

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	1,308,098,816
B	22,308,679
C	0
D	0
Y	15,380,568
Z	35,167,808
Total : A + B + C + D - (Y + Z)	1,279,859,118
Method used for calculating "A"	A (ii)
Asset Percentage	91.00%
Principal amount outstanding of covered bond	1,250,000,000
Issuance headroom	29,859,118
ACT Pass / Fail	PASS
Gross Overcollateralisation	15.00%

Ledgers	
Revenue Ledger	6,672,090.42
Principal Ledger	22,308,678.82
Reserve Ledger	4,551,725
Capital Account Ledger	280,277,360
Total	313,809,854
GIC Account	33,532,494
Substitution Assets	0
Total	33,532,494

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	1,500,576,426
Number of loans	17,017
Average current balance	88,181
Wtd Avg Current LTV (Indexed)	66.8%
Wtd Avg Current LTV (Non Indexed)	64.5%
Wtd Avg Current Seasoning (in months)	29.3
Wtd Avg Interest Rate	5.39

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	16,811	98.8%	1,479,393,584	98.6%
>0 <= 1 month arrears	166	1.0%	16,612,197	1.1%
>1 <= 2 month arrears	33	0.2%	3,574,808	0.2%
>2 <= 3 month arrears	6	0.0%	915,458	0.1%
>3 month arrears	1	0.0%	80,379	0.0%
Total	17,017	100.0%	1,500,576,426	100.0%

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	11,865	69.7%	879,376,986	58.6%
>0 <= 1 month arrears <= 75% LTV	84	0.5%	6,594,187	0.4%
>1 <= 2 month arrears <= 75% LTV	13	0.1%	1,164,386	0.1%
>2 <= 3 month arrears <= 75% LTV	1	0.0%	58,528	0.0%
>3 month arrears <= 75% LTV	1	0.0%	80,379	0.0%
Current	4,946	29.1%	600,016,598	40.0%
>0 <= 1 month arrears > 75% LTV	82	0.5%	10,018,010	0.7%
>1 <= 2 month arrears > 75% LTV	20	0.1%	2,410,422	0.1%
>2 <= 3 month arrears > 75% LTV	5	0.0%	856,930	0.1%
>3 month arrears > 75% LTV	0	0.0%	0	0.0%
Total	17,017	100.0%	1,500,576,426	100.0%

Current LTV (Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,219	18.9%	109,303,564	7.3%
30 - 35 %	810	4.8%	45,975,706	3.1%
35 - 40 %	864	5.1%	55,905,673	3.7%
40 - 45 %	862	5.1%	63,164,712	4.2%
45 - 50 %	899	5.3%	71,463,478	4.7%
50 - 55 %	961	5.6%	87,924,740	5.9%
55 - 60 %	993	5.8%	92,597,895	6.2%
60 - 65 %	1,069	6.3%	108,271,563	7.2%
65 - 70 %	1,100	6.4%	119,138,153	7.9%
70 - 75 %	1,187	7.0%	133,528,982	8.9%
75 - 80 %	1,332	7.8%	155,665,542	10.4%
80 - 85 %	1,108	6.5%	128,594,447	8.6%
85 - 90 %	888	5.2%	107,765,276	7.2%
90 - 95 %	730	4.3%	91,007,888	6.0%
95 - 100 %	538	3.2%	70,627,204	4.7%
100% +	457	2.7%	59,641,603	4.0%
Total	17,017	100.00%	1,500,576,426	100.00%

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,308	19.4%	115,603,748	7.7%
30 - 35 %	818	4.8%	49,058,981	3.3%
35 - 40 %	904	5.3%	58,486,152	3.9%
40 - 45 %	878	5.2%	66,213,382	4.4%
45 - 50 %	916	5.4%	77,180,921	5.1%
50 - 55 %	996	5.9%	89,010,992	5.9%
55 - 60 %	966	5.7%	96,674,038	6.4%
60 - 65 %	1,113	6.5%	116,243,956	7.7%
65 - 70 %	1,130	6.6%	121,281,266	8.1%
70 - 75 %	1,192	7.0%	137,726,822	9.2%
75 - 80 %	1,375	8.1%	156,285,224	10.4%
80 - 85 %	1,425	8.4%	169,042,571	11.3%
85 - 90 %	1,108	6.5%	137,994,982	9.3%
90 - 95 %	689	4.0%	84,831,261	5.7%
95 - 100 %	197	1.2%	24,374,954	1.6%
100% +	2	0.0%	567,176	0.0%
Total	17,017	100.00%	1,500,576,426	100.00%

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	521	3.1%	48,076,834	3.2%
East Midlands	1,014	6.0%	91,641,727	6.1%
Greater London	946	5.6%	154,595,466	10.3%
Northern Ireland	1,145	6.7%	87,889,285	5.9%
North	1,500	8.8%	106,181,715	7.1%
North West	1,599	9.4%	133,453,307	8.9%
Scotland	1,769	10.4%	131,738,340	8.8%
South East	1,317	7.7%	156,704,730	10.4%
South West	772	4.5%	78,923,374	5.3%
Wales	799	4.7%	64,324,910	4.3%
West Midlands	1,186	7.0%	103,943,184	6.9%
Yorkshire and Humberside	4,449	26.1%	343,103,554	22.8%
Other	0	0.0%	0	0.0%
Total	17,017	100.00%	1,500,576,426	100.00%

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	14,502	85.2%	1,279,342,990	85.3%
Buy To Let	2,515	14.8%	221,233,436	14.7%
Total	17,017	100.0%	1,500,576,426	100.0%

Property type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,575	15.1%	229,970,297	15.3%
Semi-detached house	4,866	28.6%	399,225,588	26.6%
Detached house	2,660	15.6%	333,145,994	22.2%
Detached bungalow	621	3.6%	57,124,893	3.8%
Semi-detached bungalow	383	2.3%	26,752,895	1.8%
Terraced house	5,766	33.9%	440,504,384	29.4%
Maisonette	146	0.9%	13,852,375	0.9%
Total	17,017	100.0%	1,500,576,426	100.0%

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	9,661	56.8%	734,517,150	48.9%
Interest Only	5,719	33.6%	610,028,169	40.7%
Part & Part	1,637	9.6%	156,031,107	10.4%
Total	17,017	100.00%	1,500,576,426	100.00%

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	8,561	50.3%	840,815,077	56.0%
Remortgage	8,456	49.7%	659,761,349	44.0%
Total	17,017	100.0%	1,500,576,426	100.0%

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	13,562	79.7%	1,194,669,902	79.6%
Self Employed	2,415	14.2%	242,086,836	16.1%
Other	1,040	6.1%	63,819,688	4.3%
Total	17,017	100.0%	1,500,576,426	100.0%

Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
>0- <=12	15	0.1%	1,558,873	0.1%
>12- <=18	2,473	14.5%	230,021,003	15.3%
>18- <=24	2,677	15.7%	257,482,770	17.2%
>24- <=30	3,368	19.8%	312,435,368	20.8%
>30- <=36	3,049	17.9%	259,731,109	17.3%
>36- <=42	2,710	15.9%	236,431,813	15.8%
>42- <=48	2,412	14.3%	178,491,734	11.9%
>48- <=54	306	1.8%	24,034,392	1.6%
>54	7	0.0%	389,364	0.0%
Total	17,017	100.0%	1,500,576,426	100.0%

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	2,076	12.2%	41,118,626	2.7%
>30k - <=40k	1,329	7.8%	46,596,346	3.1%
>40k - <=50k	1,454	8.5%	65,309,134	4.4%
>50k - <=75k	3,683	21.6%	229,209,052	15.3%
>75k - <=100k	3,032	17.8%	262,992,842	17.5%
>100k - <=150k	3,398	20.0%	410,152,775	27.4%
>150k - <=200k	1,161	6.9%	197,123,192	13.1%
>200k - <=300k	639	3.8%	150,753,055	10.0%
>300k - <=500K	210	1.2%	76,031,238	5.1%
>500K	35	0.2%	21,290,166	1.4%
Total	17,017	100.0%	1,500,576,426	100.0%

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	9,616	56.5%	888,393,325	59.2%
Variable	2,126	12.5%	148,508,450	9.9%
Discount	2,308	13.6%	230,344,396	15.4%
Tracker	2,934	17.2%	230,261,347	15.3%
Tracker with Collar	0	0.0%	0	0.0%
Capped	33	0.2%	3,068,908	0.2%
Other	0	0.0%	0	0.0%
Total	17,017	100.0%	1,500,576,426	100.0%

Certification Status	Number	% of Total Number	Amount	% of Total Amount
Self-Certification	0	0.0%	0	0.0%
Income Verified	17,017	100.0%	1,500,576,426	100.0%
Total	17,017	100.0%	1,500,576,426	100.0%