

| 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 | 1,402,077,545 |
| B | 35,397,488 |
| C | 0 |
| D | 0 |
| Y | 18,392,972 |
| Z | 19,263,699 |
| Total : A + B + C + D - (Y + Z) | 1,399,818,362 |
| Method used for calculating "A" | A (ii) |
| Asset Percentage | 77.10% |
| Principal amount outstanding of covered bond | 1,250,000,000 |
| Issuance headroom | 149,818,362 |
| ACT Pass / Fail | PASS |
| Gross Overcollateralisation | 45.48% |

| Ledgers | |
|------------------------|--------------------|
| Revenue Ledger | 8,174,625 |
| Principal Ledger | 35,397,488 |
| Reserve Ledger | 1,659,542 |
| Capital Account Ledger | 622,461,155 |
| Total | 667,692,810 |
| GIC Account | 45,231,656 |
| Transaction Account | 0 |
| Substitution Assets | 0 |
| Total | 45,231,656 |

| 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 | 1,827,723,343 |
| Number of loans | 20,032 |
| Average current balance | 91,240 |
| Wtd Avg Current LTV (Indexed) | 71.2% |
| Wtd Avg Current LTV (Non Indexed) | 65.6% |
| Wtd Avg Current Seasoning (in months) | 38.5 |
| Wtd Avg Interest Rate | 5.26 |

| Current Arrears Breakdown | Number | % of Total Number | Amount | % of Total Amount |
|----------------------------------|---------------|--------------------------|----------------------|--------------------------|
| Current | 19,252 | 96.1% | 1,753,239,394 | 95.9% |
| >0 <= 1 month arrears | 484 | 2.4% | 43,732,379 | 2.4% |
| >1 <= 2 month arrears | 182 | 0.9% | 17,803,064 | 1.0% |
| >2 <= 3 month arrears | 95 | 0.5% | 10,949,464 | 0.6% |
| >3 month arrears | 19 | 0.1% | 1,999,042 | 0.1% |
| Total | 20,032 | 100.0% | 1,827,723,343 | 100.0% |

| Current Arrears Breakdown (by Indexed LTV) | Number | % of Total Number | Amount | % of Total Amount |
|---|---------------|--------------------------|----------------------|--------------------------|
| Current | 12,024 | 60.0% | 899,950,248 | 49.3% |
| >0 <= 1 month arrears <= 75% LTV | 220 | 1.1% | 14,075,572 | 0.8% |
| >1 <= 2 month arrears <= 75% LTV | 55 | 0.3% | 4,173,599 | 0.2% |
| >2 <= 3 month arrears <= 75% LTV | 34 | 0.2% | 2,852,595 | 0.2% |
| >3 month arrears <= 75% LTV | 8 | 0.0% | 589,254 | 0.0% |
| Current | 7,228 | 36.1% | 853,289,146 | 46.7% |
| >0 <= 1 month arrears > 75% LTV | 264 | 1.3% | 29,656,807 | 1.6% |
| >1 <= 2 month arrears > 75% LTV | 127 | 0.6% | 13,629,465 | 0.7% |
| >2 <= 3 month arrears > 75% LTV | 61 | 0.3% | 8,096,869 | 0.4% |
| >3 month arrears > 75% LTV | 11 | 0.1% | 1,409,788 | 0.1% |
| Total | 20,032 | 100.0% | 1,827,723,343 | 100.0% |

| Current LTV (Indexed) | Number | % of Total Number | Amount | % of Total Amount |
|------------------------------|---------------|--------------------------|----------------------|--------------------------|
| 0 - 30 % | 3,322 | 16.5% | 106,993,514 | 5.8% |
| 30 - 35 % | 829 | 4.1% | 47,614,202 | 2.6% |
| 35 - 40 % | 818 | 4.1% | 51,091,797 | 2.8% |
| 40 - 45 % | 860 | 4.3% | 64,045,184 | 3.5% |
| 45 - 50 % | 885 | 4.4% | 70,489,922 | 3.9% |
| 50 - 55 % | 947 | 4.7% | 88,197,085 | 4.8% |
| 55 - 60 % | 1,056 | 5.3% | 102,208,491 | 5.6% |
| 60 - 65 % | 1,060 | 5.3% | 109,578,929 | 6.0% |
| 65 - 70 % | 1,200 | 6.0% | 130,547,113 | 7.1% |
| 70 - 75 % | 1,364 | 6.8% | 150,875,029 | 8.3% |
| 75 - 80 % | 1,563 | 7.8% | 181,498,159 | 9.9% |
| 80 - 85 % | 1,615 | 8.1% | 185,045,470 | 10.1% |
| 85 - 90 % | 1,355 | 6.8% | 158,360,995 | 8.7% |
| 90 - 95 % | 1,197 | 6.0% | 138,453,524 | 7.6% |
| 95 - 100 % | 885 | 4.4% | 108,886,639 | 6.0% |
| 100% + | 1,076 | 5.4% | 133,837,290 | 7.3% |
| Total | 20,032 | 100.00% | 1,827,723,343 | 100.00% |

| Current LTV (Non Indexed) | Number | % of Total Number | Amount | % of Total Amount |
|---------------------------|---------------|-------------------|----------------------|-------------------|
| 0 - 30 % | 3,690 | 18.5% | 125,228,102 | 6.9% |
| 30 - 35 % | 889 | 4.4% | 53,643,454 | 2.9% |
| 35 - 40 % | 910 | 4.5% | 61,529,490 | 3.4% |
| 40 - 45 % | 947 | 4.7% | 74,574,388 | 4.1% |
| 45 - 50 % | 998 | 5.0% | 86,323,004 | 4.7% |
| 50 - 55 % | 1,075 | 5.4% | 101,122,058 | 5.5% |
| 55 - 60 % | 1,149 | 5.7% | 118,234,018 | 6.5% |
| 60 - 65 % | 1,178 | 5.9% | 128,660,550 | 7.0% |
| 65 - 70 % | 1,329 | 6.6% | 143,771,655 | 7.9% |
| 70 - 75 % | 1,699 | 8.5% | 192,055,326 | 10.5% |
| 75 - 80 % | 1,951 | 9.7% | 230,077,769 | 12.6% |
| 80 - 85 % | 2,002 | 10.0% | 243,341,791 | 13.3% |
| 85 - 90 % | 1,276 | 6.4% | 152,038,786 | 8.3% |
| 90 - 95 % | 739 | 3.7% | 91,750,109 | 5.0% |
| 95 - 100 % | 187 | 0.9% | 23,205,768 | 1.3% |
| 100% + | 13 | 0.1% | 2,167,075 | 0.1% |
| Total | 20,032 | 100.00% | 1,827,723,343 | 100.00% |

| Regional Distribution | Number | % of Total Number | Amount | % of Total Amount |
|--------------------------|---------------|-------------------|----------------------|-------------------|
| East Anglia | 631 | 3.1% | 60,897,283 | 3.3% |
| East Midlands | 1,155 | 5.8% | 104,107,240 | 5.7% |
| Greater London | 1,075 | 5.4% | 178,996,044 | 9.8% |
| Northern Ireland | 1,236 | 6.2% | 104,948,098 | 5.7% |
| North | 1,729 | 8.6% | 126,820,706 | 6.9% |
| North West | 2,000 | 10.0% | 170,411,161 | 9.3% |
| Scotland | 2,152 | 10.7% | 167,326,066 | 9.2% |
| South East | 1,676 | 8.4% | 211,925,809 | 11.6% |
| South West | 894 | 4.5% | 94,261,316 | 5.2% |
| Wales | 988 | 4.9% | 84,047,711 | 4.6% |
| West Midlands | 1,392 | 6.9% | 123,818,653 | 6.8% |
| Yorkshire and Humberside | 5,104 | 25.5% | 400,163,256 | 21.9% |
| Other | 0 | 0.0% | 0 | 0.0% |
| Total | 20,032 | 100.00% | 1,827,723,343 | 100.00% |

| Occupancy Status | Number | % of Total Number | Amount | % of Total Amount |
|------------------|---------------|-------------------|----------------------|-------------------|
| Owner Occupied | 17,081 | 85.3% | 1,573,518,624 | 86.1% |
| Buy To Let | 2,951 | 14.7% | 254,204,719 | 13.9% |
| Total | 20,032 | 100.0% | 1,827,723,343 | 100.0% |

| Property Type (Residential) | Number | % of Total Number | Amount | % of Total Amount |
|-----------------------------|---------------|-------------------|----------------------|-------------------|
| Flat | 3,112 | 15.5% | 276,257,381 | 15.1% |
| Semi-detached house | 5,522 | 27.7% | 476,968,708 | 26.1% |
| Detached house | 3,092 | 15.4% | 410,628,962 | 22.5% |
| Detached bungalow | 750 | 3.7% | 71,722,494 | 3.9% |
| Semi-detached bungalow | 454 | 2.3% | 32,589,753 | 1.8% |
| Terraced house | 6,918 | 34.5% | 542,733,233 | 29.7% |
| Maisonette | 184 | 0.9% | 16,822,812 | 0.9% |
| Total | 20,032 | 100.0% | 1,827,723,343 | 100.0% |

| Repayment Type | Number | % of Total Number | Amount | % of Total Amount |
|----------------|---------------|-------------------|----------------------|-------------------|
| Repayment | 10,841 | 54.1% | 842,079,399 | 46.0% |
| Interest Only | 7,667 | 38.3% | 834,505,785 | 45.7% |
| Part & Part | 1,524 | 7.6% | 151,138,159 | 8.3% |
| Total | 20,032 | 100.00% | 1,827,723,343 | 100.00% |

| Loan Purpose | Number | % of Total Number | Amount | % of Total Amount |
|--------------|---------------|-------------------|----------------------|-------------------|
| Purchase | 10,631 | 53.1% | 1,068,240,242 | 58.4% |
| Remortgage | 9,401 | 46.9% | 759,483,101 | 41.6% |
| Total | 20,032 | 100.0% | 1,827,723,343 | 100.0% |

| Borrower Status | Number | % of Total Number | Amount | % of Total Amount |
|-----------------|---------------|-------------------|----------------------|-------------------|
| Employed | 15,664 | 78.2% | 1,435,036,152 | 78.6% |
| Self Employed | 2,976 | 14.9% | 309,753,934 | 16.9% |
| Other | 1,392 | 6.9% | 82,933,257 | 4.5% |
| Total | 20,032 | 100.0% | 1,827,723,343 | 100.0% |

| Seasoning in Months | Number | % of Total Number | Amount | % of Total Amount |
|---------------------|---------------|-------------------|----------------------|-------------------|
| >0- <=12 | 953 | 4.8% | 99,633,662 | 5.5% |
| >12- <=18 | 1,211 | 6.0% | 116,125,805 | 6.4% |
| >18- <=24 | 943 | 4.7% | 99,512,187 | 5.4% |
| >24- <=30 | 2,250 | 11.2% | 224,445,308 | 12.3% |
| >30- <=36 | 2,328 | 11.6% | 215,071,479 | 11.8% |
| >36- <=42 | 2,716 | 13.6% | 268,340,727 | 14.6% |
| >42- <=48 | 2,920 | 14.6% | 265,746,728 | 14.5% |
| >48- <=54 | 2,572 | 12.8% | 214,865,432 | 11.8% |
| >54 | 4,139 | 20.7% | 323,982,015 | 17.7% |
| Total | 20,032 | 100.0% | 1,827,723,343 | 100.0% |

| Mortgage Size (GBP) | Number | % of Total Number | Amount | % of Total Amount |
|---------------------|---------------|-------------------|----------------------|-------------------|
| <=30k | 2,387 | 11.9% | 44,134,127 | 2.4% |
| >30k - <=40k | 1,371 | 6.8% | 48,095,060 | 2.6% |
| >40k - <=50k | 1,546 | 7.7% | 69,677,399 | 3.8% |
| >50k - <=75k | 4,231 | 21.1% | 265,252,536 | 14.5% |
| >75k - <=100k | 3,657 | 18.3% | 316,951,040 | 17.3% |
| >100k - <=150k | 4,228 | 21.2% | 511,460,582 | 28.0% |
| >150k - <=200k | 1,465 | 7.3% | 249,705,739 | 13.7% |
| >200k - <=300k | 845 | 4.2% | 200,512,760 | 11.0% |
| >300k - <=500K | 255 | 1.3% | 93,560,104 | 5.1% |
| >500K | 47 | 0.2% | 28,373,996 | 1.6% |
| Total | 20,032 | 100.0% | 1,827,723,343 | 100.0% |

| Interest Payment Type | Number | % of Total Number | Amount | % of Total Amount |
|-----------------------|---------------|-------------------|----------------------|-------------------|
| Fixed | 9,704 | 48.5% | 967,358,744 | 52.9% |
| Variable | 8,075 | 40.3% | 646,400,945 | 35.4% |
| Discount | 664 | 3.3% | 74,243,083 | 4.1% |
| Tracker | 1,588 | 7.9% | 139,657,996 | 7.6% |
| Tracker with Collar | 0 | 0.0% | 0 | 0.0% |
| Capped | 1 | 0.0% | 62,575 | 0.0% |
| Other | 0 | 0.0% | 0 | 0.0% |
| Total | 20,032 | 100.0% | 1,827,723,343 | 100.0% |

| Certification Status | Number | % of Total Number | Amount | % of Total Amount |
|----------------------|---------------|-------------------|----------------------|-------------------|
| Self-Certification | 0 | 0.0% | 0 | 0.0% |
| Income Verified | 20,032 | 100.0% | 1,827,723,343 | 100.0% |
| Total | 20,032 | 100.0% | 1,827,723,343 | 100.0% |