



Accounts, Ledgers

	Value as of End Date of reporting period		Value as of Start Date of reporting period		Targeted Value
Revenue Ledger - Beginning Balance (at start of month)	£	9,620,279	£	9,501,059	N/A
Revenue Ledger - Interest on Mortgage	£	9,648,996	£	9,510,272	N/A
Revenue Ledger - Interest on GIC	£	469,761	£	358,046	N/A
Revenue Ledger - Interest on Sub Assets	£	-	£	-	N/A
Revenue Ledger - Interest on Authorised Investments	£	-	£	-	N/A
Revenue Ledger - Excess Funds on Reserve	-£	10,252,138	-£	11,289,537	N/A
Revenue Ledger - Other Revenue	£	72,223	£	110,007	N/A
Revenue Ledger - Amounts transferred from / (to) Reserve Fund	-£	219,286	£	843,336	£ -
Revenue Ledger - Cash Capital Contribution deemed to be revenue	£	-	£	-	N/A
Revenue Ledger - Net interest from / (to) Interest Rate Swap Provider	£	6,412,341	£	6,298,491	N/A
Revenue Ledger - Interest (to) Covered Bond Swap Providers	£	-	£	-	N/A
Revenue Ledger - Interest paid on Covered Bonds without Covered Bonds Swaps	£	-	£	-	N/A
Revenue Ledger - Payments made (third parties, Leeds etc)	-£	465	-£	664	N/A
Revenue Ledger - Amounts transferred from/(to) Interest Accumulation Ledger	-£	6,030,492	-£	5,710,732	N/A
Principal Ledger - Beginning Balance (at start of month)	£	67,617,105	£	50,670,337	N/A
Principal Ledger - Principal repayments under mortgages	£	46,441,126	£	67,617,105	N/A
Principal Ledger - Proceeds from Term Advances	£	-	£	-	N/A
Principal Ledger - Mortgages Purchased	£	-	£	-	N/A
Principal Ledger - Cash Capital Contributions deemed to be principal	£	-	£	-	N/A
Principal Ledger - Proceeds from Mortgage Sales	£	-	£	-	N/A
Principal Ledger - Principal payments to Covered Bonds Swap Providers	£	-	£	-	N/A
Principal Ledger - Principal paid on Covered Bonds without Covered Bonds Swaps	£	-	£	-	N/A
Principal Ledger - Capital Distribution	-£	67,617,105	-£	50,670,337	N/A
Reserve ledger	£	18,433,072	£	18,213,787	N/A
Revenue ledger	£	9,721,220	£	9,620,279	N/A
Interest accumulation ledger	£	5,940,127	£	5,812,633	N/A
Principal ledger	£	46,441,126	£	67,617,105	N/A
Pre-maturity liquidity ledger	N/A		N/A		N/A

Asset Coverage Test

	Value		Description (please edit if different)
A	£	2,489,243,273	Adjusted current balance
B	£	46,441,126	Principal collections not yet applied
C	£	-	Qualifying additional collateral
D	£	-	Substitute assets
E	£	-	Proceeds of sold mortgage loans
V	£	-	Set-off offset loans
W	£	-	Personal secured loans
X	£	-	Flexible draw capacity
Y	£	21,126,401	Set-off
Z	£	28,536,290	Negative Carry
Total	£	2,486,021,708	
Method used for calculating component 'A'	A(ii)		
Asset percentage (%)	83.0%		
Maximum asset percentage from Fitch (%)	96.0%		
Maximum asset percentage from Moody's (%)	94.8%		
Maximum asset percentage from S&P (%)	N/A		
Maximum asset percentage from DBRS (%)	N/A		
Credit support as derived from ACT (GBP)	£	986,021,708	
Credit support as derived from ACT (%)	65.7%		

<b>Programme-Level Characteristics</b>	
Programme currency	Euros
Programme size	7 billion Euros
Covered bonds principal amount outstanding (GBP, non-GBP series converted at swap FX rate)	£ 1,500,000,000
Covered bonds principal amount outstanding (GBP, non-GBP series converted at current spot rate)	£ 1,500,000,000
Cover pool balance (GBP)	£ 2,999,355,314
GIC account balance (GBP)	£ 104,153,601
Any additional collateral (please specify)	£ -
Any additional collateral (GBP)	£ -
Aggregate balance of off-set mortgages (GBP)	£ -
Aggregate deposits attaching to the cover pool (GBP)	£ 21,126,401
Aggregate deposits attaching specifically to the off-set mortgages (GBP)	£ -
Nominal level of overcollateralisation (GBP)	£ 1,499,355,249
Nominal level of overcollateralisation (%)	100.0%
Number of loans in cover pool	26,708
Average loan balance (GBP)	£ 112,302
Weighted average non-indexed LTV (%)	55.7%
Weighted average indexed LTV (%)	48.9%
Weighted average seasoning (months)	70.1
Weighted average remaining term (months)	235.5
Weighted average interest rate (%)	3.8%
Standard Variable Rate(s) (%)	7.7%
Constant Pre-Payment Rate (% , current month)	1.2%
Constant Pre-Payment Rate (% , quarterly average)	1.5%
Principal Payment Rate (% , current month)	1.6%
Principal Payment Rate (% , quarterly average)	1.8%
Constant Default Rate (% , current month)	0.0%
Constant Default Rate (% , quarterly average)	0.0%
Fitch Payment Continuity Uplift	6
Moody's Timely Payment Indicator	Probable
Moody's Collateral Score (%)	5.0%

**Mortgage collections**

Mortgage collections (scheduled - interest)	£ 9,605,141
Mortgage collections (scheduled - principal)	£ 10,166,384
Mortgage collections (unscheduled - interest)	£ -
Mortgage collections (unscheduled - principal)	£ 36,274,742

**Loan Redemptions & Replenishments Since Previous Reporting Date**

	Number	% of total number	Amount (GBP)	% of total amount
Loan redemptions since previous reporting date	323	1%	30,832,344	1%
Loans bought back by seller(s)	338	1%	32,765,297	1%
of which are non-performing loans	11	0%	1,576,401	0%
of which have breached R&Ws	4	0%	356,552	0%
Loans sold into the cover pool	466	2%	70,003,671	2%

**Product Rate Type and Reversionary Profiles**

	Number	% of total number	Amount (GBP)	% of total amount	Weighted average				
					% Current rate	Remaining teaser period (months)	% Current margin	% Reversionary margin	% Initial rate
Fixed at origination, reverting to SVR	26,266	98%	2,969,258,694	99%	4%	29.0	0%	0%	4%
Fixed at origination, reverting to Libor	0	0%	0	0%	0%	0	0%	0%	0%
Fixed at origination, reverting to tracker	48	0%	3,006,750	0%	5%	0.0	0%	1%	5%
Fixed for life	0	0%	0	0%	0%	0	0%	0%	0%
Tracker at origination, reverting to SVR	167	1%	18,508,506	1%	5%	33.0	0%	0%	5%
Tracker at origination, reverting to Libor	0	0%	0	0%	0%	0	0%	0%	0%
Tracker for life	12	0%	732,138	0%	5%	10.0	1%	1%	6%
SVR, including discount to SVR	215	1%	7,849,225	0%	8%	0.0	0%	0%	4%
Libor	0	0%	0	0%	0%	0	0%	0%	0%
Total	26,708	100.00%	£ 2,999,355,314	100.00%	3.83%		0.00%		3.61%

**Stratifications**

<b>Arrears breakdown</b>	Number	% of total number	Amount (GBP)	% of total amount
Current	26,444	99%	£ 2,969,286,629	99%
0-1 month in arrears	205	1%	£ 23,597,305	1%
1-2 months in arrears	46	0%	£ 5,161,953	0%
2-3 months in arrears	13	0%	£ 1,309,427	0%
3-6 months in arrears	0	0%	£ -	0%
6-12 months in arrears	0	0%	£ -	0%
12+ months in arrears	0	0%	£ -	0%
Total	26,708	100.00%	£ 2,999,355,314	100.00%

Current non-indexed LTV	Number	% of total number	Amount (GBP)	% of total amount
0-50%	12,963	49%	£ 958,492,647	32%
50-55%	2,010	8%	£ 263,015,102	9%
55-60%	2,144	8%	£ 299,569,744	10%
60-65%	2,442	9%	£ 376,153,994	13%
65-70%	2,941	11%	£ 444,927,405	15%
70-75%	2,559	10%	£ 402,604,398	13%
75-80%	1,250	5%	£ 196,603,022	7%
80-85%	318	1%	£ 46,194,885	2%
85-90%	65	0%	£ 8,379,468	0%
90-95%	14	0%	£ 2,930,929	0%
95-100%	2	0%	£ 483,721	0%
100-105%	0	0%	£ -	0%
105-110%	0	0%	£ -	0%
110-125%	0	0%	£ -	0%
125%+	0	0%	£ -	0%
Total	26,708	100.00%	£ 2,999,355,314	100.00%

Current indexed LTV	Number	% of total number	Amount (GBP)	% of total amount
0-50%	16,705	63%	£ 1,405,751,964	47%
50-55%	1,936	7%	£ 284,293,685	9%
55-60%	2,199	8%	£ 324,992,624	11%
60-65%	2,767	10%	£ 447,038,073	15%
65-70%	2,077	8%	£ 341,638,242	11%
70-75%	881	3%	£ 165,923,786	6%
75-80%	118	0%	£ 23,682,857	1%
80-85%	18	0%	£ 4,574,390	0%
85-90%	6	0%	£ 1,307,491	0%
90-95%	1	0%	£ 152,201	0%
95-100%	0	0%	£ -	0%
100-105%	0	0%	£ -	0%
105-110%	0	0%	£ -	0%
110-125%	0	0%	£ -	0%
125%+	0	0%	£ -	0%
Total	26,708	100.00%	£ 2,999,355,314	100.00%

Current outstanding balance of loan	Number	% of total number	Amount (GBP)	% of total amount
0-5,000	505	2%	£ 973,208	0%
5,000-10,000	488	2%	£ 3,726,894	0%
10,000-25,000	1,708	6%	£ 30,460,080	1%
25,000-50,000	3,456	13%	£ 130,681,803	4%
50,000-75,000	4,099	15%	£ 256,521,465	9%
75,000-100,000	3,963	15%	£ 345,721,282	12%
100,000-150,000	5,861	22%	£ 717,109,002	24%
150,000-200,000	3,164	12%	£ 544,775,510	18%
200,000-250,000	1,648	6%	£ 366,237,150	12%
250,000-300,000	892	3%	£ 242,559,654	8%
300,000-350,000	419	2%	£ 134,930,820	4%
350,000-400,000	215	1%	£ 79,805,892	3%
400,000-450,000	109	0%	£ 46,266,797	2%
450,000-500,000	69	0%	£ 32,527,365	1%
500,000-600,000	75	0%	£ 40,776,929	1%
600,000-700,000	21	0%	£ 13,523,766	0%
700,000-800,000	10	0%	£ 7,374,081	0%
800,000-900,000	3	0%	£ 2,548,367	0%
900,000-1,000,000	3	0%	£ 2,835,229	0%
1,000,000 +	0	0%	£ 0	0%
Total	26,708	100.00%	£ 2,999,355,314	100.00%

Regional distribution	Number	% of total number	Amount (GBP)	% of total amount
East Anglia	2,244	8%	£ 305,211,091	10%
East Midlands	2,408	9%	£ 254,305,773	8%
London	1,684	6%	£ 322,587,431	11%
North	1,924	7%	£ 155,220,256	5%
North West	3,712	14%	£ 357,054,586	12%
Northern Ireland	658	2%	£ 32,770,870	1%
Outer Metro	0	0%	£ 0	0%
South East	2,876	11%	£ 436,048,657	15%
South West	2,467	9%	£ 301,072,134	10%
Scotland	734	3%	£ 54,924,494	2%
Wales	1,468	5%	£ 143,481,848	5%
West Midlands	2,627	10%	£ 286,600,775	10%
Yorkshire	3,906	15%	£ 350,077,399	12%
Other	0	0%	£ 0	0%
Total	26,708	100.00%	£ 2,999,355,314	100.00%

Repayment type	Number	% of total number	Amount (GBP)	% of total amount
Capital repayment	21,131	79%	£ 2,290,474,579	76%
Part-and-part	564	2%	£ 109,306,522	4%
Interest-only	5,013	19%	£ 599,574,213	20%
Offset	0	0%	£ -	0%
Total	26,708	100.00%	£ 2,999,355,314	100.00%

Seasoning	Number	% of total number	Amount (GBP)	% of total amount
0-12 months	259	1%	£ 43,536,833	1%
12-24 months	718	3%	£ 117,086,674	4%
24-36 months	2,036	8%	£ 267,903,414	9%
36-48 months	4,865	18%	£ 639,727,737	21%
48-60 months	3,921	15%	£ 594,950,841	20%
60-72 months	1,410	5%	£ 162,393,926	5%
72-84 months	2,704	10%	£ 297,653,626	10%
84-96 months	2,020	8%	£ 211,074,821	7%
96-108 months	1,970	7%	£ 207,906,219	7%
108-120 months	1,704	6%	£ 162,813,810	5%
120-150 months	2,106	8%	£ 152,948,822	5%
150-180 months	1,140	4%	£ 59,447,754	2%
180+ months	1,855	7%	£ 81,910,834	3%
Total	26,708	100.00%	£ 2,999,355,314	100.00%

Interest payment type	Number	% of total number	Amount (GBP)	% of total amount
Fixed	23,641	89%	£ 2,818,556,952	94%
SVR	2,927	11%	£ 161,960,385	5%
Tracker	140	1%	£ 18,837,976	1%
Other (please specify)	0	0%	£ 0	0%
Total	26,708	100.00%	£ 2,999,355,314	100.00%

Loan purpose type	Number	% of total number	Amount (GBP)	% of total amount
Owner-occupied	22,476	84%	£ 2,574,708,317	86%
Buy-to-let	4,232	16%	£ 424,646,997	14%
Second home	0	0%	£ 0	0%
Total	26,708	100.00%	£ 2,999,355,314	100.00%

Income verification type	Number	% of total number	Amount (GBP)	% of total amount
Fully verified	26,708	100%	£ 2,999,355,314	100%
Fast-track	0	0%	£ 0	0%
Self-certified	0	0%	£ 0	0%
Total	26,708	100.00%	£ 2,999,355,314	100.00%

Remaining term of loan	Number	% of total number	Amount (GBP)	% of total amount
0-30 months	1,201	4%	£ 51,415,810	2%
30-60 months	1,693	6%	£ 91,652,575	3%
60-120 months	4,424	17%	£ 317,601,025	11%
120-180 months	4,677	18%	£ 460,092,012	15%
180-240 months	4,554	17%	£ 549,987,372	18%
240-300 months	4,285	16%	£ 611,516,114	20%
300-360 months	3,157	12%	£ 507,856,694	17%
360+ months	2,717	10%	£ 409,233,712	14%
Total	26,708	100.00%	£ 2,999,355,314	100.00%

Employment status	Number	% of total number	Amount (GBP)	% of total amount
Employed	20,696	77%	£ 2,413,937,459	80%
Self-employed	2,849	11%	£ 317,064,353	11%
Unemployed	97	0%	£ 7,859,095	0%
Retired	2,246	8%	£ 158,278,697	5%
Guarantor	88	0%	£ 4,592,239	0%
Other	732	3%	£ 97,623,471	3%
Total	26,708	100.00%	£ 2,999,355,314	100.00%

Covered Bonds Outstanding, Associated Derivatives (please disclose for all bonds outstanding)

Series	13	14	15
Issue date	17/05/22	29/09/22	04/04/24
Original rating (Moody's/S&P/Fitch/DBRS)	Aaa / N/A / AAA / N/A	Aaa / N/A / AAA / N/A	Aaa / N/A / AAA / N/A
Current rating (Moody's/S&P/Fitch/DBRS)	Aaa / N/A / AAA / N/A	Aaa / N/A / AAA / N/A	Aaa / N/A / AAA / N/A
Denomination	GBP	GBP	GBP
Amount at issuance	500,000,000	500,000,000	500,000,000
Amount outstanding	500,000,000	500,000,000	500,000,000
FX swap rate (rate:£1)	1.000	1.000	1.000
Maturity type (hard/soft-bullet/pass-through)	Soft-bullet	Soft-bullet	Soft-bullet
Scheduled final maturity date	17/05/27	15/09/26	04/04/29
Legal final maturity date	15/05/28	15/09/27	04/04/30
ISIN	XS2480033161	XS2534785436	XS2791036887
Stock exchange listing	London	London	London
Coupon payment frequency	Quarterly	Quarterly	Quarterly
Coupon payment date	17/11/25	15/09/25	06/10/25
Coupon (rate if fixed, margin and reference rate if floating)	0.45% + Compounded Daily SONIA	0.57% + Compounded Daily SONIA	0.48% + Compounded Daily SONIA
Margin payable under extended maturity period (%)	0.45%	0.57%	0.48%
Swap counterparty/ies	N/A	N/A	N/A
Swap notional denomination	N/A	N/A	N/A
Swap notional amount	N/A	N/A	N/A
Swap notional maturity	N/A	N/A	N/A
LLP receive rate/margin	N/A	N/A	N/A
LLP pay rate/margin	N/A	N/A	N/A
Collateral posting amount	£ -	£ -	£ -

Programme triggers

Event (please list all triggers)	Summary of Event	Trigger (S&P, Moody's, Fitch, DBRS; short-term, long-term)	Trigger breached (yes/no)	Consequence of a trigger breach
Issuer Event of Default	Issuer Failure to pay on Covered Bonds, failure of Asset Coverage Test or insolvency	If any of the conditions, events or acts detailed in section 9 (a) 'Terms and Conditions of the Covered Bonds' in the prospectus occur.	No	Issuer Acceleration notice served on the Issuer, triggers the Notice to Pay to the LLP, Guarantee Priority of Payments; transfer of the legal title to the loans to the LLP
LLP Event of Default	LLP failure to pay, failure of Amortisation Test, insolvency / liquidation / winding up of the LLP etc.	If any of the conditions, events or acts detailed in section 9 (b) 'Terms and Conditions of the Covered Bonds' in the prospectus occur.	No	Triggers an LLP Acceleration Notice, all covered bonds outstanding become immediately due and payable against the LLP; Post-Enforcement Priority of Payments
Seller short term rating trigger	Seller's short term rating below requirement levels	Below P-2/F2 (Moody's / Fitch)	No	In the event of the Seller being assigned a short term rating below the required levels, the Servicer undertakes that it would redirect all direct debits from Borrowers to the Covered Bond Collection Account. All amounts credited to the CB Collection Amount shall be paid to the Stand-by GIC Account
Seller long term rating trigger	Seller's long term rating below requirement levels	Below Baa2/BBB- (Moody's / Fitch)	No	In the event of the Seller being assigned a long term rating below the required levels the Seller (unless Moody's and/or, Fitch, confirms that the current ratings of the Covered Bonds will not be adversely affected) will deliver to the LLP, the Security Trustee (upon request) and the Rating Agencies, the names and addresses of the Borrowers with Loans in the pool and a draft letter of notice to the Borrowers of the sale and assignment of the loans and related securities to the LLP
Servicer Trigger	Servicer's ratings fall below required levels	a) Below Baa1 (Moody's) b) Below Baa2/BBB- (Moody's / Fitch)	a) No b) No	a) Servicer to appoint back-up servicer facilitator within 60 days b) With the help of back-up servicer facilitator, to appoint replacement servicer and enter into a back-up servicing deed
Cash Manager Trigger	Cash Manager's ratings fall below required levels	a) Below Baa1 (Moody's) b) Below Baa3/BBB- (Moody's / Fitch)	a) No b) No	a) Cash Manager to appoint back-up cash manager facilitator within 60 days b) With the help of back-up cash manager facilitator, to appoint replacement cash manager and enter into a back-up cash management agreement within 60 days

Asset Coverage Test	Failure of the Asset Coverage Test on any Calculation Date	Adjusted Aggregate Loan Amount is less than the sterling equivalent of the Aggregate Principal Amount outstanding of the Covered Bonds	No	If not remedied within three calculation dates after the Asset Coverage Test Breach Notice, triggers Issuer Event of Default and Notice to Pay to LLP
Yield Shortfall Test*	Following an Issuer Event of Default the yield on the loans must at least meet the minimum requirements	The aggregate amount of interest received on the Loans and amounts under the Interest Rate Swap Agreement must give a yield on the Loans of at least SONIA plus 0.20 per cent	Not applicable	Increase Standard Variable Rate and/or other discretionary rates or margins
Amortisation Test*	Failure of the Amortisation Test on any Calculation Date following an Issuer Event of Default	Amortisation Test Aggregate Loan Amount is less than the Sterling Equivalent of the aggregate Principal Amount Outstanding of the Covered Bonds	Not applicable	If on any Calculation Date following service of Notice to Pay on the LLP, the Amortisation test is breached an LLP Event of Default will occur
Interest Rate Swap Provider Rating Trigger	Interest Rate Swap Provider Ratings Downgrade	Moody's below P-1/A2 (First Trigger) or P-2/A3 (Second Trigger); or Fitch below F1/A (Initial Trigger), or F2/BBB+ (First Subsequent Trigger), or F3/BBB- (Second Subsequent Trigger)	Yes	Collateral posting and/or replacement of the swap counterparty and/or procure a guarantor
Account Bank Trigger	Account Bank's short term rating fall below required levels	Rating below P-1 (Moody's) or F1/A (Fitch)	Yes	GIC Account and Transaction Account will be transferred to a sufficiently rated bank, or Account Bank receives guarantee from a sufficiently rated financial institution
Stand-by Transaction Account Bank trigger, Stand-by GIC Provider trigger	Providers' ratings fall below required levels	Rating below P-1 (Moody's) or F1/A (Fitch)	No	Stand-by Transaction Account / Stand-by GIC Provider must be replaced or have its obligations guaranteed by a sufficiently rated financial institution
Cash Manager Relevant Event	Cash Manager's rating fall below required levels	Below Baa1/BBB (Moody's / Fitch)	No	Within 10 days of the occurrence of the Cash Manager Relevant Event, and thereafter if a Required Coupon Amount Shortfall exists within 1 business day, Leeds Building Society will make a cash capital contribution to LLP in an amount equal to the Required Coupon Amount or Required Coupon Amount Shortfall

\*Only applies post Issuer Event of Default