

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	954,187,094
B	16,133,436
C	0
D	0
Y	16,619,169
Z	91,329,959
Total : A + B + C + D - (Y + Z)	862,371,402
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 covered bond - Issue 6	250,000,000
Principal amount outstanding of all Covered Bonds	836,200,000
Issuance headroom	26,171,402
ACT Pass / Fail	<b>PASS</b>
Gross Overcollateralisation	<b>72.11%</b>

Ledgers	
Revenue Ledger	6,346,828
Principal Ledger	16,133,436
Reserve Ledger	5,404,557
Capital Account Ledger	842,837,365
<b>Total</b>	<b>870,722,185</b>
GIC Account	27,884,821
Transaction Account	0
Substitution Assets	0
<b>Total</b>	<b>27,884,821</b>

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

<b>Portfolio Characteristics</b>	
Total Current Balance	1,444,605,474
Number of loans	16,781
Average current balance	86,086
Wtd Avg Current LTV (Indexed)	70.0%
Wtd Avg Current LTV (Non Indexed)	63.1%
Wtd Avg Current Seasoning (in months)	52.0
Wtd Avg Interest Rate	5.18

<b>Current Arrears Breakdown</b>	<b>Number</b>	<b>% of Total Number</b>	<b>Amount</b>	<b>% of Total Amount</b>
Current	16,240	96.8%	1,396,325,497	96.6%
>0 <= 1 month arrears	366	2.2%	31,493,412	2.2%
>1 <= 2 month arrears	130	0.7%	12,744,098	0.9%
>2 <= 3 month arrears	45	0.3%	4,042,467	0.3%
>3 month arrears	0	0.0%	0	0.0%
<b>Total</b>	<b>16,781</b>	<b>100.0%</b>	<b>1,444,605,474</b>	<b>100.0%</b>

<b>Current Arrears Breakdown (by Indexed LTV)</b>	<b>Number</b>	<b>% of Total Number</b>	<b>Amount</b>	<b>% of Total Amount</b>
Current	10,618	63.3%	752,737,379	52.1%
>0 <= 1 month arrears <= 75% LTV	178	1.1%	11,310,898	0.8%
>1 <= 2 month arrears <= 75% LTV	47	0.3%	3,455,153	0.2%
>2 <= 3 month arrears <= 75% LTV	13	0.1%	703,473	0.0%
>3 month arrears <= 75% LTV	0	0.0%	0	0.0%
Current	5,622	33.4%	643,588,118	44.7%
>0 <= 1 month arrears > 75% LTV	188	1.1%	20,182,514	1.4%
>1 <= 2 month arrears > 75% LTV	83	0.5%	9,288,945	0.6%
>2 <= 3 month arrears > 75% LTV	32	0.2%	3,338,994	0.2%
>3 month arrears > 75% LTV	0	0.0%	0	0.0%
<b>Total</b>	<b>16,781</b>	<b>100.0%</b>	<b>1,444,605,474</b>	<b>100.0%</b>

<b>Current LTV (Indexed)</b>	<b>Number</b>	<b>% of Total Number</b>	<b>Amount</b>	<b>% of Total Amount</b>
0 - 30 %	3,329	19.7%	106,531,257	7.4%
30 - 35 %	736	4.4%	41,252,253	2.9%
35 - 40 %	715	4.3%	44,936,622	3.1%
40 - 45 %	730	4.4%	53,079,064	3.7%
45 - 50 %	743	4.4%	58,537,935	4.1%
50 - 55 %	856	5.1%	75,950,970	5.3%
55 - 60 %	889	5.3%	82,693,433	5.7%
60 - 65 %	799	4.8%	76,020,177	5.3%
65 - 70 %	939	5.6%	102,513,516	7.1%
70 - 75 %	1,120	6.7%	126,691,676	8.8%
75 - 80 %	1,327	7.9%	161,438,594	11.1%
80 - 85 %	1,277	7.6%	149,193,592	10.2%
85 - 90 %	839	5.0%	91,275,199	6.3%
90 - 95 %	739	4.4%	79,044,450	5.5%
95 - 100 %	583	3.5%	63,495,413	4.4%
100% +	1,160	6.9%	131,951,323	9.1%
<b>Total</b>	<b>16,781</b>	<b>100.0%</b>	<b>1,444,605,474</b>	<b>100.0%</b>

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,811	22.7%	128,931,917	8.9%
30 - 35 %	789	4.7%	45,251,140	3.1%
35 - 40 %	792	4.7%	53,829,784	3.7%
40 - 45 %	853	5.1%	66,089,679	4.6%
45 - 50 %	881	5.2%	73,625,491	5.1%
50 - 55 %	906	5.4%	83,507,801	5.8%
55 - 60 %	945	5.6%	91,979,500	6.4%
60 - 65 %	924	5.5%	94,029,802	6.5%
65 - 70 %	1,112	6.6%	119,585,289	8.3%
70 - 75 %	1,369	8.2%	157,356,675	10.9%
75 - 80 %	1,793	10.8%	214,398,860	14.8%
80 - 85 %	1,447	8.6%	175,917,248	12.2%
85 - 90 %	605	3.6%	72,308,858	5.0%
90 - 95 %	417	2.5%	50,773,225	3.5%
95 - 100 %	120	0.7%	15,226,729	1.1%
100% +	17	0.1%	1,793,477	0.1%
<b>Total</b>	<b>16,781</b>	<b>100.0%</b>	<b>1,444,605,474</b>	<b>100.0%</b>

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	563	3.4%	52,693,589	3.6%
East Midlands	1,008	6.0%	82,064,404	5.7%
Greater London	967	5.8%	150,879,957	10.5%
Northern Ireland	878	5.2%	66,835,355	4.6%
North	1,410	8.4%	97,358,939	6.7%
North West	1,766	10.5%	144,191,690	10.1%
Scotland	1,747	10.4%	126,184,823	8.7%
South East	1,569	9.3%	188,203,791	13.0%
South West	865	5.2%	82,945,380	5.7%
Wales	866	5.2%	66,792,675	4.6%
West Midlands	1,236	7.4%	103,118,373	7.1%
Yorkshire and Humberside	3,906	23.2%	283,336,498	19.7%
Other	0	0.0%	0	0.0%
<b>Total</b>	<b>16,781</b>	<b>100.0%</b>	<b>1,444,605,474</b>	<b>100.0%</b>

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	14,108	84.1%	1,240,947,179	85.9%
Buy To Let	2,673	15.9%	203,658,295	14.1%
<b>Total</b>	<b>16,781</b>	<b>100.0%</b>	<b>1,444,605,474</b>	<b>100.0%</b>

Property Type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,607	15.5%	217,434,173	15.1%
Semi-detached house	4,579	27.3%	376,800,231	26.1%
Detached house	2,556	15.2%	321,231,778	22.2%
Detached bungalow	749	4.5%	62,396,621	4.3%
Semi-detached bungalow	430	2.6%	29,555,210	2.0%
Terraced house	5,672	33.8%	419,742,398	29.1%
Maisonette	188	1.1%	17,445,063	1.2%
<b>Total</b>	<b>16,781</b>	<b>100.0%</b>	<b>1,444,605,474</b>	<b>100.0%</b>

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	9,085	54.1%	666,691,032	46.2%
Interest Only	6,576	39.2%	662,986,826	45.8%
Part & Part	1,120	6.7%	114,927,616	8.0%
<b>Total</b>	<b>16,781</b>	<b>100.0%</b>	<b>1,444,605,474</b>	<b>100.0%</b>

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	8,742	52.1%	831,923,515	57.6%
Remortgage	8,039	47.9%	612,681,959	42.4%
<b>Total</b>	<b>16,781</b>	<b>100.0%</b>	<b>1,444,605,474</b>	<b>100.0%</b>

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	12,438	74.1%	1,092,495,737	75.6%
Self Employed	2,539	15.1%	250,790,400	17.4%
Other	1,804	10.8%	101,319,337	7.0%
<b>Total</b>	<b>16,781</b>	<b>100.0%</b>	<b>1,444,605,474</b>	<b>100.0%</b>

Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
>0- <=12	439	2.6%	44,262,915	3.1%
>12- <=18	1,353	8.1%	135,068,988	9.4%
>18- <=24	983	5.9%	100,000,016	6.9%
>24- <=30	535	3.2%	49,406,482	3.4%
>30- <=36	777	4.6%	72,945,584	5.0%
>36- <=42	974	5.8%	91,365,015	6.3%
>42- <=48	554	3.3%	50,927,277	3.5%
>48- <=54	1,334	7.9%	121,142,630	8.4%
>54	9,832	58.6%	779,486,567	54.0%
<b>Total</b>	<b>16,781</b>	<b>100.0%</b>	<b>1,444,605,474</b>	<b>100.0%</b>

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	2,458	14.6%	43,287,075	3.0%
>30k - <=40k	1,295	7.7%	45,178,547	3.1%
>40k - <=50k	1,332	7.9%	59,961,702	4.2%
>50k - <=75k	3,669	21.9%	228,399,496	15.8%
>75k - <=100k	2,848	17.0%	247,415,930	17.1%
>100k - <=150k	3,217	19.2%	388,129,558	26.9%
>150k - <=200k	1,083	6.5%	185,345,106	12.8%
>200k - <=300k	632	3.8%	149,020,903	10.3%
>300k - <=500K	208	1.2%	75,269,557	5.2%
>500K	39	0.2%	22,597,600	1.6%
<b>Total</b>	<b>16,781</b>	<b>100.0%</b>	<b>1,444,605,474</b>	<b>100.0%</b>

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	6,756	40.3%	669,263,097	46.3%
Variable	7,957	47.4%	587,621,731	40.7%
Discount	922	5.5%	90,584,851	6.3%
Tracker	1,146	6.8%	97,135,795	6.7%
Tracker with Collar	0	0.0%	0	0.0%
Capped	0	0.0%	0	0.0%
Other	0	0.0%	0	0.0%
<b>Total</b>	<b>16,781</b>	<b>100.0%</b>	<b>1,444,605,474</b>	<b>100.0%</b>

Certification Status	Number	% of Total Number	Amount	% of Total Amount
Self-Certification	0	0.0%	0	0.0%
Income Verified	16,781	100.0%	1,444,605,474	100.0%
<b>Total</b>	<b>16,781</b>	<b>100.0%</b>	<b>1,444,605,474</b>	<b>100.0%</b>