

| 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 | 1,071,420,467 |
| B | 18,985,939 |
| C | 0 |
| D | 0 |
| Y | 14,410,529 |
| Z | 41,150,109 |
| Total : A + B + C + D - (Y + Z) | 1,034,845,768 |
| Method used for calculating "A" | A (ii) |
| Asset Percentage | 75.60% |
| Principal amount outstanding of covered bond - Issue 1 | 600,000,000 |
| 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 all Covered Bonds | 891,700,000 |
| Issuance headroom | 143,145,768 |
| ACT Pass / Fail | PASS |
| Gross Overcollateralisation | 58.93% |

| Ledgers | |
|------------------------|--------------------|
| Revenue Ledger | 6,253,016 |
| Principal Ledger | 18,985,939 |
| Reserve Ledger | 2,129,994 |
| Capital Account Ledger | 612,440,440 |
| Total | 639,809,389 |
| GIC Account | 27,368,949 |
| Transaction Account | 0 |
| Substitution Assets | 0 |
| Total | 27,368,949 |

| 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 | 1,425,215,779 |
| Number of loans | 16,229 |
| Average current balance | 87,819 |
| Wtd Avg Current LTV (Indexed) | 71.9% |
| Wtd Avg Current LTV (Non Indexed) | 65.0% |
| Wtd Avg Current Seasoning (in months) | 47.0 |
| Wtd Avg Interest Rate | 5.39 |

| Current Arrears Breakdown | Number | % of Total Number | Amount | % of Total Amount |
|---------------------------|---------------|-------------------|----------------------|-------------------|
| Current | 15,544 | 95.7% | 1,365,209,274 | 95.8% |
| >0 <= 1 month arrears | 431 | 2.7% | 36,608,917 | 2.6% |
| >1 <= 2 month arrears | 157 | 1.0% | 14,377,410 | 1.0% |
| >2 <= 3 month arrears | 78 | 0.5% | 7,275,343 | 0.5% |
| >3 month arrears | 19 | 0.1% | 1,744,835 | 0.1% |
| Total | 16,229 | 100.0% | 1,425,215,779 | 100.0% |

| Current Arrears Breakdown (by Indexed LTV) | Number | % of Total Number | Amount | % of Total Amount |
|--|---------------|-------------------|----------------------|-------------------|
| Current | 9,580 | 58.9% | 681,181,199 | 47.8% |
| >0 <= 1 month arrears <= 75% LTV | 210 | 1.3% | 12,686,626 | 0.9% |
| >1 <= 2 month arrears <= 75% LTV | 48 | 0.3% | 3,335,302 | 0.2% |
| >2 <= 3 month arrears <= 75% LTV | 19 | 0.1% | 1,333,049 | 0.1% |
| >3 month arrears <= 75% LTV | 9 | 0.1% | 585,407 | 0.0% |
| Current | 5,964 | 36.7% | 684,028,076 | 48.0% |
| >0 <= 1 month arrears > 75% LTV | 221 | 1.4% | 23,922,291 | 1.7% |
| >1 <= 2 month arrears > 75% LTV | 109 | 0.7% | 11,042,108 | 0.8% |
| >2 <= 3 month arrears > 75% LTV | 59 | 0.4% | 5,942,294 | 0.4% |
| >3 month arrears > 75% LTV | 10 | 0.1% | 1,159,427 | 0.1% |
| Total | 16,229 | 100.0% | 1,425,215,779 | 100.0% |

| Current LTV (Indexed) | Number | % of Total Number | Amount | % of Total Amount |
|-----------------------|---------------|-------------------|----------------------|-------------------|
| 0 - 30 % | 2,837 | 17.3% | 85,953,921 | 6.0% |
| 30 - 35 % | 678 | 4.2% | 37,816,961 | 2.7% |
| 35 - 40 % | 684 | 4.2% | 41,523,292 | 2.9% |
| 40 - 45 % | 676 | 4.2% | 49,013,928 | 3.4% |
| 45 - 50 % | 677 | 4.2% | 53,045,429 | 3.7% |
| 50 - 55 % | 740 | 4.6% | 66,400,843 | 4.7% |
| 55 - 60 % | 774 | 4.8% | 74,745,677 | 5.2% |
| 60 - 65 % | 791 | 4.9% | 76,747,446 | 5.4% |
| 65 - 70 % | 959 | 5.9% | 97,996,706 | 6.9% |
| 70 - 75 % | 1,050 | 6.5% | 115,877,379 | 8.1% |
| 75 - 80 % | 1,193 | 7.4% | 132,188,294 | 9.3% |
| 80 - 85 % | 1,273 | 7.8% | 140,934,698 | 9.9% |
| 85 - 90 % | 1,091 | 6.7% | 119,788,822 | 8.4% |
| 90 - 95 % | 1,042 | 6.4% | 119,835,271 | 8.4% |
| 95 - 100 % | 680 | 4.2% | 81,653,911 | 5.7% |
| 100% + | 1,084 | 6.7% | 131,693,201 | 9.3% |
| Total | 16,229 | 100.00% | 1,425,215,779 | 100.00% |

| Current LTV (Non Indexed) | Number | % of Total Number | Amount | % of Total Amount |
|---------------------------|---------------|-------------------|----------------------|-------------------|
| 0 - 30 % | 3,239 | 19.8% | 106,393,401 | 7.5% |
| 30 - 35 % | 736 | 4.5% | 42,121,614 | 3.0% |
| 35 - 40 % | 741 | 4.6% | 50,200,076 | 3.5% |
| 40 - 45 % | 745 | 4.6% | 58,780,930 | 4.1% |
| 45 - 50 % | 820 | 5.1% | 71,584,062 | 5.0% |
| 50 - 55 % | 818 | 5.0% | 76,866,525 | 5.4% |
| 55 - 60 % | 920 | 5.7% | 91,065,965 | 6.4% |
| 60 - 65 % | 950 | 5.9% | 98,347,774 | 6.9% |
| 65 - 70 % | 1,066 | 6.6% | 111,730,712 | 7.8% |
| 70 - 75 % | 1,388 | 8.6% | 153,431,436 | 10.8% |
| 75 - 80 % | 1,506 | 9.3% | 170,829,261 | 12.0% |
| 80 - 85 % | 1,650 | 10.2% | 196,722,229 | 13.8% |
| 85 - 90 % | 912 | 5.6% | 106,919,789 | 7.5% |
| 90 - 95 % | 573 | 3.5% | 69,319,091 | 4.9% |
| 95 - 100 % | 149 | 0.9% | 18,882,224 | 1.3% |
| 100% + | 16 | 0.1% | 2,020,690 | 0.1% |
| Total | 16,229 | 100.00% | 1,425,215,779 | 100.00% |

| Regional Distribution | Number | % of Total Number | Amount | % of Total Amount |
|--------------------------|---------------|-------------------|----------------------|-------------------|
| East Anglia | 501 | 3.1% | 45,880,644 | 3.2% |
| East Midlands | 938 | 5.8% | 81,176,175 | 5.7% |
| Greater London | 835 | 5.1% | 134,459,816 | 9.4% |
| Northern Ireland | 1,010 | 6.2% | 83,760,533 | 5.9% |
| North | 1,407 | 8.7% | 98,945,065 | 6.9% |
| North West | 1,682 | 10.4% | 140,994,936 | 9.9% |
| Scotland | 1,722 | 10.6% | 127,460,660 | 8.9% |
| South East | 1,341 | 8.3% | 163,176,724 | 11.4% |
| South West | 714 | 4.4% | 71,571,790 | 5.0% |
| Wales | 795 | 4.9% | 64,453,967 | 4.5% |
| West Midlands | 1,128 | 7.0% | 97,910,790 | 6.9% |
| Yorkshire and Humberside | 4,156 | 25.5% | 315,424,679 | 22.3% |
| Other | 0 | 0.0% | 0 | 0.0% |
| Total | 16,229 | 100.00% | 1,425,215,779 | 100.00% |

| Occupancy Status | Number | % of Total Number | Amount | % of Total Amount |
|------------------|---------------|-------------------|----------------------|-------------------|
| Owner Occupied | 13,782 | 84.9% | 1,224,207,493 | 85.9% |
| Buy To Let | 2,447 | 15.1% | 201,008,286 | 14.1% |
| Total | 16,229 | 100.0% | 1,425,215,779 | 100.0% |

| Property Type (Residential) | Number | % of Total Number | Amount | % of Total Amount |
|-----------------------------|---------------|-------------------|----------------------|-------------------|
| Flat | 2,555 | 15.7% | 217,938,866 | 15.3% |
| Semi-detached house | 4,454 | 27.4% | 373,685,564 | 26.2% |
| Detached house | 2,428 | 15.0% | 307,800,624 | 21.6% |
| Detached bungalow | 594 | 3.7% | 54,065,551 | 3.8% |
| Semi-detached bungalow | 369 | 2.3% | 26,232,696 | 1.8% |
| Terraced house | 5,673 | 34.9% | 431,157,946 | 30.3% |
| Maisonette | 156 | 1.0% | 14,334,532 | 1.0% |
| Total | 16,229 | 100.0% | 1,425,215,779 | 100.0% |

| Repayment Type | Number | % of Total Number | Amount | % of Total Amount |
|----------------|---------------|-------------------|----------------------|-------------------|
| Repayment | 8,681 | 53.5% | 643,692,939 | 45.2% |
| Interest Only | 6,415 | 39.5% | 674,194,242 | 47.3% |
| Part & Part | 1,133 | 7.0% | 107,328,598 | 7.5% |
| Total | 16,229 | 100.00% | 1,425,215,779 | 100.00% |

| Loan Purpose | Number | % of Total Number | Amount | % of Total Amount |
|--------------|---------------|-------------------|----------------------|-------------------|
| Purchase | 8,581 | 52.9% | 828,792,275 | 58.2% |
| Remortgage | 7,648 | 47.1% | 596,423,504 | 41.8% |
| Total | 16,229 | 100.0% | 1,425,215,779 | 100.0% |

| Borrower Status | Number | % of Total Number | Amount | % of Total Amount |
|-----------------|---------------|-------------------|----------------------|-------------------|
| Employed | 12,591 | 77.6% | 1,110,714,681 | 77.9% |
| Self Employed | 2,455 | 15.1% | 246,131,470 | 17.3% |
| Other | 1,183 | 7.3% | 68,369,628 | 4.8% |
| Total | 16,229 | 100.0% | 1,425,215,779 | 100.0% |

| Seasoning in Months | Number | % of Total Number | Amount | % of Total Amount |
|---------------------|---------------|-------------------|----------------------|-------------------|
| >0- <=12 | 0 | 0.0% | 0 | 0.0% |
| >12- <=18 | 162 | 1.0% | 15,298,926 | 1.1% |
| >18- <=24 | 1,431 | 8.8% | 139,080,411 | 9.8% |
| >24- <=30 | 570 | 3.5% | 55,804,421 | 3.9% |
| >30- <=36 | 1,392 | 8.6% | 141,058,742 | 9.9% |
| >36- <=42 | 1,771 | 10.9% | 157,325,020 | 11.0% |
| >42- <=48 | 1,963 | 12.1% | 184,757,813 | 13.0% |
| >48- <=54 | 2,644 | 16.3% | 240,717,282 | 16.9% |
| >54 | 6,296 | 38.8% | 491,173,164 | 34.4% |
| Total | 16,229 | 100.0% | 1,425,215,779 | 100.0% |

| Mortgage Size (GBP) | Number | % of Total Number | Amount | % of Total Amount |
|---------------------|---------------|-------------------|----------------------|-------------------|
| <=30k | 2,170 | 13.4% | 39,084,159 | 2.7% |
| >30k - <=40k | 1,136 | 7.0% | 39,680,066 | 2.8% |
| >40k - <=50k | 1,263 | 7.8% | 56,823,771 | 4.0% |
| >50k - <=75k | 3,541 | 21.8% | 221,747,059 | 15.6% |
| >75k - <=100k | 2,876 | 17.7% | 249,433,964 | 17.5% |
| >100k - <=150k | 3,334 | 20.5% | 402,815,048 | 28.3% |
| >150k - <=200k | 1,088 | 6.7% | 185,172,545 | 13.0% |
| >200k - <=300k | 600 | 3.7% | 141,687,419 | 9.9% |
| >300k - <=500K | 187 | 1.2% | 68,424,336 | 4.8% |
| >500K | 34 | 0.2% | 20,347,412 | 1.4% |
| Total | 16,229 | 100.0% | 1,425,215,779 | 100.0% |

| Interest Payment Type | Number | % of Total Number | Amount | % of Total Amount |
|-----------------------|---------------|-------------------|----------------------|-------------------|
| Fixed | 6,717 | 41.4% | 671,744,823 | 47.1% |
| Variable | 7,878 | 48.5% | 606,802,356 | 42.6% |
| Discount | 125 | 0.8% | 15,278,731 | 1.1% |
| Tracker | 1,509 | 9.3% | 131,389,869 | 9.2% |
| Tracker with Collar | 0 | 0.0% | 0 | 0.0% |
| Capped | 0 | 0.0% | 0 | 0.0% |
| Other | 0 | 0.0% | 0 | 0.0% |
| Total | 16,229 | 100.0% | 1,425,215,779 | 100.0% |

| Certification Status | Number | % of Total Number | Amount | % of Total Amount |
|----------------------|---------------|-------------------|----------------------|-------------------|
| Self-Certification | 0 | 0.0% | 0 | 0.0% |
| Income Verified | 16,229 | 100.0% | 1,425,215,779 | 100.0% |
| Total | 16,229 | 100.0% | 1,425,215,779 | 100.0% |