

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	1,288,205,033
B	30,642,639
C	0
D	0
Y	14,973,258
Z	34,212,329
Total : A + B + C + D - (Y + Z)	1,269,662,085
Method used for calculating "A"	A (ii)
Asset Percentage	91.00%
Principal amount outstanding of covered bond	1,250,000,000
Issuance headroom	19,662,085
ACT Pass / Fail	PASS
Gross Overcollateralisation	13.25%

Ledgers	
Revenue Ledger	6,264,727
Principal Ledger	30,642,639
Reserve Ledger	2,993,506
Capital Account Ledger	209,629,261
Total	249,530,133
GIC Account	39,900,872
Transaction Account	0
Substitution Assets	0
Total	39,900,872

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	1,422,040,703
Number of loans	16,268
Average current balance	87,413
Wtd Avg Current LTV (Indexed)	66.7%
Wtd Avg Current LTV (Non Indexed)	64.3%
Wtd Avg Current Seasoning (in months)	30.1
Wtd Avg Interest Rate	5.30

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	15,908	97.8%	1,388,031,478	97.6%
>0 <= 1 month arrears	291	1.8%	26,575,819	1.8%
>1 <= 2 month arrears	47	0.3%	4,153,512	0.3%
>2 <= 3 month arrears	18	0.1%	2,507,255	0.2%
>3 month arrears	4	0.0%	772,639	0.1%
Total	16,268	100.0%	1,422,040,703	100.0%

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	11,287	69.4%	828,363,632	58.2%
>0 <= 1 month arrears <= 75% LTV	163	1.0%	12,208,072	0.8%
>1 <= 2 month arrears <= 75% LTV	18	0.2%	1,348,949	0.1%
>2 <= 3 month arrears <= 75% LTV	7	0.0%	890,286	0.1%
>3 month arrears <= 75% LTV	0	0.0%	0	0.0%
Current	4,621	28.4%	559,667,846	39.4%
>0 <= 1 month arrears > 75% LTV	128	0.8%	14,367,747	1.0%
>1 <= 2 month arrears > 75% LTV	29	0.1%	2,804,563	0.2%
>2 <= 3 month arrears > 75% LTV	11	0.1%	1,616,969	0.1%
>3 month arrears > 75% LTV	4	0.0%	772,639	0.1%
Total	16,268	100.0%	1,422,040,703	100.0%

Current LTV (Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,188	19.6%	107,038,981	7.5%
30 - 35 %	772	4.7%	44,163,071	3.1%
35 - 40 %	825	5.1%	52,927,684	3.7%
40 - 45 %	815	5.0%	59,669,457	4.2%
45 - 50 %	878	5.4%	69,860,004	4.9%
50 - 55 %	894	5.5%	81,838,395	5.8%
55 - 60 %	939	5.8%	88,434,412	6.2%
60 - 65 %	1,021	6.3%	102,791,277	7.2%
65 - 70 %	1,036	6.4%	111,079,518	7.8%
70 - 75 %	1,107	6.8%	125,008,140	8.8%
75 - 80 %	1,221	7.5%	141,665,502	10.0%
80 - 85 %	1,048	6.4%	120,492,977	8.5%
85 - 90 %	835	5.1%	101,727,297	7.2%
90 - 95 %	708	4.4%	87,390,611	6.1%
95 - 100 %	536	3.3%	70,294,417	4.9%
100% +	445	2.7%	57,658,960	4.1%
Total	16,268	100.00%	1,422,040,703	100.00%

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,261	20.0%	112,345,258	7.9%
30 - 35 %	798	4.9%	47,746,166	3.4%
35 - 40 %	860	5.3%	55,497,024	3.9%
40 - 45 %	839	5.2%	63,674,593	4.5%
45 - 50 %	883	5.4%	75,611,278	5.3%
50 - 55 %	936	5.8%	83,169,399	5.8%
55 - 60 %	920	5.7%	90,669,090	6.4%
60 - 65 %	1,068	6.6%	112,072,118	7.9%
65 - 70 %	1,057	6.5%	113,458,512	8.0%
70 - 75 %	1,131	6.9%	129,669,161	9.1%
75 - 80 %	1,330	8.2%	151,348,095	10.6%
80 - 85 %	1,292	7.9%	153,048,345	10.8%
85 - 90 %	1,053	6.4%	130,153,230	9.1%
90 - 95 %	648	4.0%	79,168,555	5.6%
95 - 100 %	189	1.2%	23,756,419	1.7%
100% +	3	0.0%	653,460	0.0%
Total	16,268	100.00%	1,422,040,703	100.00%

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	501	3.1%	46,150,087	3.2%
East Midlands	966	5.9%	86,739,420	6.1%
Greater London	888	5.5%	143,558,208	10.1%
Northern Ireland	1,063	6.5%	82,438,362	5.8%
North	1,426	8.8%	99,194,898	7.0%
North West	1,537	9.4%	127,065,494	8.9%
Scotland	1,701	10.5%	125,524,531	8.8%
South East	1,252	7.7%	147,542,026	10.4%
South West	736	4.5%	74,676,678	5.3%
Wales	762	4.7%	61,081,604	4.3%
West Midlands	1,145	7.0%	99,636,279	7.0%
Yorkshire and Humberside	4,291	26.4%	328,433,116	23.1%
Other	0	0.0%	0	0.0%
Total	16,268	100.00%	1,422,040,703	100.00%

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	13,927	85.6%	1,221,522,388	85.9%
Buy To Let	2,341	14.4%	200,518,315	14.1%
Total	16,268	100.0%	1,422,040,703	100.0%

Property Type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,450	15.1%	216,619,979	15.2%
Semi-detached house	4,667	28.7%	381,021,399	26.8%
Detached house	2,555	15.7%	316,273,946	22.3%
Detached bungalow	596	3.7%	54,469,531	3.8%
Semi-detached bungalow	370	2.3%	25,462,183	1.8%
Terraced house	5,497	33.8%	415,493,814	29.2%
Maisonette	133	0.7%	12,699,851	0.9%
Total	16,268	100.0%	1,422,040,703	100.0%

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	9,235	56.8%	698,219,582	49.1%
Interest Only	5,497	33.8%	579,552,559	40.8%
Part & Part	1,536	9.4%	144,268,562	10.1%
Total	16,268	100.00%	1,422,040,703	100.00%

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	8,255	50.7%	806,219,952	56.7%
Remortgage	8,013	49.3%	615,820,751	43.3%
Total	16,268	100.0%	1,422,040,703	100.0%

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	12,954	79.6%	1,134,649,828	79.8%
Self Employed	2,302	14.2%	226,121,324	15.9%
Other	1,012	6.2%	61,269,551	4.3%
Total	16,268	100.0%	1,422,040,703	100.0%

Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
>0- <=12	0	0.0%	0	0.0%
>12- <=18	2,089	12.8%	193,456,841	13.6%
>18- <=24	2,549	15.7%	246,767,483	17.4%
>24- <=30	3,260	20.0%	301,559,241	21.2%
>30- <=36	2,951	18.1%	251,081,821	17.7%
>36- <=42	2,369	14.6%	201,589,339	14.2%
>42- <=48	2,595	16.0%	193,046,030	13.6%
>48- <=54	444	2.7%	33,931,545	2.3%
>54	11	0.1%	608,403	0.0%
Total	16,268	100.0%	1,422,040,703	100.0%

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	2,070	12.7%	40,277,526	2.8%
>30k - <=40k	1,292	7.9%	45,302,572	3.2%
>40k - <=50k	1,374	8.5%	61,806,142	4.4%
>50k - <=75k	3,519	21.6%	219,164,815	15.4%
>75k - <=100k	2,870	17.6%	248,999,849	17.5%
>100k - <=150k	3,205	19.7%	387,054,856	27.2%
>150k - <=200k	1,108	6.9%	188,172,804	13.2%
>200k - <=300k	604	3.7%	142,579,333	10.0%
>300k - <=500K	196	1.2%	70,773,733	5.0%
>500K	30	0.2%	17,909,073	1.3%
Total	16,268	100.0%	1,422,040,703	100.0%

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	8,844	54.4%	814,815,212	57.3%
Variable	2,879	17.7%	203,017,659	14.3%
Discount	2,214	13.6%	219,117,943	15.4%
Tracker	2,300	14.1%	182,279,732	12.8%
Tracker with Collar	0	0.0%	0	0.0%
Capped	31	0.2%	2,810,157	0.2%
Other	0	0.0%	0	0.0%
Total	16,268	100.0%	1,422,040,703	100.0%

Certification Status	Number	% of Total Number	Amount	% of Total Amount
Self-Certification	0	0.0%	0	0.0%
Income Verified	16,268	100.0%	1,422,040,703	100.0%
Total	16,268	100.0%	1,422,040,703	100.0%