.01%	33,522,648	10.71%	197	7.20%	33,513,489	8.80%
>60 - <=65%	271	12.33%	43,425,499	13.88%	264	9.64%	43,056,265	11.30%
>65 - <=70%	195	8.87%	33,060,445	10.57%	235	8.58%	38,099,474	10.00%
>70 - <=75%	268	12.19%	45,706,249	14.61%	369	13.48%	63,546,006	16.68%
>75 - <=80%	164	7.46%	22,960,031	7.34%	268	9.79%	43,982,616	11.54%
>80 - <=85%	160	7.28%	23,794,135	7.60%	243	8.88%	38,899,455	10.21%
>85 - <=90%	136	6.19%	17,976,306	5.75%	111	4.05%	14,092,252	3.70%
>90 - <=95%	53	2.41%	6,273,925	2.01%	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	2,198	100.00%	312,903,368	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				15.22				2.06
Maximum				95				95
Weighted Average				63.07				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%	9	0.41%	0	0.00%	15	0.55%	1,434,322	0.38%
>1 - <=2%	5	0.23%	561,106	0.18%	713	26.04%	97,107,727	25.49%
>2 - <=3%	380	17.29%	53,096,531	16.97%	864	31.56%	127,692,631	33.52%
>3 - <=4%	200	9.10%	29,138,694	9.31%	362	13.22%	54,237,164	14.24%
>4 - <=5%	1123	51.09%	169,283,727	54.10%	477	17.42%	69,077,268	18.13%
>5 - <=6%	299	13.60%	41,760,554	13.35%	180	6.57%	20,444,035	5.37%
>6 - <=7%	118	5.37%	13,235,466	4.23%	74	2.70%	7,673,077	2.01%
>7 - <=8%	64	2.91%	5,827,289	1.86%	53	1.94%	3,313,035	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	2,198	100.00%	312,903,368	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				2				0.95
Maximum				7.99				7.99
Weighted Average				4.29				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%	385	18.98%	53,657,638	18.41%	1,591	60.96%	227,408,244	61.33%
>3.00 - <=4.00%	200	9.86%	29,138,694	10.00%	361	13.83%	54,128,939	14.60%
>4.00 - <=5.00%	1069	52.71%	157,575,881	54.05%	471	18.05%	67,918,462	18.32%

>5.00 - <=6.00%	299	14.74%	41,760,554	14.32%	176	6.74%	20,046,024	5.41%
>6.00 - <=7.00%	75	3.70%	9,394,830	3.22%	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>2,028</b>	<b>100.00%</b>	<b>291,527,597</b>	<b>100.00%</b>	<b>2,610</b>	<b>100.00%</b>	<b>370,767,128</b>	<b>100.00%</b>
Minimum					2			
Maximum					6.69			
Weighted Average					4.18			

#### 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	39	1.92%	5,803,645	1.99%	21	0.80%	1,732,322	0.47%
2026	181	8.93%	26,560,590	9.11%	160	6.13%	18,322,663	4.94%
2027	331	16.32%	45,974,202	15.77%	241	9.23%	32,773,366	8.84%
2028	965	47.58%	141,325,864	48.48%	621	23.79%	90,924,180	24.52%
2029	198	9.76%	29,350,917	10.07%	905	34.67%	137,912,073	37.20%
2030	277	13.66%	38,990,149	13.37%	594	22.76%	79,525,873	21.45%
>2030	37	1.82%	3,522,229	1.21%	68	2.61%	9,576,652	2.58%
<b>Total</b>	<b>2,028</b>	<b>100%</b>	<b>291,527,597</b>	<b>100%</b>	<b>2,610</b>	<b>100%</b>	<b>370,767,128</b>	<b>100%</b>
Minimum					2025			
Maximum					2033			
Weighted Average					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	0.77%	1,457,581	0.47%	29	1.06%	2,822,425	0.74%
Central / Direct	60	2.73%	8,439,987	2.70%	159	5.81%	21,999,917	5.77%
Broker	2,102	95.63%	299,879,873	95.84%	2,517	91.93%	351,301,432	92.21%
Internet	19	0.86%	3,125,927	1.00%	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>2,198</b>	<b>100.00%</b>	<b>312,903,368</b>	<b>100.00%</b>	<b>2,738</b>	<b>100.00%</b>	<b>380,979,258</b>	<b>100.00%</b>