

| 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 | 1,333,677,784 |
| B | 24,040,235 |
| C | 0 |
| D | 0 |
| Y | 17,148,169 |
| Z | 25,797,945 |
| Total : A + B + C + D - (Y + Z) | 1,314,771,905 |
| Method used for calculating "A" | A (ii) |
| Asset Percentage | 77.10% |
| Principal amount outstanding of covered bond | 1,250,000,000 |
| Issuance headroom | 64,771,905 |
| ACT Pass / Fail | PASS |
| Gross Overcollateralisation | 38.38% |

| Ledgers | |
|------------------------|--------------------|
| Revenue Ledger | 7,794,643 |
| Principal Ledger | 24,040,235 |
| Reserve Ledger | 1,710,088 |
| Capital Account Ledger | 523,446,809 |
| Total | 556,991,774 |
| GIC Account | 33,544,966 |
| Transaction Account | 0 |
| Substitution Assets | 0 |
| Total | 33,544,966 |

| 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 | 1,740,823,772 |
| Number of loans | 18,951 |
| Average current balance | 91,859 |
| Wtd Avg Current LTV (Indexed) | 73.1% |
| Wtd Avg Current LTV (Non Indexed) | 65.4% |
| Wtd Avg Current Seasoning (in months) | 35.1 |
| Wtd Avg Interest Rate | 5.12 |

| Current Arrears Breakdown | Number | % of Total Number | Amount | % of Total Amount |
|---------------------------|---------------|-------------------|----------------------|-------------------|
| Current | 18,146 | 95.8% | 1,661,506,148 | 95.5% |
| >0 <= 1 month arrears | 570 | 3.0% | 55,836,632 | 3.2% |
| >1 <= 2 month arrears | 139 | 0.7% | 12,901,043 | 0.7% |
| >2 <= 3 month arrears | 68 | 0.4% | 7,800,135 | 0.5% |
| >3 month arrears | 28 | 0.1% | 2,779,814 | 0.1% |
| Total | 18,951 | 100.0% | 1,740,823,772 | 100.0% |

| Current Arrears Breakdown (by Indexed LTV) | Number | % of Total Number | Amount | % of Total Amount |
|--|---------------|-------------------|----------------------|-------------------|
| Current | 10,634 | 56.1% | 756,035,559 | 43.5% |
| >0 <= 1 month arrears <= 75% LTV | 224 | 1.2% | 16,086,089 | 0.9% |
| >1 <= 2 month arrears <= 75% LTV | 49 | 0.3% | 3,352,324 | 0.2% |
| >2 <= 3 month arrears <= 75% LTV | 15 | 0.1% | 1,107,930 | 0.1% |
| >3 month arrears <= 75% LTV | 7 | 0.0% | 514,218 | 0.0% |
| Current | 7,512 | 39.6% | 905,470,589 | 52.0% |
| >0 <= 1 month arrears > 75% LTV | 346 | 1.8% | 39,750,543 | 2.3% |
| >1 <= 2 month arrears > 75% LTV | 90 | 0.5% | 9,548,719 | 0.5% |
| >2 <= 3 month arrears > 75% LTV | 53 | 0.3% | 6,692,205 | 0.4% |
| >3 month arrears > 75% LTV | 21 | 0.1% | 2,265,596 | 0.1% |
| Total | 18,951 | 100.0% | 1,740,823,772 | 100.0% |

| Current LTV (Indexed) | Number | % of Total Number | Amount | % of Total Amount |
|-----------------------|---------------|-------------------|----------------------|-------------------|
| 0 - 30 % | 2,836 | 15.0% | 87,036,856 | 5.0% |
| 30 - 35 % | 741 | 3.8% | 39,399,890 | 2.3% |
| 35 - 40 % | 821 | 4.5% | 50,123,676 | 2.9% |
| 40 - 45 % | 797 | 4.2% | 52,944,686 | 3.0% |
| 45 - 50 % | 833 | 4.4% | 64,853,310 | 3.7% |
| 50 - 55 % | 812 | 4.3% | 68,020,433 | 3.9% |
| 55 - 60 % | 924 | 4.9% | 83,981,343 | 4.8% |
| 60 - 65 % | 990 | 5.2% | 96,814,356 | 5.6% |
| 65 - 70 % | 1,068 | 5.6% | 112,904,486 | 6.5% |
| 70 - 75 % | 1,107 | 5.8% | 121,017,084 | 7.0% |
| 75 - 80 % | 1,216 | 6.4% | 139,284,092 | 8.0% |
| 80 - 85 % | 1,393 | 7.4% | 161,173,690 | 9.3% |
| 85 - 90 % | 1,450 | 7.7% | 168,966,383 | 9.7% |
| 90 - 95 % | 1,264 | 6.7% | 148,305,773 | 8.5% |
| 95 - 100 % | 1,015 | 5.4% | 127,644,887 | 7.3% |
| 100% + | 1,684 | 8.7% | 218,352,827 | 12.5% |
| Total | 18,951 | 100.00% | 1,740,823,772 | 100.00% |

| Current LTV (Non Indexed) | Number | % of Total Number | Amount | % of Total Amount |
|---------------------------|---------------|-------------------|----------------------|-------------------|
| 0 - 30 % | 3,398 | 17.9% | 117,392,404 | 6.7% |
| 30 - 35 % | 894 | 4.7% | 53,896,306 | 3.1% |
| 35 - 40 % | 913 | 4.8% | 63,927,587 | 3.7% |
| 40 - 45 % | 907 | 4.8% | 68,944,909 | 4.0% |
| 45 - 50 % | 1,017 | 5.4% | 87,681,741 | 5.0% |
| 50 - 55 % | 1,069 | 5.6% | 100,359,435 | 5.8% |
| 55 - 60 % | 1,065 | 5.6% | 110,975,215 | 6.4% |
| 60 - 65 % | 1,184 | 6.2% | 130,262,795 | 7.5% |
| 65 - 70 % | 1,239 | 6.5% | 137,649,741 | 7.9% |
| 70 - 75 % | 1,539 | 8.1% | 175,436,060 | 10.1% |
| 75 - 80 % | 1,806 | 9.5% | 214,911,648 | 12.3% |
| 80 - 85 % | 1,739 | 9.2% | 209,824,421 | 12.1% |
| 85 - 90 % | 1,207 | 6.4% | 147,127,968 | 8.5% |
| 90 - 95 % | 759 | 4.0% | 94,765,030 | 5.4% |
| 95 - 100 % | 204 | 1.1% | 25,466,110 | 1.5% |
| 100% + | 11 | 0.1% | 2,202,403 | 0.1% |
| Total | 18,951 | 100.00% | 1,740,823,772 | 100.00% |

| Regional Distribution | Number | % of Total Number | Amount | % of Total Amount |
|--------------------------|---------------|-------------------|----------------------|-------------------|
| East Anglia | 591 | 3.1% | 55,803,372 | 3.2% |
| East Midlands | 1,121 | 5.9% | 103,896,271 | 6.0% |
| Greater London | 1,044 | 5.5% | 174,073,898 | 10.0% |
| Northern Ireland | 1,259 | 6.6% | 107,984,086 | 6.2% |
| North | 1,636 | 8.6% | 120,069,504 | 6.9% |
| North West | 1,870 | 9.9% | 160,519,147 | 9.2% |
| Scotland | 1,829 | 9.7% | 138,817,680 | 8.0% |
| South East | 1,552 | 8.2% | 196,474,590 | 11.3% |
| South West | 851 | 4.5% | 90,099,139 | 5.2% |
| Wales | 912 | 4.8% | 78,679,772 | 4.5% |
| West Midlands | 1,343 | 7.1% | 121,743,504 | 7.0% |
| Yorkshire and Humberside | 4,943 | 26.1% | 392,662,809 | 22.5% |
| Other | 0 | 0.0% | 0 | 0.0% |
| Total | 18,951 | 100.00% | 1,740,823,772 | 100.00% |

| Occupancy Status | Number | % of Total Number | Amount | % of Total Amount |
|------------------|---------------|-------------------|----------------------|-------------------|
| Owner Occupied | 16,046 | 84.7% | 1,489,952,426 | 85.6% |
| Buy To Let | 2,905 | 15.3% | 250,871,346 | 14.4% |
| Total | 18,951 | 100.0% | 1,740,823,772 | 100.0% |

| Property Type (Residential) | Number | % of Total Number | Amount | % of Total Amount |
|-----------------------------|---------------|-------------------|----------------------|-------------------|
| Flat | 2,923 | 15.4% | 263,982,741 | 15.2% |
| Semi-detached house | 5,331 | 28.2% | 459,573,722 | 26.4% |
| Detached house | 2,909 | 15.4% | 390,088,486 | 22.4% |
| Detached bungalow | 707 | 3.7% | 69,006,408 | 4.0% |
| Semi-detached bungalow | 414 | 2.2% | 30,393,317 | 1.7% |
| Terraced house | 6,509 | 34.3% | 512,172,539 | 29.4% |
| Maisonette | 158 | 0.8% | 15,606,557 | 0.9% |
| Total | 18,951 | 100.0% | 1,740,823,772 | 100.0% |

| Repayment Type | Number | % of Total Number | Amount | % of Total Amount |
|----------------|---------------|-------------------|----------------------|-------------------|
| Repayment | 10,308 | 54.4% | 809,064,395 | 46.5% |
| Interest Only | 7,065 | 37.3% | 772,834,077 | 44.4% |
| Part & Part | 1,578 | 8.3% | 158,925,300 | 9.1% |
| Total | 18,951 | 100.00% | 1,740,823,772 | 100.00% |

| Loan Purpose | Number | % of Total Number | Amount | % of Total Amount |
|--------------|---------------|-------------------|----------------------|-------------------|
| Purchase | 9,836 | 51.9% | 1,001,874,372 | 57.6% |
| Remortgage | 9,115 | 48.1% | 738,949,400 | 42.4% |
| Total | 18,951 | 100.0% | 1,740,823,772 | 100.0% |

| Borrower Status | Number | % of Total Number | Amount | % of Total Amount |
|-----------------|---------------|-------------------|----------------------|-------------------|
| Employed | 15,026 | 79.3% | 1,382,669,876 | 79.5% |
| Self Employed | 2,764 | 14.6% | 287,661,420 | 16.5% |
| Other | 1,161 | 6.1% | 70,492,476 | 4.0% |
| Total | 18,951 | 100.0% | 1,740,823,772 | 100.0% |

| Seasoning in Months | Number | % of Total Number | Amount | % of Total Amount |
|---------------------|---------------|-------------------|----------------------|-------------------|
| >0- <=12 | 588 | 3.1% | 54,696,247 | 3.1% |
| >12- <=18 | 670 | 3.5% | 74,440,321 | 4.3% |
| >18- <=24 | 2,518 | 13.3% | 254,408,275 | 14.6% |
| >24- <=30 | 2,467 | 13.0% | 237,745,361 | 13.7% |
| >30- <=36 | 3,168 | 16.7% | 309,443,207 | 17.8% |
| >36- <=42 | 2,861 | 15.1% | 263,586,869 | 15.1% |
| >42- <=48 | 2,669 | 14.1% | 228,954,643 | 13.2% |
| >48- <=54 | 2,436 | 12.9% | 200,627,405 | 11.5% |
| >54 | 1,574 | 8.3% | 116,921,444 | 6.7% |
| Total | 18,951 | 100.0% | 1,740,823,772 | 100.0% |

| Mortgage Size (GBP) | Number | % of Total Number | Amount | % of Total Amount |
|---------------------|---------------|-------------------|----------------------|-------------------|
| <=30k | 2,177 | 11.5% | 41,524,272 | 2.4% |
| >30k - <=40k | 1,286 | 6.8% | 45,235,787 | 2.6% |
| >40k - <=50k | 1,508 | 8.0% | 67,955,662 | 3.9% |
| >50k - <=75k | 4,012 | 21.1% | 251,409,274 | 14.4% |
| >75k - <=100k | 3,421 | 18.1% | 297,075,652 | 17.1% |
| >100k - <=150k | 4,061 | 21.4% | 491,545,266 | 28.3% |
| >150k - <=200k | 1,385 | 7.3% | 235,521,446 | 13.5% |
| >200k - <=300k | 799 | 4.2% | 188,740,732 | 10.8% |
| >300k - <=500K | 258 | 1.4% | 94,438,882 | 5.4% |
| >500K | 44 | 0.2% | 27,376,799 | 1.6% |
| Total | 18,951 | 100.0% | 1,740,823,772 | 100.0% |

| Interest Payment Type | Number | % of Total Number | Amount | % of Total Amount |
|-----------------------|---------------|-------------------|----------------------|-------------------|
| Fixed | 10,257 | 54.1% | 1,006,693,677 | 57.8% |
| Variable | 5,391 | 28.4% | 434,114,380 | 24.9% |
| Discount | 1,344 | 7.1% | 140,673,443 | 8.1% |
| Tracker | 1,927 | 10.2% | 156,262,260 | 9.0% |
| Tracker with Collar | 0 | 0.0% | 0 | 0.0% |
| Capped | 32 | 0.2% | 3,080,012 | 0.2% |
| Other | 0 | 0.0% | 0 | 0.0% |
| Total | 18,951 | 100.0% | 1,740,823,772 | 100.0% |

| Certification Status | Number | % of Total Number | Amount | % of Total Amount |
|----------------------|---------------|-------------------|----------------------|-------------------|
| Self-Certification | 0 | 0.0% | 0 | 0.0% |
| Income Verified | 18,951 | 100.0% | 1,740,823,772 | 100.0% |
| Total | 18,951 | 100.0% | 1,740,823,772 | 100.0% |