

## Albion No7 plc - Investor Report

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Reporting Information	
Report Date	14-Jul-25
Reporting Period	04-Jun-25 - 30-Jun-25
Payment Date	17-Oct-25
Next Interest Date	17-Oct-25
Accrual End Date: Notes	30-Sep-25
Accrual Start Date: Notes	04-Jun-25
Accrual Days: Notes	119
Calculation Date	13-Oct-25

Contact Details			
Contact Name	Telephone Number	E-mail	Mailing Address
Back-up Servicer Facilitator, Corporate Services Provider, Share Trustee	+44 (0) 20 7947 8704	albion-no.7-uk@cscgfm.com	CSC Capital Markets UK Limited 10th Floor 5 Churchill Place London E14 5HU
Security Trustee, Note Trustee	+44 (0) 20 7547 0854	francoise.riviere@db.com	Deutsche Trustee Company Limited 21 Moorfields London EC2Y 9DB
Secondary Transaction Account Bank and Swap Collateral Account Bank	+44 (0) 20 7547 0854	francoise.riviere@db.com	Deutsche Bank AG, London Branch 21 Moorfields London EC2Y 9DB
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	2,507	0
True Balance of mortgage accounts in Pool	380,485,279	0
Cash and Other Substitution Assets	0	0
Borrower deposits as a % of true balance of mortgage accounts in the pool	0.11	0

Pool Changes		
Reason	Number	Value(£)
Further Advances	2	26,000
Unscheduled Principal Payments	17	1,919,998
Repurchases	0	0
- Breaches to Warranties	0	0
- Product Switches	0	0
- Further Advances	0	0
- Term Extensions	0	0
- Redeemed with residual balance	0	0
Sum of unscheduled Principal received during period		1,893,998

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	1,919,998	0	0
Scheduled Principal Payments	307,752	0	0
Interest	299,069	0	0

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	27.2	24.27	215,415	211,439	213,595	284,898	60.7	57.59	65.13	1
Minimum	5.9	0.42	0	13,078	0	62,303	0.23	0.2	2.35	24
Maximum	177.87	39.42	827,351	528,403	827,351	560,984	84.63	75.01	95	960

Performance Ratios			
	Monthly	3 Month Average	Monthly Figure Annualised
Current Constant Prepayment Rate (CPR)	0.50%		5.84%
Current Principal Payment Rate (PPR)	0.59%		6.85%
Current Constant Default Rate (CDR)	0.00%		0.00%
Previous Constant Prepayment Rate (CPR)	0.00%		0.00%
Previous Principal Payment Rate (PPR)	0.00%		0.00%
Previous Constant Default Rate (CDR)	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; and OLTV of each loan > 95%.	Prospectus p122	N	Repurchase loans subject to further advances or product switches
Seller Insolvency Event	Seller enters into insolvency	Prospectus p64,p109	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 p95	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 p95	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 p95-96	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) (a) and (b)	Seller's LT rating falls below Baa2 (Moody's) or BBB (Fitch)	Prospectus p96	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) (c)	Seller's ST rating falls below F2 (Fitch)	Prospectus p96	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 p96	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 p96-97	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 p97	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 p98	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 p98-99	N	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 Interest Rate Swap Provider must also provide / continue to provide collateral within 14 calendar days.
Account Bank (a) and (b)	Account Bank's ratings fall below F1, A (Fitch) or Baa3 (Moody's)	Prospectus p99-100	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 p143	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 p100	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 p101	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 p101	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 p102	N	Issuer may terminate the appointment of the Servicer

\*\*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
Deutsche Trustee Company Limited	n/a/n/a/n/a	n/a/n/a/n/a	Security Trustee, Note Trustee
Deutsche Bank AG, London Branch	A/A1/A-	A-1/P-1/F1	Secondary Transaction Account Bank and Swap Collateral Account Bank
CSC Capital Markets 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 No7 PLC	Albion No7 PLC	
ISIN (International Securities Number)	XS3071346327	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-30		
Legal Final Maturity Date	18-Jul-72	18-Jul-72	
Currency	GBP	GBP	
Reference Index	Compounded Daily SONIA	Compounded Daily SONIA	
Day Count Convention	Modified Following	Modified Following	
Coupon Reference Rate %	Coupon Rate Not Yet Known	Coupon Rate Not Yet Known	
Current Coupon %	Coupon Rate Not Yet Known	Coupon Rate Not Yet Known	
Margin above Current Coupon %	0	0	

Previous Factor						
Current Factor	1			1		
	<b>Current</b>	<b>Previous</b>	<b>Original</b>	<b>Current</b>	<b>Previous</b>	<b>Original</b>
Principal Amount Outstanding	350,000,000		350,000,000	38,310,000	38,310,000	38,310,000
Subordination	33,060,000		33,060,000	0	0	0
Reserve Fund	5,250,000		5,250,000	0	0	0
Total Credit Enhancement	38,310,000		38,310,000	0	0	0
<b>Latest Distribution</b>	<b>N/A</b>		<b>Total</b>	<b>N/A</b>		<b>Total</b>
Principal Payment	0		0	0		0
Interest Payment	0		0	0		0
Excess Spread %		0			0	
Retention Undertaking	5%	5%	5%	5%	5%	5%

Cashflows at last distribution			
Ledgers			
Principal Ledger Balance	2,227,750		
Revenue Ledger Balance	475,630		
General Reserve Required Amount	5,250,000		
General Reserve Fund	5,250,000		
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	0		
Revenue Receipts		Principal Receipts	
(a) Interest	462,068	(a) Repayments	2,227,750
ERC Payments	13,562	(b) Enforcement Recoveries	0
(b) Enforcement Recoveries	0	(c) Insurance Proceeds	0
(c) Post-enforcement recoveries	0	(d) Repurchases	0
	<b>475,630</b>		<b>2,227,750</b>
Available Revenue Receipts		Available Principal Receipts	
(a) Revenue Receipts	475,630	(a) Principal Receipts	2,227,750
(b) GIC income	15,850	Less	
(c) Interest Rate Swap receipt	0	(i) Further Advances to be purchased	26,000
(d) Amortisation General Reserve Release Amount	0	Plus	
(e) General Reserve Fund balance after Class A notes fully repaid	0	(ii) Repurchases	0
(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	152,036	(g) Negative Amortisation Amount	
(j)(iii) Fee payments inc ERC and other charges due to the Seller	23,530		<b>2,201,750</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>315,914</b>		
Revenue Priority of Payments (Pre-Enforcement)		Principal Priority of Payments (Pre-Enforcement)	
(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.	0	(b) Class A Notes	0
(c) Third party expenses	0	(c) Class Z Notes	0
(d)(i) Servicer Fees	0	(d) Available Revenue Receipts	0
(d)(ii) Cash Manager Fees	0		<b>0</b>
(d)(iii) Back-up Servicer Facilitator Fees	0		
(e) Interest Rate Swap	0		

(f) Interest due on A-Notes	0	
(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	0	
(k) Issuer Profit	0	
(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	0	
	0	

Swap Details										
	Notional	Receive Reference Rate	Receive Margin (%)	Receive Rate (%)	Received	Pay Reference Rate	Pay Margin (%)	Pay Rate (%)	Paid	Collateral Posting
Interest Rate (Fixed) Swap	368,392,534	Compounded Daily SONIA	0	TBC	GBP	FIXED	0	4.21	GBP	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	2,504	99.88%	380,052,066	99.89%	2,514	99.76%	380,887,489	99.77%
>0 - <= 1 month arrears	3	0.12%	433,213	0.11%	6	0.24%	889,529	0.23%
>1 - <= 2 month arrears	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>2 - <= 3 month arrears	0	0.00%	0	0.00%	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>2,507</b>	<b>100.00%</b>	<b>380,485,279</b>	<b>100.00%</b>	<b>2,520</b>	<b>100.00%</b>	<b>381,777,017</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%	2,503	99.84%	379,882,832	99.84%	2,514	99.76%	380,887,489	99.77%
>0 - <= 1 month arrears <= 75%	3	0.12%	433,213	0.11%	6	0.24%	889,529	0.23%
>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%
Current > 75%	1	0.04%	169,234	0.04%	0	0.00%	0	0.00%
>0 - <= 1 month arrears > 75%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>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>2,507</b>	<b>100%</b>	<b>380,485,279</b>	<b>100%</b>	<b>2,520</b>	<b>100%</b>	<b>381,777,017</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%	410	16.35%	26,753,534	7.03%	416	16.51%	27,089,653	7.10%
>30 - <=35%	90	3.59%	9,722,834	2.56%	92	3.65%	9,908,029	2.60%
>35 - <=40%	122	4.87%	14,960,768	3.93%	120	4.76%	14,686,425	3.85%
>40 - <=45%	141	5.62%	17,997,882	4.73%	143	5.67%	18,349,992	4.81%
>45 - <=50%	178	7.10%	24,759,219	6.51%	179	7.10%	24,794,456	6.49%
>50 - <=55%	196	7.82%	31,488,412	8.28%	204	8.10%	32,896,203	8.62%
>55 - <=60%	286	11.41%	46,623,651	12.25%	283	11.23%	46,200,720	12.10%
>60 - <=65%	288	11.49%	55,819,059	14.67%	293	11.63%	57,824,608	15.15%
>65 - <=70%	360	14.36%	66,291,264	17.42%	363	14.40%	65,499,763	17.16%
>70 - <=75%	435	17.35%	85,899,423	22.58%	427	16.94%	84,527,167	22.14%
>75 - <=80%	1	0.04%	169,234	0.04%	0	0.00%	0	0.00%
>80 - <=85%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>85 - <=90%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>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>2,507</b>	<b>100.00%</b>	<b>380,485,279</b>	<b>100.00%</b>	<b>2,520</b>	<b>100.00%</b>	<b>381,777,017</b>	<b>100.00%</b>

Minimum	0.2	0.16
Maximum	75.01	89.52
Weighted Average	57.59	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%	366	14.60%	23,335,073	6.13%	370	14.68%	23,364,398	6.12%
>30 - <=35%	92	3.67%	9,349,583	2.46%	89	3.53%	9,124,717	2.39%
>35 - <=40%	101	4.03%	11,785,505	3.10%	105	4.17%	11,964,699	3.13%
>40 - <=45%	111	4.43%	14,869,540	3.91%	109	4.33%	14,710,290	3.85%
>45 - <=50%	143	5.70%	20,695,193	5.44%	146	5.79%	21,270,358	5.57%
>50 - <=55%	158	6.30%	23,532,552	6.18%	162	6.43%	24,037,841	6.30%
>55 - <=60%	247	9.85%	39,373,278	10.35%	247	9.80%	39,556,450	10.36%
>60 - <=65%	301	12.01%	55,471,194	14.58%	306	12.14%	56,166,297	14.71%
>65 - <=70%	283	11.29%	55,434,322	14.57%	287	11.39%	57,034,174	14.94%
>70 - <=75%	384	15.32%	78,677,666	20.68%	393	15.60%	78,962,550	20.68%
>75 - <=80%	184	7.34%	29,156,576	7.66%	172	6.83%	27,170,157	7.12%
>80 - <=85%	137	5.46%	18,804,798	4.94%	134	5.32%	18,415,087	4.82%
>85 - <=90%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>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>2,507</b>	<b>100.00%</b>	<b>380,485,279</b>	<b>100.00%</b>	<b>2,520</b>	<b>100.00%</b>	<b>381,777,017</b>	<b>100.00%</b>

Minimum	0.23	0.5
Maximum	84.63	84.73
Weighted Average	60.7	60.58

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	212	8.46%	37,479,681	9.85%	214	8.49%	37,679,784	9.87%
East Midlands	276	11.01%	37,650,129	9.90%	276	10.95%	37,588,028	9.85%
Greater London	121	4.83%	29,697,221	7.81%	123	4.88%	30,509,596	7.99%
Northern Ireland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
North East	174	6.94%	18,535,064	4.87%	177	7.02%	18,508,560	4.85%
North West	429	17.11%	57,964,064	15.23%	431	17.10%	58,045,972	15.20%
Scotland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
South East	298	11.89%	59,690,368	15.69%	299	11.87%	59,799,628	15.66%
South West	230	9.17%	37,066,272	9.74%	232	9.21%	37,267,533	9.76%
Wales	180	7.18%	21,362,271	5.61%	180	7.14%	21,335,295	5.59%
West Midlands	257	10.25%	39,120,649	10.28%	257	10.20%	39,040,396	10.23%
Yorkshire and Humber	330	13.16%	41,919,562	11.02%	331	13.13%	42,002,226	11.00%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>2,507</b>	<b>100.00%</b>	<b>380,485,279</b>	<b>100.00%</b>	<b>2,520</b>	<b>100.00%</b>	<b>381,777,017</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	2,507	100.00%	380,485,279	100.00%	2,520	100.00%	381,777,017	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>2,507</b>	<b>100.00%</b>	<b>380,485,279</b>	<b>100.00%</b>	<b>2,520</b>	<b>100.00%</b>	<b>381,777,017</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	30	1.20%	3,074,997	0.81%	30	1.19%	3,075,372	0.81%
Semi-detached house	990	39.49%	144,830,814	38.06%	995	39.48%	145,059,243	38.00%
Detached house	448	17.87%	91,542,724	24.06%	449	17.82%	91,567,355	23.98%
Detached bungalow	75	2.99%	10,558,112	2.77%	75	2.98%	10,538,330	2.76%
Semi-detached bungalow	55	2.19%	6,788,085	1.78%	55	2.18%	6,802,567	1.78%
Terraced house	781	31.15%	103,856,325	27.30%	786	31.19%	104,211,770	27.30%
Maisonette	2	0.08%	116,887	0.03%	3	0.12%	116,675	0.03%
Other	126	5.03%	19717334	5.18%	127	5.04%	20405706	5.34%
<b>Total</b>	<b>2,507</b>	<b>100.00%</b>	<b>380,485,279</b>	<b>100.00%</b>	<b>2,520</b>	<b>100.00%</b>	<b>381,777,017</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	2,333	93.06%	350,538,703	92.13%	2,347	93.13%	352,186,194	92.25%
Interest Only	127	5.07%	19,642,344	5.16%	126	5.00%	19,283,119	5.05%
Part & Part	47	1.87%	10,304,232	2.71%	47	1.87%	10,307,705	2.70%
<b>Total</b>	<b>2,507</b>	<b>100.00%</b>	<b>380,485,279</b>	<b>100.00%</b>	<b>2,520</b>	<b>100.00%</b>	<b>381,777,017</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	1,126	44.91%	160,502,590	42.18%	1,131	44.88%	161,077,203	42.19%
Remortgage	1,381	55.09%	219,982,689	57.82%	1,389	55.12%	220,699,815	57.81%
<b>Total</b>	<b>2,507</b>	<b>100.00%</b>	<b>380,485,279</b>	<b>100.00%</b>	<b>2,520</b>	<b>100.00%</b>	<b>381,777,017</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	2,235	89.15%	351,709,359	92.44%	2,248	89.21%	353,013,844	92.47%
Self Employed	138	5.50%	20,392,981	5.36%	138	5.48%	20,390,293	5.34%
Other	134	5.35%	8,382,940	2.20%	134	5.32%	8,372,880	2.19%
<b>Total</b>	<b>2,507</b>	<b>100.00%</b>	<b>380,485,279</b>	<b>100.00%</b>	<b>2,520</b>	<b>100.00%</b>	<b>381,777,017</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	590	23.53%	106,692,357	28.04%	637	25.28%	114,110,367	29.89%
>12 - <=18	451	17.99%	74,950,749	19.70%	474	18.81%	79,557,583	20.84%
>18 - <=24	246	9.81%	42,365,399	11.13%	190	7.54%	32,515,682	8.52%
>24 - <=30	144	5.74%	17,791,848	4.68%	143	5.67%	17,015,624	4.46%
>30 - <=36	200	7.98%	29,280,442	7.70%	201	7.98%	29,328,786	7.68%
>36 - <=42	198	7.90%	28,549,465	7.50%	228	9.05%	32,378,456	8.48%
>42 - <=48	236	9.41%	29,950,273	7.87%	220	8.73%	28,885,716	7.57%
>48 - <=54	109	4.35%	15,684,066	4.12%	108	4.29%	14,931,756	3.91%
>54	333	13.28%	35,220,680	9.26%	319	12.66%	33,053,047	8.66%
<b>Total</b>	<b>2,507</b>	<b>100.00%</b>	<b>380,485,279</b>	<b>100.00%</b>	<b>2,520</b>	<b>100.00%</b>	<b>381,777,017</b>	<b>100.00%</b>
Minimum				5.9				5.03
Maximum				177.87				177
Weighted Average				27.2				26.35

Current Balance								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
<=30k	83	3.31%	1,433,733	0.38%	86	3.41%	1,418,729	0.37%
>30 - <=40k	53	2.11%	1,883,988	0.50%	54	2.14%	1,912,209	0.50%
>40 - <=50k	65	2.59%	2,930,488	0.77%	65	2.58%	2,935,005	0.77%
>50 - <=75k	237	9.45%	15,345,003	4.03%	236	9.37%	15,249,835	3.99%
>75 - <=100k	356	14.20%	31,186,861	8.20%	359	14.25%	31,427,843	8.23%
>100 - <=150k	732	29.20%	91,062,135	23.93%	740	29.37%	92,113,908	24.13%
>150 - <=200k	431	17.19%	74,477,605	19.57%	428	16.98%	73,921,864	19.36%
>200 - <=300k	374	14.92%	90,024,225	23.66%	376	14.92%	90,544,704	23.72%
>300 - <=500k	145	5.78%	53,616,965	14.09%	144	5.71%	53,251,010	13.95%
>500k	31	1.24%	18,524,276	4.87%	32	1.27%	19,001,912	4.98%
<b>Total</b>	<b>2,507</b>	<b>100.00%</b>	<b>380,485,279</b>	<b>100.00%</b>	<b>2,520</b>	<b>100.00%</b>	<b>381,777,017</b>	<b>100.00%</b>
Minimum				0				13
Maximum				827,351				825,272
Weighted Average				215,415				215,368

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	2,412	96.21%	367,079,281	96.48%	2,424	96.19%	368,389,590	96.49%
Variable	19	0.76%	982,193	0.26%	19	0.75%	987,435	0.26%
Discount	40	1.60%	4,270,010	1.12%	41	1.63%	4,262,775	1.12%
Tracker	36	1.44%	8,153,795	2.14%	36	1.43%	8,137,218	2.13%
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	2,507	100.00%	380,485,279	100.00%	2,520	100.00%	381,777,017	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	2,507	100.00%	380,485,279	100.00%	2,520	100.00%	381,777,017	100.00%
Total	2,507	100.00%	380,485,279	100.00%	2,520	100.00%	381,777,017	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	63	2.51%	3,977,209	1.05%	66	2.62%	3,945,381	1.03%
>5 - <=10	207	8.26%	18,745,817	4.93%	206	8.17%	18,590,253	4.87%
>10 - <=15	286	11.41%	32,989,960	8.67%	288	11.43%	33,291,524	8.72%
>15 - <=20	378	15.08%	50,789,930	13.35%	377	14.96%	50,311,605	13.18%
>20 - <=25	528	21.06%	85,401,079	22.45%	533	21.15%	86,139,867	22.56%
>25	1045	41.68%	188,581,284	49.56%	1,050	41.67%	189,498,388	49.64%
Total	2,507	100.00%	380,485,279	100.00%	2,520	100.00%	381,777,017	100.00%
Minimum				0.42				0.08
Maximum				39.42				39.5
Weighted Average				24.27				24.33

#### Original Balances

	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
<=30k	45	1.79%	1,282,281	0.34%	45	1.79%	1,280,268	0.34%
>30 - <=40k	27	1.08%	808,929	0.21%	27	1.07%	807,566	0.21%
>40 - <=50k	48	1.91%	1,794,241	0.47%	48	1.90%	1,793,557	0.47%
>50 - <=75k	170	6.78%	9,205,543	2.42%	172	6.83%	9,136,251	2.39%
>75 - <=100k	337	13.44%	26,525,850	6.97%	340	13.49%	26,543,659	6.95%
>100 - <=150k	751	29.96%	85,411,352	22.45%	754	29.92%	85,774,296	22.47%
>150 - <=200k	489	19.51%	77,707,717	20.42%	492	19.52%	77,874,858	20.40%
>200 - <=300k	428	17.07%	96,660,771	25.40%	429	17.02%	96,779,765	25.35%
>300 - <=500k	178	7.10%	61,995,811	16.29%	179	7.10%	62,218,029	16.30%
>500k	34	1.36%	19,092,783	5.02%	34	1.35%	19,568,768	5.13%
Total	2,507	100.00%	380,485,279	100.00%	2,520	100.00%	381,777,017	100.00%
Minimum				8,000				8,000
Maximum				910,749				910,749
Weighted Average				227,647				228,025

#### 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%	267	10.65%	16,803,439	4.42%	268	10.63%	16,728,317	4.38%
>30 - <=35%	71	2.83%	7,013,790	1.84%	71	2.82%	7,011,530	1.84%
>35 - <=40%	92	3.67%	10,010,344	2.63%	93	3.69%	10,045,997	2.63%
>40 - <=45%	104	4.15%	12,971,259	3.41%	105	4.17%	13,064,539	3.42%
>45 - <=50%	129	5.15%	18,104,421	4.76%	130	5.16%	18,090,315	4.74%
>50 - <=55%	132	5.27%	20,098,633	5.28%	132	5.24%	20,057,590	5.25%
>55 - <=60%	177	7.06%	26,742,750	7.03%	179	7.10%	27,320,611	7.16%
>60 - <=65%	299	11.93%	52,020,518	13.67%	300	11.90%	52,066,234	13.64%
>65 - <=70%	244	9.73%	46,593,683	12.25%	247	9.80%	46,802,430	12.26%
>70 - <=75%	395	15.76%	79,319,519	20.85%	398	15.79%	79,900,326	20.93%
>75 - <=80%	244	9.73%	40,668,441	10.69%	244	9.68%	40,605,179	10.64%
>80 - <=85%	130	5.19%	19,324,890	5.08%	130	5.16%	19,299,958	5.06%
>85 - <=90%	165	6.58%	23,777,009	6.25%	165	6.55%	23,754,313	6.22%
>90 - <=95%	58	2.31%	7,036,585	1.85%	58	2.30%	7,029,679	1.84%
>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	2,507	100.00%	380,485,279	100.00%	2,520	100.00%	381,777,017	100.00%
Minimum				2.35				2.35
Maximum				95				95
Weighted Average				65.13				65.13

#### 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%	3	0.12%	0	0.00%	7	0.28%	0	0.00%
>1 - <=2%	262	10.45%	32,899,834	8.65%	263	10.44%	33,058,315	8.66%
>2 - <=3%	212	8.46%	30,617,945	8.05%	212	8.41%	30,610,766	8.02%
>3 - <=4%	166	6.62%	23,560,774	6.19%	166	6.59%	23,541,609	6.17%
>4 - <=5%	1308	52.17%	221,098,819	58.11%	1313	52.10%	222,016,675	58.15%
>5 - <=6%	453	18.07%	62,144,233	16.33%	456	18.10%	62,394,137	16.34%
>6 - <=7%	78	3.11%	8,757,482	2.30%	78	3.10%	8,744,637	2.29%
>7 - <=8%	25	1.00%	1,406,191	0.37%	25	0.99%	1,410,878	0.37%
>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	2,507	100.00%	380,485,279	100.00%	2,520	100.00%	381,777,017	100.00%
Minimum				1.18				1.18
Maximum				7.99				7.99
Weighted Average				4.25				4.25

#### 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%	476	19.75%	63,925,780	17.40%	477	19.72%	64,076,730	17.38%
>3.00 - <=4.00%	166	6.89%	23,560,774	6.41%	166	6.86%	23,541,609	6.39%
>4.00 - <=5.00%	1270	52.70%	212,537,024	57.86%	1275	52.71%	213,471,808	57.91%

>5.00 - <=6.00%	453	18.80%	62,144,233	16.92%	456	18.85%	62,394,137	16.93%
>6.00 - <=7.00%	45	1.87%	5,172,314	1.41%	45	1.86%	5,165,266	1.40%
>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>2,410</b>	<b>100.00%</b>	<b>367,340,126</b>	<b>100.00%</b>	<b>2,419</b>	<b>100.00%</b>	<b>368,649,550</b>	<b>100.00%</b>
<b>Minimum</b>				1.18				1.18
<b>Maximum</b>				6.99				6.99
<b>Weighted Average</b>				4.2				4.2

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	23	0.95%	3,783,441	1.03%	23	0.95%	3,791,857	1.03%
2026	248	10.29%	31,865,517	8.67%	248	10.25%	31,853,206	8.64%
2027	349	14.48%	48,281,654	13.14%	350	14.47%	48,413,109	13.13%
2028	404	16.76%	56,499,492	15.38%	407	16.83%	57,153,022	15.50%
2029	960	39.83%	150,121,657	40.87%	964	39.85%	150,465,831	40.82%
2030	400	16.60%	73,193,922	19.93%	401	16.58%	73,380,575	19.91%
>2030	26	1.08%	3,594,442	0.98%	26	1.07%	3,591,950	0.97%
<b>Total</b>	<b>2,410</b>	<b>100%</b>	<b>367,340,126</b>	<b>100%</b>	<b>2,419</b>	<b>100%</b>	<b>368,649,550</b>	<b>100%</b>
<b>Minimum</b>				2025				2025
<b>Maximum</b>				2033				2033
<b>Weighted Average</b>				2029				2029

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	4	0.16%	302,387	0.08%	4	0.16%	301,452	0.08%
Central / Direct	89	3.55%	12,382,956	3.25%	89	3.53%	12,524,291	3.28%
Broker	2,402	95.81%	366,097,825	96.22%	2,415	95.83%	367,248,058	96.19%
Internet	12	0.48%	1,702,111	0.45%	12	0.48%	1,703,216	0.45%
Packager	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>2,507</b>	<b>100.00%</b>	<b>380,485,279</b>	<b>100.00%</b>	<b>2,520</b>	<b>100.00%</b>	<b>381,777,017</b>	<b>100.00%</b>