

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	934,916,028
B	22,315,603
C	0
D	0
Y	13,286,346
Z	88,533,719
Total : A + B + C + D - (Y + Z)	855,411,565
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	269,211,565
ACT Pass / Fail	<b>PASS</b>
Gross Overcollateralisation	<b>110.96%</b>

Ledgers	
Revenue Ledger	5,954,457
Principal Ledger	22,325,140
Reserve Ledger	2,677,671
Capital Account Ledger	474,285,471
<b>Total</b>	<b>505,242,738</b>
GIC Account	30,957,267
Transaction Account	0
Substitution Assets	0
<b>Total</b>	<b>30,957,267</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	1,244,827,606
Number of loans	14,404
Average current balance	86,422
Wtd Avg Current LTV (Indexed)	73.1%
Wtd Avg Current LTV (Non Indexed)	64.9%
Wtd Avg Current Seasoning (in months)	52.1
Wtd Avg Interest Rate	5.44

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	13,723	95.2%	1,182,638,666.62	95.0%
>0 <= 1 month arrears	441	3.0%	39,045,143.43	3.1%
>1 <= 2 month arrears	152	1.1%	14,781,407.03	1.2%
>2 <= 3 month arrears	65	0.5%	6,441,185.67	0.5%
>3 month arrears	23	0.2%	1,921,202.94	0.2%
<b>Total</b>	<b>14,404</b>	<b>100.0%</b>	<b>1,244,827,606</b>	<b>100.0%</b>

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	8,325	57.8%	575,269,411	46.2%
>0 <= 1 month arrears <= 75% LTV	188	1.3%	11,202,663	0.9%
>1 <= 2 month arrears <= 75% LTV	61	0.4%	3,830,992	0.3%
>2 <= 3 month arrears <= 75% LTV	19	0.1%	1,270,981	0.1%
>3 month arrears <= 75% LTV	9	0.1%	591,446	0.0%
Current	5,398	37.5%	607,369,256	48.9%
>0 <= 1 month arrears > 75% LTV	253	1.8%	27,842,480	2.2%
>1 <= 2 month arrears > 75% LTV	91	0.6%	10,950,416	0.9%
>2 <= 3 month arrears > 75% LTV	46	0.3%	5,170,205	0.4%
>3 month arrears > 75% LTV	14	0.1%	1,329,756	0.1%
<b>Total</b>	<b>14,404</b>	<b>100.0%</b>	<b>1,244,827,606</b>	<b>100.0%</b>

Current LTV (Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	2,601	18.0%	77,416,576	6.2%
30 - 35 %	586	4.1%	31,647,955	2.5%
35 - 40 %	587	4.1%	35,671,861	2.9%
40 - 45 %	618	4.3%	44,748,148	3.6%
45 - 50 %	562	3.9%	44,780,809	3.6%
50 - 55 %	636	4.4%	56,296,892	4.5%
55 - 60 %	652	4.5%	60,190,127	4.8%
60 - 65 %	677	4.7%	66,405,352	5.3%
65 - 70 %	810	5.6%	83,400,004	6.7%
70 - 75 %	873	6.1%	91,607,770	7.4%
75 - 80 %	943	6.5%	103,224,722	8.3%
80 - 85 %	1,016	7.1%	110,507,261	8.9%
85 - 90 %	979	6.8%	106,931,402	8.6%
90 - 95 %	920	6.4%	104,786,292	8.4%
95 - 100 %	711	4.9%	79,993,629	6.4%
100% +	1,233	8.6%	147,218,806	11.9%
<b>Total</b>	<b>14,404</b>	<b>100.00%</b>	<b>1,244,827,606</b>	<b>100.00%</b>

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,009	20.8%	96,980,919	7.8%
30 - 35 %	665	4.6%	38,371,435	3.1%
35 - 40 %	613	4.3%	41,431,885	3.3%
40 - 45 %	685	4.8%	55,450,065	4.5%
45 - 50 %	707	4.9%	60,912,515	4.9%
50 - 55 %	705	4.9%	65,904,852	5.3%
55 - 60 %	797	5.5%	77,471,791	6.2%
60 - 65 %	803	5.6%	80,054,088	6.4%
65 - 70 %	925	6.4%	95,686,827	7.7%
70 - 75 %	1,216	8.4%	133,060,240	10.7%
75 - 80 %	1,362	9.5%	150,358,557	12.1%
80 - 85 %	1,424	9.9%	170,726,467	13.7%
85 - 90 %	800	5.6%	92,734,227	7.4%
90 - 95 %	536	3.7%	66,118,992	5.3%
95 - 100 %	140	1.0%	17,455,243	1.4%
100% +	17	0.1%	2,109,504	0.2%
<b>Total</b>	<b>14,404</b>	<b>100.00%</b>	<b>1,244,827,606</b>	<b>100.0%</b>

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	446	3.1%	40,298,998	3.2%
East Midlands	830	5.8%	71,352,009	5.7%
Greater London	723	5.0%	114,710,549	9.2%
Northern Ireland	894	6.2%	73,239,831	5.9%
North	1,265	8.8%	87,966,896	7.1%
North West	1,521	10.6%	125,082,929	10.1%
Scotland	1,487	10.3%	108,775,977	8.7%
South East	1,166	8.1%	137,962,375	11.1%
South West	641	4.5%	63,936,023	5.1%
Wales	720	5.0%	57,276,623	4.6%
West Midlands	1,012	7.0%	87,527,388	7.1%
Yorkshire and Humberside	3,699	25.6%	276,698,008	22.2%
Other	0	0.0%	0	0.0%
<b>Total</b>	<b>14,404</b>	<b>100.00%</b>	<b>1,244,827,606</b>	<b>100.00%</b>

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	12,151	84.4%	1,062,129,908	85.3%
Buy To Let	2,253	15.6%	182,697,698	14.7%
<b>Total</b>	<b>14,404</b>	<b>100.0%</b>	<b>1,244,827,606</b>	<b>100.0%</b>

Property Type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,311	16.0%	194,638,049	15.6%
Semi-detached house	3,911	27.1%	325,260,768	26.2%
Detached house	2,103	14.6%	260,584,803	20.9%
Detached bungalow	530	3.7%	47,494,541	3.8%
Semi-detached bungalow	327	2.3%	22,570,860	1.8%
Terraced house	5,078	35.3%	381,274,765	30.7%
Maisonette	144	1.0%	13,003,820	1.0%
<b>Total</b>	<b>14,404</b>	<b>100.0%</b>	<b>1,244,827,606</b>	<b>100.0%</b>

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	7,567	52.6%	548,004,868	44.0%
Interest Only	5,896	40.9%	610,165,440	49.0%
Part & Part	941	6.5%	86,657,298	7.0%
<b>Total</b>	<b>14,404</b>	<b>100.00%</b>	<b>1,244,827,606</b>	<b>100.00%</b>

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	7,625	52.9%	723,300,410	58.1%
Remortgage	6,779	47.1%	521,527,196	41.9%
<b>Total</b>	<b>14,404</b>	<b>100.0%</b>	<b>1,244,827,606</b>	<b>100.0%</b>

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	11,086	76.9%	964,109,497	77.4%
Self Employed	2,243	15.6%	220,046,746	17.7%
Other	1,075	7.5%	60,671,363	4.9%
<b>Total</b>	<b>14,404</b>	<b>100.0%</b>	<b>1,244,827,606</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	335	2.3%	30,673,989	2.5%
>24- <=30	1,150	8.0%	110,822,025	8.9%
>30- <=36	519	3.6%	50,134,881	4.0%
>36- <=42	1,338	9.3%	131,703,657	10.6%
>42- <=48	1,494	10.4%	127,700,139	10.3%
>48- <=54	1,984	13.8%	185,024,227	14.9%
>54	7,584	52.6%	608,768,688	48.8%
<b>Total</b>	<b>14,404</b>	<b>100.0%</b>	<b>1,244,827,606</b>	<b>100.0%</b>

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	2,046	14.2%	36,189,036	2.9%
>30k - <=40k	1,026	7.1%	35,794,777	2.9%
>40k - <=50k	1,102	7.7%	49,538,640	4.0%
>50k - <=75k	3,133	21.7%	196,096,352	15.8%
>75k - <=100k	2,545	17.7%	220,829,632	17.6%
>100k - <=150k	2,904	20.1%	350,517,361	28.2%
>150k - <=200k	960	6.7%	163,435,379	13.1%
>200k - <=300k	505	3.5%	119,381,536	9.6%
>300k - <=500K	156	1.1%	56,920,514	4.6%
>500K	27	0.2%	16,124,379	1.3%
<b>Total</b>	<b>14,404</b>	<b>100.0%</b>	<b>1,244,827,606</b>	<b>100.0%</b>

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	5,071	35.2%	513,853,429	41.3%
Variable	8,055	55.9%	617,528,632	49.6%
Discount	52	0.4%	6,063,813	0.5%
Tracker	1,226	8.5%	107,381,732	8.6%
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>14,404</b>	<b>100.0%</b>	<b>1,244,827,606</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	14,404	100.0%	1,244,827,606	100.0%
<b>Total</b>	<b>14,404</b>	<b>100.0%</b>	<b>1,244,827,606</b>	<b>100.0%</b>