

Albion No3 plc - Investor Report

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| Reporting Information | |
|---------------------------|-----------------------|
| Report Date | 16-Oct-15 |
| Reporting Period | 01-Sep-15 - 30-Sep-15 |
| Payment Date | 17-Feb-16 |
| Next Interest Date | 17-Feb-16 |
| Accrual End Date: Notes | 30-Sep-15 |
| Accrual Start Date: Notes | 01-Sep-15 |
| Accrual Days: Notes | 30 days |
| Calculation Date | 12-Feb-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 Global Transaction Banking 10 Bishops Square London E1 6EG |
| Back-Up Servicer Facilitator | 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-funding/securitisation-terms/>

| Assets | | |
|---|-------------|----------|
| | Current | Previous |
| Number of mortgage accounts in Pool | 2,751 | 0 |
| True Balance of mortgage accounts in Pool | 362,226,626 | 0 |
| Cash and Other Substitution Assets | 0 | 0 |
| Borrower deposits as a % of true balance of mortgage accounts in the pool | 0.16 | 0 |

| Pool Changes | | |
|---|--------|--------------|
| Reason | Number | Value(£) |
| Further Advances | 3 | 131,000 |
| Unscheduled Principal Payments | 16 | 1,443,681 |
| Repurchases | 3 | 568,822 |
| - Breaches to Warranties | 3 | 568,822 |
| - Product Switches | 0 | 0 |
| - Further Advances | 0 | 0 |
| - Term Extensions | 0 | 0 |
| Sum of unscheduled Principal received during period | | -360,912,086 |

| 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 | 1,443,681 | 0 |
| Scheduled Principal Payments | -1,404 | 0 |
| Interest | 147,357 | 0 |

| 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 | 17.07 | 23.32 | 178,056 | 176,156 | 179,325 | 153,998 | 69.47 | 64.25 | 72.16 | 1 |
| Minimum | 4.39 | 0.33 | 1 | 1,130 | 1 | 13,858 | 0.19 | 0.17 | 2.73 | 5 |
| Maximum | 126.84 | 39.17 | 626,466 | 514,401 | 626,466 | 433,092 | 95.38 | 96.34 | 95 | 1,152 |

| Performance Ratios | | | | |
|---|---------|-----------------|---------------------------|--|
| | Monthly | 3 Month Average | Monthly Figure Annualised | |
| Current Constant Prepayment Rate (CPR) | 0.40% | 0.40% | 4.70% | |
| Current Principal Payment Rate (PPR) | 0.40% | 0.40% | 4.70% | |
| Current Constant Default Rate (CDR) | 0.00% | 0.00% | 0.00% | |
| Previous Constant Prepayment Rate (CPR) | 0.00% | 0.00% | 0.00% | |
| Previous Principal Payment Rate (PPR) | 0.00% | 0.00% | 0.00% | |
| Previous Constant Default Rate (CDR) | 0.00% | 0.00% | 0.00% | |

| Mortgage Interest Rate | | | |
|-----------------------------------|-----------------------|------------------|--|
| | LBS Existing Borrower | With Effect From | |
| Standard Variable Rate - Current | 5.69% | 01-Jun-10 | |
| Standard Variable Rate - Previous | 5.49% | 12-Jan-09 | |
| Base Mortgage Rate - Current | 0.50% | 06-Mar-09 | |
| Base Mortgage Rate - Previous | 1.00% | 06-Feb-09 | |

| Key Events & Rating Agency Triggers | | | | |
|---|--|-----------------|----------|---|
| Event | Summary | Reference | Breached | Consequence if Trigger Breached |
| Asset Conditions | Loans in Arrears >= 3% of pool; WA OLV > 75%; Loans with OLV>85% > 4% of pool; Loans with IO part > 35% of pool; and OLV of each loan > 90%. | Prospectus p109 | N | Repurchase loans subject to further advances or product switches |
| 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 |
| Interest Rate Swap Provider Qualifying Collateral 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 |
| 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 |
| 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 |
| Seller Insolvency Event | Seller enters into insolvency | p60 | N | Perfection of title on the loans |

| Key Party Ratings | | | |
|----------------------------------|---|--|-------------------------------|
| Party | Current Long Term Rating (S & P / Moody's / Fitch) | Current Short Term Rating (S & P / Moody's / Fitch) | Role |
| Structured Finance Management | n/a | n/a | n/a |
| Deutsche Trustee Company Limited | n/a | n/a | n/a |
| 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 |
| Leeds Building Society | n/a/A2/A- | n/a/P-1/F1 | Cash Manager, Service, Seller |

| 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 % | 0.70384 | | | 0.70384 | | |
| Current Coupon % | 1.40384 | | | 0.70384 | | |
| Margin above Current Coupon % | 0 | | | 0 | | |
| Previous Factor | 1 | | | 1 | | |
| Current Factor | 1 | | | 1 | | |
| | | | | | | |
| | Current | Previous | Original | Current | Previous | Original |
| Principal Amount Outstanding | 325,000,000 | | 325,000,000 | 45,391,100 | | 45,391,100 |
| Subordination % | 38,128,492 | | 38,128,492 | 0 | | 0 |
| Reserve Fund % | 7,262,608 | | 7,262,608 | 0 | | 0 |
| Total Credit Enhancement % | 45,391,100 | | 45,391,100 | 0 | | 0 |
| | | | | | | |
| Latest Distribution | | | Total | | | Total |
| Principal Payment | | | | | | |
| Interest Payment | | | | | | |
| | | | | | | |
| Excess Spread % | | | | | | |
| | | | | | | |
| Retention Undertaking | 5% | | 5% | 5% | | 5% |

| Cashflows at last distribution | | | |
|--|---------|--|-----------|
| Ledgers | | | |
| Principal Ledger Balance | | 1,442,277 | |
| Revenue Ledger Balance | | 170,595 | |
| General Reserve Required Amount | | 7,262,608 | |
| General Reserve Fund | | 7,262,608 | |
| 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 | 155,431 | (a) Repayments | 1,442,277 |
| ERC Payments | 15,164 | (b) Enforcement Recoveries | 0 |
| (b) Enforcement Recoveries | 0 | (c) Insurance Proceeds | 0 |
| (c) Post-enforcement recoveries | 0 | (d) Repurchases | 0 |
| | 170,595 | | |
| Available Revenue Receipts | | Available Principal Receipts | |
| (a) Revenue Receipts | 170,595 | (a) (i) Principal Receipts (excl. repurchases) | 1,442,277 |
| (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 | 136,000 |
| (e) Other Income | 0 | Plus | |
| (f) (d) from Principal PoP | 0 | (a) (ii) Repurchases | 0 |
| (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 | 955 | (e) Z note drawing for Further Advances | 0 |
| (i)(ii) Repaid DDs | 0 | (f) Reconciliation Amounts | 0 |
| (i)(iii) Fee payments | 3,209 | Less | |
| ERC payments | 15,164 | (g) APR to cover Revenue Deficiency | 0 |
| (i)(iv) Third party payments | 0 | | 1,306,277 |
| Plus | | | |
| (j) APR to cover Revenue Deficiency | 0 | | |
| (k) LRF drawings to cover Revenue Deficiency | 0 | | |
| | 151,267 | | |
| 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 | 337,695,084 | 3M Libor | 0.5 | 1.20384 | 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. |
| 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 |
| 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 |
| 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) |
| 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 |
| 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 | 2,746 | 99.82% | 361,604,942 | 99.83% | 2,751 | 100.00% | 363,146,656 | 100.00% |
| >0 - <= 1 month arrears | 5 | 0.18% | 621,684 | 0.17% | 0 | 0.00% | 0 | 0.00% |
| >1 - <= 2 month arrears | 0 | 0.00% | 0 | 0.00% | 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 | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% |
| Total | 2,751 | 100.00% | 362,226,626 | 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% | 2,258 | 82.08% | 280,189,067 | 77.35% | 2,272 | 82.59% | 283,277,836 | 78.01% |
| >0 - <= 1 month arrears <= 75% | 5 | 0.18% | 621,684 | 0.17% | 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% |
| Current > 75% | 488 | 17.74% | 81,415,875 | 22.48% | 479 | 17.41% | 79,868,820 | 21.99% |
| >0 - <= 1 month arrears > 75% | 0 | 0.00% | 0 | 0.00% | 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 | 2,751 | 100% | 362,226,626 | 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% | 395 | 14.36% | 26,209,543 | 7.24% | 389 | 14.14% | 26,317,211 | 7.25% |
| >30 - <=35% | 95 | 3.45% | 9,568,546 | 2.64% | 95 | 3.45% | 9,616,633 | 2.65% |
| >35 - <=40% | 82 | 2.98% | 9,801,085 | 2.71% | 88 | 3.20% | 10,333,975 | 2.85% |
| >40 - <=45% | 79 | 2.87% | 10,520,888 | 2.90% | 75 | 2.73% | 10,161,848 | 2.80% |
| >45 - <=50% | 60 | 2.18% | 8,876,081 | 2.45% | 59 | 2.14% | 8,640,251 | 2.38% |
| >50 - <=55% | 57 | 2.07% | 6,978,076 | 1.93% | 56 | 2.04% | 6,983,717 | 1.92% |
| >55 - <=60% | 90 | 3.27% | 10,940,574 | 3.02% | 93 | 3.38% | 11,163,073 | 3.07% |
| >60 - <=65% | 205 | 7.45% | 26,996,168 | 7.45% | 204 | 7.42% | 27,238,671 | 7.50% |
| >65 - <=70% | 531 | 19.30% | 76,077,883 | 21.00% | 537 | 19.52% | 76,755,047 | 21.14% |
| >70 - <=75% | 669 | 24.32% | 94,841,907 | 26.18% | 676 | 24.57% | 96,067,411 | 26.45% |
| >75 - <=80% | 326 | 11.85% | 55,739,628 | 15.39% | 324 | 11.78% | 55,387,013 | 15.25% |
| >80 - <=85% | 115 | 4.18% | 17934777 | 4.95% | 108 | 3.93% | 16,753,493 | 4.61% |
| >85 - <=90% | 33 | 1.20% | 5300592 | 1.46% | 35 | 1.27% | 5835844 | 1.61% |
| >90 - <=95% | 13 | 0.47% | 2272804 | 0.63% | 11 | 0.40% | 1723935 | 0.47% |
| >95 - <=100% | 1 | 0.04% | 168075 | 0.05% | 1 | 0.04% | 168535 | 0.05% |
| >100% | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% |
| Total | 2,751 | 100.00% | 362,226,626 | 100.00% | 2,751 | 100.00% | 363,146,656 | 100.00% |

| | | |
|------------------|-------|-------|
| Minimum | 0.17 | 0.17 |
| Maximum | 96.34 | 96.6 |
| Weighted Average | 64.25 | 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% | 340 | 12.36% | 21,029,806 | 5.81% | 331 | 12.03% | 21,038,950 | 5.79% |
| >30 - <=35% | 81 | 2.94% | 7,780,390 | 2.15% | 85 | 3.09% | 7,950,212 | 2.19% |
| >35 - <=40% | 95 | 3.45% | 11,066,209 | 3.06% | 95 | 3.45% | 11,114,683 | 3.06% |
| >40 - <=45% | 60 | 2.18% | 6,265,365 | 1.73% | 60 | 2.18% | 6,328,384 | 1.74% |
| >45 - <=50% | 85 | 3.09% | 11,954,954 | 3.30% | 95 | 3.45% | 13,855,160 | 3.82% |
| >50 - <=55% | 51 | 1.85% | 6,942,016 | 1.92% | 40 | 1.45% | 4,674,520 | 1.29% |
| >55 - <=60% | 48 | 1.74% | 5,536,770 | 1.53% | 47 | 1.71% | 5,386,720 | 1.48% |
| >60 - <=65% | 77 | 2.80% | 8,494,046 | 2.34% | 81 | 2.94% | 9,227,115 | 2.54% |
| >65 - <=70% | 155 | 5.63% | 18,012,340 | 4.97% | 159 | 5.78% | 18,417,281 | 5.07% |
| >70 - <=75% | 455 | 16.54% | 60,619,364 | 16.74% | 457 | 16.61% | 61,216,770 | 16.86% |
| >75 - <=80% | 856 | 31.12% | 127,523,752 | 35.21% | 859 | 31.23% | 128,184,586 | 35.30% |
| >80 - <=85% | 356 | 12.94% | 62,782,946 | 17.33% | 350 | 12.72% | 61,553,923 | 16.95% |
| >85 - <=90% | 51 | 1.85% | 7404776 | 2.04% | 52 | 1.89% | 7558539 | 2.08% |
| >90 - <=95% | 40 | 1.45% | 6751893 | 1.86% | 39 | 1.42% | 6577968 | 1.81% |
| >95 - <=100% | 1 | 0.04% | 61998 | 0.02% | 1 | 0.04% | 61848 | 0.02% |
| >100% | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% |
| Total | 2,751 | 100.00% | 362,226,626 | 100.00% | 2,751 | 100.00% | 363,146,656 | 100.00% |

| | | |
|------------------|-------|-------|
| Minimum | 0.19 | 0.19 |
| Maximum | 95.38 | 95.15 |
| Weighted Average | 69.47 | 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 | 177 | 6.43% | 21,045,961 | 5.81% | 177 | 6.43% | 21,029,367 | 5.79% |
| East Midlands | 223 | 8.11% | 26,303,866 | 7.26% | 223 | 8.11% | 26,286,892 | 7.24% |
| Greater London | 192 | 6.98% | 44,325,946 | 12.24% | 192 | 6.98% | 44,303,751 | 12.20% |
| Northern Ireland | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% |
| North East | 138 | 5.02% | 13,965,763 | 3.86% | 138 | 5.02% | 14,006,206 | 3.86% |
| North West | 282 | 10.25% | 32,319,338 | 8.92% | 282 | 10.25% | 32,237,814 | 8.88% |
| Scotland | 374 | 13.60% | 40,915,155 | 11.30% | 374 | 13.60% | 41,542,308 | 11.44% |
| South East | 451 | 16.39% | 75,617,319 | 20.88% | 451 | 16.39% | 76,001,392 | 20.93% |
| South West | 253 | 9.20% | 32,863,950 | 9.07% | 253 | 9.20% | 32,828,236 | 9.04% |
| Wales | 116 | 4.22% | 12,413,825 | 3.43% | 116 | 4.22% | 12,412,200 | 3.42% |
| West Midlands | 261 | 9.49% | 31,343,727 | 8.65% | 261 | 9.49% | 31,326,472 | 8.63% |
| Yorkshire and Humber | 284 | 10.32% | 31,111,777 | 8.59% | 284 | 10.32% | 31,172,019 | 8.58% |
| Other | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% |
| Total | 2,751 | 100.00% | 362,226,626 | 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 | 2,750 | 99.96% | 362,118,807 | 99.97% | 2,751 | 100.00% | 363,146,656 | 100.00% |
| Buy to let | 1 | 0.04% | 107,820 | 0.03% | 0 | 0.00% | 0 | 0.00% |
| Other | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% |
| Total | 2,751 | 100.00% | 362,226,626 | 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 | 319 | 11.60% | 40,012,107 | 11.05% | 319 | 11.60% | 40,302,178 | 11.10% |
| Semi-detached house | 860 | 31.26% | 108,737,885 | 30.02% | 860 | 31.26% | 108,913,435 | 29.99% |
| Detached house | 587 | 21.34% | 95,166,966 | 26.27% | 587 | 21.34% | 95,345,850 | 26.26% |
| Detached bungalow | 118 | 4.29% | 13,845,389 | 3.82% | 118 | 4.29% | 13,880,036 | 3.82% |
| Semi-detached bungalow | 56 | 2.04% | 5,917,483 | 1.63% | 56 | 2.04% | 5,914,036 | 1.63% |
| Terraced house | 768 | 27.92% | 93,222,401 | 25.74% | 768 | 27.92% | 93,470,537 | 25.74% |
| Maisonette | 43 | 1.56% | 5,324,395 | 1.47% | 43 | 1.56% | 5,320,584 | 1.47% |
| Other | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% |
| Total | 2,751 | 100.00% | 362,226,626 | 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 | 2,192 | 79.68% | 299,704,363 | 82.74% | 2,188 | 79.53% | 300,327,859 | 82.70% |
| Interest Only | 445 | 16.18% | 50,711,969 | 14.00% | 449 | 16.32% | 50,930,877 | 14.02% |
| Part & Part | 114 | 4.14% | 11,810,294 | 3.26% | 114 | 4.14% | 11,887,920 | 3.27% |
| Total | 2,751 | 100.00% | 362,226,626 | 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 | 1,643 | 59.72% | 237,079,130 | 65.45% | 1,643 | 59.72% | 237,095,807 | 65.29% |
| Remortgage | 1,108 | 40.28% | 125,147,496 | 34.55% | 1,108 | 40.28% | 126,050,849 | 34.71% |
| Total | 2,751 | 100.00% | 362,226,626 | 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 | 2,414 | 87.75% | 324,465,352 | 89.58% | 2,414 | 87.75% | 325,489,792 | 89.63% |
| Self Employed | 218 | 7.92% | 30,374,079 | 8.39% | 218 | 7.92% | 30,273,490 | 8.34% |
| Other | 119 | 4.33% | 7,387,195 | 2.04% | 119 | 4.33% | 7,383,375 | 2.03% |
| Total | 2,751 | 100.00% | 362,226,626 | 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 | 1031 | 37.48% | 137,657,605 | 38.00% | 1,158 | 42.09% | 155,796,680 | 42.90% |
| >12 - <=18 | 1154 | 41.95% | 170,987,619 | 47.20% | 1060 | 38.53% | 157,537,841 | 43.38% |
| >18 - <=24 | 139 | 5.05% | 16,746,571 | 4.62% | 116 | 4.22% | 13,510,417 | 3.72% |
| >24 - <=30 | 61 | 2.22% | 6,127,970 | 1.69% | 55 | 2.00% | 5,979,587 | 1.65% |
| >30 - <=36 | 41 | 1.49% | 3,776,411 | 1.04% | 41 | 1.49% | 3,852,363 | 1.06% |
| >36 - <=42 | 38 | 1.38% | 3,444,810 | 0.95% | 42 | 1.53% | 3,757,337 | 1.03% |
| >42 - <=48 | 34 | 1.24% | 3,167,021 | 0.87% | 32 | 1.16% | 2,740,235 | 0.75% |
| >48 - <=54 | 57 | 2.07% | 5,817,774 | 1.61% | 53 | 1.93% | 5,551,491 | 1.53% |
| >54 | 196 | 7.12% | 14,500,846 | 4.00% | 194 | 7.05% | 14,420,705 | 3.97% |
| Total | 2,751 | 100.00% | 362,226,626 | 100.00% | 2,751 | 100.00% | 363,146,656 | 100.00% |
| Minimum | | | | 4.39 | | | | 3.84 |
| Maximum | | | | 126.84 | | | | 126.29 |
| Weighted Average | | | | 17.07 | | | | 16.54 |

| 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% | 266 | 9.67% | 17,938,534 | 4.95% | 266 | 9.67% | 17,929,513 | 4.94% | |
| >30 - <=35% | 94 | 3.42% | 8,394,625 | 2.32% | 94 | 3.42% | 8,439,537 | 2.32% | |
| >35 - <=40% | 81 | 2.94% | 9,124,914 | 2.52% | 82 | 2.98% | 9,293,877 | 2.56% | |
| >40 - <=45% | 63 | 2.29% | 6,619,394 | 1.83% | 64 | 2.33% | 6,751,337 | 1.86% | |
| >45 - <=50% | 106 | 3.85% | 15,773,552 | 4.35% | 106 | 3.85% | 15,761,232 | 4.34% | |
| >50 - <=55% | 33 | 1.20% | 2,847,482 | 0.79% | 33 | 1.20% | 2,847,150 | 0.78% | |
| >55 - <=60% | 49 | 1.78% | 4,174,453 | 1.15% | 49 | 1.78% | 4,171,759 | 1.15% | |
| >60 - <=65% | 59 | 2.14% | 6,345,491 | 1.75% | 57 | 2.07% | 6,287,634 | 1.73% | |
| >65 - <=70% | 73 | 2.65% | 7,674,071 | 2.12% | 73 | 2.65% | 7,669,247 | 2.11% | |
| >70 - <=75% | 379 | 13.78% | 47,388,336 | 13.08% | 379 | 13.78% | 47,670,689 | 13.13% | |
| >75 - <=80% | 986 | 35.84% | 144,728,132 | 39.96% | 986 | 35.84% | 144,914,576 | 39.91% | |
| >80 - <=85% | 451 | 16.39% | 75,008,192 | 20.71% | 451 | 16.39% | 75,219,543 | 20.71% | |
| >85 - <=90% | 67 | 2.44% | 9,142,113 | 2.52% | 67 | 2.44% | 9,135,226 | 2.52% | |
| >90 - <=95% | 44 | 1.60% | 7067337 | 1.95% | 44 | 1.60% | 7055336 | 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 | 2,751 | 100.00% | 362,226,626 | 100.00% | 2,751 | 100.00% | 363,146,656 | 100.00% | |
| Minimum | | | | | | | | 2.73 | |
| Maximum | | | | | | | | 95 | |
| Weighted Average | | | | | | | | 72.16 | |

| 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% | 7 | 0.25% | 0 | 0.00% | 1 | 0.04% | 0 | 0.00% | |
| >1 - <=2% | 26 | 0.95% | 4,072,671 | 1.12% | 25 | 0.91% | 3,913,934 | 1.08% | |
| >2 - <=3% | 1407 | 51.15% | 194,464,645 | 53.69% | 1412 | 51.33% | 195,550,832 | 53.85% | |
| >3 - <=4% | 970 | 35.26% | 129,369,502 | 35.72% | 969 | 35.22% | 128,895,514 | 35.49% | |
| >4 - <=5% | 166 | 6.03% | 21,318,060 | 5.89% | 167 | 6.07% | 21,386,413 | 5.89% | |
| >5 - <=6% | 170 | 6.18% | 12,776,907 | 3.53% | 172 | 6.25% | 13,174,965 | 3.63% | |
| >6 - <=7% | 5 | 0.18% | 224,842 | 0.06% | 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 | 2,751 | 100.00% | 362,226,626 | 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% | 1343 | 54.13% | 187,508,961 | 55.47% | 1345 | 54.17% | 187,976,530 | 55.56% | |
| >3.00 - <=4.00% | 948 | 38.21% | 126,690,805 | 37.48% | 947 | 38.14% | 126,406,928 | 37.36% | |
| >4.00 - <=5.00% | 163 | 6.57% | 20,993,744 | 6.21% | 164 | 6.60% | 21,064,467 | 6.23% | |
| >5.00 - <=6.00% | 26 | 1.05% | 2,809,991 | 0.83% | 26 | 1.05% | 2,806,638 | 0.83% | |
| >6.00 - <=7.00% | 1 | 0.04% | 54,266 | 0.02% | 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 | 2481 | 100.00% | 338,057,767 | 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 | |
| 2015 | 54 | 2.18% | 4,911,137 | 1.45% | 56 | 2.26% | 5,496,381 | 1.62% | |
| 2016 | 1409 | 56.79% | 194,111,619 | 57.42% | 1411 | 56.83% | 194,414,330 | 57.47% | |
| 2017 | 344 | 13.87% | 48,147,979 | 14.24% | 342 | 13.77% | 47,673,394 | 14.09% | |
| 2018 | 131 | 5.28% | 15,160,369 | 4.48% | 132 | 5.32% | 15,171,845 | 4.48% | |
| 2019 | 407 | 16.40% | 56,552,581 | 16.73% | 407 | 16.39% | 56,508,158 | 16.70% | |
| 2020 | 105 | 4.23% | 15,532,422 | 4.59% | 104 | 4.19% | 15,407,285 | 4.55% | |
| >2020 | 31 | 1.25% | 3,641,659 | 1.08% | 31 | 1.25% | 3,637,409 | 1.08% | |
| Total | 2481 | 100% | 338,057,767 | 100% | 2,483 | 100% | 338,308,802 | 100% | |
| Minimum | | | | | | | | 2015 | |
| Maximum | | | | | | | | 2025 | |
| 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 | 172 | 6.25% | 17,339,253 | 4.79% | 172 | 6.25% | 17,337,125 | 4.77% | |
| Central / Direct | 30 | 1.09% | 3,942,982 | 1.09% | 30 | 1.09% | 3,944,852 | 1.09% | |
| Broker | 2,502 | 90.95% | 333,592,713 | 92.10% | 2,502 | 90.95% | 334,515,295 | 92.12% | |
| Internet | 47 | 1.71% | 7,351,679 | 2.03% | 47 | 1.71% | 7,349,384 | 2.02% | |
| Packager | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% | 0 | 0.00% | |
| Total | 2,751 | 100.00% | 362,226,626 | 100.00% | 2,751 | 100.00% | 363,146,656 | 100.00% | |