

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	874,177,221
B	19,841,599
C	0
D	0
Y	12,853,130
Z	86,592,557
Total : A + B + C + D - (Y + Z)	794,573,132
Method used for calculating "A"	A (ii)
Asset Percentage	75.60%
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 all Covered Bonds	586,200,000
Issuance headroom	208,373,132
ACT Pass / Fail	<b>PASS</b>
Gross Overcollateralisation	<b>97.26%</b>

Ledgers	
Revenue Ledger	5,219,119
Principal Ledger	19,841,599
Reserve Ledger	2,622,826
Capital Account Ledger	404,668,996
<b>Total</b>	<b>432,352,539</b>
GIC Account	27,683,543
Transaction Account	0
Substitution Assets	0
<b>Total</b>	<b>27,683,543</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

Portfolio Characteristics	
Total Current Balance	1,162,703,760
Number of loans	13,588
Average current balance	85,568
Wtd Avg Current LTV (Indexed)	73.1%
Wtd Avg Current LTV (Non Indexed)	64.8%
Wtd Avg Current Seasoning (in months)	54.0
Wtd Avg Interest Rate	5.44

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	12,853	94.7%	1,094,756,907	94.2%
>0 <= 1 month arrears	535	3.9%	47,021,415	4.0%
>1 <= 2 month arrears	142	1.0%	14,842,736	1.3%
>2 <= 3 month arrears	58	0.4%	6,082,702	0.5%
>3 month arrears	0	0.0%	0	0.0%
<b>Total</b>	<b>13,588</b>	<b>100.0%</b>	<b>1,162,703,760</b>	<b>100.0%</b>

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	7,834	57.8%	534,201,600.01	45.9%
>0 <= 1 month arrears <= 75% LTV	237	1.7%	14,826,361.78	1.3%
>1 <= 2 month arrears <= 75% LTV	54	0.4%	4,055,068.42	0.3%
>2 <= 3 month arrears <= 75% LTV	15	0.1%	1,101,449.94	0.1%
>3 month arrears <= 75% LTV	0	0.0%	0.00	0.0%
Current	5,019	36.9%	560,555,307.71	48.3%
>0 <= 1 month arrears > 75% LTV	298	2.2%	32,195,052.90	2.8%
>1 <= 2 month arrears > 75% LTV	88	0.6%	10,787,667.01	0.9%
>2 <= 3 month arrears > 75% LTV	43	0.3%	4,981,252.21	0.4%
>3 month arrears > 75% LTV	0	0.0%	0.00	0.0%
<b>Total</b>	<b>13,588</b>	<b>100.0%</b>	<b>1,162,703,759.98</b>	<b>100.0%</b>

Current LTV (Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	2,507	18.4%	74,492,625	6.4%
30 - 35 %	561	4.1%	30,183,782	2.6%
35 - 40 %	566	4.2%	34,600,871	3.0%
40 - 45 %	575	4.2%	40,682,200	3.5%
45 - 50 %	545	4.0%	42,735,664	3.7%
50 - 55 %	571	4.2%	51,562,909	4.4%
55 - 60 %	632	4.7%	57,221,691	4.9%
60 - 65 %	624	4.6%	61,325,660	5.3%
65 - 70 %	735	5.4%	74,028,991	6.4%
70 - 75 %	824	6.1%	87,350,087	7.5%
75 - 80 %	879	6.5%	93,685,327	8.1%
80 - 85 %	939	6.9%	102,168,182	8.8%
85 - 90 %	910	6.7%	98,770,670	8.5%
90 - 95 %	880	6.5%	99,849,957	8.6%
95 - 100 %	667	4.9%	74,454,248	6.4%
100% +	1,173	8.6%	139,590,896	11.9%
<b>Total</b>	<b>13,588</b>	<b>100.00%</b>	<b>1,162,703,760</b>	<b>100.00%</b>

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	2,901	21.4%	93,007,055	8.0%
30 - 35 %	629	4.6%	36,946,743	3.2%
35 - 40 %	583	4.3%	38,662,934	3.3%
40 - 45 %	642	4.7%	50,354,152	4.3%
45 - 50 %	660	4.9%	57,725,794	5.0%
50 - 55 %	647	4.8%	60,417,494	5.2%
55 - 60 %	762	5.6%	72,722,506	6.3%
60 - 65 %	753	5.5%	74,920,368	6.4%
65 - 70 %	871	6.4%	90,080,838	7.7%
70 - 75 %	1,127	8.3%	122,130,711	10.5%
75 - 80 %	1,273	9.4%	139,521,261	12.0%
80 - 85 %	1,324	9.7%	156,444,503	13.5%
85 - 90 %	752	5.5%	87,587,982	7.5%
90 - 95 %	511	3.8%	63,165,739	5.4%
95 - 100 %	135	1.0%	16,929,130	1.5%
100% +	18	0.1%	2,086,551	0.2%
<b>Total</b>	<b>13,588</b>	<b>100.00%</b>	<b>1,162,703,760</b>	<b>100.00%</b>

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	418	3.1%	37,916,412	3.3%
East Midlands	776	5.7%	66,324,761	5.7%
Greater London	677	5.0%	105,862,877	9.1%
Northern Ireland	843	6.2%	68,973,832	5.9%
North	1,192	8.8%	82,306,132	7.1%
North West	1,419	10.4%	115,043,361	9.9%
Scotland	1,408	10.4%	102,287,956	8.8%
South East	1,100	8.1%	128,279,100	11.0%
South West	596	4.4%	58,763,518	5.1%
Wales	680	5.0%	53,687,062	4.6%
West Midlands	958	7.1%	81,269,504	7.0%
Yorkshire and Humberside	3,521	25.8%	261,989,245	22.5%
Other	0	0.0%	0	0.0%
<b>Total</b>	<b>13,588</b>	<b>100.00%</b>	<b>1,162,703,760</b>	<b>100.00%</b>

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	11,585	85.3%	1,002,914,310	86.3%
Buy To Let	2,003	14.7%	159,789,450	13.7%
<b>Total</b>	<b>13,588</b>	<b>100.0%</b>	<b>1,162,703,760</b>	<b>100.0%</b>

Property Type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,169	16.0%	181,460,047	15.6%
Semi-detached house	3,717	27.4%	306,278,081	26.3%
Detached house	1,969	14.5%	241,116,764	20.7%
Detached bungalow	499	3.7%	44,255,412	3.8%
Semi-detached bungalow	303	2.2%	20,620,395	1.8%
Terraced house	4,796	35.2%	356,985,871	30.8%
Maisonette	135	1.0%	11,987,190	1.0%
<b>Total</b>	<b>13,588</b>	<b>100.0%</b>	<b>1,162,703,760</b>	<b>100.0%</b>

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	7,197	53.0%	516,116,389	44.4%
Interest Only	5,507	40.5%	566,525,725	48.7%
Part & Part	884	6.5%	80,061,646	6.9%
<b>Total</b>	<b>13,588</b>	<b>100.00%</b>	<b>1,162,703,760</b>	<b>100.00%</b>

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	7,212	53.1%	676,666,492	58.2%
Remortgage	6,376	46.9%	486,037,268	41.8%
<b>Total</b>	<b>13,588</b>	<b>100.0%</b>	<b>1,162,703,760</b>	<b>100.0%</b>

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	10,469	77.0%	903,274,335	77.7%
Self Employed	2,087	15.4%	202,644,838	17.4%
Other	1,032	7.6%	56,784,587	4.9%
<b>Total</b>	<b>13,588</b>	<b>100.0%</b>	<b>1,162,703,760</b>	<b>100.0%</b>

Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
>0- <=12	0	0.0%	0	0.0%
>12- <=18	0	0.0%	0	0.0%
>18- <=24	90	0.7%	7,728,177	0.7%
>24- <=30	1,062	7.8%	102,244,882	8.8%
>30- <=36	540	4.0%	49,903,649	4.3%
>36- <=42	834	6.1%	78,318,227	6.7%
>42- <=48	1,533	11.3%	139,649,630	12.0%
>48- <=54	1,693	12.5%	153,662,873	13.2%
>54	7,836	57.6%	631,196,322	54.3%
<b>Total</b>	<b>13,588</b>	<b>100.0%</b>	<b>1,162,703,760</b>	<b>100.0%</b>

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	1,977	14.5%	34,351,206	3.0%
>30k - <=40k	964	7.1%	33,582,242	2.9%
>40k - <=50k	1,048	7.7%	47,107,310	4.1%
>50k - <=75k	2,955	21.8%	185,042,993	15.9%
>75k - <=100k	2,420	17.8%	210,050,633	18.1%
>100k - <=150k	2,717	20.0%	327,951,486	28.0%
>150k - <=200k	884	6.5%	150,800,017	13.0%
>200k - <=300k	452	3.3%	106,438,796	9.2%
>300k - <=500K	147	1.1%	53,097,113	4.6%
>500K	24	0.2%	14,281,964	1.2%
<b>Total</b>	<b>13,588</b>	<b>100.0%</b>	<b>1,162,703,760</b>	<b>100.0%</b>

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	4,758	35.0%	480,763,359	41.3%
Variable	7,719	56.9%	586,461,113	50.5%
Discount	31	0.2%	2,786,675	0.2%
Tracker	1,080	7.9%	92,692,613	8.0%
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>13,588</b>	<b>100.0%</b>	<b>1,162,703,760</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	13,588	100.0%	1,162,703,760	100.0%
<b>Total</b>	<b>13,588</b>	<b>100.0%</b>	<b>1,162,703,760</b>	<b>100.0%</b>