

Albion No5 plc - Investor Report

Investors (or other appropriate third parties) can register at www.bankofengland.co.uk/markets to download further disclosures in accordance with the Bank of England Market Notice "Detailed eligibility requirements for residential mortgage backed securities and covered bonds backed by residential mortgages" dated 30th November 2010. The timing of publication of further disclosures will be as referenced in the Market Notice.

Reporting Information	
Report Date	13-Jan-25
Reporting Period	01-Dec-24 - 31-Dec-24
Payment Date	17-Jan-25
Next Interest Date	17-Jan-25
Accrual End Date: Notes	31-Dec-24
Accrual Start Date: Notes	01-Oct-24
Accrual Days: Notes	92
Calculation Date	13-Jan-25

Contact Details			
Contact Name	Telephone Number	E-mail	Mailing Address
Trustee	+44 (0) 20 7466 1647	KaYi.Ho@maples.com	Limited 11th Floor 200 Aldersgate Street London EC1A 4HD
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	2,327	2,370
True Balance of mortgage accounts in Pool	307,341,634	314,001,832
Cash and Other Substitution Assets	0	0
Borrower deposits as a % of true balance of mortgage accounts in the pool	0.3	0.27

Pool Changes		
Reason	Number	Value(£)
Further Advances	2	51,000
Unscheduled Principal Payments	56	5,635,716
Repurchases	3	1
- Breaches to Warranties	0	0
- Product Switches	0	0
- Further Advances	0	0
- Term Extensions	0	0
- Redeemed with residual balance	3	1
Sum of unscheduled Principal received during period		5,584,717

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	5,635,716	3,288,322	
Scheduled Principal Payments	1,124,185	1,026,514	
Interest	964,578	945,966	

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	45.78	20.77	194,084	254,022	179,320	314,694	55.11	49.99	62.97	5
Minimum	20.1	0.25	96	19,475	96	47,785	0.06	0.05	2.06	64
Maximum	225.1	38.33	671,026	671,026	652,036	547,885	87.6	84.12	95	3,349

Performance Ratios			
	Monthly	3 Month Average	Monthly Figure Annualise
Current Constant Prepayment Rate (CPR)	1.83%	1.47%	19.88%
Current Principal Payment Rate (PPR)	2.20%	1.82%	23.43%
Current Constant Default Rate (CDR)	0.00%	0.00%	0.00%
Previous Constant Prepayment Rate (CPR)	1.05%	1.13%	11.90%
Previous Principal Payment Rate (PPR)	1.37%	1.46%	15.26%
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	4.75%	07-Nov-24
Base Mortgage Rate - Previous	5.00%	01-Aug-24

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 %	4.8043			4.8043		
Current Coupon %	5.3243			4.8043		
Margin above Current Coupon %	0			0		
Previous Factor	0.833326			1		
Current Factor	0.784881			1		
	Current	Previous	Original	Current	Previous	Original

Principal Amount Outstanding	274,708,266	291,664,105	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	4,374,962	4,614,210	5,250,000	0	0	0
Total Credit Enhancement	37,434,962	37,674,210	38,310,000	0	0	0
Latest Distribution	17-Oct-24		Total	17-Oct-24		Total
Principal Payment	16,955,838		75,291,734	0		0
Interest Payment	3,914,177		24,160,028	463,914		2,596,980
Excess Spread %		2.18			0	
Retention Undertaking	5%	5%	5%	5%	5%	5%

Cashflows at last distribution

Ledgers			
Principal Ledger Balance	17,271,188		
Revenue Ledger Balance	5,672,972		
General Reserve Required Amount	4,374,962		
General Reserve Fund	4,374,962		
Class A Principal Deficiency Ledger Balance	0		
Class Z Principal Deficiency Ledger Balance	0		
Liquidity Reserve Fund Required Amount	0		
Liquidity Reserve Fund	0		
Issuer Profit Ledger Balance	1,500		
Revenue Receipts	Principal Receipts		
(a) Interest	5,603,934	(a) Repayments	17,050,746
ERC Payments	69,038	(b) Enforcement Recoveries	0
(b) Enforcement Recoveries	0	(c) Insurance Proceeds	0
(c) Post-enforcement recoveries	0	(d) Repurchases	220,442
	5,672,972		17,271,188
Available Revenue Receipts	Available Principal Receipts		
(a) Revenue Receipts	5,672,972	(a) Principal Receipts	17,050,746
(b) GIC income	220,848	Less	
(c) Interest Rate Swap receipt	3,771,621	(i) Further Advances to be purchased	315,350
(d) Amortisation General Reserve Release Amount	239,249	Plus	
(e) General Reserve Fund balance after Class A notes fully repaid	0	(ii) Repurchases	220,442
(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	2,605,097	(g) Negative Amortisation Amount	
(j)(iii) Fee payments inc ERC and other charges due to the Seller	131,369		16,955,838
(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		
	7,168,222		
Revenue Priority of Payments (Pre-Enforcement)	Enforcement)		
(a) Trustee Fees - (i) Note Trustee; (ii) Security Trustee	4,800	(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.	5,132	(b) Class A Notes	16,955,838
(c) Third party expenses	0	(c) Class Z Notes	0
(d)(i) Servicer Fees	24,521	(d) Available Revenue Receipts	0

(d)(ii) Cash Manager Fees	8,174		16,955,838
(d)(iii) Back-up Servicer Facilitator Fees	0		
(e) Interest Rate Swap	1,491,597		
(f) Interest due on A-Notes	3,914,177		
(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	463,914		
(k) Issuer Profit	300		
(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	1,255,608		
	7,168,223		

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	311,460,477	Compounded Daily SONIA	0	4.8043	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	2,316	99.53%	305,876,836	99.52%	2,736	99.93%	380,748,297	99.94%
>0 - <= 1 month arrears	7	0.30%	971,214	0.32%	2	0.07%	230,960	0.06%
>1 - <= 2 month arrears	2	0.09%	346,913	0.11%	0	0.00%	0	0.00%
>2 - <= 3 month arrears	2	0.09%	146,671	0.05%	0	0.00%	0	0.00%
>3 month arrears	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,327	100.00%	307,341,634	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%	2,308	99.18%	303,889,487	98.88%	2,710	98.98%	375,677,460	98.61%
>0 - <= 1 month arrears <= 75%	7	0.30%	971,214	0.32%	1	0.04%	87,661	0.02%
>1 - <= 2 month arrears <= 75%	2	0.09%	346,913	0.11%	0	0.00%	0	0.00%
>2 - <= 3 month arrears <= 75%	2	0.09%	146,671	0.05%	0	0.00%	0	0.00%
>3 month arrears <= 75%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Current > 75%	8	0.34%	1,987,350	0.65%	26	0.95%	5,070,837	1.33%
>0 - <= 1 month arrears > 75%	0	0.00%	0	0.00%	1	0.04%	143,299	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	2,327	100%	307,341,634	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%	631	27.12%	40,306,648	13.11%	658	24.03%	44,209,072	11.60%
>30 - <=35%	153	6.57%	16,838,865	5.48%	145	5.30%	16,962,995	4.45%
>35 - <=40%	153	6.57%	17,934,569	5.84%	176	6.43%	21,100,014	5.54%
>40 - <=45%	162	6.96%	24,568,903	7.99%	182	6.65%	25,443,817	6.68%
>45 - <=50%	226	9.71%	34,986,243	11.38%	211	7.71%	34,998,060	9.19%
>50 - <=55%	244	10.49%	40,802,942	13.28%	263	9.61%	44,730,142	11.74%
>55 - <=60%	220	9.45%	36,764,442	11.96%	270	9.86%	45,045,952	11.82%
>60 - <=65%	234	10.06%	38,207,290	12.43%	271	9.90%	45,632,236	11.98%
>65 - <=70%	199	8.55%	34,567,743	11.25%	247	9.02%	43,095,637	11.31%
>70 - <=75%	97	4.17%	20,376,641	6.63%	288	10.52%	54,547,199	14.32%
>75 - <=80%	6	0.26%	1,484,422	0.48%	26	0.95%	5,070,837	1.33%
>80 - <=85%	2	0.09%	502,928	0.16%	0	0.00%	0	0.00%
>85 - <=90%	0	0.00%	0	0.00%	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	2,327	100.00%	307,341,634	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				0.05				0.16
Maximum				84.12				89.52
Weighted Average				49.99				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%	517	22.22%	30,221,468	9.83%	561	20.49%	35,332,148	9.27%
>30 - <=35%	138	5.93%	15,065,785	4.90%	109	3.98%	12,657,645	3.32%
>35 - <=40%	138	5.93%	15,569,278	5.07%	155	5.66%	17,783,942	4.67%
>40 - <=45%	132	5.67%	17,270,849	5.62%	149	5.44%	19,904,901	5.22%
>45 - <=50%	152	6.53%	20,935,978	6.81%	168	6.14%	23,143,931	6.07%
>50 - <=55%	186	7.99%	28,778,864	9.36%	197	7.20%	30,347,226	7.97%
>55 - <=60%	219	9.41%	37,823,523	12.31%	232	8.47%	41,427,179	10.87%
>60 - <=65%	241	10.36%	41,339,457	13.45%	295	10.77%	50,189,089	13.17%
>65 - <=70%	250	10.74%	40,491,547	13.17%	271	9.90%	46,847,483	12.30%
>70 - <=75%	179	7.69%	31,927,406	10.39%	295	10.77%	52,345,632	13.74%
>75 - <=80%	126	5.41%	19,889,830	6.47%	173	6.32%	29,839,559	7.83%
>80 - <=85%	48	2.06%	7,887,494	2.57%	132	4.82%	21,017,224	5.52%
>85 - <=90%	1	0.04%	140,154	0.05%	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	2,327	100.00%	307,341,634	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				0.06				0.2
Maximum				87.6				89.56
Weighted Average				55.11				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	247	10.61%	38,883,564	12.65%	288	10.52%	46,996,671	12.34%
East Midlands	243	10.44%	27,650,843	9.00%	287	10.48%	34,222,139	8.98%
Greater London	133	5.72%	27,102,743	8.82%	165	6.03%	36,852,094	9.67%
Northern Ireland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
North East	140	6.02%	13,464,746	4.38%	175	6.39%	18,076,886	4.74%
North West	338	14.53%	37,940,744	12.34%	391	14.28%	45,875,655	12.04%
Scotland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
South East	264	11.35%	44,528,662	14.49%	324	11.83%	57,370,659	15.06%
South West	251	10.79%	34,014,835	11.07%	291	10.63%	41,274,640	10.83%
Wales	160	6.88%	18,018,930	5.86%	179	6.54%	21,017,562	5.52%

West Midlands	237	10.18%	31,445,064	10.23%	277	10.12%	38,427,080	10.09%
Yorkshire and Humber	314	13.49%	34,291,502	11.16%	361	13.18%	40,865,871	10.73%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,327	100.00%	307,341,634	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	2,327	100.00%	307,341,634	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	2,327	100.00%	307,341,634	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	57	2.45%	6,898,214	2.24%	70	2.56%	8,348,090	2.19%
Semi-detached house	891	38.29%	111,353,806	36.23%	1,041	38.02%	138,056,559	36.24%
Detached house	480	20.63%	86,552,355	28.16%	550	20.09%	102,665,746	26.95%
Detached bungalow	83	3.57%	10,588,315	3.45%	103	3.76%	13,247,358	3.48%
Semi-detached bungalow	50	2.15%	4,361,685	1.42%	59	2.15%	5,758,675	1.51%
Terraced house	666	28.62%	74,447,159	24.22%	783	28.60%	92,269,532	24.22%
Maisonette	8	0.34%	1,174,689	0.38%	9	0.33%	1,333,729	0.35%
Other	92	3.95%	11,965,412	3.89%	123	4.49%	19,299,569	5.07%
Total	2,327	100.00%	307,341,634	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	2,089	89.77%	260,068,612	84.62%	2,462	89.92%	325,467,436	85.43%
Interest Only	172	7.39%	30,689,922	9.99%	196	7.16%	35,211,743	9.24%
Part & Part	66	2.84%	16,583,100	5.40%	80	2.92%	20,300,079	5.33%
Total	2,327	100.00%	307,341,634	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	1,269	54.53%	175,375,387	57.06%	1,430	52.23%	204,949,511	53.80%
Remortgage	1,058	45.47%	131,966,247	42.94%	1,308	47.77%	176,029,746	46.20%
Total	2,327	100.00%	307,341,634	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	1,906	81.91%	261,632,849	85.13%	2,268	82.83%	327,536,383	85.97%
Self Employed	186	7.99%	26,419,094	8.60%	202	7.38%	29,725,975	7.80%
Other	235	10.10%	19,289,692	6.28%	268	9.79%	23,716,899	6.23%
Total	2,327	100.00%	307,341,634	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	0	0.00%	0	0.00%	296	10.81%	48,111,974	12.63%
>18 - <=24	392	16.85%	51,838,381	16.87%	281	10.26%	38,635,313	10.14%
>24 - <=30	305	13.11%	44,281,190	14.41%	351	12.82%	56,129,741	14.73%
>30 - <=36	150	6.45%	21,872,338	7.12%	260	9.50%	40,674,309	10.68%
>36 - <=42	298	12.81%	36,365,104	11.83%	151	5.51%	18,920,724	4.97%
>42 - <=48	299	12.85%	48,361,371	15.74%	146	5.33%	16,945,776	4.45%
>48 - <=54	201	8.64%	28,503,610	9.27%	141	5.15%	17,353,274	4.55%
>54	682	29.31%	76,119,640	24.77%	460	16.80%	51,411,568	13.49%
Total	2,327	100.00%	307,341,634	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				20.1				4.71
Maximum				225.1				209.71
Weighted Average				45.78				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	143	6.15%	2,663,949	0.87%	132	4.82%	2,330,818	0.61%
>30 - <=40k	79	3.39%	2,770,891	0.90%	87	3.18%	3,088,896	0.81%
>40 - <=50k	100	4.30%	4,505,141	1.47%	95	3.47%	4,293,436	1.13%
>50 - <=75k	331	14.22%	20,712,760	6.74%	361	13.18%	22,703,961	5.96%
>75 - <=100k	356	15.30%	31,366,808	10.21%	399	14.57%	35,015,606	9.19%
>100 - <=150k	583	25.05%	72,024,844	23.43%	709	25.89%	87,129,504	22.87%
>150 - <=200k	327	14.05%	56,894,989	18.51%	417	15.23%	72,251,842	18.96%
>200 - <=300k	285	12.25%	68,250,674	22.21%	375	13.70%	90,141,414	23.66%
>300 - <=500k	110	4.73%	40,790,542	13.27%	143	5.22%	52,505,545	13.78%
>500k	13	0.56%	7,361,037	2.40%	20	0.73%	11,518,235	3.02%
Total	2,327	100.00%	307,341,634	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				96				907
Maximum				671,026				713,877
Weighted Average				194,084				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	2,163	92.95%	290,808,893	94.62%	2,611	95.36%	370,251,200	97.18%
Variable	57	2.45%	3,892,494	1.27%	54	1.97%	3,192,855	0.84%
Discount	105	4.51%	12,422,453	4.04%	69	2.52%	7,207,414	1.89%
Tracker	2	0.09%	217,794	0.07%	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	2,327	100.00%	307,341,634	100.00%	2,738	100.00%	380,979,258	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	2,327	100.00%	307,341,634	100.00%	2,738	100.00%	380,979,258	100.00%
Total	2,327	100.00%	307,341,634	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	126	5.41%	8,815,678	2.87%	109	3.98%	7,125,343	1.87%
>5 - <=10	308	13.24%	27,866,639	9.07%	333	12.16%	31,923,305	8.38%
>10 - <=15	419	18.01%	44,762,288	14.56%	453	16.54%	49,861,348	13.09%
>15 - <=20	397	17.06%	53,401,490	17.38%	460	16.80%	64,421,690	16.91%
>20 - <=25	437	18.78%	64,294,461	20.92%	517	18.88%	77,130,656	20.25%
>25	640	27.50%	108,201,077	35.21%	866	31.63%	150,516,915	39.51%
Total	2,327	100.00%	307,341,634	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				0.25				0.58
Maximum				38.33				39.58
Weighted Average				20.77				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	55	2.36%	943,164	0.31%	66	2.41%	1,456,787	0.38%
>30 - <=40k	43	1.85%	1,102,337	0.36%	47	1.72%	1,301,722	0.34%
>40 - <=50k	65	2.79%	2,130,365	0.69%	79	2.89%	2,975,183	0.78%
>50 - <=75k	252	10.83%	12,611,522	4.10%	284	10.37%	15,148,457	3.98%
>75 - <=100k	356	15.30%	26,006,560	8.46%	417	15.23%	32,197,199	8.45%
>100 - <=150k	628	26.99%	66,294,395	21.57%	737	26.92%	81,596,010	21.42%
>150 - <=200k	381	16.37%	57,399,202	18.68%	460	16.80%	72,463,745	19.02%
>200 - <=300k	365	15.69%	77,458,459	25.20%	432	15.78%	95,712,849	25.12%
>300 - <=500k	158	6.79%	51,149,102	16.64%	189	6.90%	63,465,575	16.66%
>500k	24	1.03%	12,246,528	3.98%	27	0.99%	14,661,732	3.85%
Total	2,327	100.00%	307,341,634	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				5,828				5,828
Maximum				710,999				725,000
Weighted Average				217,477				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%	357	15.34%	21,068,577	6.86%	416	15.19%	26,360,993	6.92%
>30 - <=35%	94	4.04%	9,091,878	2.96%	108	3.94%	11,210,939	2.94%
>35 - <=40%	105	4.51%	11,701,696	3.81%	118	4.31%	13,590,275	3.57%
>40 - <=45%	106	4.56%	12,414,718	4.04%	121	4.42%	15,236,887	4.00%
>45 - <=50%	123	5.29%	15,259,787	4.97%	143	5.22%	19,297,393	5.07%
>50 - <=55%	111	4.77%	14,959,410	4.87%	130	4.75%	18,379,351	4.82%
>55 - <=60%	171	7.35%	27,276,092	8.87%	197	7.20%	33,513,489	8.80%
>60 - <=65%	224	9.63%	35,024,154	11.40%	264	9.64%	43,056,265	11.30%
>65 - <=70%	198	8.51%	31,634,423	10.29%	235	8.58%	38,099,474	10.00%
>70 - <=75%	310	13.32%	50,573,726	16.46%	369	13.48%	63,546,006	16.68%
>75 - <=80%	209	8.98%	32,439,420	10.55%	268	9.79%	43,982,616	11.54%
>80 - <=85%	209	8.98%	32,445,469	10.56%	243	8.88%	38,899,455	10.21%
>85 - <=90%	100	4.30%	12,195,382	3.97%	111	4.05%	14,092,252	3.70%
>90 - <=95%	10	0.43%	1,256,904	0.41%	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	2,327	100.00%	307,341,634	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				2.06				2.06
Maximum				95				95
Weighted Average				62.97				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%	1	0.04%	0	0.00%	15	0.55%	1,434,322	0.38%
>1 - <=2%	450	19.34%	55,430,691	18.04%	713	26.04%	97,107,727	25.49%
>2 - <=3%	508	21.83%	72,936,194	23.73%	864	31.56%	127,692,631	33.52%
>3 - <=4%	203	8.72%	30,220,098	9.83%	362	13.22%	54,237,164	14.24%
>4 - <=5%	666	28.62%	91,794,736	29.87%	477	17.42%	69,077,268	18.13%
>5 - <=6%	310	13.32%	37,234,922	12.12%	180	6.57%	20,444,035	5.37%
>6 - <=7%	133	5.72%	16,081,875	5.23%	74	2.70%	7,673,077	2.01%
>7 - <=8%	0	0.00%	0	0.00%	53	1.94%	3,313,035	0.87%

>8 - <=9%	56	2.41%	3,643,118	1.19%	0	0.00%	0	0.00%
>9%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,327	100.00%	307,341,634	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum								1.18
Maximum								8.24
Weighted Average								3.69

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%	960	44.34%	128,549,060	44.15%	1,591	60.96%	227,408,244	61.33%
>3.00 - <=4.00%	203	9.38%	30,372,429	10.43%	361	13.83%	54,128,939	14.60%
>4.00 - <=5.00%	666	30.76%	91,802,502	31.53%	471	18.05%	67,918,462	18.32%
>5.00 - <=6.00%	308	14.23%	37,017,128	12.71%	176	6.74%	20,046,024	5.41%
>6.00 - <=7.00%	28	1.29%	3,410,046	1.17%	11	0.42%	1,265,459	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	2,165	100.00%	291,151,165	100.00%	2,610	100.00%	370,767,128	100.00%
Minimum								1.18
Maximum								6.74
Weighted Average								3.49

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	0	0.00%	0	0.00%	21	0.80%	1,732,322	0.47%
2025	216	9.98%	27,239,864	9.36%	160	6.13%	18,322,663	4.94%
2026	431	19.91%	57,784,225	19.85%	241	9.23%	32,773,366	8.84%
2027	489	22.59%	70,086,198	24.07%	621	23.79%	90,924,180	24.52%
2028	626	28.91%	82,885,146	28.47%	905	34.67%	137,912,073	37.20%
2029	258	11.92%	34,049,290	11.69%	594	22.76%	79,525,873	21.45%
>2029	145	6.70%	19,106,442	6.56%	68	2.61%	9,576,652	2.58%
Total	2,165	100%	291,151,165	100%	2,610	100%	370,767,128	100%
Minimum								2025
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	26	1.12%	2,631,512	0.86%	29	1.06%	2,822,425	0.74%
Central / Direct	136	5.84%	17,654,952	5.74%	159	5.81%	21,999,917	5.77%
Broker	2,134	91.71%	282,638,858	91.96%	2,517	91.93%	351,301,432	92.21%
Internet	31	1.33%	4,416,312	1.44%	33	1.21%	4,855,484	1.27%
Packager	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,327	100.00%	307,341,634	100.00%	2,738	100.00%	380,979,258	100.00%