

Albion No3 plc - Investor Report

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Reporting Information	
Report Date	12-Dec-16
Reporting Period	01-Nov-16 - 30-Nov-16
Payment Date	17-Feb-17
Next Interest Date	17-Feb-17
Accrual End Date: Notes	31-Jan-17
Accrual Start Date: Notes	01-Nov-16
Accrual Days: Notes	92
Calculation Date	12-Dec-16

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 3986327	Dagmar.Moravkova@sfmeurope.com	SFM Ltd 35 Great Helens 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	2,012	2,745
True Balance of mortgage accounts in Pool	238,359,040	250,190,164
Cash and Other Substitution Assets	0	0
Borrower deposits as a % of true balance of mortgage accounts in the pool	0.25	0.3

Note - 729 Redeemed loans were removed from the pool reporting in November

Pool Changes		
Reason	Number	Value(£)
Further Advances	5	137,800
Unscheduled Principal Payments	88	10,292,228
Repurchases	4	764,688
- Breaches to Warranties	4	764,688
- Product Switches	0	0
- Further Advances	0	0
- Term Extensions	0	0
Sum of unscheduled Principal received during period		10,919,116

Properties in Possession			
	Number	Current Balance (£)	Arrears Balance (£)
Properties in Possession (current)	0	0	0
Reposessed (current period)	0	0	0
Properties returned to borrower (current period)	0	0	0
Sold (current period)	0	0	0
Reposessed (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	10,292,228	8,706,914
Scheduled Principal Payments	948,263	499,285
Interest	644,481	701,446

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	31.43	21.28	172,827	183,492	171,649	145,080	65.36	57.77	70.24	7
Minimum	18.39	0.17	0	0	2	0	0.01	0.01	2.73	4
Maximum	140.84	38	640,848	514,412	640,848	356,599	94.18	93.24	95	3,891

Performance Ratios			
	Monthly	3 Month Average	Monthly Figure Annualised
Current Constant Prepayment Rate (CPR)	4.32%	5.19%	41.14%
Current Principal Payment Rate (PPR)	4.72%	5.44%	44.02%
Current Constant Default Rate (CDR)	0.00%	0.00%	0.00%
Previous Constant Prepayment Rate (CPR)	3.48%	5.21%	34.63%
Previous Principal Payment Rate (PPR)	3.68%	5.41%	36.23%
Previous Constant Default Rate (CDR)	0.00%	0.00%	0.00%

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
Natixis	A/A2/A	A-1/P-1/F1	Interest Rate Swap Provider
Structured Finance Management	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 mnth GBP LIBOR			3 mnth GBP LIBOR		
Day Count Convention	Modified Following			Modified Following		
Coupon Reference Rate %	0.39769			0.39769		
Current Coupon %	1.09769			0.39769		
Margin above Current Coupon %	0			0		
Previous Factor	0.648723			1		
Current Factor	0.648723			1		
	Current	Previous	Original	Current	Previous	Original
Principal Amount Outstanding	210,834,959	210,834,959	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	4,216,699	4,216,699	7,262,608	0	0	0
Total Credit Enhancement	42,345,191	42,345,191	45,391,100	0	0	0
Latest Distribution	17-Nov-16		Total	17-Nov-16		Total
Principal Payment	42,641,853		114,165,041	0		0
Interest Payment	692,012		4,561,548	45,500		311,018
Excess Spread %	2.85			0		
Retention Undertaking	5%	5%	5%	5%	5%	5%

Cashflows at last distribution			
Ledgers			
Principal Ledger Balance	12,005,178		
Revenue Ledger Balance	2,458,078		
General Reserve Required Amount	4,216,699		
General Reserve Fund	4,216,699		
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	0		
Revenue Receipts		Principal Receipts	
(a) Interest	2,409,814	(a) Repayments	11,240,491
ERC Payments	48,264	(b) Enforcement Recoveries	0
(b) Enforcement Recoveries	0	(c) Insurance Proceeds	0
(c) Post-enforcement recoveries	0	(d) Repurchases	764,688
	2,458,078		12,005,179
Available Revenue Receipts		Available Principal Receipts	
(a) Revenue Receipts	2,458,078	(a) (i) Principal Receipts (excl. repurchases)	11,240,491
(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	137,800
(e) Other income	0	Plus	
(f) (d) from Principal PoP	0	(a) (ii) Repurchases	764,688
(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	733	(e) Z note drawing for Further Advances	0
(i)(ii) Repaid DDS	1,690,851	(f) Reconciliation Amounts	0
(i)(iii) Fee payments	44,054	Less	
ERC payments	48,264	(g) APR to cover Revenue Deficiency	0
(i)(iv) Third party payments	0		11,867,379
Plus			
(j) APR to cover Revenue Deficiency	0		
(k) LRF drawings to cover Revenue Deficiency	0		
	674,176		
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	0
(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		0
(c) (iii) Fees - Account Bank	0		
(d) Third Party amounts	0		
(e) (i) Fees - Servicer	0		
(e) (ii) Fees - Cash Manager	0		
(e) (iii) Fees - Back-up Servicer Facilitator	0		
(f) Swap payments	0		
(g) Interest - A Notes	0		
(h) PDL A Notes	0		
(i) Credit General Reserve Ledger	0		
(j) PDL - Z Notes	0		
(k) Interest	0		
(l) Issuer Profit Amount	0		
(m) Swap Excluded Amounts	0		
(n) Excess following Determination Period	0		
(o) Z Repayment Amount	0		
(p) Deferred Consideration	0		
(q) Excess to Issuer	0		
	0		

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	207,874,859	3 mnth LIBOR	0.5	0.89769	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	1,999	99.35%	237,053,066	99.45%	2,751	100.00%	363,146,656	100.00%
>0 - <= 1 month arrears	9	0.45%	825,077	0.35%	0	0.00%	0	0.00%
>1 - <= 2 month arrears	1	0.05%	82,228	0.03%	0	0.00%	0	0.00%
>2 - <= 3 month arrears	1	0.05%	117,643	0.05%	0	0.00%	0	0.00%
>3 month arrears	2	0.10%	281,026	0.12%	0	0.00%	0	0.00%
Total	2,012	100.00%	238,359,040	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%	1,876	93.24%	220,249,148	92.40%	2,272	82.59%	283,277,836	78.01%
>0 - <= 1 month arrears <= 75%	8	0.40%	683,830	0.29%	0	0.00%	0	0.00%
>1 - <= 2 month arrears <= 75%	1	0.05%	82,228	0.03%	0	0.00%	0	0.00%
>2 - <= 3 month arrears <= 75%	1	0.05%	117,643	0.05%	0	0.00%	0	0.00%
>3 month arrears <= 75%	2	0.10%	281,026	0.12%	0	0.00%	0	0.00%
Current > 75%	123	6.11%	16,803,919	7.05%	479	17.41%	79,868,820	21.99%
>0 - <= 1 month arrears > 75%	1	0.05%	141,247	0.06%	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	2,012	100%	238,359,040	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%	446	22.17%	24,381,218	10.23%	389	14.14%	26,317,211	7.25%
>30 - <=35%	79	3.93%	8,651,692	3.63%	95	3.45%	9,616,633	2.65%
>35 - <=40%	72	3.58%	8,891,643	3.73%	88	3.20%	10,333,975	2.85%
>40 - <=45%	72	3.58%	10,333,179	4.34%	75	2.73%	10,161,848	2.80%
>45 - <=50%	41	2.04%	5,738,588	2.41%	59	2.14%	8,640,251	2.38%
>50 - <=55%	81	4.03%	10,019,601	4.20%	56	2.04%	6,983,717	1.92%
>55 - <=60%	183	9.10%	26,793,207	11.24%	93	3.38%	11,163,073	3.07%
>60 - <=65%	306	15.21%	41,764,743	17.52%	204	7.42%	27,238,671	7.50%
>65 - <=70%	389	19.33%	52,631,174	22.08%	537	19.52%	76,755,047	21.14%
>70 - <=75%	219	10.88%	32,208,829	13.51%	676	24.57%	96,067,411	26.45%
>75 - <=80%	85	4.22%	11,862,452	4.98%	324	11.78%	55,387,013	15.25%
>80 - <=85%	20	0.99%	2,654,740	1.11%	108	3.93%	16,753,494	4.61%
>85 - <=90%	14	0.70%	1,843,209	0.77%	35	1.27%	5,835,844	1.61%
>90 - <=95%	5	0.25%	584,764	0.25%	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	2,012	100.00%	238,359,040	100.00%	2,751	100.00%	363,146,656	100.00%
Minimum				0.01				0.17
Maximum				93.24				96.6
Weighted Average				57.77				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%	378	18.79%	17,948,309	7.53%	331	12.03%	21,038,950	5.79%
>30 - <=35%	75	3.73%	6,732,421	2.82%	85	3.09%	7,950,212	2.19%
>35 - <=40%	69	3.43%	8,241,104	3.46%	95	3.45%	11,114,683	3.06%
>40 - <=45%	53	2.63%	6,232,028	2.61%	60	2.18%	6,328,384	1.74%
>45 - <=50%	74	3.68%	9,812,066	4.12%	95	3.45%	13,855,160	3.82%
>50 - <=55%	44	2.19%	7,015,157	2.94%	40	1.45%	4,674,520	1.29%
>55 - <=60%	55	2.73%	5,675,377	2.38%	47	1.71%	5,386,720	1.48%
>60 - <=65%	97	4.82%	10,449,893	4.38%	81	2.94%	9,227,115	2.54%
>65 - <=70%	195	9.69%	22,859,280	9.59%	159	5.78%	18,417,281	5.07%
>70 - <=75%	411	20.43%	54,731,434	22.96%	457	16.61%	61,216,770	16.86%
>75 - <=80%	351	17.45%	54,127,591	22.71%	859	31.23%	128,184,586	35.30%
>80 - <=85%	157	7.80%	27,185,941	11.41%	350	12.72%	61,553,923	16.95%
>85 - <=90%	28	1.39%	3,263,886	1.37%	52	1.89%	7,558,539	2.08%
>90 - <=95%	25	1.24%	4,084,553	1.71%	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	2,012	100.00%	238,359,040	100.00%	2,751	100.00%	363,146,656	100.00%
Minimum				0.01				0.19
Maximum				94.18				95.15
Weighted Average				65.36				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	120	5.96%	12,666,412	5.31%	177	6.43%	21,029,367	5.79%
East Midlands	162	8.05%	17,761,609	7.45%	223	8.11%	26,286,892	7.24%
Greater London	138	6.86%	28,667,904	12.03%	192	6.98%	44,303,751	12.20%
Northern Ireland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
North East	100	4.97%	8,924,002	3.74%	138	5.02%	14,006,206	3.86%
North West	222	11.03%	22,915,527	9.61%	282	10.25%	32,237,814	8.88%
Scotland	288	14.31%	29,235,354	12.27%	374	13.60%	41,542,308	11.44%
South East	294	14.61%	45,557,454	19.11%	451	16.39%	76,001,392	20.93%
South West	182	9.05%	21,040,718	8.83%	253	9.20%	32,828,236	9.04%
Wales	85	4.22%	8,405,533	3.53%	116	4.22%	12,412,200	3.42%
West Midlands	200	9.94%	21,800,244	9.15%	261	9.49%	31,326,472	8.63%
Yorkshire and Humber	221	10.98%	21,384,283	8.97%	284	10.32%	31,172,019	8.58%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,012	100.00%	238,359,040	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	2,012	100.00%	238,359,040	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	2,012	100.00%	238,359,040	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	237	11.78%	25,430,637	10.67%	319	11.60%	40,302,178	11.10%
Semi-detached house	611	30.37%	68,871,396	28.89%	860	31.26%	108,913,435	29.99%
Detached house	437	21.72%	65,180,487	27.35%	587	21.34%	95,345,850	26.26%
Detached bungalow	89	4.42%	9,174,435	3.85%	118	4.29%	13,880,036	3.82%
Semi-detached bungalow	40	1.99%	3,792,146	1.59%	56	2.04%	5,914,036	1.63%
Terraced house	565	28.08%	62,205,336	26.10%	768	27.92%	93,470,537	25.74%
Maisonette	33	1.64%	3,704,603	1.55%	43	1.56%	5,320,584	1.47%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,012	100.00%	238,359,040	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	1,544	76.74%	186,966,277	78.44%	2,188	79.53%	300,327,859	82.70%
Interest Only	375	18.64%	42,855,593	17.98%	449	16.32%	50,930,877	14.02%
Part & Part	93	4.62%	8,537,169	3.58%	114	4.14%	11,887,920	3.27%
Total	2,012	100.00%	238,359,040	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	1,195	59.39%	153,400,815	64.36%	1,643	59.72%	237,095,807	65.29%
Remortgage	817	40.61%	84,958,225	35.64%	1,108	40.28%	126,050,849	34.71%
Total	2,012	100.00%	238,359,040	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	1,742	86.58%	209,872,857	88.05%	2,414	87.75%	325,489,792	89.63%
Self Employed	169	8.40%	22,857,043	9.59%	218	7.92%	30,273,490	8.34%
Other	101	5.02%	5,629,140	2.36%	119	4.33%	7,383,375	2.03%
Total	2,012	100.00%	238,359,040	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	387	19.23%	48,942,248	20.53%	116	4.22%	13,510,417	3.72%
>24 - <=30	1,035	51.44%	129,455,358	54.31%	55	2.00%	5,979,587	1.65%
>30 - <=36	209	10.39%	28,614,687	12.00%	41	1.49%	3,852,363	1.06%
>36 - <=42	61	3.03%	6,842,913	2.87%	42	1.53%	3,757,337	1.03%
>42 - <=48	28	1.39%	2,707,333	1.14%	32	1.16%	2,740,235	0.75%
>48 - <=54	38	1.89%	3,104,713	1.30%	53	1.93%	5,551,491	1.53%
>54	254	12.62%	18,691,789	7.84%	194	7.05%	14,420,705	3.97%
Total	2,012	100.00%	238,359,040	100.00%	2,751	100.00%	363,146,656	100.00%
Minimum				18.39				3.84
Maximum				140.84				126.29
Weighted Average				31.43				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	170	8.45%	1,483,345	0.62%	83	3.02%	1,632,844	0.45%
>30 - <=40k	45	2.24%	1,592,210	0.67%	64	2.33%	2,286,198	0.63%
>40 - <=50k	92	4.57%	4,093,160	1.72%	86	3.13%	3,974,114	1.09%
>50 - <=75k	282	14.02%	17,598,183	7.38%	354	12.87%	22,507,315	6.20%
>75 - <=100k	366	18.19%	32,222,481	13.52%	483	17.56%	42,925,290	11.82%
>100 - <=150k	547	27.19%	67,255,114	28.22%	842	30.61%	103,678,700	28.55%
>150 - <=200k	259	12.87%	44,918,913	18.85%	449	16.32%	77,749,632	21.41%
>200 - <=300k	180	8.95%	42,056,718	17.64%	279	10.14%	66,053,610	18.19%
>300 - <=500k	65	3.23%	23,795,976	9.98%	102	3.71%	37,330,352	10.28%
>500k	6	0.30%	3,342,940	1.40%	9	0.33%	5,008,601	1.38%
Total	2,012	100.00%	238,359,040	100.00%	2,751	100.00%	363,146,656	100.00%
Minimum				0				467
Maximum				640,848				625,828
Weighted Average				172,827				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	1,608	79.92%	198,855,756	83.43%	2,483	90.26%	337,931,529	93.06%
Variable	243	12.08%	18,092,326	7.59%	146	5.31%	10,300,022	2.84%
Discount	150	7.46%	20,079,832	8.42%	91	3.31%	10,162,825	2.80%
Tracker	11	0.55%	1,331,127	0.56%	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	2,012	100.00%	238,359,040	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	2,012	100.00%	238,359,040	100.00%	2,751	100.00%	363,146,656	100.00%
Total	2,012	100.00%	238,359,040	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	228	11.33%	12,531,528	5.26%	128	4.65%	10,858,064	2.99%
>5 - <=10	232	11.53%	21,964,195	9.21%	278	10.11%	27,263,016	7.51%
>10 - <=15	233	11.58%	23,465,467	9.84%	258	9.38%	26,800,649	7.38%
>15 - <=20	284	14.12%	33,362,726	14.00%	391	14.21%	45,411,295	12.50%
>20 - <=25	434	21.57%	56,459,898	23.69%	673	24.46%	93,396,458	25.72%
>25	601	29.87%	90,575,227	38.00%	1,023	37.19%	159,417,174	43.90%
Total	2,012	100.00%	238,359,040	100.00%	2,751	100.00%	363,146,656	100.00%
Minimum				0.17				0.33
Maximum				38				39.25
Weighted Average				21.28				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	42	2.09%	712,707	0.30%	48	1.74%	1,121,761	0.31%
>30 - <=40k	46	2.29%	1,396,696	0.59%	51	1.85%	1,684,072	0.46%
>40 - <=50k	72	3.58%	2,850,372	1.20%	79	2.87%	3,425,835	0.94%
>50 - <=75k	268	13.32%	14,741,711	6.18%	327	11.89%	19,402,022	5.34%
>75 - <=100k	359	17.84%	28,251,053	11.85%	484	17.59%	40,994,664	11.29%
>100 - <=150k	608	30.22%	66,111,209	27.74%	878	31.92%	104,259,345	28.71%
>150 - <=200k	312	15.51%	47,574,100	19.96%	454	16.50%	76,592,184	21.09%
>200 - <=300k	219	10.88%	47,191,321	19.80%	310	11.27%	71,094,952	19.58%
>300 - <=500k	77	3.83%	24,744,691	10.38%	109	3.96%	38,581,002	10.62%
>500k	9	0.45%	4,785,180	2.01%	11	0.40%	5,990,820	1.65%
Total	2,012	100.00%	238,359,040	100.00%	2,751	100.00%	363,146,656	100.00%
Minimum				3,677				7,000
Maximum				652,696				641,795
Weighted Average				183,559				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%	221	10.98%	14,269,064	5.99%	266	9.67%	17,929,513	4.94%
>30 - <=35%	85	4.22%	6,730,926	2.82%	94	3.42%	8,439,537	2.32%
>35 - <=40%	67	3.33%	7,369,044	3.09%	82	2.98%	9,293,877	2.56%
>40 - <=45%	55	2.73%	5,666,331	2.38%	64	2.33%	6,751,337	1.86%
>45 - <=50%	92	4.57%	13,950,669	5.85%	106	3.85%	15,761,232	4.34%
>50 - <=55%	28	1.39%	2,032,040	0.85%	33	1.20%	2,847,150	0.78%
>55 - <=60%	40	1.99%	3,079,552	1.29%	49	1.78%	4,171,759	1.15%
>60 - <=65%	42	2.09%	5,013,132	2.10%	57	2.07%	6,287,634	1.73%
>65 - <=70%	63	3.13%	6,675,674	2.80%	73	2.65%	7,669,247	2.11%
>70 - <=75%	243	12.08%	28,379,086	11.91%	379	13.78%	47,670,689	13.13%
>75 - <=80%	669	33.25%	86,501,255	36.29%	986	35.84%	144,914,576	39.91%
>80 - <=85%	328	16.30%	48,590,765	20.39%	451	16.39%	75,219,543	20.71%
>85 - <=90%	45	2.24%	5,315,792	2.23%	67	2.44%	9,135,226	2.52%
>90 - <=95%	34	1.69%	4,785,712	2.01%	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	2,012	100.00%	238,359,040	100.00%	2,751	100.00%	363,146,656	100.00%
Minimum				2.73				2.73
Maximum				95				95
Weighted Average				70.24				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%	81	4.03%	385,550	0.16%	1	0.04%	0	0.00%
>1 - <=2%	173	8.60%	27,335,300	11.47%	25	0.91%	3,913,934	1.08%
>2 - <=3%	707	35.14%	85,011,000	35.67%	1,412	51.33%	195,550,832	53.85%
>3 - <=4%	699	34.74%	91,127,776	38.23%	969	35.22%	128,895,514	35.49%
>4 - <=5%	113	5.62%	14,666,004	6.15%	167	6.07%	21,386,413	5.89%
>5 - <=6%	237	11.78%	19,717,339	8.27%	172	6.25%	13,174,965	3.63%
>6 - <=7%	2	0.10%	116,072	0.05%	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	2,012	100.00%	238,359,040	100.00%	2,751	100.00%	363,146,656	100.00%
Minimum								1.65
Maximum								6.69
Weighted Average								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%	738	47.43%	92,980,291	46.67%	1,345	54.17%	187,976,530	55.56%
>3.00 - <=4.00%	698	44.86%	90,914,344	45.64%	947	38.14%	126,406,928	37.36%
>4.00 - <=5.00%	105	6.75%	13,815,987	6.94%	164	6.60%	21,064,467	6.23%
>5.00 - <=6.00%	14	0.90%	1,449,549	0.73%	26	1.05%	2,806,638	0.83%
>6.00 - <=7.00%	1	0.06%	52,185	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	1,556	100.00%	199,212,355	100.00%	2,483	100.00%	338,308,802	100.00%
Minimum								1.99
Maximum								6.14
Weighted Average								3.08

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	262	16.84%	29,588,561	14.85%	1,467	59.08%	199,910,711	59.09%
2017	316	20.31%	43,384,879	21.78%	342	13.77%	47,673,394	14.09%
2018	347	22.30%	42,939,325	21.55%	132	5.32%	15,171,845	4.48%
2019	414	26.61%	54,949,317	27.58%	407	16.39%	56,508,158	16.70%
2020	109	7.01%	15,375,599	7.72%	104	4.19%	15,407,285	4.55%
2021	61	3.92%	7,809,659	3.92%	1	0.04%	247,591	0.07%
>2021	47	3.02%	5,165,015	2.59%	30	1.21%	3,389,818	1.00%
Total	1,556	100%	199,212,355	100%	2,483	100%	338,308,802	100%
Minimum								2015
Maximum								2027
Weighted Average								2017

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	153	7.60%	14,191,135	5.95%	172	6.25%	17,337,125	4.77%
Central / Direct	25	1.24%	3,170,807	1.33%	30	1.09%	3,944,852	1.09%
Broker	1,800	89.46%	216,146,703	90.68%	2,502	90.95%	334,515,295	92.12%
Internet	34	1.69%	4,850,395	2.03%	47	1.71%	7,349,384	2.02%
Packager	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,012	100.00%	238,359,040	100.00%	2,751	100.00%	363,146,656	100.00%