

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	12-Jul-24
Reporting Period	01-Jun-24 - 30-Jun-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
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	2,525	2,550
True Balance of mortgage accounts in Pool	340,076,304	346,117,622
Cash and Other Substitution Assets	0	0
Borrower deposits as a % of true balance of mortgage accounts in the pool	0.19	0.18

Pool Changes		
Reason	Number	Value(£)
Further Advances	1	15,000
Unscheduled Principal Payments	42	4,772,585
Repurchases	2	526,428
- Breaches to Warranties	2	526,428
- Product Switches	0	0
- Further Advances	0	0
- Term Extensions	0	0
- Redeemed with residual balance	0	0
Sum of unscheduled Principal received during period		5,284,013

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	4,772,585	3,504,765	
Scheduled Principal Payments	852,714	1,460,443	
Interest	964,406	995,186	

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	39.41	21.2	195,698	252,317	181,662	314,561	55.93	52.29	62.85	6
Minimum	14.06	0.08	610	20,993	610	48,068	0.21	0.19	2.06	2
Maximum	219.06	38.83	670,987	670,987	655,431	556,192	88.37	88.16	95	2,090

Performance Ratios			
	Monthly	3 Month Average	Monthly Figure Annualise
Current Constant Prepayment Rate (CPR)	1.40%	1.02%	15.56%
Current Principal Payment Rate (PPR)	1.65%	1.35%	18.10%
Current Constant Default Rate (CDR)	0.00%	0.00%	0.00%
Previous Constant Prepayment Rate (CPR)	1.01%	0.83%	11.47%
Previous Principal Payment Rate (PPR)	1.43%	1.18%	15.87%
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 %	5.2328			5.2328		
Current Coupon %	5.7528			5.2328		
Margin above Current Coupon %	0			0		
Previous Factor	0.920768			1		
Current Factor	0.878897			1		
	Current	Previous	Original	Current	Previous	Original

Principal Amount Outstanding	307,614,006	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	4,834,032	5,035,601	5,250,000	0	0	0
Total Credit Enhancement	37,894,032	38,095,601	38,310,000	0	0	0
Latest Distribution	17-Apr-24		Total	17-Apr-24		Total
Principal Payment	14,654,826		42,385,994	0		0
Interest Payment	4,622,172		15,934,174	499,798		1,646,306
Excess Spread %		1.802765758			0	
Retention Undertaking	5%	5%	5%	5%	5%	5%

Cashflows at last distribution

Ledgers			
Principal Ledger Balance	14,699,826		
Revenue Ledger Balance	5,028,461		
General Reserve Required Amount	4,834,032		
General Reserve Fund	4,834,032		
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	900		
Revenue Receipts		Principal Receipts	
(a) Interest	4,991,973	(a) Repayments	13,953,200
ERC Payments	36,488	(b) Enforcement Recoveries	0
(b) Enforcement Recoveries	0	(c) Insurance Proceeds	0
(c) Post-enforcement recoveries	0	(d) Repurchases	746,626
	5,028,461		14,699,826
Available Revenue Receipts		Available Principal Receipts	
(a) Revenue Receipts	5,028,461	(a) Principal Receipts	13,953,200
(b) GIC income	212,701.69	Less	
(c) Interest Rate Swap receipt	4,459,909	(i) Further Advances to be purchased	45,000
(d) Amortisation General Reserve Release Amount	201,569	Plus	
(e) General Reserve Fund balance after Class A notes fully repaid	0	(ii) Repurchases	746,626
(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	1,975,809	(g) Negative Amortisation Amount	
(j)(iii) Fee payments inc ERC and other charges due to the Seller	90,278		14,654,826
(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		
	7,836,554		
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.	4866	(b) Class A Notes	14,654,826
(c) Third party expenses	0	(c) Class Z Notes	0
(d)(i) Servicer Fees	26,527	(d) Available Revenue Receipts	0

(d)(ii) Cash Manager Fees	8,842		14,654,826
(d)(iii) Back-up Servicer Facilitator Fees	0		
(e) Interest Rate Swap	1,619,368		
(f) Interest due on A-Notes	4,622,172		
(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	499,798		
(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	1,054,680		
	7,836,553		

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	5.2328	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	2,512	99.49%	338,372,022	99.50%	2,736	99.93%	380,748,297	99.94%
>0 - <= 1 month arrears	7	0.28%	1,097,100	0.32%	2	0.07%	230960	0.06%
>1 - <= 2 month arrears	3	0.12%	401,539	0.12%	0	0.00%	0	0.00%
>2 - <= 3 month arrears	3	0.12%	205,643	0.06%	0	0.00%	0	0.00%
>3 month arrears	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,525	100.00%	340,076,304	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%	2,476	98.06%	329,138,671	96.78%	2,710	98.98%	375,677,460	98.61%
>0 - <= 1 month arrears <= 75%	6	0.24%	866,501	0.25%	1	0.04%	87661	0.02%
>1 - <= 2 month arrears <= 75%	3	0.12%	401,539	0.12%	0	0.00%	0	0.00%
>2 - <= 3 month arrears <= 75%	3	0.12%	205,643	0.06%	0	0.00%	0	0.00%
>3 month arrears <= 75%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Current > 75%	36	1.43%	9,233,350	2.72%	26	0.95%	5,070,837	1.33%
>0 - <= 1 month arrears > 75%	1	0.04%	230,599	0.07%	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	2,525	100%	340,076,304	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%	627	24.83%	40,102,024	11.79%	658	24.03%	44,209,072	11.60%
>30 - <=35%	152	6.02%	17,316,146	5.09%	145	5.30%	16,962,995	4.45%
>35 - <=40%	158	6.26%	17,514,839	5.15%	176	6.43%	21,100,014	5.54%
>40 - <=45%	152	6.02%	21,881,454	6.43%	182	6.65%	25,443,817	6.68%
>45 - <=50%	216	8.55%	32,753,658	9.63%	211	7.71%	34,998,060	9.19%
>50 - <=55%	246	9.74%	41,883,115	12.32%	263	9.61%	44,730,142	11.74%
>55 - <=60%	244	9.66%	40,392,450	11.88%	270	9.86%	45,045,952	11.82%
>60 - <=65%	256	10.14%	41,987,576	12.35%	271	9.90%	45,632,236	11.98%
>65 - <=70%	212	8.40%	35,583,469	10.46%	247	9.02%	43,095,637	11.31%
>70 - <=75%	225	8.91%	41,197,623	12.11%	288	10.52%	54,547,199	14.32%
>75 - <=80%	34	1.35%	8,711,430	2.56%	26	0.95%	5,070,837	1.33%
>80 - <=85%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>85 - <=90%	3	0.12%	752,519	0.22%	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	2,525	100.00%	340,076,304	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				0.19				0.16
Maximum				88.16				89.52
Weighted Average				52.29				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%	540	21.39%	32,519,881	9.56%	561	20.49%	35,332,148	9.27%
>30 - <=35%	130	5.15%	14,960,782	4.40%	109	3.98%	12,657,645	3.32%
>35 - <=40%	145	5.74%	15,612,809	4.59%	155	5.66%	17,783,942	4.67%
>40 - <=45%	138	5.47%	18,684,728	5.49%	149	5.44%	19,904,901	5.22%
>45 - <=50%	164	6.50%	22,629,931	6.65%	168	6.14%	23,143,931	6.07%
>50 - <=55%	202	8.00%	30,925,434	9.09%	197	7.20%	30,347,226	7.97%
>55 - <=60%	226	8.95%	39,029,335	11.48%	232	8.47%	41,427,179	10.87%
>60 - <=65%	266	10.53%	46,650,847	13.72%	295	10.77%	50,189,089	13.17%
>65 - <=70%	277	10.97%	44,007,218	12.94%	271	9.90%	46,847,483	12.30%
>70 - <=75%	217	8.59%	39,255,809	11.54%	295	10.77%	52,345,632	13.74%
>75 - <=80%	148	5.86%	24,037,779	7.07%	173	6.32%	29,839,559	7.83%
>80 - <=85%	71	2.81%	11,620,361	3.42%	132	4.82%	21,017,224	5.52%
>85 - <=90%	1	0.04%	141,392	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	2,525	100.00%	340,076,304	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				0.21				0.2
Maximum				88.37				89.56
Weighted Average				55.93				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	263	10.42%	41,989,294	12.35%	288	10.52%	46,996,671	12.34%
East Midlands	266	10.53%	30,897,209	9.09%	287	10.48%	34,222,139	8.98%
Greater London	152	6.02%	32,343,837	9.51%	165	6.03%	36,852,094	9.67%
Northern Ireland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
North East	158	6.26%	15,295,500	4.50%	175	6.39%	18,076,886	4.74%
North West	363	14.38%	41,485,035	12.20%	391	14.28%	45,875,655	12.04%
Scotland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
South East	299	11.84%	50,474,967	14.84%	324	11.83%	57,370,659	15.06%
South West	266	10.53%	36,943,615	10.86%	291	10.63%	41,274,640	10.83%
Wales	168	6.65%	19,397,874	5.70%	179	6.54%	21,017,562	5.52%
West Midlands	254	10.06%	34,338,393	10.10%	277	10.12%	38,427,080	10.09%
Yorkshire and Humber	336	13.31%	36,910,579	10.85%	361	13.18%	40,865,871	10.73%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,525	100.00%	340,076,304	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	2,525	100.00%	340,076,304	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	2,525	100.00%	340,076,304	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	61	2.42%	7,374,309	2.17%	70	2.56%	8,348,090	2.19%
Semi-detached house	961	38.06%	122,566,609	36.04%	1,041	38.02%	138,056,559	36.24%
Detached house	512	20.28%	93,723,693	27.56%	550	20.09%	102,665,746	26.95%
Detached bungalow	92	3.64%	11,596,016	3.41%	103	3.76%	13,247,358	3.48%
Semi-detached bungalow	53	2.10%	4,879,183	1.43%	59	2.15%	5,758,675	1.51%
Terraced house	727	28.79%	83,022,897	24.41%	783	28.60%	92,269,532	24.22%
Maisonette	8	0.32%	1,198,170	0.35%	9	0.33%	1,333,729	0.35%
Other	111	4.40%	15,715,427	4.62%	123	4.49%	19,299,569	5.07%
Total	2,525	100.00%	340,076,304	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	2,262	89.58%	287,996,364	84.69%	2,462	89.92%	325,467,436	85.43%
Interest Only	193	7.64%	34,511,038	10.15%	196	7.16%	35,211,743	9.24%
Part & Part	70	2.77%	17,568,902	5.17%	80	2.92%	20,300,079	5.33%
Total	2,525	100.00%	340,076,304	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	1,342	53.15%	187,975,305	55.27%	1,430	52.23%	204,949,511	53.80%
Remortgage	1,183	46.85%	152,100,999	44.73%	1,308	47.77%	176,029,746	46.20%
Total	2,525	100.00%	340,076,304	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	2,085	82.57%	290,973,152	85.56%	2,268	82.83%	327,536,383	85.97%
Self Employed	191	7.56%	27,656,475	8.13%	202	7.38%	29,725,975	7.80%
Other	249	9.86%	21,446,678	6.31%	268	9.79%	23,716,899	6.23%
Total	2,525	100.00%	340,076,304	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	414	16.40%	560,932,35	16.49%	296	10.81%	48,111,974	12.63%
>18 - <=24	366	14.50%	550,341,55	16.18%	281	10.26%	38,635,313	10.14%
>24 - <=30	167	6.61%	24,239,969	7.13%	351	12.82%	56,129,741	14.73%
>30 - <=36	314	12.44%	39,299,535	11.56%	260	9.50%	40,674,309	10.68%
>36 - <=42	308	12.20%	50,811,708	14.94%	151	5.51%	18,920,724	4.97%
>42 - <=48	215	8.51%	30,720,136	9.03%	146	5.33%	16,945,776	4.45%
>48 - <=54	127	5.03%	14,749,491	4.34%	141	5.15%	17,353,274	4.55%
>54	614	24.32%	69,128,075	20.33%	460	16.80%	51,411,568	13.49%
Total	2,525	100.00%	340,076,304	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum							14.06	4.71
Maximum							219.06	209.71
Weighted Average							39.41	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	137	5.43%	2,416,247	0.71%	132	4.82%	2,330,818	0.61%
>30 - <=40k	88	3.49%	3,099,197	0.91%	87	3.18%	3,088,896	0.81%
>40 - <=50k	98	3.88%	4,439,435	1.31%	95	3.47%	4,293,436	1.13%
>50 - <=75k	342	13.54%	21,315,154	6.27%	361	13.18%	22,703,961	5.96%
>75 - <=100k	393	15.56%	34,516,531	10.15%	399	14.57%	35,015,606	9.19%
>100 - <=150k	629	24.91%	77,531,404	22.80%	709	25.89%	87,129,504	22.87%
>150 - <=200k	370	14.65%	64,059,129	18.84%	417	15.23%	72,251,842	18.96%
>200 - <=300k	330	13.07%	79,088,553	23.26%	375	13.70%	90,141,414	23.66%
>300 - <=500k	124	4.91%	45,675,624	13.43%	143	5.22%	52,505,545	13.78%
>500k	14	0.55%	7,935,031	2.33%	20	0.73%	11,518,235	3.02%
Total	2,525	100.00%	340,076,304	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum							610	907
Maximum							670,987	713,877
Weighted Average							195,698	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	2,392	94.73%	327,878,891	96.41%	2,611	95.36%	370,251,200	97.18%
Variable	57	2.26%	3,630,974	1.07%	54	1.97%	3,192,855	0.84%
Discount	73	2.89%	8,243,758	2.42%	69	2.52%	7,207,414	1.89%
Tracker	3	0.12%	322,681	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	2,525	100.00%	340,076,304	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	2,525	100.00%	340,076,304	100.00%	2,738	100.00%	380,979,258	100.00%
Total	2,525	100.00%	340,076,304	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	4.99%	8,307,336	2.44%	109	3.98%	7,125,343	1.87%
>5 - <=10	315	12.48%	28,792,955	8.47%	333	12.16%	31,923,305	8.38%
>10 - <=15	458	18.14%	50,715,576	14.91%	453	16.54%	49,861,348	13.09%
>15 - <=20	427	16.91%	58,474,286	17.19%	460	16.80%	64,421,690	16.91%
>20 - <=25	472	18.69%	69,041,753	20.30%	517	18.88%	77,130,656	20.25%
>25	727	28.79%	124,744,398	36.68%	866	31.63%	150,516,915	39.51%
Total	2,525	100.00%	340,076,304	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	0.08	0.58
Maximum	38.83	39.58
Weighted Average	21.2	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	59	2.34%	1,021,117	0.30%	66	2.41%	1,456,787	0.38%
>30 - <=40k	46	1.82%	1,177,752	0.35%	47	1.72%	1,301,722	0.34%
>40 - <=50k	72	2.85%	2,551,483	0.75%	79	2.89%	2,975,183	0.78%
>50 - <=75k	270	10.69%	13,921,867	4.09%	284	10.37%	15,148,457	3.98%
>75 - <=100k	385	15.25%	28,953,462	8.51%	417	15.23%	32,197,199	8.45%
>100 - <=150k	678	26.85%	72,817,256	21.41%	737	26.92%	81,596,010	21.42%
>150 - <=200k	418	16.55%	64,322,388	18.91%	460	16.80%	72,463,745	19.02%
>200 - <=300k	398	15.76%	86,123,224	25.32%	432	15.78%	95,712,849	25.12%
>300 - <=500k	175	6.93%	56,785,854	16.70%	189	6.90%	63,465,575	16.66%
>500k	24	0.95%	12,401,901	3.65%	27	0.99%	14,661,732	3.85%
Total	2,525	100.00%	340,076,304	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	5,828	5,828
Maximum	710,999	725,000
Weighted Average	216,271	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%	387	15.33%	23,596,616	6.94%	416	15.19%	26,360,993	6.92%
>30 - <=35%	100	3.96%	10,057,931	2.96%	108	3.94%	11,210,939	2.94%
>35 - <=40%	115	4.55%	12,919,956	3.80%	118	4.31%	13,590,275	3.57%
>40 - <=45%	112	4.44%	13,762,309	4.05%	121	4.42%	15,236,887	4.00%
>45 - <=50%	134	5.31%	17,258,782	5.07%	143	5.22%	19,297,393	5.07%
>50 - <=55%	120	4.75%	16,200,316	4.76%	130	4.75%	18,379,351	4.82%
>55 - <=60%	184	7.29%	30,314,137	8.91%	197	7.20%	33,513,489	8.80%
>60 - <=65%	246	9.74%	38,419,881	11.30%	264	9.64%	43,056,265	11.30%
>65 - <=70%	218	8.63%	34,863,774	10.25%	235	8.58%	38,099,474	10.00%
>70 - <=75%	339	13.43%	56,804,440	16.70%	369	13.48%	63,546,006	16.68%
>75 - <=80%	228	9.03%	36,274,510	10.67%	268	9.79%	43,982,616	11.54%
>80 - <=85%	225	8.91%	35,304,257	10.38%	243	8.88%	38,899,455	10.21%
>85 - <=90%	107	4.24%	13,020,751	3.83%	111	4.05%	14,092,252	3.70%
>90 - <=95%	10	0.40%	1,278,644	0.38%	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	2,525	100.00%	340,076,304	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	2.06	2.06
Maximum	95	95
Weighted Average	62.85	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%	5	0.20%	0	0.00%	15	0.55%	1,434,322	0.38%
>1 - <=2%	507	20.08%	63,746,119	18.74%	713	26.04%	97,107,727	25.49%
>2 - <=3%	682	27.01%	98,554,940	28.98%	864	31.56%	127,692,631	33.52%
>3 - <=4%	351	13.90%	52,183,407	15.34%	362	13.22%	54,237,164	14.24%
>4 - <=5%	549	21.74%	78,076,846	22.96%	477	17.42%	69,077,268	18.13%
>5 - <=6%	277	10.97%	32,652,462	9.60%	180	6.57%	20,444,035	5.37%
>6 - <=7%	96	3.80%	11,374,282	3.34%	74	2.70%	7,673,077	2.01%
>7 - <=8%	3	0.12%	290,255	0.09%	53	1.94%	331,303	0.87%
>8 - <=9%	55	2.18%	3,197,994	0.94%	0	0.00%	0	0.00%
>9%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,525	100.00%	340,076,304	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	1.18	0.95
Maximum	8.24	7.99
Weighted Average	3.43	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%	1,192	49.90%	162,703,346	49.58%	1,591	60.96%	227,408,244	61.33%
>3.00 - <=4.00%	351	14.69%	52,329,758	15.95%	361	13.83%	54,128,939	14.60%
>4.00 - <=5.00%	546	22.85%	77,616,207	23.65%	471	18.05%	67,918,462	18.32%

>5.00 - <=6.00%	274	11.47%	32329780	9.85%	176	6.74%	20046024	5.41%
>6.00 - <=7.00%	26	1.09%	3152774	0.96%	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	2,389	100.00%	328,131,866	100.00%	2,610	100.00%	370,767,128	100.00%
Minimum								1.18
Maximum								6.46
Weighted Average								3.29

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	73	3.06%	7,848,847	2.39%	21	0.80%	1,732,322	0.47%
2025	226	9.46%	29,459,406	8.98%	160	6.13%	18,322,663	4.94%
2026	473	19.80%	65,242,135	19.88%	241	9.23%	32,773,366	8.84%
2027	771	32.27%	113,141,980	34.48%	621	23.79%	90,924,180	24.52%
2028	640	26.79%	85,237,417	25.98%	905	34.67%	137,912,073	37.20%
2029	148	6.20%	18,724,923	5.71%	594	22.76%	79,525,873	21.45%
>2029	58	2.43%	8,477,159	2.58%	68	2.61%	9,576,652	2.58%
Total	2,389	100%	328,131,866	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	1.11%	2,691,637	0.79%	29	1.06%	2,822,425	0.74%
Central / Direct	147	5.82%	19,745,311	5.81%	159	5.81%	21,999,917	5.77%
Broker	2,318	91.80%	313,038,515	92.05%	2,517	91.93%	351,301,432	92.21%
Internet	32	1.27%	4,600,842	1.35%	33	1.21%	4,855,484	1.27%
Packager	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,525	100.00%	340,076,304	100.00%	2,738	100.00%	380,979,258	100.00%