

Albion No5 plc - Investor Report

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Reporting Information	
Report Date	12-Jun-24
Reporting Period	01-May-24 - 31-May-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	+44 (0) 20 7466 1647	KaYi.Ho@maples.com	Maples Fiduciary Services (UK) 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
Secondary Transaction Account Bank and Swap Collateral	+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	2,550	2,574
True Balance of mortgage accounts in Pool	346,117,622	351,205,330
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	0	0
Unscheduled Principal Payments	48	3,504,765
Repurchases	3	95,988
- Breaches to Warranties	1	95,984
- Product Switches	0	0
- Further Advances	0	0
- Term Extensions	0	0
- Redeemed with residual balance	2	4
Sum of unscheduled Principal received during period		3,600,753

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	3,504,765	2,259,476
Scheduled Principal Payments	1,460,443	1,103,217
Interest	995,186	976,218

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	38.42	21.29	197,469	252,592	182,677	330,119	56.08	52.44	62.85	5
Minimum	13.1	0.08	905	20,996	905	48,118	0.43	0.37	2.06	0
Maximum	218.1	38.92	707,987	671,013	656,044	707,987	88.5	88.3	95	2,150

Performance Ratios			
	Monthly	3 Month Average	Monthly Figure Annualised
Current Constant Prepayment Rate (CPR)	1.01%	0.83%	11.47%
Current Principal Payment Rate (PPR)	1.43%	1.18%	15.87%
Current Constant Default Rate (CDR)	0.00%	0.00%	0.00%
Previous Constant Prepayment Rate (CPR)	0.64%	0.75%	7.42%
Previous Principal Payment Rate (PPR)	0.96%	1.04%	10.93%
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		
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%

Cashflows at last distribution			
Ledgers			
Principal Ledger Balance	8,548,098		
Revenue Ledger Balance	3,459,188		
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	3,427,129	(a) Repayments	8,327,901
ERC Payments	32,059	(b) Enforcement Recoveries	0
(b) Enforcement Recoveries	0	(c) Insurance Proceeds	0
(c) Post-enforcement recoveries	0	(d) Repurchases	220,197
	3,459,188		8,548,098
Available Revenue Receipts		Available Principal Receipts	
(a) Revenue Receipts	3,459,188	(a) Principal Receipts	8,327,901
(b) GIC income	136,384	Less	
(c) Interest Rate Swap receipt	0	(f) 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	220,197
(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	1,407,893	(g) Negative Amortisation Amount	
(j)(iii) Fee payments inc ERC and other charges due to the Seller	63,655		8,518,098
(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		
	2,124,025		
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	2,538	99.53%	344,532,990	99.54%	2,736	99.93%	380,748,297	99.94%
>0 - <= 1 month arrears	7	0.27%	1,026,765	0.30%	2	0.07%	230960	0.06%
>1 - <= 2 month arrears	5	0.20%	557,867	0.16%	0	0.00%	0	0.00%
>2 - <= 3 month arrears	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>3 month arrears	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,550	100.00%	346,117,622	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%	2,497	97.92%	334,180,926	96.55%	2,710	98.98%	375,677,460	98.61%
>0 - <= 1 month arrears <= 75%	7	0.27%	1,026,765	0.30%	1	0.04%	87661	0.02%
>1 - <= 2 month arrears <= 75%	5	0.20%	557,867	0.16%	0	0.00%	0	0.00%
>2 - <= 3 month arrears <= 75%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>3 month arrears <= 75%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Current > 75%	41	1.61%	10,352,064	2.99%	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	2,550	100%	346,117,622	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%	629	24.67%	40,527,853	11.71%	658	24.03%	44,209,072	11.60%
>30 - <=35%	153	6.00%	17,280,808	4.99%	145	5.30%	16,962,995	4.45%
>35 - <=40%	160	6.27%	18,423,063	5.32%	176	6.43%	21,100,014	5.54%
>40 - <=45%	156	6.12%	22,524,257	6.51%	182	6.65%	25,443,817	6.68%
>45 - <=50%	208	8.16%	31,946,161	9.23%	211	7.71%	34,998,060	9.19%
>50 - <=55%	255	10.00%	43,795,436	12.65%	263	9.61%	44,730,142	11.74%
>55 - <=60%	249	9.76%	41,058,195	11.86%	270	9.86%	45,045,952	11.82%
>60 - <=65%	252	9.88%	41,455,016	11.98%	271	9.90%	45,632,236	11.98%
>65 - <=70%	214	8.39%	35,787,592	10.34%	247	9.02%	43,095,637	11.31%
>70 - <=75%	233	9.14%	42,967,178	12.41%	288	10.52%	54,547,199	14.32%
>75 - <=80%	38	1.49%	9,598,274	2.77%	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%	753,790	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	2,550	100.00%	346,117,622	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum 0.37 0.16
Maximum 88.3 89.52
Weighted Average 52.44 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%	541	21.22%	32,821,004	9.48%	561	20.49%	35,332,148	9.27%
>30 - <=35%	127	4.98%	14,654,595	4.23%	109	3.98%	12,657,645	3.32%
>35 - <=40%	149	5.84%	16,305,896	4.71%	155	5.66%	17,783,942	4.67%
>40 - <=45%	142	5.57%	19,605,475	5.66%	149	5.44%	19,904,901	5.22%
>45 - <=50%	163	6.39%	22,877,165	6.61%	168	6.14%	23,143,931	6.07%
>50 - <=55%	201	7.88%	30,601,769	8.84%	197	7.20%	30,347,226	7.97%
>55 - <=60%	225	8.82%	38,960,003	11.26%	232	8.47%	41,427,179	10.87%
>60 - <=65%	269	10.55%	47,731,627	13.79%	295	10.77%	50,189,089	13.17%
>65 - <=70%	280	10.98%	44,656,930	12.90%	271	9.90%	46,847,483	12.30%
>70 - <=75%	227	8.90%	41,060,814	11.86%	295	10.77%	52,345,632	13.74%
>75 - <=80%	153	6.00%	24,961,920	7.21%	173	6.32%	29,839,559	7.83%
>80 - <=85%	72	2.82%	11,738,819	3.39%	132	4.82%	21,017,224	5.52%
>85 - <=90%	1	0.04%	141,605	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	2,550	100.00%	346,117,622	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum 0.43 0.2
Maximum 88.5 89.56
Weighted Average 56.08 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	266	10.43%	43,188,849	12.48%	288	10.52%	46,996,671	12.34%
East Midlands	268	10.51%	31,182,511	9.01%	287	10.48%	34,222,139	8.98%
Greater London	155	6.08%	33,299,351	9.62%	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	6.20%	15,540,272	4.49%	175	6.39%	18,076,886	4.74%
North West	367	14.39%	42,104,157	12.16%	391	14.28%	45,875,655	12.04%
Scotland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
South East	305	11.96%	51,491,248	14.88%	324	11.83%	57,370,659	15.06%
South West	268	10.51%	37,328,316	10.78%	291	10.63%	41,274,640	10.83%
Wales	170	6.67%	19,761,787	5.71%	179	6.54%	21,017,562	5.52%
West Midlands	256	10.04%	34,931,602	10.09%	277	10.12%	38,427,080	10.09%
Yorkshire and Humber	337	13.22%	37,289,529	10.77%	361	13.18%	40,865,871	10.73%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,550	100.00%	346,117,622	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	2,550	100.00%	346,117,622	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	2,550	100.00%	346,117,622	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	2.39%	7,397,565	2.14%	70	2.56%	8,348,090	2.19%
Semi-detached house	968	37.96%	124,983,642	36.11%	1,041	38.02%	138,056,559	36.24%
Detached house	520	20.39%	94,727,138	27.37%	550	20.09%	102,665,746	26.95%
Detached bungalow	94	3.69%	12,104,866	3.50%	103	3.76%	13,247,358	3.48%
Semi-detached bungalow	54	2.12%	5,150,279	1.49%	59	2.15%	5,758,675	1.51%
Terraced house	731	28.67%	83,868,496	24.23%	783	28.60%	92,269,532	24.22%
Maisonette	9	0.35%	1,202,214	0.35%	9	0.33%	1,333,729	0.35%
Other	113	4.43%	1,668,342	4.82%	123	4.49%	1,929,569	5.07%
Total	2,550	100.00%	346,117,622	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	2,285	89.61%	293,182,793	84.71%	2,462	89.92%	325,467,436	85.43%
Interest Only	194	7.61%	34,633,988	10.01%	196	7.16%	35,211,743	9.24%
Part & Part	71	2.78%	18,300,841	5.29%	80	2.92%	20,300,079	5.33%
Total	2,550	100.00%	346,117,622	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	1,355	53.14%	190,477,687	55.03%	1,430	52.23%	204,949,511	53.80%
Remortgage	1,195	46.86%	155,639,936	44.97%	1,308	47.77%	176,029,746	46.20%
Total	2,550	100.00%	346,117,622	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	2,108	82.67%	296,439,788	85.65%	2,268	82.83%	327,536,383	85.97%
Self Employed	192	7.53%	27,936,775	8.07%	202	7.38%	29,725,975	7.80%
Other	250	9.80%	21,741,058	6.28%	268	9.79%	23,716,899	6.23%
Total	2,550	100.00%	346,117,622	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	476	18.67%	64,589,288	18.66%	296	10.81%	48,111,974	12.63%
>18 - <=24	358	14.04%	56,696,118	16.38%	281	10.26%	38,635,313	10.14%
>24 - <=30	168	6.59%	22,565,206	6.52%	351	12.82%	56,129,741	14.73%
>30 - <=36	351	13.76%	48,828,984	14.11%	260	9.50%	40,674,309	10.68%
>36 - <=42	276	10.82%	43,520,713	12.57%	151	5.51%	18,920,724	4.97%
>42 - <=48	191	7.49%	26,658,767	7.70%	146	5.33%	16,945,776	4.45%
>48 - <=54	128	5.02%	14,600,001	4.22%	141	5.15%	17,353,274	4.55%
>54	602	23.61%	68,658,545	19.84%	460	16.80%	51,411,568	13.49%
Total	2,550	100.00%	346,117,622	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	13.1	4.71
Maximum	218.1	209.71
Weighted Average	38.42	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	136	5.33%	2,429,684	0.70%	132	4.82%	2,330,818	0.61%
>30 - <=40k	85	3.33%	3,006,086	0.87%	87	3.18%	3,088,896	0.81%
>40 - <=50k	101	3.96%	4,584,755	1.32%	95	3.47%	4,293,436	1.13%
>50 - <=75k	346	13.57%	21,665,917	6.26%	361	13.18%	22,703,961	5.96%
>75 - <=100k	393	15.41%	34,588,244	9.99%	399	14.57%	35,015,606	9.19%
>100 - <=150k	635	24.90%	78,418,377	22.66%	709	25.89%	87,129,504	22.87%
>150 - <=200k	375	14.71%	65,002,642	18.78%	417	15.23%	72,251,842	18.96%
>200 - <=300k	338	13.25%	81,278,536	23.48%	375	13.70%	90,141,414	23.66%
>300 - <=500k	126	4.94%	46,486,777	13.43%	143	5.22%	52,505,545	13.78%
>500k	15	0.59%	8,656,603	2.50%	20	0.73%	11,518,235	3.02%
Total	2,550	100.00%	346,117,622	100.00%	2,738	100.00%	380,979,258	100.00%

Minimum	905	907
Maximum	707,987	713,877
Weighted Average	197,469	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	2,419	94.86%	334,497,023	96.64%	2,611	95.36%	370,251,200	97.18%
Variable	55	2.16%	3,442,994	0.99%	54	1.97%	3,192,855	0.84%
Discount	73	2.86%	7,854,256	2.27%	69	2.52%	7,207,414	1.89%
Tracker	3	0.12%	323,349	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	2,550	100.00%	346,117,622	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	2,550	100.00%	346,117,622	100.00%	2,738	100.00%	380,979,258	100.00%
Total	2,550	100.00%	346,117,622	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	125	4.90%	8,486,247	2.45%	109	3.98%	7,125,343	1.87%
>5 - <=10	315	12.35%	28,904,155	8.35%	333	12.16%	31,923,305	8.38%
>10 - <=15	457	17.92%	50,849,790	14.69%	453	16.54%	49,861,348	13.09%
>15 - <=20	436	17.10%	59,319,054	17.14%	460	16.80%	64,421,690	16.91%
>20 - <=25	477	18.71%	70,381,487	20.33%	517	18.88%	77,130,656	20.25%
>25	740	29.02%	128,176,889	37.03%	866	31.63%	150,516,915	39.51%
Total	2,550	100.00%	346,117,622	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				0.08				0.58
Maximum				38.92				39.58
Weighted Average				21.29				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	2.31%	1,032,054	0.30%	66	2.41%	1,456,787	0.38%
>30 - <=40k	46	1.80%	1,189,521	0.34%	47	1.72%	1,301,722	0.34%
>40 - <=50k	72	2.82%	2,577,846	0.74%	79	2.89%	2,975,183	0.78%
>50 - <=75k	271	10.63%	13,990,588	4.04%	284	10.37%	15,148,457	3.98%
>75 - <=100k	388	15.22%	29,301,480	8.47%	417	15.23%	32,197,199	8.45%
>100 - <=150k	685	26.86%	73,921,967	21.36%	737	26.92%	81,596,010	21.42%
>150 - <=200k	423	16.59%	65,222,060	18.84%	460	16.80%	72,463,745	19.02%
>200 - <=300k	402	15.76%	87,377,051	25.24%	432	15.78%	95,712,849	25.12%
>300 - <=500k	178	6.98%	58,364,726	16.86%	189	6.90%	63,465,575	16.66%
>500k	26	1.02%	13,140,330	3.80%	27	0.99%	14,661,732	3.85%
Total	2,550	100.00%	346,117,622	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				5,828				5,828
Maximum				725,000				725,000
Weighted Average				217,652				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%	389	15.25%	23,892,176	6.90%	416	15.19%	26,360,993	6.92%
>30 - <=35%	101	3.96%	10,280,660	2.97%	108	3.94%	11,210,939	2.94%
>35 - <=40%	115	4.51%	12,962,040	3.74%	118	4.31%	13,590,275	3.57%
>40 - <=45%	114	4.47%	14,227,951	4.11%	121	4.42%	15,236,887	4.00%
>45 - <=50%	136	5.33%	18,216,409	5.26%	143	5.22%	19,297,393	5.07%
>50 - <=55%	121	4.75%	16,471,838	4.76%	130	4.75%	18,379,351	4.82%
>55 - <=60%	186	7.29%	30,533,813	8.82%	197	7.20%	33,513,489	8.80%
>60 - <=65%	248	9.73%	39,090,280	11.29%	264	9.64%	43,056,265	11.30%
>65 - <=70%	219	8.59%	35,135,212	10.15%	235	8.58%	38,099,474	10.00%
>70 - <=75%	341	13.37%	57,365,250	16.57%	369	13.48%	63,546,006	16.68%
>75 - <=80%	234	9.18%	37,592,194	10.86%	268	9.79%	43,982,616	11.54%
>80 - <=85%	227	8.90%	35,736,988	10.33%	243	8.88%	38,899,455	10.21%
>85 - <=90%	109	4.27%	13,330,490	3.85%	111	4.05%	14,092,252	3.70%
>90 - <=95%	10	0.39%	1,282,323	0.37%	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	2,550	100.00%	346,117,622	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%	530	20.78%	68,442,418	19.77%	713	26.04%	97,107,727	25.49%
>2 - <=3%	709	27.80%	102,904,127	29.73%	864	31.56%	127,692,631	33.52%
>3 - <=4%	349	13.69%	51,906,636	15.00%	362	13.22%	54,237,164	14.24%
>4 - <=5%	535	20.98%	76,759,456	22.18%	477	17.42%	69,077,268	18.13%
>5 - <=6%	270	10.59%	31,813,523	9.19%	180	6.57%	20,444,035	5.37%
>6 - <=7%	93	3.65%	10,661,124	3.08%	74	2.70%	7673077	2.01%
>7 - <=8%	6	0.24%	621,406	0.18%	53	1.94%	3313035	0.87%
>8 - <=9%	53	2.08%	3,008,932	0.87%	0	0.00%	0	0.00%
>9%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,550	100.00%	346,117,622	100.00%	2,738	100.00%	380,979,258	100.00%
Minimum				1.18				0.95
Maximum				8.24				7.99
Weighted Average				3.38				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%	1,241	51.37%	171,654,574	51.28%	1,591	60.96%	227,408,244	61.33%
>3.00 - <=4.00%	350	14.49%	52,148,354	15.58%	361	13.83%	54,128,939	14.60%
>4.00 - <=5.00%	532	22.02%	76,298,295	22.79%	471	18.05%	67,918,462	18.32%
>5.00 - <=6.00%	267	11.05%	31,490,174	9.41%	176	6.74%	20046024	5.41%

>6.00 - <=7.00%	26	1.08%	3,159,222	0.94%	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	2,416	100.00%	334,750,618	100.00%	2,610	100.00%	370,767,128	100.00%
Minimum								1.18
Maximum								6.46
Weighted Average								3.24

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	89	3.68%	9,712,296	2.90%	21	0.80%	1,732,322	0.47%
2025	227	9.40%	29,707,604	8.87%	160	6.13%	18,322,663	4.94%
2026	490	20.28%	68,450,891	20.45%	241	9.23%	32,773,366	8.84%
2027	786	32.53%	116,705,747	34.86%	621	23.79%	90,924,180	24.52%
2028	643	26.61%	85,872,886	25.65%	905	34.67%	137,912,073	37.20%
2029	123	5.09%	15,784,560	4.72%	594	22.76%	79,525,873	21.45%
>2029	58	2.40%	8,516,633	2.54%	68	2.61%	9,576,652	2.58%
Total	2,416	100%	334,750,618	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	1.10%	2,703,137	0.78%	29	1.06%	2,822,425	0.74%
Central / Direct	148	5.80%	20,059,486	5.80%	159	5.81%	21,999,917	5.77%
Broker	2,342	91.84%	318,714,117	92.08%	2,517	91.93%	351,301,432	92.21%
Internet	32	1.25%	4,640,882	1.34%	33	1.21%	4,855,484	1.27%
Packager	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	2,550	100.00%	346,117,622	100.00%	2,738	100.00%	380,979,258	100.00%