

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	1,430,979,888
B	23,369,455
C	0
D	0
Y	16,843,552
Z	33,349,315
Total : A + B + C + D - (Y + Z)	1,404,156,476
Method used for calculating "A"	A (ii)
Asset Percentage	91.00%
Principal amount outstanding of covered bond	1,250,000,000
Issuance headroom	154,156,476
ACT Pass / Fail	PASS
Gross Overcollateralisation	25.80%

Ledgers	
Revenue Ledger	2,107,581
Principal Ledger	23,369,455
Reserve Ledger	2,694,533
Capital Account Ledger	354,951,812
Total	383,123,381
GIC Account	28,171,569
Transaction Account	0
Substitution Assets	0
Total	28,171,569

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	1,578,700,271
Number of loans	17,543
Average current balance	89,990
Wtd Avg Current LTV (Indexed)	67.8%
Wtd Avg Current LTV (Non Indexed)	65.2%
Wtd Avg Current Seasoning (in months)	30.9
Wtd Avg Interest Rate	5.23

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	16,726	95.3%	1,501,717,495	95.1%
>0 <= 1 month arrears	738	4.2%	69,522,800	4.4%
>1 <= 2 month arrears	46	0.3%	3,812,521	0.3%
>2 <= 3 month arrears	19	0.1%	1,593,626	0.1%
>3 month arrears	14	0.1%	2,053,829	0.1%
Total	17,543	100.0%	1,578,700,271	100.0%

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	11,527	65.7%	865,743,233	54.8%
>0 <= 1 month arrears <= 75% LTV	431	2.5%	33,508,712	2.1%
>1 <= 2 month arrears <= 75% LTV	23	0.1%	1,373,430	0.2%
>2 <= 3 month arrears <= 75% LTV	7	0.0%	431,274	0.0%
>3 month arrears <= 75% LTV	2	0.0%	353,253	0.0%
Current	5,199	29.6%	635,974,262	40.3%
>0 <= 1 month arrears > 75% LTV	307	1.7%	36,014,088	2.3%
>1 <= 2 month arrears > 75% LTV	23	0.2%	2,439,091	0.1%
>2 <= 3 month arrears > 75% LTV	12	0.1%	1,162,352	0.1%
>3 month arrears > 75% LTV	12	0.1%	1,700,576	0.1%
Total	17,543	100.0%	1,578,700,271	100.0%

Current LTV (Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,148	17.9%	105,859,485	6.7%
30 - 35 %	801	4.6%	46,031,824	2.9%
35 - 40 %	867	4.9%	56,250,575	3.6%
40 - 45 %	869	5.0%	64,245,807	4.1%
45 - 50 %	916	5.2%	74,045,399	4.7%
50 - 55 %	930	5.3%	83,861,048	5.3%
55 - 60 %	1,003	5.7%	95,342,773	6.0%
60 - 65 %	1,106	6.3%	112,735,458	7.1%
65 - 70 %	1,106	6.3%	121,111,842	7.7%
70 - 75 %	1,244	7.1%	141,925,691	9.0%
75 - 80 %	1,362	7.8%	160,340,182	10.2%
80 - 85 %	1,232	7.0%	145,284,561	9.2%
85 - 90 %	1,026	5.9%	125,574,784	8.0%
90 - 95 %	874	5.0%	107,453,640	6.8%
95 - 100 %	602	3.4%	79,535,614	5.0%
100% +	457	2.6%	59,101,588	3.7%
Total	17,543	100.00%	1,578,700,271	100.00%

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,227	18.4%	111,529,771	7.1%
30 - 35 %	850	4.8%	50,571,719	3.2%
35 - 40 %	899	5.1%	59,337,779	3.8%
40 - 45 %	891	5.1%	68,070,106	4.3%
45 - 50 %	921	5.2%	78,554,137	5.0%
50 - 55 %	1,003	5.7%	89,102,400	5.6%
55 - 60 %	996	5.7%	100,176,900	6.3%
60 - 65 %	1,126	6.4%	121,753,581	7.7%
65 - 70 %	1,165	6.6%	123,991,738	7.9%
70 - 75 %	1,294	7.4%	151,735,871	9.6%
75 - 80 %	1,448	8.3%	168,677,000	10.7%
80 - 85 %	1,603	9.2%	191,181,099	12.1%
85 - 90 %	1,154	6.6%	143,697,221	9.1%
90 - 95 %	748	4.3%	92,595,713	5.9%
95 - 100 %	212	1.2%	26,408,879	1.6%
100% +	6	0.0%	1,316,357	0.1%
Total	17,543	100.00%	1,578,700,271	100.00%

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	524	3.0%	49,822,666	3.2%
East Midlands	1,012	5.8%	93,240,424	5.9%
Greater London	977	5.5%	162,038,858	10.3%
Northern Ireland	1,173	6.7%	97,681,630	6.2%
North	1,516	8.6%	107,947,469	6.8%
North West	1,665	9.5%	141,036,341	8.9%
Scotland	1,659	9.5%	122,020,898	7.8%
South East	1,373	7.8%	170,634,714	10.8%
South West	775	4.4%	80,963,071	5.1%
Wales	819	4.7%	67,684,132	4.3%
West Midlands	1,251	7.1%	110,718,122	7.0%
Yorkshire and Humberside	4,799	27.4%	374,911,946	23.7%
Other	0	0.0%	0	0.0%
Total	17,543	100.00%	1,578,700,271	100.00%

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	14,809	84.4%	1,341,917,010	85.0%
Buy To Let	2,734	15.6%	236,783,261	15.0%
Total	17,543	100.0%	1,578,700,271	100.0%

Property Type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,653	15.1%	238,962,327	15.1%
Semi-detached house	4,944	28.2%	414,955,814	26.3%
Detached house	2,759	15.7%	357,477,454	22.7%
Detached bungalow	647	3.7%	61,551,130	3.9%
Semi-detached bungalow	389	2.2%	27,010,931	1.7%
Terraced house	6,008	34.3%	464,723,045	29.4%
Maisonette	143	0.8%	14,019,570	0.9%
Total	17,543	100.0%	1,578,700,271	100.0%

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	9,778	55.7%	755,204,041	47.9%
Interest Only	6,155	35.1%	665,163,505	42.1%
Part & Part	1,610	9.2%	158,332,725	10.0%
Total	17,543	100.00%	1,578,700,271	100.00%

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	9,074	51.7%	913,774,139	57.9%
Remortgage	8,469	48.3%	664,926,132	42.1%
Total	17,543	100.0%	1,578,700,271	100.0%

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	13,895	79.2%	1,250,213,900	79.2%
Self Employed	2,569	14.6%	262,061,489	16.6%
Other	1,079	6.2%	66,424,882	4.2%
Total	17,543	100.0%	1,578,700,271	100.0%

Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
>0- <=12	0	0.0%	0	0.0%
>12- <=18	1,927	11.0%	180,582,308	11.4%
>18- <=24	2,653	15.1%	261,639,257	16.6%
>24- <=30	3,706	21.1%	357,510,583	22.6%
>30- <=36	3,121	17.8%	276,263,852	17.5%
>36- <=42	2,680	15.3%	238,029,480	15.1%
>42- <=48	2,715	15.5%	207,780,411	13.2%
>48- <=54	710	4.0%	53,883,225	3.4%
>54	31	0.2%	3,011,155	0.2%
Total	17,543	100.0%	1,578,700,271	100.0%

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	2,085	11.9%	40,967,760	2.5%
>30k - <=40k	1,297	7.4%	45,604,179	2.9%
>40k - <=50k	1,458	8.3%	65,686,519	4.2%
>50k - <=75k	3,786	21.6%	236,311,409	15.0%
>75k - <=100k	3,154	18.0%	273,912,992	17.3%
>100k - <=150k	3,541	20.2%	427,982,919	27.1%
>150k - <=200k	1,250	7.1%	212,706,954	13.5%
>200k - <=300k	698	4.0%	165,047,285	10.5%
>300k - <=500K	234	1.3%	85,606,511	5.4%
>500K	40	0.2%	24,873,743	1.6%
Total	17,543	100.0%	1,578,700,271	100.0%

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	9,626	54.9%	912,543,554	57.8%
Variable	3,104	17.7%	229,401,519	14.5%
Discount	2,394	13.6%	243,359,399	15.4%
Tracker	2,386	13.6%	190,354,515	12.1%
Tracker with Collar	0	0.0%	0	0.0%
Capped	33	0.2%	3,041,284	0.2%
Other	0	0.0%	0	0.0%
Total	17,543	100.0%	1,578,700,271	100.0%

Certification Status	Number	% of Total Number	Amount	% of Total Amount
Self-Certification	0	0.0%	0	0.0%
Income Verified	17,543	100.0%	1,578,700,271	100.0%
Total	17,543	100.0%	1,578,700,271	100.0%