

Albion No3 plc - Investor Report

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Reporting Information	
Report Date	12-May-17
Reporting Period	01-Apr-17 - 30-Apr-17
Payment Date	17-May-17
Next Interest Date	17-May-17
Accrual End Date: Notes	30-Apr-17
Accrual Start Date: Notes	01-Feb-17
Accrual Days: Notes	89 days
Calculation Date	12-May-17

Contact Details			
Contact Name	Telephone Number	E-mail	Mailing Address
Security Trustee and Note Trustee	0207 5453285	raman.subberwal@db.com	Deutsche Bank AG, Filiale London Global Transaction Banking 10 Bishops Square London E1 6EG
Back-Up Servicer Facilitator, Corporate Services Provider	0207 3986300	dagmar.moravkova@intertrustgroup.com	Intertrust, 35 Great St. Helen's, London, EC3A 6AP
Seller, Cash Manager, Servicer, Account Bank, Class Z VFN Holder	0113 2257789	structuredfunding@leedsbuildingsociety.co.uk	Leeds Building Society 105 Albion Street Leeds LS1 5AS
Interest Rate Swap Provider	+ 44 (0) 203 216 9299	londonmiddleoffice@natixis.com	Natixis, London Branch Cannon Bridge House 25 Dowgate Hill London EC4R 2YA
Reserve Account Bank	0207 1583749	Richard.Innes@lloydsbanking.com	Lloyds Bank 25 Gresham Street, London EC2V 7HN

<http://www.leedsbuildingsociety.co.uk/treasury/wholesale/securitisation-terms/>

Assets		
	Current	Previous
Number of mortgage accounts in Pool	1,672	1,700
True Balance of mortgage accounts in Pool	203,090,814	207,701,960
Cash and Other Substitution Assets	0	0
Borrower deposits as a % of true balance of mortgage accounts in the pool	0.32	0.31

Pool Changes		
Reason	Number	Value(£)
Further Advances	0	0
Unscheduled Principal Payments	40	3,849,531
Repurchases	0	0
- Breaches to Warranties	0	0
- Product Switches	0	0
- Further Advances	0	0
- Term Extensions	0	0
Sum of unscheduled Principal received during period		3,849,531

Properties in Possession			
	Number	Current Balance (£)	Arrears Balance (£)
Properties in Possession (current)	0	0	0
Repossessed (current period)	0	0	0
Properties returned to borrower (current period)	0	0	0
Sold (current period)	0	0	0
Repossessed (programme to date)	0	0	0
Properties returned to borrower (programme to date)	0	0	0
Sold (programme to date)	0	0	0

Net Losses			
	Number	Value of Losses	Percentage of original pool balance
Losses - current month	0	0	0
Losses - to date	0	0	0

Arrears Capitalisation			
	Arrears	Number	Percentage of original pool balance
Arrears capitalisation - current month	0	0	0
Arrears capitalisation - to date	0	0	0

Collections		
	Current	Previous
Unscheduled Principal Payments	3,849,531	2,119,070
Scheduled Principal Payments	780,681	395,539
Interest	530,822	554,963

Summary Statistics										
	Seasoning (months)	Remaining Term (years)	Loan Size				Current LTV (%)	Indexed LTV (%)	Original LTV(%)	Arrears Balance
			Whole Pool	Interest Only	Repayment	Part & Part				
Weighted Average	37.05	20.75	173,240	180,606	173,034	143,671	64.26	56.22	69.96	16
Minimum	23.39	0.17	0	0	0	14,410	0.03	0.03	2.73	3
Maximum	145.84	37.58	633,669	514,360	633,669	350,577	93.71	91.6	95	5,486

Performance Ratios			
	Monthly	3 Month Average	Monthly Figure Annualised
Current Constant Prepayment Rate (CPR)	1.90%	1.46%	20.56%
Current Principal Payment Rate (PPR)	2.28%	1.69%	24.18%
Current Constant Default Rate (CDR)	0.11%	0.09%	1.31%
Previous Constant Prepayment Rate (CPR)	1.02%	1.76%	11.58%
Previous Principal Payment Rate (PPR)	1.21%	1.97%	13.59%
Previous Constant Default Rate (CDR)	0.11%	0.07%	1.31%

Mortgage Interest Rate		
	LBS Existing Borrower	With Effect From
Standard Variable Rate - Current	5.44%	01-Sep-16
Standard Variable Rate - Previous	5.69%	01-Jun-10
Base Mortgage Rate - Current	0.25%	05-Aug-16
Base Mortgage Rate - Previous	0.50%	06-Mar-09

Key Events & Rating Agency Triggers				
Event	Summary	Reference	Breached	Consequence if Trigger Breached
Asset Conditions	Loans in Arrears >= 3% of pool; WA OLTV > 75%; Loans with OLTV>85% > 4% of pool; Loans with IO part > 35% of pool; and OLTV of each loan > 90%.	Prospectus p109	N	Repurchase loans subject to further advances or product switches
Seller Insolvency Event	Seller enters into insolvency	Prospectus p56	N	Perfection of title on the loans
Cash Manager Trigger	Cash Manager's long term ratings fall below Baa3 (Moody's) or BBB- (Fitch)	Prospectus p83	N	Issuer shall require the Cash Manager to appoint a back up Cash Manager within 60 days
Seller Trigger (a) and (b)	Seller's ST Rating falls below P-2 (Moody's) or F2 (Fitch)	Prospectus p83	N	Seller to provide a Solvency Certificate to Issuer and Security Trustee in accordance with terms of the MSA, and continue to provide one every 3 months
Seller Trigger (c) and (d)	Seller's LT rating falls below Baa3 (Moody's) or BBB- (Fitch)	Prospectus p83	N	Seller to deliver names and addresses of borrowers to the Issuer and Security Trustee along with a draft Notice of Assignment within 20 business days and an update monthly thereafter
Seller Trigger (d), (e) and (f)	Seller's LT rating falls below Baa2 (Moody's), BBB+ (Fitch) or ST rating falls below F2 (Fitch)	Prospectus p84	N	The Issuer will establish the Liquidity Reserve Fund
Interest Rate Swap Provider Qualifying Collateral Trigger	Provider does not have a LT counterparty risk assessment from Moody's of A3(cr)	Prospectus p85	N	Interest Swap Provider must, if required, post collateral and may either (i) transfer its rights and obligations to an appropriately rated replacement third party, or (ii) procure a guarantee from an appropriately rated third party
Servicer Trigger (a) and (b)	Servicer's LT rating falls below Baa3 (Moody's) or BBB- (Fitch)	Prospectus p85	N	Back-up servicer facilitator along with Servicer to appoint a back-up servicer within 60 days
Interest Rate Swap Provider Qualifying Transfer Trigger	Provider does not have a LT counterparty risk assessment from Moody's of Baa1(cr)	Prospectus p86	N	Provider must (within 30 business days) either (i) transfer its rights and obligations to an appropriately rated replacement third party, or (ii) procure a guarantee from an appropriately rated third party

Interest Swap Provider Fitch Initial Required Ratings	Provider fails to have the required Unsupported Minimum Counterparty Ratings. The Fitch required ratings depend on the rating of the Class A Notes from Fitch - see prospectus for full details.	Prospectus p87	N	Provider must provide collateral within 14 calendar days (if required) unless it either (i) transfers its obligations to an eligible entity or (ii) obtains a guarantee or co-obligation
Interest Rate Swap Provider Fitch Subsequent Required Ratings	Provider fails to have the required Supported Minimum Counterparty Ratings.	Prospectus p88	N	Provider must within 30 calendar days either (i) transfer its obligations to an eligible entity (ii) obtain a guarantee or co-obligation of (iii) take such other action as will maintain or restore the rating of the Class A Notes by Fitch
Account Bank	Account Bank's ratings fall below F2, BBB- (Fitch) or Baa3 (Moody's)	Prospectus p89	N	Account Bank's appointment may be terminated and the accounts closed within 30 days by the Issuer, with the termination being effective on appointment of replacement account bank with written consent of Security Trustee
Reserve Account Bank	Reserve Account Bank's ratings fall below Baa3 (Moody's) or F1 and A (Fitch)	Prospectus p90	N	Reserve Account Bank's appointment may be terminated and the Reserve Account closed within 30 calendar days by the Issuer, with the termination being effective on appointment of replacement reserve account bank with written consent of Security Trustee
Servicer Termination Event (a) and (b)	Servicer defaults in the payment on the due date, or defaults in the performance or observance of any of its other covenants and obligations under the Servicing Agreement and it remains unremedied for 30 business days	Prospectus p91	N	Issuer may terminate the appointment of the Servicer

Key Party Ratings

Party	Current Long Term Rating (S & P / Moodys / Fitch)	Current Short Term Rating (S & P / Moodys / Fitch)	Role
Deutsche Trustee Company Limited	n/a/n/a/n/a	n/a/n/a/n/a	Security Trustee, Note Trustee
Leeds Building Society	n/a/A2/A-	n/a/P-1/F1	Seller, Cash Manager, Servicer, Account Bank, Class Z VFN Holder
Lloyds Bank plc	A/A1/A+	A-1/P-1/F1	Reserve Account Bank
Natisis	A/A2/A	A-1/P-1/F1	Interest Rate Swap Provider
Intertrust	n/a/n/a/n/a	n/a/n/a/n/a	Back-Up Servicer Facilitator

Issuance Details

	Class A Notes	Class Z Notes
Issuer	Albion No3 PLC	Albion No3 PLC
ISIN (International Securities Number)	XS1280451128	n/a
Stock Exchange Listing	ISE	n/a
Original Rating(s)	AAA/Aaa	n/a/n/a
Current Rating(s)	AAA/Aaa	n/a/n/a
Step-Up Date	17-Nov-19	
Legal Final Maturity Date	17-Nov-58	17-Nov-58
Currency	GBP	GBP
Reference Index	3 mth GBP LIBOR	3 mth GBP LIBOR
Day Count Convention	Modified Following	Modified Following
Coupon Reference Rate %	0.35838	0.35838
Current Coupon %	1.05838	0.35838
Margin above Current Coupon %	0	0
Previous Factor	0.534851	1
Current Factor	0.502601	1

	Current	Previous	Original	Current	Previous	Original
Principal Amount Outstanding	163,345,430	173,826,580	325,000,000	45,391,100	45,391,100	45,391,100
Subordination	38,128,492	38,128,492	38,128,492	0	0	0
Reserve Fund	3,631,467	3,631,467	7,262,608	0	0	0
Total Credit Enhancement	41,759,959	41,759,959	45,391,100	0	0	0
Latest Distribution	17-May-17		Total	17-May-17		Total
Principal Payment	10,481,150		161,654,570	0		0
Interest Payment	448,596		5,593,478	39,665		396,183
Excess Spread %		1.43			0	
Retention Undertaking	5%	5%	5%	5%	5%	5%

Cashflows at last distribution

Ledgers			
Principal Ledger Balance	10,613,380		
Revenue Ledger Balance	1,937,534		
General Reserve Required Amount	3,631,467		
General Reserve Fund	3,631,467		
Class A Principal Deficiency Ledger Balance	0		
Class Z Principal Deficiency Ledger Balance	0		
Liquidity Reserve Fund Required Amount	0		
Liquidity Reserve Fund	0		
Issuer Profit Ledger Balance	1,800		
Revenue Receipts		Principal Receipts	
(a) Interest	1,886,708	(a) Repayments	10,478,599
ERC Payments	50,826	(b) Enforcement Recoveries	0
(b) Enforcement Recoveries	0	(c) Insurance Proceeds	0
(c) Post-enforcement recoveries	0	(d) Repurchases	134,782
	1,937,534		10,613,381
Available Revenue Receipts		Available Principal Receipts	
(a) Revenue Receipts	1,937,534	(a) (i) Principal Receipts (excl. repurchases)	10,478,599
(b) GIC income	0	Less	
(c) Swap Receipts	0	(A) Further Advances in period, excl IPD	0
(d) General Reserve Ledger	0	(B) Further Advances to be purchased	132,230
(e) Other Income	0	Plus	
(f) (d) from Principal PoP	0	(a) (ii) Repurchases	134,782
(g) (n) from Revenue PoP	0	(b) Liquidity Reserve Fund	0
(h) Reconciliation Amounts	0	(c) Excess Proceeds	0
Less		(d) PDL reduction - A Notes	0
(i)(i) Insurance Premiums	1,914	(e) Z note drawing for Further Advances	0
(i)(ii) Repaid DDs	207,578	(f) Reconciliation Amounts	0
(i)(iii) Fee payments	46,524	Less	
ERC payments	50,826	(g) APR to cover Revenue Deficiency	0
(i)(iv) Third party payments	0		10,481,151
Plus			
(j) APR to cover Revenue Deficiency	0		
(k) LRF drawings to cover Revenue Deficiency	0		
	1,630,692		

Revenue Priority of Payments (Pre-Enforcement)		Principal Priority of Payments (Pre-Enforcement)	
(a) (i) Fees - Note Trustee	0	(a) Credit Liquidity Reserve Fund	0
(a) (ii) Fees - Security Trustee	0	(b) Principal Repayment - A Notes	10,481,150
(b) Fees - Agent Bank	0	(c) Principal Repayment - Z Notes	0
(c) (i) Fees - Corporate Service Provider	0	(d) Excess to APR	0
(c) (ii) Fees - VFN Registrar	0		10,481,150
(c) (iii) Fees - Account Bank	0		
(d) Third Party amounts	0		
(e) (i) Fees - Servicer	15,622		
(e) (ii) Fees - Cash Manager	5,207		
(e) (iii) Fees - Back-up Servicer Facilitator	0		
(f) Swap payments	433,558		
(g) Interest - A Notes	448,596		
(h) PDL A Notes	0		
(i) Credit General Reserve Ledger	0		
(j) PDL - Z Notes	0		
(k) Interest	39,665		
(l) Issuer Profit Amount	300		
(m) Swap Excluded Amounts	0		
(n) Excess following Determination Period	0		
(o) Z Repayment Amount	0		
(p) Deferred Consideration	687,744		
(q) Excess to Issuer	0		
	1,630,692		

Swap Details

	Notional	Receive Reference Rate	Receive Margin (%)	Receive Rate (%)	Received	Pay Reference Rate	Pay Margin (%)	Pay Rate (%)	Paid	Foreign Exchange Rate	Collateral Posting
Interest Rate (Fixed) Swap	175,765,275	3 mth LIBOR	0.5	0.85838	GBP	FIXED	0	1.87	GBP	n/a	n/a

Glossary of Terms

Arrears	Leeds BS identifies a loan as being in arrears where an amount equal to or greater than a full month's contractual payment is past its due date. Arrears includes fees and insurance premiums that are included in the arrears balance on which interest is charged. Months in Arrears is a simple multiplier of Arrears balance/normal instalment. If the Months in Arrears is less than one, zero is reported. Leeds BS recognise that arrears are typically caused by temporary changes in customer circumstances, and therefore offer a range of forbearance and account management options to customers. Options include payment holidays, temporary conversion to interest only, term extension and arrears capitalisation. All account management/forbearance options are low in materiality
General Reserve Required Amount	An amount equal to £7,262,608 (being an amount at least equal to 2% of the true balance of the portfolio as at the closing date)
Geographical Distribution	Mapped to Leeds BS internally derived geographic regions which may differ to the Nomenclature of Units for Territorial Statistics (NUTS) regions used in other reporting
Indexed	Indexation is applied quarterly on a regional basis to property valuations each January, April, July, October
Interest Payments	Refer to payments made during the specified reporting period
Mortgage Account	A mortgage account consists of one or more underlying loans all secured with equal priority by a first charge of the same property and thereby forming a single mortgage account
True Balance	As at the given date, the aggregate of: (a) the original principal amount advanced to the borrower and any further amount advanced, (b) any interest, fees or charges which has been capitalised and (c) any other amount (including accrued interest and arrears of interest) which is due or accrued (whether or not due) and which has not been paid and has not been capitalised

Arrears Details								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Current	1,649	98.62%	200,688,600	98.82%	2,751	100.00%	363,146,656	100.00%
>0 - <= 1 month arrears	17	1.02%	1,858,303	0.92%	0	0.00%	0	0.00%
>1 - <= 2 month arrears	3	0.18%	142,409	0.07%	0	0.00%	0	0.00%
>2 - <= 3 month arrears	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>3 month arrears	3	0.18%	401,502	0.20%	0	0.00%	0	0.00%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%

Current Arrears Breakdown (By Current Indexed LTV)								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Current <= 75%	1,583	94.68%	191,946,410	94.51%	2,272	82.59%	283,277,836	78.01%
>0 - <= 1 month arrears <= 75%	16	0.96%	1,781,113	0.88%	0	0.00%	0	0.00%
>1 - <= 2 month arrears <= 75%	3	0.18%	142,409	0.07%	0	0.00%	0	0.00%
>2 - <= 3 month arrears <= 75%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>3 month arrears <= 75%	3	0.18%	401,502	0.20%	0	0.00%	0	0.00%
Current > 75%	66	3.95%	8,742,189	4.30%	479	17.41%	79,868,820	21.99%
>0 - <= 1 month arrears > 75%	1	0.06%	77,190	0.04%	0	0.00%	0	0.00%
>1 - <= 2 month arrears > 75%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>2 - <= 3 month arrears > 75%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>3 month arrears > 75%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	1,672	100%	203,090,814	100%	2,751	100%	363,146,656	100%

Current LTV (Indexed)								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
>0 - <=30%	341	20.39%	21,842,192	10.75%	389	14.14%	26,317,211	7.25%
>30 - <=35%	78	4.67%	9,033,609	4.45%	95	3.45%	9,616,633	2.65%
>35 - <=40%	55	3.29%	5,973,142	2.94%	88	3.20%	10,333,975	2.85%
>40 - <=45%	63	3.77%	9,519,606	4.69%	75	2.73%	10,161,848	2.80%
>45 - <=50%	48	2.87%	6,238,937	3.07%	59	2.14%	8,640,251	2.38%
>50 - <=55%	93	5.56%	12,278,557	6.05%	56	2.04%	6,983,717	1.92%
>55 - <=60%	173	10.35%	24,480,898	12.05%	93	3.38%	11,163,073	3.07%
>60 - <=65%	298	17.82%	40,282,593	19.83%	204	7.42%	27,238,671	7.50%
>65 - <=70%	313	18.72%	43,975,231	21.65%	537	19.52%	76,755,047	21.14%
>70 - <=75%	143	8.55%	20,646,670	10.17%	676	24.57%	96,067,411	26.45%
>75 - <=80%	37	2.21%	4,953,511	2.44%	324	11.78%	55,387,013	15.25%
>80 - <=85%	18	1.08%	2,440,679	1.20%	108	3.93%	16,753,493	4.61%
>85 - <=90%	11	0.66%	1,259,777	0.62%	35	1.27%	5,835,844	1.61%
>90 - <=95%	1	0.06%	165,412	0.08%	11	0.40%	1,723,935	0.47%
>95 - <=100%	0	0.00%	0	0.00%	1	0.04%	168,535	0.05%
>100%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%
Minimum				0.03				0.17
Maximum				91.6				96.6
Weighted Average				56.22				64.18

Current LTV								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
>0 - <=30%	285	17.05%	16,563,813	8.16%	331	12.03%	21,038,950	5.79%
>30 - <=35%	68	4.07%	6,287,819	3.10%	85	3.09%	7,950,212	2.19%
>35 - <=40%	59	3.53%	7,548,734	3.72%	95	3.45%	11,114,683	3.06%
>40 - <=45%	43	2.57%	4,724,897	2.33%	60	2.18%	6,328,384	1.74%
>45 - <=50%	66	3.95%	8,789,979	4.33%	95	3.45%	13,855,160	3.82%
>50 - <=55%	36	2.15%	4,655,288	2.29%	40	1.45%	4,674,520	1.29%
>55 - <=60%	57	3.41%	6,184,267	3.05%	47	1.71%	5,386,720	1.48%
>60 - <=65%	100	5.98%	11,113,361	5.47%	81	2.94%	9,227,115	2.54%
>65 - <=70%	193	11.54%	23,978,473	11.81%	159	5.78%	18,417,281	5.07%
>70 - <=75%	356	21.29%	47,936,029	23.60%	457	16.61%	61,216,770	16.86%
>75 - <=80%	272	16.27%	43,289,230	21.32%	859	31.23%	128,184,586	35.30%
>80 - <=85%	99	5.92%	17,080,509	8.41%	350	12.72%	61,553,923	16.95%
>85 - <=90%	24	1.44%	2,727,473	1.34%	52	1.89%	7,558,539	2.08%
>90 - <=95%	14	0.84%	2,210,942	1.09%	39	1.42%	6,577,968	1.81%
>95 - <=100%	0	0.00%	0	0.00%	1	0.04%	61,848	0.02%
>100%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%
Minimum				0.03				0.19
Maximum				93.71				95.15
Weighted Average				64.26				69.42

Regional Distribution								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
East Anglia	101	6.04%	11,450,824	5.64%	177	6.43%	21,029,367	5.79%
East Midlands	129	7.72%	14,607,387	7.19%	223	8.11%	26,286,892	7.24%
Greater London	121	7.24%	25,129,754	12.37%	192	6.98%	44,303,751	12.20%
Northern Ireland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
North East	86	5.14%	7,706,997	3.79%	138	5.02%	14,006,206	3.86%
North West	178	10.65%	18,364,325	9.04%	282	10.25%	32,237,814	8.88%
Scotland	253	15.13%	25,982,011	12.79%	374	13.60%	41,542,308	11.44%
South East	239	14.29%	38,364,530	18.89%	451	16.39%	76,001,392	20.93%
South West	144	8.61%	17,484,563	8.61%	253	9.20%	32,828,236	9.04%
Wales	73	4.37%	7,264,610	3.58%	116	4.22%	12,412,200	3.42%
West Midlands	159	9.51%	17,970,066	8.85%	261	9.49%	31,326,472	8.63%
Yorkshire and Humber	189	11.30%	18,765,747	9.24%	284	10.32%	31,172,019	8.58%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%

Occupancy Status								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Owner Occupied	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%
Buy to let	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%

Property Type (Residential)								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Flat	191	11.42%	21,324,813	10.50%	319	11.60%	40,302,178	11.10%
Semi-detached house	506	30.26%	58,551,990	28.83%	860	31.26%	108,913,435	29.99%
Detached house	370	22.13%	56,313,376	27.73%	587	21.34%	95,345,850	26.26%
Detached bungalow	76	4.55%	7,854,475	3.87%	118	4.29%	13,880,036	3.82%
Semi-detached bungalow	36	2.15%	3,467,858	1.71%	56	2.04%	5,914,036	1.63%
Terraced house	464	27.75%	52,092,528	25.65%	768	27.92%	93,470,537	25.74%
Maisonette	29	1.73%	3,485,775	1.72%	43	1.56%	5,320,584	1.47%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%

Repayment Type								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Repayment	1,266	75.72%	158,357,791	77.97%	2,188	79.53%	300,327,859	82.70%
Interest Only	324	19.38%	36,694,296	18.07%	449	16.32%	50,930,877	14.02%
Part & Part	82	4.90%	8,038,727	3.96%	114	4.14%	11,887,920	3.27%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%

Loan Purpose								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Purchase	1,019	60.94%	134,852,459	66.40%	1,643	59.72%	237,095,807	65.29%
Remortgage	653	39.06%	68,238,356	33.60%	1,108	40.28%	126,050,849	34.71%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%

Employment Status								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Employed	1,419	84.87%	176,881,018	87.09%	2,414	87.75%	325,489,792	89.63%
Self Employed	158	9.45%	20,833,816	10.26%	218	7.92%	30,273,490	8.34%
Other	95	5.68%	5,375,981	2.65%	119	4.33%	7,383,375	2.03%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%

Seasoning in Months								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
>0 - <=12	0	0.00%	0	0.00%	1,158	42.09%	155,796,680	42.90%
>12 - <=18	0	0.00%	0	0.00%	1,060	38.53%	157,537,841	43.38%
>18 - <=24	1	0.06%	130,545	0.06%	116	4.22%	13,510,417	3.72%
>24 - <=30	511	30.56%	64,600,831	31.81%	55	2.00%	5,979,587	1.65%
>30 - <=36	701	41.93%	95,605,464	47.08%	41	1.49%	3,852,363	1.06%
>36 - <=42	118	7.06%	15,010,934	7.39%	42	1.53%	3,757,337	1.03%
>42 - <=48	49	2.93%	5,418,797	2.67%	32	1.16%	2,740,235	0.75%
>48 - <=54	32	1.91%	2,816,508	1.39%	53	1.93%	5,551,491	1.53%
>54	260	15.55%	19,507,735	9.61%	194	7.05%	14,420,705	3.97%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%
Minimum				23.39				3.84
Maximum				145.84				126.29
Weighted Average				37.05				16.54

Current Balance								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
<=30k	90	5.38%	1,318,986	0.65%	83	3.02%	1,632,844	0.45%
>30 - <=40k	52	3.11%	1,832,866	0.90%	64	2.33%	2,286,198	0.63%
>40 - <=50k	72	4.31%	3,197,128	1.57%	86	3.13%	3,974,114	1.09%
>50 - <=75k	248	14.83%	15,427,267	7.60%	354	12.87%	22,507,315	6.20%
>75 - <=100k	322	19.26%	28,267,995	13.92%	483	17.56%	42,925,290	11.82%
>100 - <=150k	457	27.33%	56,025,150	27.59%	842	30.61%	103,678,700	28.55%
>150 - <=200k	217	12.98%	37,653,218	18.54%	449	16.32%	77,749,632	21.41%
>200 - <=300k	152	9.09%	35,508,421	17.48%	279	10.14%	66,053,610	18.19%
>300 - <=500k	57	3.41%	21,048,351	10.36%	102	3.71%	37,330,352	10.28%
>500k	5	0.30%	2,811,433	1.38%	9	0.33%	5,008,601	1.38%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%
Minimum				0				467
Maximum				633,669				625,828
Weighted Average				173,240				178,030

Interest Payment Type								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Fixed	1,324	79.19%	167,843,663	82.64%	2,483	90.26%	337,931,529	93.06%
Variable	210	12.56%	17,123,720	8.43%	146	5.31%	10,300,022	2.84%
Discount	134	8.01%	17,680,933	8.71%	91	3.31%	10,162,825	2.80%
Tracker	4	0.24%	442,498	0.22%	31	1.13%	4,752,280	1.31%
Tracker with Collar	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Capped	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%

*counted at largest part

Certification Status								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Self-Certification	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Income Verified	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%

Remaining Term (Years)								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
<=5	158	9.45%	13,950,861	6.87%	128	4.65%	10,858,064	2.99%
>5 - <=10	204	12.20%	18,033,692	8.88%	278	10.11%	27,263,016	7.51%
>10 - <=15	197	11.78%	19,613,154	9.66%	258	9.38%	26,800,649	7.38%
>15 - <=20	248	14.83%	28,656,105	14.11%	391	14.21%	45,411,295	12.50%
>20 - <=25	361	21.59%	47,218,175	23.25%	673	24.46%	93,396,458	25.72%
>25	504	30.14%	75,618,827	37.23%	1,023	37.19%	159,417,174	43.90%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%
Minimum				0.17				0.33
Maximum				37.58				39.25
Weighted Average				20.75				23.35

Original Balances								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
<=30k	39	2.33%	646,216	0.32%	48	1.74%	1,121,761	0.31%
>30 - <=40k	41	2.45%	1,212,035	0.60%	51	1.85%	1,684,072	0.46%
>40 - <=50k	58	3.47%	2,245,732	1.11%	79	2.87%	3,425,835	0.94%
>50 - <=75k	230	13.76%	12,675,247	6.24%	327	11.89%	19,402,022	5.34%
>75 - <=100k	296	17.70%	23,792,612	11.72%	484	17.59%	40,994,664	11.29%
>100 - <=150k	499	29.84%	55,680,202	27.42%	878	31.92%	104,259,345	28.71%
>150 - <=200k	246	14.71%	39,063,385	19.23%	454	16.50%	76,592,184	21.09%
>200 - <=300k	190	11.36%	41,205,740	20.29%	310	11.27%	71,094,952	19.58%
>300 - <=500k	64	3.83%	21,835,912	10.75%	109	3.96%	38,581,002	10.62%
>500k	9	0.54%	4,733,735	2.33%	11	0.40%	5,990,820	1.65%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%
Minimum				3,677				7,000
Maximum				652,696				641,795
Weighted Average				186,205				183,814

Original LTV								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
>0 - <=30%	196	11.72%	12,770,997	6.29%	266	9.67%	17,929,513	4.94%
>30 - <=35%	74	4.43%	5,916,249	2.91%	94	3.42%	8,439,537	2.32%
>35 - <=40%	60	3.59%	6,985,451	3.44%	82	2.98%	9,293,877	2.56%
>40 - <=45%	46	2.75%	4,876,849	2.40%	64	2.33%	6,751,337	1.86%
>45 - <=50%	73	4.37%	10,372,399	5.11%	106	3.85%	15,761,232	4.34%
>50 - <=55%	26	1.56%	2,001,822	0.99%	33	1.20%	2,847,150	0.78%
>55 - <=60%	36	2.15%	3,126,110	1.54%	49	1.78%	4,171,759	1.15%
>60 - <=65%	37	2.21%	4,816,329	2.37%	57	2.07%	6,287,634	1.73%
>65 - <=70%	51	3.05%	5,504,405	2.71%	73	2.65%	7,669,247	2.11%
>70 - <=75%	207	12.38%	24,841,337	12.23%	379	13.78%	47,670,689	13.13%
>75 - <=80%	528	31.58%	70,921,553	34.92%	986	35.84%	144,914,576	39.91%
>80 - <=85%	279	16.69%	43,477,002	21.41%	451	16.39%	75,219,543	20.71%
>85 - <=90%	34	2.03%	3,981,950	1.96%	67	2.44%	9,135,226	2.52%
>90 - <=95%	25	1.50%	3,498,362	1.72%	44	1.60%	7,055,336	1.94%
>95 - <=100%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>100%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%
Minimum				2.73				2.73
Maximum				95				95
Weighted Average				69.96				72.14

Current Interest Rate								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
>0 - <=1%	9	0.54%	376,452	0.19%	1	0.04%	0	0.00%
>1 - <=2%	224	13.40%	33,788,025	16.64%	25	0.91%	3,913,934	1.08%
>2 - <=3%	492	29.43%	56,624,281	27.88%	1,412	51.33%	195,550,832	53.85%
>3 - <=4%	633	37.86%	82,192,810	40.47%	969	35.22%	128,895,514	35.49%
>4 - <=5%	93	5.56%	11,367,894	5.60%	167	6.07%	21,386,413	5.89%
>5 - <=6%	218	13.04%	18,506,245	9.11%	172	6.25%	13,174,965	3.63%
>6 - <=7%	3	0.18%	235,108	0.12%	5	0.18%	224,998	0.06%
>7 - <=8%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>8 - <=9%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>9%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%
Minimum				1				1.65
Maximum				6.44				6.69
Weighted Average				3.16				3.14

Distribution of Fixed Rate Loans								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
>0.00 - <=3.00%	596	44.98%	74,435,925	44.26%	1,345	54.17%	187,976,530	55.56%
>3.00 - <=4.00%	630	47.55%	81,758,821	48.61%	947	38.14%	126,406,928	37.36%
>4.00 - <=5.00%	87	6.57%	10,616,860	6.31%	164	6.60%	21,064,467	6.23%
>5.00 - <=6.00%	11	0.83%	1,331,296	0.79%	26	1.05%	2,806,638	0.83%
>6.00 - <=7.00%	1	0.08%	51,339	0.03%	1	0.04%	54,240	0.02%
>7.00 - <=8.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>8.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	1,325	100.00%	168,194,241	100.00%	2,483	100.00%	338,308,802	100.00%

Minimum 1.15
Maximum 6.14
Weighted Average 3.07

Year Current Fixed Rate Ends								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
<=2016	0	0.00%	0	0.00%	1,467	59.08%	199,910,711	59.11%
2017	206	15.55%	28,024,757	16.66%	342	13.77%	47,673,394	14.09%
2018	378	28.53%	46,160,775	27.44%	132	5.32%	15,171,845	4.48%
2019	463	34.94%	59,773,626	35.54%	407	16.39%	56,508,158	16.70%
2020	125	9.43%	17,047,970	10.14%	104	4.19%	15,407,285	4.55%
2021	66	4.98%	8,149,809	4.85%	1	0.04%	247,591	0.07%
2022	46	3.47%	4,841,552	2.88%	1	0.04%	342,075	0.10%
>2022	41	3.09%	4,195,751	2.49%	29	1.17%	3,047,743	0.90%
Total	1,325	100%	168,194,241	100%	2,483	100%	338,308,802	100%

Minimum 2017
Maximum 2027
Weighted Average 2019

Origination Channel								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Office / Branch Network	141	8.43%	13,120,679	6.46%	172	6.25%	17,337,125	4.77%
Central / Direct	24	1.44%	2,786,116	1.37%	30	1.09%	3,944,852	1.09%
Broker	1,476	88.28%	182,637,851	89.93%	2,502	90.95%	334,515,295	92.12%
Internet	31	1.85%	4,546,168	2.24%	47	1.71%	7,349,384	2.02%
Packager	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	1,672	100.00%	203,090,814	100.00%	2,751	100.00%	363,146,656	100.00%