

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)	£ 9,806,313	£ 9,716,316	N/A
Revenue Ledger - Interest on Mortgage	£ 9,428,703	£ 9,765,369	N/A
Revenue Ledger - Interest on GIC	£ 333,861	£ 416,009	N/A
Revenue Ledger - Interest on Sub Assets	£ -	£ -	N/A
Revenue Ledger - Interest on Authorised Investments	£ -	£ -	N/A
Revenue Ledger - Excess Funds on Reserve	-£ 11,338,855	-£ 10,346,273	N/A
Revenue Ledger - Other Revenue	£ 72,356	£ 40,944	N/A
Revenue Ledger - Amounts transferred from / (to) Reserve Fund	£ 38,242	-£ 604,762	£ -
Revenue Ledger - Cash Capital Contribution deemed to be revenue	£ -	£ -	N/A
Revenue Ledger - Net interest from / (to) Interest Rate Swap Provider	£ 7,256,032	£ 7,089,786	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)	-£ 26,915	-£ 465	N/A
Revenue Ledger - Amounts transferred from/(to) Interest Accumulation Ledger	-£ 6,068,679	-£ 6,270,611	N/A
Principal Ledger - Beginning Balance (at start of month)	£ 33,140,965	£ 45,059,271	N/A
Principal Ledger - Principal repayments under mortgages	£ 50,670,337	£ 33,140,965	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	-£ 33,140,965	-£ 45,059,271	N/A
Reserve ledger	£ 19,057,123	£ 19,095,365	N/A
Revenue ledger	£ 9,501,059	£ 9,806,313	N/A
Interest accumulation ledger	£ 6,117,625	£ 6,236,821	N/A
Principal ledger	£ 50,670,337	£ 33,140,965	N/A
Pre-maturity liquidity ledger	N/A	N/A	N/A

Asset Coverage Test

	Value	Description (please edit if different)
A	£ 2,468,188,498	Adjusted current balance
B	£ 50,670,337	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	£ 21,241,594	Set-off
Z	£ 30,822,581	Negative Carry
Total	£ 2,466,794,660	
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)	£ 966,794,660	
Credit support as derived from ACT (%)	64.5%	

Programme-Level Characteristics	
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)	£ 2,974,153,443
GlC account balance (GBP)	£ 107,834,641
Any additional collateral (please specify)	£ -
Any additional collateral (GBP)	£ -
Aggregate balance of off-set mortgages (GBP)	£ -
Aggregate deposits attaching to the cover pool (GBP)	£ 21,241,594
Aggregate deposits attaching specifically to the off-set mortgages (GBP)	£ -
Nominal level of overcollateralisation (GBP)	£ 1,474,153,413
Nominal level of overcollateralisation (%)	98.3%
Number of loans in cover pool	26,606
Average loan balance (GBP)	£ 111,785
Weighted average non-indexed LTV (%)	55.7%
Weighted average indexed LTV (%)	47.8%
Weighted average seasoning (months)	70.2
Weighted average remaining term (months)	234.0
Weighted average interest rate (%)	3.8%
Standard Variable Rate(s) (%)	8.0%
Constant Pre-Payment Rate (% , current month)	1.4%
Constant Pre-Payment Rate (% , quarterly average)	1.1%
Principal Payment Rate (% , current month)	1.7%
Principal Payment Rate (% , quarterly average)	1.4%
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)	£ 9,402,683
Mortgage collections (scheduled - principal)	£ 9,894,738
Mortgage collections (unscheduled - interest)	£ -
Mortgage collections (unscheduled - principal)	£ 40,775,599

Loan Redemptions & Replenishments Since Previous Reporting Date

	Number	% of total number	Amount (GBP)	% of total amount
Loan redemptions since previous reporting date	366	1%	36,991,513	1%
Loans bought back by seller(s)	375	1%	38,103,833	1%
of which are non-performing loans	6	0%	618,373	0%
of which have breached R&Ws	3	0%	493,947	0%
Loans sold into the cover pool	0	0%	0	0%

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	26,135	98%	2,941,235,742	99%	4%	28.8	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%	3,037,566	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	183	1%	20,679,890	1%	5%	34.1	0%	0%	5%
Tracker at origination, reverting to Libor	0	0%	0	0%	0%	0	0%	0%	0%
Tracker for life	13	0%	918,566	0%	5%	8.3	1%	1%	6%
SVR, including discount to SVR	227	1%	8,281,679	0%	8%	0.0	0%	0%	4%
Libor	0	0%	0	0%	0%	0	0%	0%	0%
Total	26,606	100.00%	£ 2,974,153,443	100.00%	3.78%		0.01%		3.54%

Stratifications

Arrears breakdown	Number	% of total number	Amount (GBP)	% of total amount
Current	26,353	99%	£ 2,946,204,539	99%
0-1 month in arrears	191	1%	£ 20,792,886	1%
1-2 months in arrears	36	0%	£ 4,447,167	0%
2-3 months in arrears	26	0%	£ 2,708,851	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	26,606	100.00%	£ 2,974,153,443	100.00%

Current non-indexed LTV	Number	% of total number	Amount (GBP)	% of total amount
0-50%	12,934	49%	£ 956,880,607	32%
50-55%	2,028	8%	£ 264,077,436	9%
55-60%	2,141	8%	£ 298,309,636	10%
60-65%	2,399	9%	£ 361,000,221	12%
65-70%	2,858	11%	£ 429,748,533	14%
70-75%	2,560	10%	£ 402,006,097	14%
75-80%	1,278	5%	£ 203,427,984	7%
80-85%	332	1%	£ 48,395,349	2%
85-90%	64	0%	£ 8,211,358	0%
90-95%	11	0%	£ 1,875,015	0%
95-100%	1	0%	£ 221,206	0%
100-105%	0	0%	£ -	0%
105-110%	0	0%	£ -	0%
110-125%	0	0%	£ -	0%
125%+	0	0%	£ -	0%
Total	26,606	100.00%	£ 2,974,153,443	100.00%

Current indexed LTV	Number	% of total number	Amount (GBP)	% of total amount
0-50%	17,077	64%	£ 1,455,675,798	49%
50-55%	2,026	8%	£ 296,740,384	10%
55-60%	2,366	9%	£ 346,140,048	12%
60-65%	2,678	10%	£ 436,114,246	15%
65-70%	1,813	7%	£ 307,878,654	10%
70-75%	568	2%	£ 114,022,716	4%
75-80%	62	0%	£ 13,848,268	0%
80-85%	13	0%	£ 3,269,201	0%
85-90%	3	0%	£ 464,128	0%
90-95%	0	0%	£ -	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	26,606	100.00%	£ 2,974,153,443	100.00%

Current outstanding balance of loan	Number	% of total number	Amount (GBP)	% of total amount
0-5,000	503	2%	£ 920,068	0%
5,000-10,000	480	2%	£ 3,650,847	0%
10,000-25,000	1,713	6%	£ 30,348,057	1%
25,000-50,000	3,490	13%	£ 132,051,915	4%
50,000-75,000	4,110	15%	£ 257,328,506	9%
75,000-100,000	3,951	15%	£ 344,771,751	12%
100,000-150,000	5,821	22%	£ 711,839,241	24%
150,000-200,000	3,119	12%	£ 537,228,490	18%
200,000-250,000	1,656	6%	£ 368,389,551	12%
250,000-300,000	859	3%	£ 233,869,409	8%
300,000-350,000	413	2%	£ 133,286,819	4%
350,000-400,000	206	1%	£ 76,519,113	3%
400,000-450,000	107	0%	£ 45,336,719	2%
450,000-500,000	63	0%	£ 29,767,294	1%
500,000-600,000	76	0%	£ 41,315,159	1%
600,000-700,000	23	0%	£ 14,864,207	0%
700,000-800,000	11	0%	£ 8,081,482	0%
800,000-900,000	2	0%	£ 1,745,128	0%
900,000-1,000,000	3	0%	£ 2,839,688	0%
1,000,000 +	0	0%	£ 0	0%
Total	26,606	100.00%	£ 2,974,153,443	100.00%

Regional distribution	Number	% of total number	Amount (GBP)	% of total amount
East Anglia	2,239	8%	£ 302,724,130	10%
East Midlands	2,386	9%	£ 250,207,109	8%
London	1,696	6%	£ 323,276,997	11%
North	1,928	7%	£ 154,631,663	5%
North West	3,660	14%	£ 347,848,508	12%
Northern Ireland	684	3%	£ 34,332,800	1%
Outer Metro	0	0%	£ 0	0%
South East	2,883	11%	£ 437,224,277	15%
South West	2,463	9%	£ 298,226,826	10%
Scotland	754	3%	£ 57,469,775	2%
Wales	1,444	5%	£ 141,327,269	5%
West Midlands	2,601	10%	£ 282,547,271	10%
Yorkshire	3,868	15%	£ 344,336,817	12%
Other	0	0%	£ 0	0%
Total	26,606	100.00%	£ 2,974,153,443	100.00%

Repayment type	Number	% of total number	Amount (GBP)	% of total amount
Capital repayment	20,878	78%	£ 2,243,105,540	75%
Part-and-part	584	2%	£ 114,779,870	4%
Interest-only	5,144	19%	£ 616,268,033	21%
Offset	0	0%	£ -	0%
Total	26,606	100.00%	£ 2,974,153,443	100.00%

Seasoning	Number	% of total number	Amount (GBP)	% of total amount
0-12 months	0	0%	£ -	0%
12-24 months	879	3%	£ 138,094,000	5%
24-36 months	1,952	7%	£ 260,613,877	9%
36-48 months	5,305	20%	£ 695,111,102	23%
48-60 months	3,393	13%	£ 526,461,184	18%
60-72 months	1,579	6%	£ 180,313,375	6%
72-84 months	2,865	11%	£ 312,677,849	11%
84-96 months	1,883	7%	£ 199,935,116	7%
96-108 months	2,018	8%	£ 216,224,176	7%
108-120 months	1,640	6%	£ 153,016,225	5%
120-150 months	2,089	8%	£ 150,280,593	5%
150-180 months	1,147	4%	£ 59,017,777	2%
180+ months	1,856	7%	£ 82,408,169	3%
Total	26,606	100.00%	£ 2,974,153,443	100.00%

Interest payment type	Number	% of total number	Amount (GBP)	% of total amount
Fixed	23,467	88%	£ 2,781,624,004	94%
SVR	2,988	11%	£ 171,745,708	6%
Tracker	151	1%	£ 20,783,731	1%
Other (please specify)	0	0%	£ 0	0%
Total	26,606	100.00%	£ 2,974,153,443	100.00%

Loan purpose type	Number	% of total number	Amount (GBP)	% of total amount
Owner-occupied	22,271	84%	£ 2,539,255,877	85%
Buy-to-let	4,335	16%	£ 434,897,566	15%
Second home	0	0%	£ 0	0%
Total	26,606	100.00%	£ 2,974,153,443	100.00%

Income verification type	Number	% of total number	Amount (GBP)	% of total amount
Fully verified	26,606	100%	£ 2,974,153,443	100%
Fast-track	0	0%	£ 0	0%
Self-certified	0	0%	£ 0	0%
Total	26,606	100.00%	£ 2,974,153,443	100.00%

Remaining term of loan	Number	% of total number	Amount (GBP)	% of total amount
0-30 months	1,185	4%	£ 51,378,307	2%
30-60 months	1,710	6%	£ 92,460,269	3%
60-120 months	4,426	17%	£ 317,882,297	11%
120-180 months	4,726	18%	£ 466,421,423	16%
180-240 months	4,605	17%	£ 557,430,272	19%
240-300 months	4,250	16%	£ 604,131,590	20%
300-360 months	3,089	12%	£ 494,872,537	17%
360+ months	2,615	10%	£ 389,576,750	13%
Total	26,606	100.00%	£ 2,974,153,443	100.00%

Employment status	Number	% of total number	Amount (GBP)	% of total amount
Employed	20,550	77%	£ 2,383,643,470	80%
Self-employed	2,881	11%	£ 321,056,493	11%
Unemployed	95	0%	£ 8,263,068	0%
Retired	2,270	9%	£ 160,527,539	5%
Guarantor	90	0%	£ 4,906,238	0%
Other	720	3%	£ 95,756,635	3%
Total	26,606	100.00%	£ 2,974,153,443	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	17/05/28	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	15/08/25	15/09/25	04/07/25
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