

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

ASSET COVERAGE TEST	
A	909,112,881
B	20,884,336
C	0
D	0
Y	13,324,482
Z	87,547,227
Total : A + B + C + D - (Y + Z)	829,125,507
Method used for calculating "A"	A (ii)
Asset Percentage	75.60%
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	242,925,507
ACT Pass / Fail	PASS
Gross Overcollateralisation	105.14%

Ledgers	
Revenue Ledger	5,820,870
Principal Ledger	20,884,336
Reserve Ledger	2,677,856
Capital Account Ledger	444,942,255
Total	474,325,316
GIC Account	29,383,061
Transaction Account	0
Substitution Assets	0
Total	29,383,061

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	1,209,168,553
Number of loans	14,063
Average current balance	85,982
Wtd Avg Current LTV (Indexed)	73.1%
Wtd Avg Current LTV (Non Indexed)	64.9%
Wtd Avg Current Seasoning (in months)	53.2
Wtd Avg Interest Rate	5.45

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	13,403	95.3%	1,149,857,236	95.1%
>0 <= 1 month arrears	449	3.2%	38,231,960	3.2%
>1 <= 2 month arrears	154	1.1%	14,785,357	1.2%
>2 <= 3 month arrears	57	0.4%	6,294,000	0.5%
>3 month arrears	0	0.0%	0	0.0%
Total	14,063	100.0%	1,209,168,553	100.0%

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	8,145	57.9%	559,702,267	46.3%
>0 <= 1 month arrears <= 75% LTV	201	1.4%	12,363,006	1.0%
>1 <= 2 month arrears <= 75% LTV	58	0.4%	3,848,171	0.3%
>2 <= 3 month arrears <= 75% LTV	12	0.1%	905,906	0.1%
>3 month arrears <= 75% LTV	0	0.0%	0	0.0%
Current	5,258	37.4%	590,154,969	48.9%
>0 <= 1 month arrears > 75% LTV	248	1.8%	25,868,953	2.1%
>1 <= 2 month arrears > 75% LTV	96	0.7%	10,937,187	0.9%
>2 <= 3 month arrears > 75% LTV	45	0.3%	5,388,094	0.4%
>3 month arrears > 75% LTV	0	0.0%	0	0.0%
Total	14,063	100.0%	1,209,168,553	100.0%

Current LTV (Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	2,552	18.3%	76,146,503.32	6.3%
30 - 35 %	578	4.1%	31,018,125.20	2.6%
35 - 40 %	581	4.1%	35,446,881.29	2.9%
40 - 45 %	598	4.3%	43,093,570.16	3.6%
45 - 50 %	555	3.9%	43,814,003.66	3.6%
50 - 55 %	611	4.3%	53,929,608.68	4.5%
55 - 60 %	645	4.6%	59,337,627.48	4.9%
60 - 65 %	662	4.7%	65,058,904.87	5.4%
65 - 70 %	773	5.5%	78,542,496.33	6.5%
70 - 75 %	861	6.1%	90,431,628.80	7.5%
75 - 80 %	917	6.5%	99,345,345.80	8.2%
80 - 85 %	985	7.0%	107,122,722.77	8.8%
85 - 90 %	954	6.8%	103,655,187.81	8.6%
90 - 95 %	903	6.4%	102,387,854.11	8.5%
95 - 100 %	680	4.8%	76,455,574.12	6.3%
100% +	1,208	8.6%	143,382,518.71	11.8%
Total	14,063	100.00%	1,209,168,553.11	100.00%

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	2,953	21.1%	95,117,231.82	7.9%
30 - 35 %	649	4.6%	37,671,795.33	3.1%
35 - 40 %	604	4.3%	40,706,528.90	3.4%
40 - 45 %	674	4.8%	53,536,846.25	4.4%
45 - 50 %	690	4.9%	59,516,155.13	4.9%
50 - 55 %	675	4.8%	62,808,705.10	5.2%
55 - 60 %	786	5.6%	75,907,741.09	6.3%
60 - 65 %	780	5.5%	77,610,209.90	6.4%
65 - 70 %	906	6.4%	93,473,843.51	7.7%
70 - 75 %	1,188	8.4%	128,936,077.85	10.7%
75 - 80 %	1,319	9.4%	145,246,885.23	12.0%
80 - 85 %	1,386	9.9%	164,352,071.19	13.6%
85 - 90 %	779	5.5%	91,119,889.28	7.5%
90 - 95 %	519	3.7%	63,901,242.63	5.3%
95 - 100 %	137	1.0%	17,061,425.51	1.4%
100% +	18	0.1%	2,201,904.54	0.2%
Total	14,063	100.00%	1,209,168,553.26	100.00%

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	433	3.1%	39,134,560.26	3.2%
East Midlands	807	5.7%	68,666,753.78	5.7%
Greater London	706	5.0%	110,719,029.20	9.2%
Northern Ireland	873	6.2%	71,393,153.28	5.9%
North	1,228	8.7%	85,292,175.58	7.1%
North West	1,486	10.6%	121,904,909.37	10.1%
Scotland	1,451	10.3%	105,743,249.76	8.7%
South East	1,132	8.0%	132,876,099.68	11.0%
South West	620	4.4%	61,352,078.00	5.1%
Wales	705	5.0%	55,498,136.49	4.6%
West Midlands	996	7.1%	85,466,158.81	7.1%
Yorkshire and Humberside	3,626	25.9%	271,122,248.98	22.3%
Other	0	0.0%	0.00	0.0%
Total	14,063	100.00%	1,209,168,553.19	100.00%

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	11,842	84.2%	1,029,347,727	85.1%
Buy To Let	2,221	15.8%	179,820,826	14.9%
Total	14,063	100.0%	1,209,168,553	100.0%

Property Type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,267	16.1%	190,576,951	15.8%
Semi-detached house	3,827	27.2%	317,231,108	26.2%
Detached house	2,038	14.5%	250,642,456	20.7%
Detached bungalow	514	3.7%	45,565,700	3.8%
Semi-detached bungalow	311	2.2%	21,601,398	1.8%
Terraced house	4,962	35.3%	370,647,136	30.6%
Maisonette	144	1.0%	12,903,804	1.1%
Total	14,063	100.0%	1,209,168,553	100.0%

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	7,380	52.5%	531,710,992	44.0%
Interest Only	5,769	41.0%	594,127,140	49.1%
Part & Part	914	6.5%	83,330,421	6.9%
Total	14,063	100.00%	1,209,168,553	100.00%

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	7,436	52.9%	701,289,066	58.0%
Remortgage	6,627	47.1%	507,879,487	42.0%
Total	14,063	100.0%	1,209,168,553	100.0%

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	10,816	76.9%	936,370,523	77.4%
Self Employed	2,191	15.6%	213,874,660	17.7%
Other	1,056	7.5%	58,923,370	4.9%
Total	14,063	100.0%	1,209,168,553	100.0%

Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
>0- <=12	0	0.0%	0.00	0.0%
>12- <=18	0	0.0%	0.00	0.0%
>18- <=24	141	1.0%	12,453,795.30	1.0%
>24- <=30	1,233	8.8%	117,709,340.72	9.7%
>30- <=36	466	3.3%	44,827,133.13	3.7%
>36- <=42	1,078	7.7%	105,365,159.49	8.7%
>42- <=48	1,515	10.8%	131,790,123.59	10.9%
>48- <=54	1,848	13.1%	171,344,636.31	14.2%
>54	7,782	55.3%	625,678,364.65	51.8%
Total	14,063	100.0%	1,209,168,553.19	100.0%

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	2,010	14.3%	35,327,141	2.9%
>30k - <=40k	994	7.1%	34,627,227	2.9%
>40k - <=50k	1,093	7.8%	49,140,162	4.1%
>50k - <=75k	3,060	21.7%	191,546,110	15.8%
>75k - <=100k	2,500	17.8%	216,887,672	17.9%
>100k - <=150k	2,823	20.0%	340,635,214	28.2%
>150k - <=200k	927	6.6%	157,985,726	13.1%
>200k - <=300k	481	3.4%	113,526,967	9.4%
>300k - <=500K	150	1.1%	54,497,966	4.5%
>500K	25	0.2%	14,994,368	1.2%
Total	14,063	100.0%	1,209,168,553	100.0%

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	4,886	34.7%	494,415,041	40.9%
Variable	7,942	56.5%	606,610,280	50.1%
Discount	44	0.3%	4,612,930	0.4%
Tracker	1,191	8.5%	103,530,302	8.6%
Tracker with Collar	0	0.0%	0	0.0%
Capped	0	0.0%	0	0.0%
Other	0	0.0%	0	0.0%
Total	14,063	100.0%	1,209,168,553	100.0%

Certification Status	Number	% of Total Number	Amount	% of Total Amount
Self-Certification	0	0.0%	0	0.0%
Income Verified	14,063	100.0%	1,209,168,553	100.0%
Total	14,063	100.0%	1,209,168,553	100.0%