

Albion No5 plc - Investor Report

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Reporting Information	
Report Date	13-May-24
Reporting Period	01-Apr-24 - 30-Apr-24
Payment Date	17-Jul-24
Next Interest Date	17-Jul-24
Accrual End Date: Notes	30-Jun-24
Accrual Start Date: Notes	01-Apr-24
Accrual Days: Notes	91
Calculation Date	12-Jul-24

Contact Details			
Contact Name	Telephone Number	E-mail	Mailing Address
Back-up Servicer Facilitator, Corporate Services Provider, Share Trustee	+44 (0) 20 7466 1647	KaYi.Ho@maples.com	Maples Fiduciary Services (UK) Limited Level 6 DUO 280 Bishopsgate London EC2M 4RB
Security Trustee, Note Trustee	+44 (0) 207 986 8638	CitiAgencyAlbion5@citi.com	Citicorp Trustee Company Limited Citigroup Centre Canada Square London E14 5LB
Account Bank	+44 (0) 207 986 8638	CitiAgencyAlbion5@citi.com	Citibank N.A., London Branch Citigroup Centre Canada Square London E14 5LB
Seller, Cash Manager, Servicer, Account Bank, Class Z VFN Holder, Interest Rate Swap Provider	+44 (0) 113 225 7525	structuredfunding@leedsbuildingsociety.co.uk	Leeds Building Society 26 Sovereign Street Leeds LS1 4BJ

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

Assets		
	Current	Previous
Number of mortgage accounts in Pool	2,574	2,594
True Balance of mortgage accounts in Pool	351,205,330	354,663,575
Cash and Other Substitution Assets	0	0
Borrower deposits as a % of true balance of mortgage accounts in the pool	0.18	0.18

Pool Changes		
Reason	Number	Value(£)
Further Advances	1	30,000
Unscheduled Principal Payments	34	2,259,476
Repurchases	3	124,210
- Breaches to Warranties	2	124,209
- Product Switches	0	0
- Further Advances	0	0
- Term Extensions	0	0
- Redeemed with residual balance	1	1
Sum of unscheduled Principal received during period		2,353,686

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

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	2,259,476	3,026,798
Scheduled Principal Payments	1,103,217	1,006,640
Interest	976,218	1,011,137

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	37.46	21.37	198,908	256,911	183,876	329,011	56.24	51.83	62.86	3
Minimum	12.06	0.08	1,203	20,994	1,203	48,163	0.64	0.54	2.06	110
Maximum	217.06	39	708,757	670,991	656,573	708,757	88.63	87.75	95	2,210

Performance Ratios			
	Monthly	3 Month Average	Monthly Figure Annualise
Current Constant Prepayment Rate (CPR)	0.64%	0.75%	7.42%
Current Principal Payment Rate (PPR)	0.96%	1.04%	10.93%
Current Constant Default Rate (CDR)	0.00%	0.00%	0.00%
Previous Constant Prepayment Rate (CPR)	0.85%	0.88%	9.74%
Previous Principal Payment Rate (PPR)	1.14%	1.20%	12.85%
Previous Constant Default Rate (CDR)	0.00%	0.00%	0.00%

Mortgage Interest Rate		
	LBS Existing Borrower	With Effect From
Standard Variable Rate - Current	8.24%	30-Aug-23
Standard Variable Rate - Previous	7.99%	01-Jul-23
Base Mortgage Rate - Current	5.25%	04-Aug-23
Base Mortgage Rate - Previous	5.00%	23-Jun-23

Key Events & Rating Agency Triggers				
Event	Summary	Reference	Breached	Consequence if Trigger Breached
Asset conditions & Rating Agency Tests	Loans in Arrears >= 3% of pool; Aggregate Additional Loan Advances > 3% of pool; WA OLTV > 80%; Loans with OLTV > 85% > 25% of pool; Loans with IO part > 30% of pool; and OLTV of each loan > 95%.	Prospectus p121	N	Repurchase loans subject to further advances or product switches
Seller Insolvency Event	Seller enters into insolvency	Prospectus p62,p108	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 p91	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 p91	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 p92	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 (e)	Seller's LT rating falls below Baa2 (Moody's), BBB (Fitch) or ST rating falls below F2 (Fitch)	Prospectus p92	N	The Cash Manager will establish the Liquidity Reserve Fund.
Servicer Trigger (a) and (b)	Servicer's LT rating falls below Baa3 (Moody's) or BBB- (Fitch)	Prospectus p92-93	N	Back-up servicer facilitator along with Servicer to appoint a back-up servicer within 60 days.
Interest Rate Swap Provider - Qualifying Collateral Trigger	Provider does not have a LT counterparty risk assessment from Moody's of A3(cr) or above	Prospectus p93	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 Transfer Trigger	Provider does not have a LT counterparty risk assessment from Moody's of Baa1(cr) or above	Prospectus p93	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 "without collateral" ratings. The Fitch required ratings depend on the rating of the Class A Notes from Fitch - see prospectus for full details.	Prospectus p94	N	Provider must provide collateral within 14 calendar days (to the extent required depending on the value of the Interest Rate Swap to each of the parties at such time) and within 60 days, transfers all of its rights and obligations in respect of the Interest Rate Swap Agreement to an entity that is eligible to be a swap provider under
Interest Rate Swap Provider - Fitch Subsequent Required Ratings	Provider fails to have the required "with collateral" ratings. The Fitch required ratings depend on the rating of the Class A Notes from Fitch - see prospectus for full details.	Prospectus p95	N	Provider must within 60 calendar days either (i) transfer its obligations to an eligible entity (ii) obtain a guarantee or co-obligation or (iii) take such other action as will maintain or restore the rating of the Class A Notes by Fitch. Whilst this process is ongoing the Interest Rate Swap Provider must also provide / continue to provide collateral within 14 calendar days.
Account Bank (a) and (b)	Account Bank's ratings fall below F1, A (Fitch) or Baa3 (Moody's)	Prospectus p96-97	N	Account Bank's appointment may be terminated and the accounts closed within 30 calendar days by the Issuer, with the termination being effective on appointment of replacement account bank with written consent of Security Trustee.
Transaction Account	Account Bank's ratings fall below F1 or A (Fitch)	Prospectus p97	N	Any excess collections above the Transaction Account Limit will be diverted into the Secondary Transaction Account.
Reserve Required Ratings	Account Bank's ratings fall below A3 (Moody's), F1 or A (Fitch)	Prospectus p97	N	General Reserve Fund and, if established, the Liquidity Reserve Fund will be diverted from the Transaction Account and paid into the Secondary Transaction Account.
Replacement Account Bank	Replacement Account Bank's rating falls below A3 (Moody's), F1 or A (Fitch)	Prospectus p97	N	Replacement Account Bank's appointment may be terminated within 60 calendar days by the Issuer, with the termination being effective on appointment of replacement account bank with written consent of Security Trustee.

Secondary Transaction Account Bank	Unsubordinated debt obligations rating falls below A3 (Moody's) and LT rating falls below A (Fitch) or ST rating falls below F1 (Fitch)	Prospectus p97	N	Secondary Transaction Account Bank's appointment may be terminated within 60 calendar days by the Issuer, with the termination being effective on appointment of replacement secondary transaction account bank with the prior written consent of Security Trustee.
Swap Collateral Account Bank	Unsubordinated debt obligations rating falls below A3 (Moody's) and LT rating falls below A (Fitch) or ST rating falls below F1 (Fitch)	Prospectus p98	N	Issuer will (within 60 calendar days) arrange for the transfer of the Swap Collateral Account to an institution with appropriate ratings unless the Swap Collateral Account Bank has arranged a guarantee of its obligations by a suitably rated third party, with the termination being effective on appointment of replacement Swap Collateral Account Bank.
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 p99	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
Leeds Building Society	n/a/A3/A	n/a/P-2/F1	Seller, Cash Manager, Servicer, Account Bank, Class Z VFN Holder, Interest Rate Swap Provider
Citicorp Trustee Company Limited	n/a/n/a/n/a	n/a/n/a/n/a	Security Trustee, Note Trustee
Citibank N.A., London Branch	A+/Aa3/A+	n/a/P-1/F1+	Secondary Transaction Account Bank and Swap Collateral Account Bank
Maples Fiduciary Services (UK) Limited	n/a/n/a/n/a	n/a/n/a/n/a	Back-Up Servicer Facilitator, Corporate Service Provider

Issuance Details						
	Class A Notes			Class Z Notes		
Issuer	Albion No5 PLC			Albion No5 PLC		
ISIN (International Securities Number)	XS2673394909			n/a		
Stock Exchange Listing	ISE			n/a		
Original Rating(s)	AAA/Aaa			n/a		
Current Rating(s)	AAA/Aaa			n/a		
Step-Up Date	17-Apr-28					
Legal Final Maturity Date	17-Jul-66			17-Jul-66		
Currency	GBP			GBP		
Reference Index	Compounded Daily SONIA			Compounded Daily SONIA		
Day Count Convention	Modified Following			Modified Following		
Coupon Reference Rate %	Coupon Rate Not Yet Known			Coupon Rate Not Yet Known		
Current Coupon %	Coupon Rate Not Yet Known			Coupon Rate Not Yet Known		
Margin above Current Coupon %	0			0		
Previous Factor	0.920768			1		
Current Factor	0.920768			1		
	Current	Previous	Original	Current	Previous	Original

Principal Amount Outstanding	322,268,832	322,268,832	350,000,000	38,310,000	38,310,000	38,310,000
Subordination	33,060,000	33,060,000	33,060,000	0	0	0
Reserve Fund	5,035,601	5,035,601	5,250,000	0	0	0
Total Credit Enhancement	38,095,601	38,095,601	38,310,000	0	0	0
Latest Distribution	17-Apr-24		Total	17-Apr-24		Total
Principal Payment	13,437,918		27,731,168	0		0
Interest Payment	4,805,951		11,312,002	498,776		1,146,507
Excess Spread %		1.25			0	
Retention Undertaking	5%	5%	5%	5%	5%	5%

Cashflows at last distribution

Ledgers			
Principal Ledger Balance	3,486,903		
Revenue Ledger Balance	1,420,978		
General Reserve Required Amount	5,035,601		
General Reserve Fund	5,035,601		
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	600		
Revenue Receipts		Principal Receipts	
(a) Interest	1,408,716	(a) Repayments	3,362,693
ERC Payments	12,261	(b) Enforcement Recoveries	0
(b) Enforcement Recoveries	0	(c) Insurance Proceeds	0
(c) Post-enforcement recoveries	0	(d) Repurchases	124,210
	1,420,978		3,486,903
Available Revenue Receipts		Available Principal Receipts	
(a) Revenue Receipts	1,420,978	(a) Principal Receipts	3,362,693
(b) GIC income	81,635	Less	
(c) Interest Rate Swap receipt	0	(i) Further Advances to be purchased	30,000
(d) Amortisation General Reserve Release Amount	0	Plus	
(e) General Reserve Fund balance after Class A notes fully repaid	0	(ii) Repurchases	124,210
(f) Other Net Income	0	(b) Liquidity Reserve Fund	0
(g) Available Revenue Receipts from Principal PoP (item d)	0	(c) Excess Proceeds	0
(h) amounts credited to the transaction account (item (m) from Revenue PoP)	0	(d) Class A PDL / Class Z VFN reduction	0
(i) Reconciliation Amounts deemed to be Available Revenue Receipts		(e) Reconciliation Amounts	0
Less		Less	0
(j)(i) Insurance Premiums	0	(f) APR to cover Revenue Deficiency	0
(j)(ii) Repaid DDs	410,722	(g) Negative Amortisation Amount	
(j)(iii) Fee payments inc ERC and other charges due to the Seller	24,519		3,456,903
(j)(iv) Third party payments	0		
Plus			
(k) General Reserve Required Debit Amount	0		
(l) Available Principal Receipts to cover Revenue Deficiency	0		
(m) LRF drawings to cover Revenue Deficiency	0		
(n) Negative Amortisation Amount deducted from Available Principal Receipts	0		
	1,067,372		
Revenue Priority of Payments (Pre-Enforcement)		Enforcement)	
(a) Trustee Fees - (i) Note Trustee; (ii) Security Trustee	0	(a) Credit Liquidity Reserve Fund (if required)	0
(b) Fees - (i) Agent Bank; Paying Agent, (ii) Account Bank; (iii) Secondary Transaction Account Bank; (iv) Swap Collateral Account Bank; (v) Corporate Services Provider; (vi) Class Z VFN Registrar.	0	(b) Class A Notes	0
(c) Third party expenses	0	(c) Class Z Notes	0
(d)(i) Servicer Fees	0	(d) Available Revenue Receipts	0

(d)(ii) Cash Manager Fees	0		0
(d)(iii) Back-up Servicer Facilitator Fees	0		
(e) Interest Rate Swap	0		
(f) Interest due on A-Notes	0		
(g) Class A Principal Deficiency Sub-Ledger	0		
(h) General Reserve Ledger	0		
(i) Class Z VFN Principal Deficiency Sub-Ledger	0		
(j) Interest due on Class Z VFN	0		
(k) Issuer Profit	0		
(l) Interest Rate Swap Excluded Termination Amount	0		
(m) In a Determination Period, all Revenue Proceeds to the Transaction Account	0		
(n) Principal Amounts due on Class Z VFN (if Class A fully repaid)	0		
(o) Deferred Consideration	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	341,856,133	Compounded Daily SONIA	0	TBC	GBP	FIXED	0	1.9	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	The General Reserve Required Amount shall be an amount equal to 1.50 per cent. of the Sterling Equivalent Principal Amount Outstanding of the Class A Notes on such Interest Payment Date (taking into account any redemptions of the Class A Notes on such Interest Payment Date), subject to a maximum of the Initial General Reserve Required Amount and a minimum of 0.1 per cent. of the True Balance of the Portfolio as at the calendar day immediately preceding 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 means all Loans secured on 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	2,566	99.69%	350,351,679	99.76%	2,736	99.93%	380,748,297	99.94%
>0 - <= 1 month arrears	6	0.23%	550,134	0.16%	2	0.07%	230960	0.06%
>1 - <= 2 month arrears	1	0.04%	207,698	0.06%	0	0.00%	0	0.00%
>2 - <= 3 month arrears	1	0.04%	95,819	0.03%	0	0.00%	0	0.00%
>3 month arrears	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	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%	2,548	98.99%	345,373,270	98.34%	2,710	98.98%	375,677,460	98.61%
>0 - <= 1 month arrears <= 75%	6	0.23%	550,134	0.16%	1	0.04%	87661	0.02%
>1 - <= 2 month arrears <= 75%	1	0.04%	207,698	0.06%	0	0.00%	0	0.00%
>2 - <= 3 month arrears <= 75%	1	0.04%	95,819	0.03%	0	0.00%	0	0.00%
>3 month arrears <= 75%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Current > 75%	18	0.70%	4,978,408	1.42%	26	0.95%	5,070,837	1.33%
>0 - <= 1 month arrears > 75%	0	0.00%	0	0.00%	1	0.04%	143299	0.04%
>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	2,574	100%	351,205,330	100%	2,738	100%	380,979,258	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%	640	24.86%	42,038,016	11.97%	658	24.03%	44,209,072	11.60%
>30 - <=35%	154	5.98%	17,428,018	4.96%	145	5.30%	16,962,995	4.45%
>35 - <=40%	167	6.49%	19,609,991	5.58%	176	6.43%	21,100,014	5.54%
>40 - <=45%	172	6.68%	24,595,835	7.00%	182	6.65%	25,443,817	6.68%
>45 - <=50%	214	8.31%	34,070,328	9.70%	211	7.71%	34,998,060	9.19%
>50 - <=55%	254	9.87%	44,552,226	12.69%	263	9.61%	44,730,142	11.74%
>55 - <=60%	259	10.06%	42,770,973	12.18%	270	9.86%	45,045,952	11.82%
>60 - <=65%	260	10.10%	43,037,783	12.25%	271	9.90%	45,632,236	11.98%
>65 - <=70%	210	8.16%	35,018,010	9.97%	247	9.02%	43,095,637	11.31%
>70 - <=75%	226	8.78%	43,105,741	12.27%	288	10.52%	54,547,199	14.32%
>75 - <=80%	15	0.58%	4,223,432	1.20%	26	0.95%	5,070,837	1.33%
>80 - <=85%	1	0.04%	367,744	0.10%	0	0.00%	0	0.00%
>85 - <=90%	2	0.08%	387,232	0.11%	1	0.04%	143,299	0.04%
>90 - <=95%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>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	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				0.54				0.16
Maximum				87.75				89.52
Weighted Average				51.83				52.62

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%	542	21.06%	33,245,132	9.47%	561	20.49%	35,332,148	9.27%
>30 - <=35%	125	4.86%	14,236,985	4.05%	109	3.98%	12,657,645	3.32%
>35 - <=40%	149	5.79%	16,586,353	4.72%	155	5.66%	17,783,942	4.67%
>40 - <=45%	144	5.59%	19,781,705	5.63%	149	5.44%	19,904,901	5.22%
>45 - <=50%	160	6.22%	22,318,915	6.35%	168	6.14%	23,143,931	6.07%
>50 - <=55%	209	8.12%	31,837,337	9.07%	197	7.20%	30,347,226	7.97%
>55 - <=60%	227	8.82%	39,541,208	11.26%	232	8.47%	41,427,179	10.87%
>60 - <=65%	269	10.45%	47,506,667	13.53%	295	10.77%	50,189,089	13.17%
>65 - <=70%	281	10.92%	45,565,136	12.97%	271	9.90%	46,847,483	12.30%
>70 - <=75%	232	9.01%	41,789,721	11.90%	295	10.77%	52,345,632	13.74%
>75 - <=80%	155	6.02%	25,428,703	7.24%	173	6.32%	29,839,559	7.83%
>80 - <=85%	80	3.11%	13,225,664	3.77%	132	4.82%	21,017,224	5.52%
>85 - <=90%	1	0.04%	141,805	0.04%	1	0.04%	143,299	0.04%
>90 - <=95%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>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	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				0.64				0.2
Maximum				88.63				89.56
Weighted Average				56.24				57.43

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	268	10.41%	43,355,717	12.34%	288	10.52%	46,996,671	12.34%
East Midlands	270	10.49%	31,406,691	8.94%	287	10.48%	34,222,139	8.98%
Greater London	156	6.06%	34,093,762	9.71%	165	6.03%	36,852,094	9.67%
Northern Ireland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
North East	159	6.18%	15,794,607	4.50%	175	6.39%	18,076,886	4.74%
North West	371	14.41%	42,981,789	12.24%	391	14.28%	45,875,655	12.04%
Scotland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
South East	306	11.89%	52,576,175	14.97%	324	11.83%	57,370,659	15.06%
South West	271	10.53%	37,833,845	10.77%	291	10.63%	41,274,640	10.83%
Wales	171	6.64%	19,957,545	5.68%	179	6.54%	21,017,562	5.52%
West Midlands	262	10.18%	35,523,864	10.11%	277	10.12%	38,427,080	10.09%
Yorkshire and Humber	340	13.21%	37,681,334	10.73%	361	13.18%	40,865,871	10.73%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	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	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	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	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	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	62	2.41%	7,553,271	2.15%	70	2.56%	8,348,090	2.19%
Semi-detached house	976	37.92%	126,149,571	35.92%	1,041	38.02%	138,056,559	36.24%
Detached house	526	20.44%	96,653,827	27.52%	550	20.09%	102,665,746	26.95%
Detached bungalow	95	3.69%	12,445,302	3.54%	103	3.76%	13,247,358	3.48%
Semi-detached bungalow	55	2.14%	5,171,751	1.47%	59	2.15%	5,758,675	1.51%
Terraced house	736	28.59%	84,452,306	24.05%	783	28.60%	92,269,532	24.22%
Maisonette	9	0.35%	1,303,000	0.37%	9	0.33%	1,333,729	0.35%
Other	115	4.47%	17,476,301	4.98%	123	4.49%	19,299,569	5.07%
Total	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	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	2,306	89.59%	297,186,291	84.62%	2,462	89.92%	325,467,436	85.43%
Interest Only	196	7.61%	35,516,563	10.11%	196	7.16%	35,211,743	9.24%
Part & Part	72	2.80%	18,502,475	5.27%	80	2.92%	20,300,079	5.33%
Total	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	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	1,364	52.99%	192,800,500	54.90%	1,430	52.23%	204,949,511	53.80%
Remortgage	1,210	47.01%	158,404,829	45.10%	1,308	47.77%	176,029,746	46.20%
Total	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	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	2,125	82.56%	300,614,546	85.60%	2,268	82.83%	327,536,383	85.97%
Self Employed	196	7.61%	28,526,168	8.12%	202	7.38%	29,725,975	7.80%
Other	253	9.83%	22,064,615	6.28%	268	9.79%	23,716,899	6.23%
Total	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	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%	652	23.81%	92,796,579	24.36%
>12 - <=18	530	20.59%	71,820,114	20.45%	296	10.81%	48,111,974	12.63%
>18 - <=24	344	13.36%	56,317,222	16.04%	281	10.26%	38,635,313	10.14%
>24 - <=30	181	7.03%	22,663,327	6.45%	351	12.82%	56,129,741	14.73%
>30 - <=36	357	13.87%	53,125,005	15.13%	260	9.50%	40,674,309	10.68%
>36 - <=42	270	10.49%	42,003,065	11.96%	151	5.51%	18,920,724	4.97%
>42 - <=48	175	6.80%	23,239,144	6.62%	146	5.33%	16,945,776	4.45%
>48 - <=54	139	5.40%	16,368,887	4.66%	141	5.15%	17,353,274	4.55%
>54	578	22.46%	65,668,565	18.70%	460	16.80%	51,411,568	13.49%
Total	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum							12.06	4.71
Maximum							217.06	209.71
Weighted Average							37.46	30.18

Current Balance								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
<=30k	134	5.21%	2,415,991	0.69%	132	4.82%	2,330,818	0.61%
>30 - <=40k	88	3.42%	3,120,711	0.89%	87	3.18%	3,088,896	0.81%
>40 - <=50k	98	3.81%	4,450,054	1.27%	95	3.47%	4,293,436	1.13%
>50 - <=75k	347	13.48%	21,729,536	6.19%	361	13.18%	22,703,961	5.96%
>75 - <=100k	398	15.46%	35,047,258	9.98%	399	14.57%	35,015,606	9.19%
>100 - <=150k	643	24.98%	79,418,894	22.61%	709	25.89%	87,129,504	22.87%
>150 - <=200k	381	14.80%	66,068,154	18.81%	417	15.23%	72,251,842	18.96%
>200 - <=300k	340	13.21%	81,896,183	23.32%	375	13.70%	90,141,414	23.66%
>300 - <=500k	127	4.93%	46,751,133	13.31%	143	5.22%	52,505,545	13.78%
>500k	18	0.70%	10,307,416	2.93%	20	0.73%	11,518,235	3.02%
Total	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum							1,203	907
Maximum							708,757	713,877
Weighted Average							198,908	201,384

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	2,444	94.95%	339,277,193	96.60%	2,611	95.36%	370,251,200	97.18%
Variable	49	1.90%	2,915,960	0.83%	54	1.97%	3,192,855	0.84%
Discount	78	3.03%	8,688,214	2.47%	69	2.52%	7,207,414	1.89%
Tracker	3	0.12%	323,963	0.09%	4	0.15%	327,788	0.09%
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	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	100.00%
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*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	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	100.00%
Total	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	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	121	4.70%	8,083,478	2.30%	109	3.98%	7,125,343	1.87%
>5 - <=10	317	12.32%	29,699,041	8.46%	333	12.16%	31,923,305	8.38%
>10 - <=15	454	17.64%	50,316,084	14.33%	453	16.54%	49,861,348	13.09%
>15 - <=20	444	17.25%	60,462,270	17.22%	460	16.80%	64,421,690	16.91%
>20 - <=25	480	18.65%	71,292,477	20.30%	517	18.88%	77,130,656	20.25%
>25	758	29.45%	131,351,979	37.40%	866	31.63%	150,516,915	39.51%
Total	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	0.08	0.58
Maximum	39	39.58
Weighted Average	21.37	21.95

Original Balances

	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
<=30k	61	2.37%	1,064,356	0.30%	66	2.41%	1,456,787	0.38%
>30 - <=40k	46	1.79%	1,201,120	0.34%	47	1.72%	1,301,722	0.34%
>40 - <=50k	73	2.84%	2,636,733	0.75%	79	2.89%	2,975,183	0.78%
>50 - <=75k	274	10.64%	14,095,097	4.01%	284	10.37%	15,148,457	3.98%
>75 - <=100k	392	15.23%	29,742,283	8.47%	417	15.23%	32,197,199	8.45%
>100 - <=150k	692	26.88%	74,991,120	21.35%	737	26.92%	81,596,010	21.42%
>150 - <=200k	425	16.51%	65,839,306	18.75%	460	16.80%	72,463,745	19.02%
>200 - <=300k	405	15.73%	88,457,682	25.19%	432	15.78%	95,712,849	25.12%
>300 - <=500k	179	6.95%	58,878,102	16.76%	189	6.90%	63,465,575	16.66%
>500k	27	1.05%	14,299,532	4.07%	27	0.99%	14,661,732	3.85%
Total	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	5,828	5,828
Maximum	725,000	725,000
Weighted Average	218,630	217,199

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%	396	15.38%	24,317,554	6.92%	416	15.19%	26,360,993	6.92%
>30 - <=35%	101	3.92%	10,313,186	2.94%	108	3.94%	11,210,939	2.94%
>35 - <=40%	116	4.51%	13,025,704	3.71%	118	4.31%	13,590,275	3.57%
>40 - <=45%	114	4.43%	14,270,677	4.06%	121	4.42%	15,236,887	4.00%
>45 - <=50%	136	5.28%	18,273,859	5.20%	143	5.22%	19,297,393	5.07%
>50 - <=55%	123	4.78%	16,910,654	4.82%	130	4.75%	18,379,351	4.82%
>55 - <=60%	187	7.26%	31,121,567	8.86%	197	7.20%	33,513,489	8.80%
>60 - <=65%	252	9.79%	39,785,453	11.33%	264	9.64%	43,056,265	11.30%
>65 - <=70%	222	8.62%	35,506,810	10.11%	235	8.58%	38,099,474	10.00%
>70 - <=75%	344	13.36%	58,440,513	16.64%	369	13.48%	63,546,006	16.68%
>75 - <=80%	236	9.17%	38,409,555	10.94%	268	9.79%	43,982,616	11.54%
>80 - <=85%	227	8.82%	35,996,154	10.25%	243	8.88%	38,899,455	10.21%
>85 - <=90%	109	4.23%	13,462,664	3.83%	111	4.05%	14,092,252	3.70%
>90 - <=95%	11	0.43%	1,370,979	0.39%	15	0.55%	1,713,863	0.45%
>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	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	2.06	2.06
Maximum	95	95
Weighted Average	62.86	62.99

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%	4	0.16%	0	0.00%	15	0.55%	1,434,322	0.38%
>1 - <=2%	533	20.71%	68,978,435	19.64%	713	26.04%	97,107,727	25.49%
>2 - <=3%	733	28.48%	106,463,014	30.31%	864	31.56%	127,692,631	33.52%
>3 - <=4%	352	13.68%	52,365,363	14.91%	362	13.22%	54,237,164	14.24%
>4 - <=5%	532	20.67%	76,892,592	21.89%	477	17.42%	69,077,268	18.13%
>5 - <=6%	269	10.45%	31,901,663	9.08%	180	6.57%	20,444,035	5.37%
>6 - <=7%	97	3.77%	11,391,267	3.24%	74	2.70%	7,673,077	2.01%
>7 - <=8%	8	0.31%	732,094	0.21%	53	1.94%	3,313,035	0.87%
>8 - <=9%	46	1.79%	2,480,902	0.71%	0	0.00%	0	0.00%
>9%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	1.18	0.95
Maximum	8.24	7.99
Weighted Average	3.37	3.05

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%	1,269	51.97%	176,139,644	51.88%	1,591	60.96%	227,408,244	61.33%
>3.00 - <=4.00%	353	14.46%	52,607,407	15.49%	361	13.83%	54,128,939	14.60%
>4.00 - <=5.00%	528	21.62%	76,041,497	22.40%	471	18.05%	67,918,462	18.32%

>5.00 - <=6.00%	266	10.89%	31577700	9.30%	176	6.74%	20046024	5.41%
>6.00 - <=7.00%	26	1.06%	3165113	0.93%	11	0.42%	1265459	0.34%
>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	2,442	100.00%	339,531,361	100.00%	2,610	100.00%	370,767,128	100.00%
Minimum								1.18
Maximum								6.46
Weighted Average								3.23

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
<=2024	113	4.63%	12,298,319	3.62%	21	0.80%	1,732,322	0.47%
2025	229	9.38%	30,101,315	8.87%	160	6.13%	18,322,663	4.94%
2026	489	20.02%	68,533,740	20.18%	241	9.23%	32,773,366	8.84%
2027	793	32.47%	118,620,412	34.94%	621	23.79%	90,924,180	24.52%
2028	645	26.41%	86,268,885	25.41%	905	34.67%	137,912,073	37.20%
2029	114	4.67%	15,107,536	4.45%	594	22.76%	79,525,873	21.45%
>2029	59	2.42%	8,601,154	2.53%	68	2.61%	9,576,652	2.58%
Total	2,442	100%	339,531,361	100%	2,610	100%	370,767,128	100%
Minimum								2024
Maximum								2033
Weighted Average								2027

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	28	1.09%	2,714,424	0.77%	29	1.06%	2,822,425	0.74%
Central / Direct	150	5.83%	20,679,086	5.89%	159	5.81%	21,999,917	5.77%
Broker	2,364	91.84%	323,144,790	92.01%	2,517	91.93%	351,301,432	92.21%
Internet	32	1.24%	4,667,031	1.33%	33	1.21%	4,855,484	1.27%
Packager	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,574	100.00%	351,205,330	100.00%	2,738	100.00%	380,979,258	100.00%