

KEY PARTIES	
Issuer	Leeds Building Society
Servicer	Leeds Building Society
Cash Manager	Leeds Building Society
Account Bank	Barclays Bank PLC
GIC Provider	Barclays Bank PLC
Stand-by Account Bank	N/A
Stand-by GIC Provider	N/A
Interest Rate Swap Provider	Leeds Building Society

ASSET COVERAGE TEST	
A	703,329,586
B	15,580,351
C	0
D	0
Y	12,195,918
Z	82,678,411
Total : A + B + C + D - (Y + Z)	624,035,608
Method used for calculating "A"	A (ii)
Asset Percentage	66.30%
Principal amount outstanding of covered bond - Issue 1	0
Principal amount outstanding of covered bond - Issue 2	41,700,000
Principal amount outstanding of covered bond - Issue 3	250,000,000
Principal amount outstanding of covered bond - Issue 4	250,000,000
Principal amount outstanding of covered bond - Issue 5	44,500,000
Principal amount outstanding of all Covered Bonds	586,200,000
Issuance headroom	37,835,608
ACT Pass / Fail	PASS
Gross Overcollateralisation	80.97%

Ledgers	
Revenue Ledger	5,017,739
Principal Ledger	15,580,351
Reserve Ledger	4,308,878
Capital Account Ledger	683,861,995
Total	708,768,963
GIC Account	24,906,968
Transaction Account	0
Substitution Assets	0
Total	24,906,968

Key Events	Breached
Servicer Event of Default	No
Breach of ACT	No
Notification Event	No
Issuer Event of Default	No
LLP Event of Default	No

Portfolio Characteristics	
Total Current Balance	1,066,717,539
Number of loans	12,643
Average current balance	84,372
Wtd Avg Current LTV (Indexed)	72.5%
Wtd Avg Current LTV (Non Indexed)	64.6%
Wtd Avg Current Seasoning (in months)	58.1
Wtd Avg Interest Rate	5.45

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	12,158	96.2%	1,021,795,536	95.8%
>0 <= 1 month arrears	323	2.6%	26,852,249	2.5%
>1 <= 2 month arrears	107	0.8%	11,807,836	1.1%
>2 <= 3 month arrears	55	0.4%	6,261,918	0.6%
>3 month arrears	0	0.0%	0	0.0%
Total	12,643	100.0%	1,066,717,539	100.0%

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	7,554	59.7%	510,987,410	47.9%
>0 <= 1 month arrears <= 75% LTV	165	1.3%	9,515,460	0.9%
>1 <= 2 month arrears <= 75% LTV	44	0.3%	3,911,377	0.4%
>2 <= 3 month arrears <= 75% LTV	18	0.2%	1,384,167	0.1%
>3 month arrears <= 75% LTV	0	0.0%	0	0.0%
Current	4,604	36.5%	510,808,126	47.9%
>0 <= 1 month arrears > 75% LTV	158	1.2%	17,336,789	1.6%
>1 <= 2 month arrears > 75% LTV	63	0.5%	7,896,460	0.7%
>2 <= 3 month arrears > 75% LTV	37	0.3%	4,877,750	0.5%
>3 month arrears > 75% LTV	0	0.0%	0	0.0%
Total	12,643	100.0%	1,066,717,539	100.0%

Current LTV (Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	2,428	19.2%	71,540,220	6.7%
30 - 35 %	529	4.2%	28,690,115	2.7%
35 - 40 %	528	4.2%	31,617,787	3.0%
40 - 45 %	517	4.1%	37,840,349	3.5%
45 - 50 %	523	4.1%	40,309,683	3.8%
50 - 55 %	558	4.4%	48,948,890	4.6%
55 - 60 %	584	4.6%	52,407,083	4.9%
60 - 65 %	594	4.7%	56,775,226	5.3%
65 - 70 %	706	5.6%	70,667,808	6.6%
70 - 75 %	814	6.5%	87,001,252	8.2%
75 - 80 %	825	6.5%	86,807,197	8.1%
80 - 85 %	884	7.0%	96,884,022	9.1%
85 - 90 %	822	6.5%	90,284,544	8.5%
90 - 95 %	796	6.3%	88,318,538	8.3%
95 - 100 %	570	4.5%	62,916,476	5.9%
100% +	965	7.6%	115,708,349	10.8%
Total	12,643	100.0%	1,066,717,539	100.0%

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	2,773	21.9%	88,204,235	8.3%
30 - 35 %	581	4.6%	33,070,387	3.1%
35 - 40 %	537	4.2%	34,835,123	3.2%
40 - 45 %	603	4.8%	47,715,399	4.5%
45 - 50 %	610	4.8%	52,572,903	4.9%
50 - 55 %	606	4.8%	54,128,375	5.1%
55 - 60 %	709	5.6%	67,108,340	6.3%
60 - 65 %	694	5.5%	69,209,582	6.5%
65 - 70 %	849	6.7%	86,785,225	8.1%
70 - 75 %	1,022	8.1%	110,549,473	10.4%
75 - 80 %	1,204	9.5%	131,132,642	12.3%
80 - 85 %	1,198	9.5%	139,615,271	13.1%
85 - 90 %	657	5.2%	78,123,612	7.3%
90 - 95 %	453	3.6%	55,370,278	5.2%
95 - 100 %	130	1.0%	16,259,286	1.5%
100% +	17	0.2%	2,037,409	0.2%
Total	12,643	100.0%	1,066,717,539	100.0%

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	391	3.1%	35,256,574	3.3%
East Midlands	720	5.7%	60,222,163	5.6%
Greater London	616	4.9%	94,588,369	8.9%
Northern Ireland	784	6.2%	62,907,857	5.9%
North	1,101	8.7%	74,332,367	7.0%
North West	1,352	10.7%	109,232,865	10.2%
Scotland	1,303	10.3%	93,523,152	8.8%
South East	1,019	8.1%	117,807,476	11.0%
South West	551	4.3%	53,922,712	5.1%
Wales	647	5.1%	50,027,161	4.7%
West Midlands	889	7.0%	74,703,118	7.0%
Yorkshire and Humberside	3,270	25.9%	240,193,725	22.5%
Other	0	0.0%	0	0.0%
Total	12,643	100.0%	1,066,717,539	100.0%

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	10,740	84.9%	916,551,289	85.9%
Buy To Let	1,903	15.1%	150,166,250	14.1%
Total	12,643	100.0%	1,066,717,539	100.0%

Property Type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,033	16.1%	168,388,175	15.8%
Semi-detached house	3,439	27.2%	280,282,725	26.3%
Detached house	1,832	14.5%	220,543,279	20.6%
Detached bungalow	459	3.6%	40,417,790	3.8%
Semi-detached bungalow	277	2.2%	18,845,693	1.8%
Terraced house	4,472	35.4%	326,648,539	30.6%
Maisonette	131	1.0%	11,591,338	1.1%
Total	12,643	100.0%	1,066,717,539	100.0%

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	6,672	52.8%	467,291,773	43.8%
Interest Only	5,167	40.9%	527,864,834	49.5%
Part & Part	804	6.3%	71,560,932	6.7%
Total	12,643	100.0%	1,066,717,539	100.0%

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	6,677	52.8%	617,487,037	57.9%
Remortgage	5,966	47.2%	449,230,502	42.1%
Total	12,643	100.0%	1,066,717,539	100.0%

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	9,725	76.9%	826,385,733	77.5%
Self Employed	1,951	15.5%	187,296,975	17.5%
Other	967	7.6%	53,034,831	5.0%
Total	12,643	100.0%	1,066,717,539	100.0%

Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
>0- <=12	0	0.0%	0	0.0%
>12- <=18	0	0.0%	0	0.0%
>18- <=24	0	0.0%	0	0.0%
>24- <=30	294	2.3%	26,301,218	2.5%
>30- <=36	1,028	8.1%	96,643,625	9.1%
>36- <=42	411	3.2%	39,251,024	3.7%
>42- <=48	1,159	9.2%	111,680,981	10.4%
>48- <=54	1,334	10.6%	110,949,565	10.4%
>54	8,417	66.6%	681,891,126	63.9%
Total	12,643	100.0%	1,066,717,539	100.0%

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	1,924	15.2%	33,063,347	3.1%
>30k - <=40k	909	7.2%	31,735,806	3.0%
>40k - <=50k	973	7.7%	43,850,907	4.1%
>50k - <=75k	2,776	22.0%	173,825,807	16.3%
>75k - <=100k	2,230	17.6%	193,708,508	18.2%
>100k - <=150k	2,468	19.5%	297,609,294	27.9%
>150k - <=200k	793	6.3%	135,376,827	12.7%
>200k - <=300k	419	3.3%	98,286,000	9.2%
>300k - <=500K	129	1.0%	46,244,778	4.3%
>500K	22	0.2%	13,016,265	1.2%
Total	12,643	100.0%	1,066,717,539	100.0%

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	4,292	33.9%	428,910,592	40.2%
Variable	7,359	58.2%	554,505,431	52.0%
Discount	1	0.0%	117,016	0.0%
Tracker	991	7.8%	83,184,500	7.8%
Tracker with Collar	0	0.0%	0	0.0%
Capped	0	0.0%	0	0.0%
Other	0	0.0%	0	0.0%
Total	12,643	100.0%	1,066,717,539	100.0%

Certification Status	Number	% of Total Number	Amount	% of Total Amount
Self-Certification	0	0.0%	0	0.0%
Income Verified	12,643	100.0%	1,066,717,539	100.0%
Total	12,643	100.0%	1,066,717,539	100.0%