

KEY PARTIES	
Issuer	Leeds Building Society
Servicer	Leeds Building Society
Cash Manager	Leeds Building Society
Account Bank	Barclays Bank PLC
GIC Provider	Barclays Bank PLC
Stand-by Account Bank	N/A
Stand-by GIC Provider	N/A
Interest Rate Swap Provider	Leeds Building Society

ASSET COVERAGE TEST	
A	952,758,906
B	23,238,428
C	0
D	0
Y	16,482,361
Z	92,691,478
Total : A + B + C + D - (Y + Z)	866,823,495
Method used for calculating "A"	A (ii)
Asset Percentage	66.30%
Principal amount outstanding of covered bond - Issue 1	0
Principal amount outstanding of covered bond - Issue 2	41,700,000
Principal amount outstanding of covered bond - Issue 3	250,000,000
Principal amount outstanding of covered bond - Issue 4	250,000,000
Principal amount outstanding of covered bond - Issue 5	44,500,000
Principal amount outstanding of covered bond - Issue 6	250,000,000
Principal amount outstanding of all Covered Bonds	836,200,000
Issuance headroom	30,623,495
ACT Pass / Fail	PASS
Gross Overcollateralisation	71.85%

Ledgers	
Revenue Ledger	6,556,223
Principal Ledger	23,238,428
Reserve Ledger	5,908,671
Capital Account Ledger	837,320,858
Total	873,024,180
GIC Account	35,703,322
Transaction Account	0
Substitution Assets	0
Total	35,703,322

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	1,442,678,597
Number of loans	16,703
Average current balance	86,372
Wtd Avg Current LTV (Indexed)	70.2%
Wtd Avg Current LTV (Non Indexed)	63.2%
Wtd Avg Current Seasoning (in months)	50.9
Wtd Avg Interest Rate	5.19

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	16,085	96.3%	1,386,588,990	96.1%
>0 <= 1 month arrears	439	2.6%	37,289,804	2.6%
>1 <= 2 month arrears	129	0.8%	12,887,034	0.9%
>2 <= 3 month arrears	50	0.3%	5,912,769	0.4%
>3 month arrears	0	0.0%	0	0.0%
Total	16,703	100.0%	1,442,678,597	100.0%

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	10,484	62.8%	743,528,495	51.5%
>0 <= 1 month arrears <= 75% LTV	219	1.3%	13,951,668	1.0%
>1 <= 2 month arrears <= 75% LTV	44	0.3%	2,715,719	0.2%
>2 <= 3 month arrears <= 75% LTV	17	0.1%	1,455,538	0.1%
>3 month arrears <= 75% LTV	0	0.0%	0	0.0%
Current	5,601	33.5%	643,060,495	44.6%
>0 <= 1 month arrears > 75% LTV	220	1.3%	23,338,136	1.6%
>1 <= 2 month arrears > 75% LTV	85	0.5%	10,171,315	0.7%
>2 <= 3 month arrears > 75% LTV	33	0.2%	4,457,231	0.3%
>3 month arrears > 75% LTV	0	0.0%	0	0.0%
Total	16,703	100.0%	1,442,678,597	100.0%

Current LTV (Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,313	19.8%	106,858,791	7.5%
30 - 35 %	746	4.5%	41,034,142	2.9%
35 - 40 %	708	4.2%	43,988,628	3.0%
40 - 45 %	725	4.4%	53,287,363	3.7%
45 - 50 %	741	4.5%	58,661,178	4.1%
50 - 55 %	860	5.1%	76,690,212	5.3%
55 - 60 %	856	5.1%	79,768,575	5.5%
60 - 65 %	786	4.7%	74,868,522	5.2%
65 - 70 %	938	5.6%	103,147,271	7.1%
70 - 75 %	1,091	6.5%	123,346,739	8.5%
75 - 80 %	1,310	7.9%	160,186,821	11.1%
80 - 85 %	1,257	7.5%	148,589,056	10.3%
85 - 90 %	860	5.1%	93,846,038	6.5%
90 - 95 %	747	4.5%	79,877,998	5.5%
95 - 100 %	584	3.5%	63,597,803	4.4%
100% +	1,181	7.1%	134,929,460	9.4%
Total	16,703	100.0%	1,442,678,597	100.0%

Current LTV (Non Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30 %	3,794	22.7%	128,582,842	8.9%
30 - 35 %	798	4.8%	45,429,731	3.1%
35 - 40 %	782	4.7%	53,107,480	3.7%
40 - 45 %	849	5.1%	66,397,489	4.6%
45 - 50 %	868	5.2%	73,030,358	5.1%
50 - 55 %	882	5.3%	82,010,576	5.7%
55 - 60 %	943	5.6%	91,148,022	6.3%
60 - 65 %	905	5.4%	93,080,411	6.4%
65 - 70 %	1,090	6.5%	117,717,454	8.2%
70 - 75 %	1,371	8.2%	158,278,276	11.0%
75 - 80 %	1,774	10.6%	211,505,843	14.7%
80 - 85 %	1,469	8.8%	179,221,702	12.4%
85 - 90 %	608	3.7%	73,105,788	5.1%
90 - 95 %	431	2.6%	52,605,440	3.6%
95 - 100 %	123	0.7%	15,511,743	1.1%
100% +	16	0.1%	1,945,443	0.1%
Total	16,703	100.0%	1,442,678,597	100.0%

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	561	3.4%	52,719,420	3.6%
East Midlands	997	6.0%	81,618,668	5.7%
Greater London	959	5.7%	150,103,181	10.4%
Northern Ireland	876	5.2%	66,913,933	4.6%
North	1,397	8.4%	96,545,253	6.7%
North West	1,762	10.5%	144,631,471	10.0%
Scotland	1,727	10.3%	126,363,233	8.8%
South East	1,579	9.5%	189,383,750	13.1%
South West	868	5.2%	83,066,203	5.8%
Wales	862	5.2%	66,362,757	4.6%
West Midlands	1,237	7.4%	103,823,010	7.2%
Yorkshire and Humberside	3,878	23.2%	281,147,718	19.5%
Other	0	0.0%	0	0.0%
Total	16,703	100.0%	1,442,678,597	100.0%

Occupancy Status	Number	% of Total Number	Amount	% of Total Amount
Owner Occupied	14,011	83.9%	1,237,166,378	85.8%
Buy To Let	2,692	16.1%	205,512,219	14.2%
Total	16,703	100.0%	1,442,678,597	100.0%

Property Type (Residential)	Number	% of Total Number	Amount	% of Total Amount
Flat	2,595	15.5%	216,999,183	15.0%
Semi-detached house	4,540	27.2%	375,226,579	26.0%
Detached house	2,539	15.2%	320,406,179	22.2%
Detached bungalow	755	4.5%	63,359,566	4.4%
Semi-detached bungalow	427	2.6%	29,250,693	2.0%
Terraced house	5,656	33.9%	419,275,140	29.1%
Maisonette	191	1.1%	18,161,257	1.3%
Total	16,703	100.0%	1,442,678,597	100.0%

Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	9,027	54.0%	666,594,473	46.2%
Interest Only	6,570	39.4%	663,731,438	46.0%
Part & Part	1,106	6.6%	112,352,686	7.8%
Total	16,703	100.0%	1,442,678,597	100.0%

Loan Purpose	Number	% of Total Number	Amount	% of Total Amount
Purchase	8,668	51.9%	829,275,192	57.5%
Remortgage	8,035	48.1%	613,403,405	42.5%
Total	16,703	100.0%	1,442,678,597	100.0%

Borrower Status	Number	% of Total Number	Amount	% of Total Amount
Employed	12,376	74.1%	1,091,181,302	75.6%
Self Employed	2,527	15.1%	249,722,270	17.3%
Other	1,800	10.8%	101,775,025	7.1%
Total	16,703	100.0%	1,442,678,597	100.0%

Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
>0- <=12	725	4.3%	72,796,748	5.0%
>12- <=18	1,295	7.8%	128,552,574	8.9%
>18- <=24	912	5.5%	92,970,360	6.4%
>24- <=30	470	2.8%	42,918,100	3.0%
>30- <=36	971	5.8%	94,661,219	6.6%
>36- <=42	833	5.0%	74,889,343	5.2%
>42- <=48	590	3.5%	55,691,700	3.9%
>48- <=54	1,387	8.3%	125,523,197	8.7%
>54	9,520	57.0%	754,675,356	52.3%
Total	16,703	100.0%	1,442,678,597	100.0%

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	2,445	14.6%	43,242,570	3.0%
>30k - <=40k	1,259	7.5%	43,864,236	3.0%
>40k - <=50k	1,319	7.9%	59,328,749	4.1%
>50k - <=75k	3,655	21.9%	227,654,517	15.8%
>75k - <=100k	2,841	17.0%	246,781,999	17.1%
>100k - <=150k	3,223	19.3%	388,863,913	27.0%
>150k - <=200k	1,081	6.5%	185,120,822	12.8%
>200k - <=300k	630	3.8%	148,483,993	10.3%
>300k - <=500K	211	1.3%	76,411,831	5.3%
>500K	39	0.2%	22,925,967	1.6%
Total	16,703	100.0%	1,442,678,597	100.0%

Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	6,646	39.8%	661,250,102	45.8%
Variable	7,999	47.9%	593,507,211	41.2%
Discount	910	5.4%	89,895,408	6.2%
Tracker	1,148	6.9%	98,025,876	6.8%
Tracker with Collar	0	0.0%	0	0.0%
Capped	0	0.0%	0	0.0%
Other	0	0.0%	0	0.0%
Total	16,703	100.0%	1,442,678,597	100.0%

Certification Status	Number	% of Total Number	Amount	% of Total Amount
Self-Certification	0	0.0%	0	0.0%
Income Verified	16,703	100.0%	1,442,678,597	100.0%
Total	16,703	100.0%	1,442,678,597	100.0%