



Accounts, Ledgers

	Value as of End Date of reporting period	Value as of Start Date of reporting period	Targeted Value
Revenue Ledger - Beginning Balance (at start of month)	£ 5,517,793	£ 5,763,558	N/A
Revenue Ledger - Interest on Mortgage	£ 5,494,500	£ 5,450,268	N/A
Revenue Ledger - Interest on GIC	£ 8,838	£ 10,045	N/A
Revenue Ledger - Interest on Sub Assets	£ -	£ -	N/A
Revenue Ledger - Interest on Authorised Investments	£ -	£ -	N/A
Revenue Ledger - Excess Funds on Reserve	-£ 3,279,542	-£ 2,786,028	N/A
Revenue Ledger - Other Revenue	£ 87,060	£ 67,525	N/A
Revenue Ledger - Amounts transferred from / (to) Reserve Fund	£ 76,193	-£ 505,997	£ -
Revenue Ledger - Cash Capital Contribution deemed to be revenue	£ -	£ -	N/A
Revenue Ledger - Net interest from / (to) Interest Rate Swap Provider	-£ 458,905	-£ 550,953	N/A
Revenue Ledger - Interest (to) Covered Bond Swap Providers	-£ 1,846,086	-£ 1,871,484	N/A
Revenue Ledger - Interest paid on Covered Bonds without Covered Bonds Swaps	£ -	£ -	N/A
Revenue Ledger - Payments made (third parties, Leeds etc)	-£ 525	-£ 41,376	N/A
Revenue Ledger - Amounts transferred from/(to) Interest Accumulation Ledger	-£ 17,766	-£ 17,766	N/A
Principal Ledger - Beginning Balance (at start of month)	£ 36,714,270	£ 32,718,847	N/A
Principal Ledger - Principal repayments under mortgages	£ 51,445,390	£ 36,714,270	N/A
Principal Ledger - Proceeds from Term Advances	£ -	£ -	N/A
Principal Ledger - Mortgages Purchased	£ -	£ -	N/A
Principal Ledger - Cash Capital Contributions deemed to be principal	£ -	£ -	N/A
Principal Ledger - Proceeds from Mortgage Sales	£ -	£ -	N/A
Principal Ledger - Principal payments to Covered Bonds Swap Providers	£ -	£ -	N/A
Principal Ledger - Principal paid on Covered Bonds without Covered Bonds Swaps	£ -	£ -	N/A
Principal Ledger - Capital Distribution	-£ 36,714,270	-£ 32,718,847	N/A
Reserve ledger	£ 6,223,081	£ 6,299,274	N/A
Revenue ledger	£ 5,581,560	£ 5,517,793	N/A
Interest accumulation ledger	£ 35,532	£ 17,766	N/A
Principal ledger	£ 51,445,390	£ 36,714,270	N/A
Pre-maturity liquidity ledger	N/A	N/A	N/A

Asset Coverage Test

	Value	Description (please edit if different)
A	£ 1,811,194,477	Adjusted current balance
B	£ 51,445,390	Principal collections not yet applied
C	£ -	Qualifying additional collateral
D	£ -	Substitute assets
E	£ -	Proceeds of sold mortgage loans
V	£ -	Set-off offset loans
W	£ -	Personal secured loans
X	£ -	Flexible draw capacity
Y	£ 12,719,372	Set-off
Z	£ 64,877,095	Negative Carry
Total	£ 1,785,043,399	
Method used for calculating component 'A'	A(ii)	
Asset percentage (%)	83.0%	
Maximum asset percentage from Fitch (%)	89.5%	
Maximum asset percentage from Moody's (%)	99.5%	
Maximum asset percentage from S&P (%)	N/A	
Maximum asset percentage from DBRS (%)	N/A	
Credit support as derived from ACT (GBP)	£ 426,793,399	
Credit support as derived from ACT (%)	31.4%	

Programme-Level Characteristics

Programme currency	Euros	
Programme size	7 billion Euros	
Covered bonds principal amount outstanding (GBP, non-GBP series converted at swap FX rate)	£	1,358,250,000
Covered bonds principal amount outstanding (GBP, non-GBP series converted at current spot rate)	£	1,397,200,000
Cover pool balance (GBP)	£	2,182,232,374
GIC account balance (GBP)	£	66,417,141
Any additional collateral (please specify)	£	-
Any additional collateral (GBP)	£	-
Aggregate balance of off-set mortgages (GBP)	£	-
Aggregate deposits attaching to the cover pool (GBP)	£	12,719,372
Aggregate deposits attaching specifically to the off-set mortgages (GBP)	£	-
Nominal level of overcollateralisation (GBP)	£	823,912,020
Nominal level of overcollateralisation (%)		60.7%
Number of loans in cover pool		21,324
Average loan balance (GBP)	£	102,337
Weighted average non-indexed LTV (%)		58.3%
Weighted average indexed LTV (%)		52.7%
Weighted average seasoning (months)		47.1
Weighted average remaining term (months)		227.8
Weighted average interest rate (%)		2.9%
Standard Variable Rate(s) (%)		5.7%
Constant Pre-Payment Rate (% , current month)		2.0%
Constant Pre-Payment Rate (% , quarterly average)		1.5%
Principal Payment Rate (% , current month)		2.4%
Principal Payment Rate (% , quarterly average)		1.8%
Constant Default Rate (% , current month)		0.0%
Constant Default Rate (% , quarterly average)		0.0%
Fitch Payment Continuity Uplift		6
Moody's Timely Payment Indicator		Probable
Moody's Collateral Score (%)		5.0%

Mortgage collections

Mortgage collections (scheduled - interest)	£	5,487,533
Mortgage collections (scheduled - principal)	£	7,619,695
Mortgage collections (unscheduled - interest)	£	-
Mortgage collections (unscheduled - principal)	£	43,825,695

Loan Redemptions & Replenishments Since Previous Reporting Date

	Number	% of total number	Amount (GBP)	% of total amount
Loan redemptions since previous reporting date	386	2%	40,495,686	2%
Loans bought back by seller(s)	389	2%	40,785,125	2%
of which are non-performing loans	3	0%	289,439	0%
of which have breached R&Ws	0	0%	0	0%
Loans sold into the cover pool	0	0%	0	0%

Product Rate Type and Reversionary Profiles

	Number	% of total number	Amount (GBP)	% of total amount	Weighted average				
					% Current rate	Remaining teaser period (months)	% Current margin	% Reversionary margin	% Initial rate
Fixed at origination, reverting to SVR	19,005	89%	2,017,027,301	92%	3%	24.5	0%	0%	3%
Fixed at origination, reverting to Libor	1	0%	270758	0%	3%	0	0%	2%	5%
Fixed at origination, reverting to tracker	312	1%	22784795	1%	3%	0.0	0%	1%	5%
Fixed for life	1	0%	255749	0%	3%	0	0%	0%	3%
Tracker at origination, reverting to SVR	342	2%	16850313	1%	6%	0.2	0%	0%	5%
Tracker at origination, reverting to Libor	0	0%	0	0%	0%	0	0%	0%	0%
Tracker for life	75	0%	6729786	0%	2%	0	1%	1%	6%
SVR, including discount to SVR	1,588	7%	118313672	5%	4%	23.3	-2%	0%	3%
Libor	0	0%	0	0%	0%	0	0%	0%	0%
Total	21,324		£ 2,182,232,374		2.91%		-0.11%		2.78%

Stratifications

Arrears breakdown	Number	% of total number	Amount (GBP)	% of total amount
Current	20,987	98%	£ 2,161,311,520	99%
0-1 month in arrears	274	1%	£ 17,142,513	1%
1-2 months in arrears	53	0%	£ 2,981,850	0%
2-3 months in arrears	10	0%	£ 796,490	0%
3-6 months in arrears	0	0%	£ -	0%
6-12 months in arrears	0	0%	£ -	0%
12+ months in arrears	0	0%	£ -	0%
Total	21,324		£ 2,182,232,374	

Current non-indexed LTV	Number	% of total number	Amount (GBP)	% of total amount
0-50%	9,024	42%	£ 570,297,172	26%
50-55%	1,354	6%	£ 154,989,869	7%
55-60%	1,821	9%	£ 215,710,687	10%
60-65%	2,059	10%	£ 256,087,584	12%
65-70%	2,925	14%	£ 395,855,432	18%
70-75%	2,544	12%	£ 366,820,543	17%
75-80%	1,125	5%	£ 162,798,961	7%
80-85%	325	2%	£ 40,399,880	2%
85-90%	97	0%	£ 12,662,844	1%
90-95%	41	0%	£ 5,156,987	0%
95-100%	9	0%	£ 1,452,413	0%
100-105%	0	0%	£ -	0%
105-110%	0	0%	£ -	0%
110-125%	0	0%	£ -	0%
125%+	0	0%	£ -	0%
Total	21,324	100.00%	£ 2,182,232,374	100.00%

Current indexed LTV	Number	% of total number	Amount (GBP)	% of total amount
0-50%	10,914	51%	£ 775,334,375	36%
50-55%	2,101	10%	£ 252,888,001	12%
55-60%	2,512	12%	£ 323,583,000	15%
60-65%	2,508	12%	£ 345,911,230	16%
65-70%	1,898	9%	£ 272,508,681	12%
70-75%	1,013	5%	£ 157,905,714	7%
75-80%	288	1%	£ 43,749,116	2%
80-85%	67	0%	£ 8,044,631	0%
85-90%	19	0%	£ 2,034,541	0%
90-95%	4	0%	£ 273,085	0%
95-100%	0	0%	£ -	0%
100-105%	0	0%	£ -	0%
105-110%	0	0%	£ -	0%
110-125%	0	0%	£ -	0%
125%+	0	0%	£ -	0%
Total	21,324		£ 2,182,232,374	

Current outstanding balance of loan	Number	% of total number	Amount (GBP)	% of total amount
0-5,000	423	2%	891,605	0%
5,000-10,000	411	2%	3,078,463	0%
10,000-25,000	1,631	8%	28,732,555	1%
25,000-50,000	3,311	16%	125,323,715	6%
50,000-75,000	3,510	16%	218,107,119	10%
75,000-100,000	3,071	14%	268,054,614	12%
100,000-150,000	4,429	21%	541,713,906	25%
150,000-200,000	2,446	11%	420,705,064	19%
200,000-250,000	1,035	5%	229,351,910	11%
250,000-300,000	503	2%	137,142,966	6%
300,000-350,000	255	1%	81,772,047	4%
350,000-400,000	141	1%	52,748,565	2%
400,000-450,000	77	0%	32,416,131	1%
450,000-500,000	43	0%	20,116,436	1%
500,000-600,000	26	0%	13,868,995	1%
600,000-700,000	8	0%	5,104,782	0%
700,000-800,000	3	0%	2,249,451	0%
800,000-900,000	1	0%	854,050	0%
900,000-1,000,000	0	0%	0	0%
1,000,000 +	0	0%	0	0%
Total	21,324		£ 2,182,232,374	

Regional distribution	Number	% of total number	Amount (GBP)	% of total amount
East Anglia	1,100	5%	111,774,668	5%
East Midlands	1,664	8%	172,038,929	8%
London	1,704	8%	322,946,230	15%
North	1,463	7%	105,366,563	5%
North West	2,304	11%	198,281,479	9%
Northern Ireland	886	4%	56,275,358	3%
Outer Metro	0	0%	0	0%
South East	3,054	14%	427,548,308	20%
South West	1,595	7%	178,098,400	8%
Scotland	1,330	6%	97,758,921	4%
Wales	971	5%	76,696,356	4%
West Midlands	1,889	9%	179,771,161	8%
Yorkshire	3,364	16%	255,676,001	12%
Other	0	0%	0	0%
Total	21,324		£ 2,182,232,374	

Repayment type	Number	% of total number	Amount (GBP)	% of total amount
Capital repayment	16,847	79%	£ 1,658,264,369	76%
Part-and-part	552	3%	£ 79,614,846	4%
Interest-only	3,925	18%	£ 444,353,159	20%
Offset	0	0%	£ -	0%
Total	£ 21,324		£ 2,182,232,374	

Seasoning	Number	% of total number	Amount (GBP)	% of total amount
0-12 months	25	0%	£ 3,409,187	0%
12-24 months	4,531	21%	£ 660,510,598	30%
24-36 months	4,279	20%	£ 546,792,087	25%
36-48 months	2,830	13%	£ 299,504,950	14%
48-60 months	1,827	9%	£ 190,438,878	9%
60-72 months	1,102	5%	£ 83,872,429	4%
72-84 months	1,110	5%	£ 67,204,136	3%
84-96 months	989	5%	£ 58,529,379	3%
96-108 months	579	3%	£ 33,075,915	2%
108-120 months	514	2%	£ 32,674,548	1%
120-150 months	2,702	13%	£ 159,882,249	7%
150-180 months	836	4%	£ 46,338,019	2%
180+ months	0	0%	£ -	0%
Total	21,324		£ 2,182,232,374	

Interest payment type	Number	% of total number	Amount (GBP)	% of total amount
Fixed	15,369	72%	1,823,565,428	84%
SVR	5,562	26%	328,018,480	15%
Tracker	393	2%	30,648,465	1%
Other (please specify)	0	0%	0	0%
Total	21,324		£ 2,182,232,374	

Loan purpose type	Number	% of total number	Amount (GBP)	% of total amount
Owner-occupied	18,344	86%	1,895,786,636	87%
Buy-to-let	2,980	14%	286,445,738	13%
Second home	0	0%	0	0%
Total	21,324		£ 2,182,232,374	

Income verification type	Number	% of total number	Amount (GBP)	% of total amount
Fully verified	21,324	100%	2,182,232,374	100%
Fast-track	0	0%	0	0%
Self-certified	0	0%	0	0%
Total	21,324		£ 2,182,232,374	

Remaining term of loan	Number	% of total number	Amount (GBP)	% of total amount
0-30 months	761	4%	£ 23,732,341	1%
30-60 months	1,371	6%	£ 65,596,065	3%
60-120 months	3,734	18%	£ 239,826,624	11%
120-180 months	4,456	21%	£ 375,758,675	17%
180-240 months	3,660	17%	£ 415,979,220	19%
240-300 months	3,987	19%	£ 559,899,893	26%
300-360 months	2,058	10%	£ 305,491,571	14%
360+ months	1,297	6%	£ 195,947,985	9%
Total	21,324		2,182,232,374	

Employment status	Number	% of total number	Amount (GBP)	% of total amount
Employed	17,015	80%	£ 1,840,312,131	84%
Self-employed	2,294	11%	£ 246,505,990	11%
Unemployed	87	0%	£ 4,307,469	0%
Retired	1,509	7%	£ 61,708,224	3%
Guarantor	214	1%	£ 15,284,697	1%
Other	205	1%	£ 14,113,863	1%
Total	21,324		£ 2,182,232,374	

**Covered Bonds Outstanding, Associated Derivatives** (please disclose for all bonds outstanding)

Series	3	4	7	9	10
Issue date	16/11/10	17/06/11	01/10/14	21/04/16	03/07/17
Original rating (Moody's/S&P/Fitch/DBRS)	Aaa / N/A / AAA / N/A	Aaa / N/A / AAA / N/A	Aaa / N/A / AAA / N/A	Aaa / N/A / AAA / N/A	Aaa / N/A / AAA / N/A
Current rating (Moody's/S&P/Fitch/DBRS)	Aaa / N/A / AAA / N/A	Aaa / N/A / AAA / N/A	Aaa / N/A / AAA / N/A	Aaa / N/A / AAA / N/A	Aaa / N/A / AAA / N/A
Denomination	GBP	GBP	GBP	EUR	EUR
Amount at issuance	250,000,000	250,000,000	19,250,000	500,000,000	500,000,000
Amount outstanding	250,000,000	250,000,000	19,250,000	500,000,000	500,000,000
FX swap rate (rate:£1)	1.000	1.000	1.000	1.255	1.135
Maturity type (hard/soft-bullet/pass-through)	Soft-bullet	Soft-bullet	Soft-bullet	Soft-bullet	Soft-bullet
Scheduled final maturity date	16/11/20	17/12/18	01/10/19	21/04/20	03/07/24
Legal final maturity date	16/11/21	17/12/19	01/10/20	21/04/21	03/07/25
ISIN	XS0559312243	XS0635000036	XS1112001067	XS1398337086	XS1640668353
Stock exchange listing	London	London	London	London	London
Coupon payment frequency	Annual	Annual	Quarterly	Annual	Annual
Coupon payment date	16/11/18	17/12/18	02/07/18	22/04/19	03/07/18
Coupon (rate if fixed, margin and reference rate if floating)	4.875%	4.250%	0.4% 3 mnth GBP LIBOR	0.125%	0.500%
Margin payable under extended maturity period (%)	1.750%	1.240%	0.400%		0.170%
Swap counterparty/ies	HSBC Bank PLC	HSBC Bank PLC	N/A	HSBC Bank PLC	Natixis
Swap notional denomination	GBP	GBP	N/A	EUR	EUR
Swap notional amount	250,000,000	250,000,000	N/A	500,000,000	500,000,000
Swap notional maturity	16/11/20	17/12/18	N/A	21/04/20	03/07/24
LLP receive rate/margin	4.875%/0%	4.25%/0%	N/A	0.125%/0%	0.5%/0%
LLP pay rate/margin	2.387/1.89	2.09/1.59	N/A	1.299/.799	1.301/.799
Collateral posting amount	£ 19,778,381	£ 7,608,036	£ -	£ 37,638,136	£ 2,440,701

**Programme triggers**

Event (please list all triggers)	Summary of Event	Trigger (S&P, Moody's, Fitch, DBRS; short-term, long-term)	Trigger breached (yes/no)	Consequence of a trigger breach
Issuer Event of Default	Issuer Failure to pay on Covered Bonds, failure of Asset Coverage Test or insolvency	If any of the conditions, events or acts detailed in section 9 (a) 'Terms and Conditions of the Covered Bonds' in the prospectus occur.	No	Issuer Acceleration notice served on the Issuer, triggers the Notice to Pay to the LLP, Guarantee Priority of Payments; transfer of the legal title to the loans to the LLP
LLP Event of Default	LLP failure to pay, failure of Amortisation Test, insolvency / liquidation / winding up of the LLP etc.	If any of the conditions, events or acts detailed in section 9 (b) 'Terms and Conditions of the Covered Bonds' in the prospectus occur.	No	Triggers an LLP Acceleration Notice, all covered bonds outstanding become immediately due and payable against the LLP; Post-Enforcement Priority of Payments
Seller short term rating trigger	Seller's short term rating below requirement levels	Below P-2/F2 (Moody's / Fitch)	No	In the event of the Seller being assigned a short term rating below the required levels, the Servicer undertakes that it would redirect all direct debits from Borrowers to the Covered Bond Collection Account. All amounts credited to the CB Collection Amount shall be paid to the Stand-by GIC Account
Seller long term rating trigger	Seller's long term rating below requirement levels	Below Baa2/BBB- (Moody's / Fitch)	No	In the event of the Seller being assigned a long term rating below the required levels the Seller (unless Moody's and/or, Fitch, confirms that the current ratings of the Covered Bonds will not be adversely affected) will deliver to the LLP, the Security Trustee (upon request) and the Rating Agencies, the names and addresses of the Borrowers with Loans in the pool and a draft letter of notice to the Borrowers of the sale and assignment of the loans and related securities to the LLP
Servicer Trigger	Servicer's ratings fall below required levels	a) Below Baa1 (Moody's) b) Below Baa2/BBB- (Moody's / Fitch)	a) Nob) No	a) Servicer to appoint back-up servicer facilitator within 60 days b) With the help of back-up servicer facilitator, to appoint replacement servicer and enter into a back-up servicing deed
Cash Manager Trigger	Cash Manager's ratings fall below required levels	a) Below Baa1 (Moody's) b) Below Baa3/BBB- (Moody's / Fitch)	a) Nob) No	a) Cash Manager to appoint back-up cash manager facilitator within 60 days b) With the help of back-up cash manager facilitator, to appoint replacement cash manager and enter into a back-up cash management agreement within 60 days

Asset Coverage Test	Failure of the Asset Coverage Test on any Calculation Date	Adjusted Aggregate Loan Amount is less than the sterling equivalent of the Aggregate Principal Amount outstanding of the Covered Bonds	No	If not remedied within three calculation dates after the Asset Coverage Test Breach Notice, triggers Issuer Event of Default and Notice to Pay to LLP
Yield Shortfall Test*	Following an Issuer Event of Default the yield on the loans must at least meet the minimum requirements	The aggregate amount of interest received on the Loans and amounts under the Interest Rate Swap Agreement must give a yield on the Loans of at least LIBOR plus 0.20 per cent	Not applicable	Increase Standard Variable Rate and/or other discretionary rates or margins
Amortisation Test*	Failure of the Amortisation Test on any Calculation Date following an Issuer Event of Default	Amortisation Test Aggregate Loan Amount is less than the Sterling Equivalent of the aggregate Principal Amount Outstanding of the Covered Bonds	Not applicable	If on any Calculation Date following service of Notice to Pay on the LLP, the Amortisation test is breached an LLP Event of Default will occur
Interest Rate Swap Provider Rating Trigger	Interest Rate Swap Provider Ratings Downgrade	Moody's below P-1/A2 (First Trigger) or P-2/A3 (Second Trigger); or Fitch below F1/A (Initial Trigger), or F2/BBB+ (First Subsequent Trigger), or F3/BBB- (Second Subsequent Trigger)	Yes	Collateral posting and/or replacement of the swap counterparty and/or procure a guarantor
Account Bank Trigger	Account Bank's short term rating fall below required levels	Rating below P-1 (Moody's) or F1/A (Fitch)	Yes	GIC Account and Transaction Account will be transferred to a sufficiently rated bank, or Account Bank receives guarantee from a sufficiently rated financial institution
Stand-by Transaction Account Bank trigger, Stand-by GIC Provider trigger	Providers' ratings fall below required levels	Rating below P-1 (Moody's) or F1/A (Fitch)	No	Stand-by Transaction Account / Stand-by GIC Provider must be replaced or have its obligations guaranteed by a sufficiently rated financial institution
Cash Manager Relevant Event	Cash Manager's rating fall below required levels	Below Baa1/BBB (Moody's / Fitch)	No	Within 10 days of the occurrence of the Cash Manager Relevant Event, and thereafter if a Required Coupon Amount Shortfall exists within 1 business day, Leeds Building Society will make a cash capital contribution to LLP in an amount equal to the Required Coupon Amount or Required Coupon Amount Shortfall

\*Only applies post Issuer Event of Default