

## Albion No6 plc - Investor Report

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Reporting Information	
Report Date	12-Jun-24
Reporting Period	30-May-24 - 31-May-24
Payment Date	17-Oct-24
Next Interest Date	17-Oct-24
Accrual End Date: Notes	30-Sep-24
Accrual Start Date: Notes	30-May-24
Accrual Days: Notes	124
Calculation Date	12-Oct-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) Limited Level 6 Duo, 280 Bishopsgate, London EC2M 4RB
Security Trustee, Note Trustee	+352 24524090	john.a.kane@bnymellon.com	BNY Mellon Corporate Trustee Services Limited 160 Queen Victoria Street London EC4V 4LA
Secondary Transaction Account Bank and Swap Collateral Account	+352 24524090	john.a.kane@bnymellon.com	The Bank of New York Mellon, London London Branch 160 Queen Victoria Street London EC4V 4LA
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	2,567	0
True Balance of mortgage accounts in Pool	381,804,270	0
Cash and Other Substitution Assets	0	0
Borrower deposits as a % of true balance of mortgage accounts in the pool	0.18	0

Pool Changes		
Reason	Number	Value(£)
Further Advances	0	0
Unscheduled Principal Payments	5	401,717
Repurchases	0	0
- Breaches to Warranties	0	0
- 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		401,717

Properties in Possession			
	Number	Current Balance (£)	Arrears Balance (£)
Properties in Possession (current)	0	0	0
Reposessed (current period)	0	0	0
Properties returned to borrower (current period)	0	0	0
Sold (current period)	0	0	0
Reposessed (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	401,717	0	0
Scheduled Principal Payments	30,252	0	0
Interest	4,124	0	0

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	27.83	23.12	202,418	265,396	194,969	220,755	58.17	56.43	62.85	3
Minimum	5.65	0.58	15,159	46,536	15,159	50,513	9.31	7.92	15.22	1252
Maximum	141.03	39.25	950,947	950,947	877,259	400,115	89.77	92.43	95	1,618

Performance Ratios			
	Monthly	3 Month Average	Monthly Figure Annualised
Current Constant Prepayment Rate (CPR)	0.11%		1.31%
Current Principal Payment Rate (PPR)	0.11%		1.31%
Current Constant Default Rate (CDR)	0.02%		0.24%
Previous Constant Prepayment Rate (CPR)	0.00%		0.00%
Previous Principal Payment Rate (PPR)	0.00%		0.00%
Previous Constant Default Rate (CDR)	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; OLTV of each loan > 95%; and the WA of loans in portfolio is less than 3.8%	Prospectus p118	N	Repurchase loans subject to further advances or product switches
Seller Insolvency Event	Seller enters into insolvency	Prospectus p62,p105	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 (Seller Solvency Certificate Downgrade) (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 (Seller Loan Information Downgrade) (a) and (b)	Servicer's LT rating falls below Baa3 (Moody's) or BBB- (Fitch)	Prospectus p91	N	Seller to provide the issuer with the names and addresses of the Borrowers with Loans then in the portfolio, a draft letter of notice to such borrowers and any updates on a monthly basis

Seller Trigger (Seller Loan Information Downgrade) (c) and (d)	Seller's LT rating falls below Baa2 (Moody's) or BBB (Fitch)	Prospectus p92	N	The Cash Manager will establish the Liquidity Reserve Fund. The Liquidity Reserve Fund will be credited to the Transaction Account or, if the Account Bank no longer holds the Account Bank Rating, the Secondary Transaction Account and in each case with a corresponding credit to the Liquidity Reserve Ledger.
Seller Trigger (Seller Loan Information Downgrade) (e)	Seller's ST rating falls below F2 (Fitch)	Prospectus p92	N	The Cash Manager will establish the Liquidity Reserve Fund. The Liquidity Reserve Fund will be credited to the Transaction Account or, if the Account Bank no longer holds the Account Bank Rating, the Secondary Transaction Account and in each case with a corresponding credit to the Liquidity Reserve Ledger.
Servicer Trigger (a) and (b)	Servicer's LT rating falls below Baa3 (Moody's) or BBB- (Fitch)	Prospectus p92	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 under the Interest Rate Swap Agreement to an appropriately rated replacement third party, or (ii) procure a guarantee from an appropriately rated third party.
Interest Rate 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 the Fitch ratings criteria or obtains a guarantee or co-obligation in respect of the Interest Rate Swap Agreement from an entity with the required "Without collateral" ratings.
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 p94	N	Provider must within 60 calendar days either (i) transfer its obligations to an eligible entity (ii) obtain a guarantee or co-obligation. 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	N	The consequences of breach are all amounts standing to the credit of the Transaction Account will be diverted from the Transaction Account and paid into the Secondary Transaction Account by the Issuer (within 30 calendar days).

Transaction Account	Account Bank's ratings fall below F1, A (Fitch) or Baa3 (Moody's)	Prospectus p96	N	Any excess collections above the Transaction Account Limit will be diverted into the Secondary Transaction Account.
Replacement Account Bank	Replacement Account Bank's rating falls below A3 (Moody's), F1 or A (Fitch)	Prospectus p96-97	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 p97	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 p98	N	Issuer may terminate the appointment of the Servicer

\*\*Further conditions apply. Please refer to the prospectus for full details.

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
BNY Mellon Corporate Trustee Services Limited	n/a/n/a/n/a	n/a/n/a/n/a	Security Trustee, Note Trustee
The Bank of New York Mellon, London Branch	AA-/Aa1/AA+	A-1+/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 No6 PLC	Albion No6 PLC
ISIN (International Securities Number)	XS2811885859	n/a
Stock Exchange Listing	ISE	n/a
Original Rating(s)	AAA/Aaa	n/a
Current Rating(s)	AAA/Aaa	n/a



(n) Negative Amortisation Amount deducted from Available Principal Receipts	0		
	5,198		
<b>Revenue Priority of Payments (Pre-Enforcement)</b>		<b>Principal Priority of Payments (Pre-Enforcement)</b>	
(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	354,554,309	Compounded Daily SONIA	0	TBC	GBP	FIXED	0	3.3	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	2,564	99.88%	380,945,120	99.77%	2,565	99.84%	380,789,460	99.75%
>0 - <= 1 month arrears	3	0.12%	859,149	0.23%	4	0.16%	957,810	0.25%
>1 - <= 2 month arrears	0	0.00%	0	0.00%	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%
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>

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	96.46%	362,338,351	94.90%	2,479	96.50%	362,574,866	94.98%
>0 - <= 1 month arrears <= 75%	2	0.08%	680,802	0.18%	4	0.16%	957,810	0.25%
>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%
Current > 75%	88	3.43%	18,606,770	4.87%	86	3.35%	18,214,594	4.77%
>0 - <= 1 month arrears > 75%	1	0.04%	178,348	0.05%	0	0.00%	0	0.00%
>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%
<b>Total</b>	<b>2,567</b>	<b>100%</b>	<b>381,804,270</b>	<b>100%</b>	<b>2,569</b>	<b>100%</b>	<b>381,747,270</b>	<b>100%</b>

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%	348	13.56%	30,451,779	7.98%	350	13.62%	30,467,060	7.98%
>30 - <=35%	132	5.14%	14,612,125	3.83%	132	5.14%	14,608,635	3.83%
>35 - <=40%	157	6.12%	19,284,878	5.05%	157	6.11%	19,280,165	5.05%
>40 - <=45%	194	7.56%	25,868,250	6.78%	195	7.59%	25,928,101	6.79%
>45 - <=50%	175	6.82%	25,117,709	6.58%	173	6.73%	24,990,030	6.55%
>50 - <=55%	200	7.79%	30,195,111	7.91%	202	7.86%	30,306,982	7.94%
>55 - <=60%	264	10.28%	43,913,152	11.50%	263	10.24%	43,847,904	11.49%
>60 - <=65%	315	12.27%	52,474,598	13.74%	317	12.34%	52,842,698	13.84%
>65 - <=70%	333	12.97%	56,272,090	14.74%	333	12.96%	56,161,628	14.71%
>70 - <=75%	360	14.02%	64,829,461	16.98%	361	14.05%	65,099,473	17.05%
>75 - <=80%	87	3.39%	18,287,278	4.79%	84	3.27%	17,716,889	4.64%
>80 - <=85%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>85 - <=90%	1	0.04%	85,285	0.02%	1	0.04%	85,261	0.02%
>90 - <=95%	1	0.04%	412,555	0.11%	1	0.04%	412,443	0.11%
>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%
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>

Minimum	7.92
Maximum	92.43
Weighted Average	56.43

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%	298	11.61%	25,272,203	6.62%	300	11.68%	25,288,542	6.62%
>30 - <=35%	109	4.25%	11,733,275	3.07%	109	4.24%	11,730,578	3.07%
>35 - <=40%	159	6.19%	19,692,069	5.16%	160	6.23%	19,779,253	5.18%
>40 - <=45%	167	6.51%	21,594,289	5.66%	166	6.46%	21,497,778	5.63%
>45 - <=50%	174	6.78%	24,238,497	6.35%	173	6.73%	24,176,025	6.33%
>50 - <=55%	194	7.56%	31,671,605	8.30%	196	7.63%	31,941,696	8.37%
>55 - <=60%	247	9.62%	42,631,236	11.17%	246	9.58%	42,406,744	11.11%
>60 - <=65%	353	13.75%	61,041,433	15.99%	353	13.74%	61,027,844	15.99%
>65 - <=70%	286	11.14%	48,809,454	12.78%	287	11.17%	48,909,915	12.81%
>70 - <=75%	307	11.96%	54,268,737	14.21%	306	11.91%	54,144,458	14.18%
>75 - <=80%	136	5.30%	20,033,869	5.25%	137	5.33%	20,192,078	5.29%
>80 - <=85%	134	5.22%	20,213,504	5.29%	134	5.22%	20,154,654	5.28%
>85 - <=90%	3	0.12%	604,099	0.16%	2	0.08%	497,704	0.13%
>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%
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>

Minimum	9.31
Maximum	89.77
Weighted Average	58.17

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	241	9.39%	43,746,841	11.46%	241	9.38%	43,736,826	11.46%
East Midlands	253	9.86%	32,648,435	8.55%	254	9.89%	32,639,228	8.55%
Greater London	144	5.61%	36,050,037	9.44%	144	5.61%	36,042,770	9.44%
Northern Ireland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
North East	156	6.08%	16,091,489	4.21%	156	6.07%	16,093,428	4.22%
North West	436	16.98%	54,892,289	14.38%	436	16.97%	54,879,604	14.38%
Scotland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
South East	306	11.92%	59,101,244	15.48%	307	11.95%	59,109,177	15.48%
South West	264	10.28%	41,713,175	10.93%	264	10.28%	41,704,534	10.92%
Wales	155	6.04%	18,903,379	4.95%	155	6.03%	18,898,877	4.95%
West Midlands	241	9.39%	35,764,484	9.37%	241	9.38%	35,758,890	9.37%
Yorkshire and Humber	371	14.45%	42,892,895	11.23%	371	14.44%	42,883,936	11.23%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>

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	2,567	100.00%	381,804,270	100.00%	2,569	100.00%	381,747,270	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%
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>

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	55	2.14%	6,617,909	1.73%	55	2.14%	6,616,369	1.73%
Semi-detached house	948	36.93%	136,608,159	35.78%	949	36.94%	136,581,871	35.78%
Detached house	456	17.76%	94,991,491	24.88%	457	17.79%	94,993,940	24.88%
Detached bungalow	73	2.84%	11,463,536	3.00%	73	2.84%	11,460,845	3.00%
Semi-detached bungalow	44	1.71%	5,295,890	1.39%	44	1.71%	5,294,747	1.39%
Terraced house	839	32.68%	105,036,885	27.51%	839	32.66%	105,013,027	27.51%
Maisonette	8	0.31%	609,541	0.16%	8	0.31%	609,384	0.16%
Other	144	5.61%	2,118,058	0.55%	144	5.61%	2,117,088	0.55%
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>

Repayment Type								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Repayment	2,330	90.77%	336,959,873	88.25%	2,332	90.77%	336,891,488	88.25%
Interest Only	200	7.79%	37,812,973	9.90%	200	7.79%	37,825,871	9.91%
Part & Part	37	1.44%	7,031,424	1.84%	37	1.44%	7,029,911	1.84%
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>

Loan Purpose								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Purchase	1,280	49.86%	185,151,878	48.49%	1,282	49.90%	185,115,015	48.49%
Remortgage	1,287	50.14%	196,652,391	51.51%	1,287	50.10%	196,632,255	51.51%
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>

Employment Status								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Employed	2,337	91.04%	352,088,975	92.22%	2,338	91.01%	352,038,584	92.22%
Self Employed	143	5.57%	22,171,250	5.81%	144	5.61%	22,166,442	5.81%
Other	87	3.39%	7,544,044	1.98%	87	3.39%	7,542,243	1.98%
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>

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	721	28.09%	123,620,649	32.38%	732	28.49%	125,049,991	32.76%
>12 - <=18	497	19.36%	68,554,251	17.96%	487	18.96%	67,082,018	17.57%
>18 - <=24	246	9.58%	37,048,064	9.70%	252	9.81%	37,772,908	9.89%
>24 - <=30	149	5.80%	20,584,577	5.39%	148	5.76%	20,570,269	5.39%
>30 - <=36	228	8.88%	33,490,802	8.77%	223	8.68%	32,783,959	8.59%
>36 - <=42	149	5.80%	23,712,237	6.21%	150	5.84%	23,708,879	6.21%
>42 - <=48	105	4.09%	16,364,793	4.29%	106	4.13%	16,555,532	4.34%
>48 - <=54	46	1.79%	6,405,020	1.68%	45	1.75%	6,210,910	1.63%
>54	426	16.60%	52,023,877	13.63%	426	16.58%	52,012,803	13.62%
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>
Minimum				5.65				5.58
Maximum				141.03				140.97
Weighted Average				27.83				27.77

Current Balance								
	Current				At Issue			
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
<=30k	25	0.97%	601,419	0.16%	27	1.05%	601,274	0.16%
>30 - <=40k	32	1.25%	1,121,561	0.29%	32	1.25%	1,121,286	0.29%
>40 - <=50k	77	3.00%	3,539,422	0.93%	77	3.00%	3,538,574	0.93%
>50 - <=75k	296	11.53%	18,863,110	4.94%	297	11.56%	18,938,415	4.96%
>75 - <=100k	425	16.56%	37,331,509	9.78%	424	16.50%	37,247,762	9.76%
>100 - <=150k	726	28.28%	89,881,974	23.54%	726	28.26%	89,863,218	23.54%
>150 - <=200k	442	17.22%	76,757,308	20.10%	441	17.17%	76,546,500	20.05%
>200 - <=300k	398	15.50%	95,974,971	25.14%	399	15.53%	96,168,138	25.19%
>300 - <=500k	132	5.14%	48,778,189	12.78%	132	5.14%	48,769,243	12.78%
>500k	14	0.55%	8,954,807	2.35%	14	0.54%	8,952,860	2.35%
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>
Minimum				15,159				15,157
Maximum				950,947				950,713
Weighted Average				202,418				202,387

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	2,388	93.03%	354,649,961	92.89%	2,389	92.99%	354,601,686	92.89%
Variable	32	1.25%	2,231,291	0.58%	33	1.28%	2,230,298	0.58%
Discount	75	2.92%	9,082,136	2.38%	75	2.92%	9,078,667	2.38%
Tracker	72	2.80%	15,840,882	4.15%	72	2.80%	15,836,618	4.15%
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%
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>



\*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	2,567	100.00%	381,804,270	100.00%	2,569	100.00%	381,747,270	100.00%	
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>	

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	46	1.79%	6,027,302	1.58%	48	1.87%	6,026,012	1.58%	
>5 - <=10	216	8.41%	22,893,006	6.00%	216	8.41%	22,909,262	6.00%	
>10 - <=15	352	13.71%	42,147,996	11.04%	352	13.70%	42,136,771	11.04%	
>15 - <=20	423	16.48%	56,992,120	14.93%	422	16.43%	56,910,683	14.91%	
>20 - <=25	547	21.31%	88,513,203	23.18%	547	21.29%	88,463,495	23.17%	
>25	983	38.29%	165,230,642	43.28%	984	38.30%	165,301,047	43.30%	
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>	
Minimum				0.58				0.58	
Maximum				39.25				39.33	
Weighted Average				23.12				23.13	

Original Balances									
	Current				At Issue				
	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	
<=30k	17	0.66%	1,187,670	0.31%	18	0.70%	1,475,075	0.39%	
>30 - <=40k	17	0.66%	507,309	0.13%	17	0.66%	507,202	0.13%	
>40 - <=50k	40	1.56%	1,668,207	0.44%	40	1.56%	1,667,855	0.44%	
>50 - <=75k	238	9.27%	13,748,071	3.60%	238	9.26%	13,749,625	3.60%	
>75 - <=100k	387	15.08%	31,288,737	8.19%	387	15.06%	31,281,054	8.19%	
>100 - <=150k	741	28.87%	84,998,224	22.26%	741	28.84%	84,979,038	22.26%	
>150 - <=200k	485	18.89%	77,858,624	20.39%	485	18.88%	77,840,668	20.39%	
>200 - <=300k	452	17.61%	101,190,899	26.50%	452	17.59%	100,902,246	26.43%	
>300 - <=500k	169	6.58%	57,288,872	15.00%	170	6.62%	57,279,410	15.00%	
>500k	21	0.82%	12,067,657	3.16%	21	0.82%	12,065,096	3.16%	
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>	
Minimum				20,999				20,999	
Maximum				973,999				973,999	
Weighted Average				214,887				214,671	

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%	206	8.02%	18,537,859	4.86%	206	8.02%	18,555,845	4.86%	
>30 - <=35%	105	4.09%	10,714,238	2.81%	105	4.09%	10,711,624	2.81%	
>35 - <=40%	121	4.71%	15,418,085	4.04%	121	4.71%	15,414,451	4.04%	
>40 - <=45%	156	6.08%	19,058,031	4.99%	156	6.07%	19,053,351	4.99%	
>45 - <=50%	148	5.77%	21,508,865	5.63%	148	5.76%	21,503,761	5.63%	
>50 - <=55%	151	5.88%	22,482,529	5.89%	151	5.88%	22,482,192	5.89%	
>55 - <=60%	222	8.65%	38,583,093	10.11%	222	8.64%	38,575,034	10.10%	
>60 - <=65%	334	13.01%	55,960,146	14.66%	334	13.00%	55,947,294	14.66%	
>65 - <=70%	237	9.23%	41,126,910	10.77%	239	9.30%	41,117,113	10.77%	
>70 - <=75%	309	12.04%	54,557,058	14.29%	309	12.03%	54,544,320	14.29%	
>75 - <=80%	187	7.28%	27,736,759	7.26%	187	7.28%	27,732,257	7.26%	
>80 - <=85%	179	6.97%	27,111,851	7.10%	179	6.97%	27,108,502	7.10%	
>85 - <=90%	150	5.84%	21,518,672	5.64%	150	5.84%	21,512,294	5.64%	
>90 - <=95%	62	2.42%	7,490,173	1.96%	62	2.41%	7,489,232	1.96%	
>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%	
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>	
Minimum				15.22				15.22	
Maximum				95				95	
Weighted Average				62.85				62.85	

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%	0	0.00%	0	0.00%	2	0.08%	0	0.00%	
>1 - <=2%	6	0.23%	689,250	0.18%	6	0.23%	689,174	0.18%	
>2 - <=3%	484	18.85%	71,026,469	18.60%	484	18.84%	71,038,534	18.61%	
>3 - <=4%	359	13.99%	51,689,877	13.54%	359	13.97%	51,680,921	13.54%	
>4 - <=5%	1035	40.32%	163,678,835	42.87%	1035	40.29%	163,642,157	42.87%	
>5 - <=6%	483	18.82%	71,823,353	18.81%	483	18.80%	71,808,202	18.81%	
>6 - <=7%	169	6.58%	20783842	5.44%	169	6.58%	20776590	5.44%	
>7 - <=8%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	
>8 - <=9%	31	1.21%	2112645	0.55%	31	1.21%	2111691	0.55%	
>9%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>	
Minimum				2				2	
Maximum				8.24				8.24	
Weighted Average				4.26				4.26	

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%	491	20.55%	71,834,365	20.25%	491	20.55%	71,846,316	20.25%	
>3.00 - <=4.00%	360	15.07%	52,047,097	14.67%	360	15.07%	52,038,058	14.67%	
>4.00 - <=5.00%	1035	43.32%	163,393,923	46.06%	1035	43.32%	163,357,309	46.05%	
>5.00 - <=6.00%	409	17.12%	55791516	15.73%	409	17.12%	55780688	15.73%	

>6.00 - <=7.00%	94	3.93%	11701706	3.30%	94	3.93%	11697923	3.30%
>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%
<b>Total</b>	<b>2,389</b>	<b>100.00%</b>	<b>354,768,607</b>	<b>100.00%</b>	<b>2,389</b>	<b>100.00%</b>	<b>354,720,294</b>	<b>100.00%</b>
<b>Minimum</b>								2
<b>Maximum</b>								6.99
<b>Weighted Average</b>								4.11

<b>Year Current Fixed Rate Ends</b>								
	<b>Current</b>				<b>At Issue</b>			
	<b>Number of Accounts</b>	<b>% of Portfolio</b>	<b>Current Balance (£)</b>	<b>% of Portfolio</b>	<b>Number of Accounts</b>	<b>% of Portfolio</b>	<b>Current Balance (£)</b>	<b>% of Portfolio</b>
<=2024	42	1.76%	6,257,418	1.76%	42	1.76%	6,256,565	1.76%
2025	75	3.14%	11,705,795	3.30%	75	3.14%	11,704,865	3.30%
2026	193	8.08%	29,357,892	8.28%	193	8.08%	29,353,849	8.28%
2027	533	22.31%	76,397,467	21.53%	533	22.31%	76,405,373	21.54%
2028	1314	55.00%	196,971,633	55.52%	1314	55.00%	196,927,416	55.52%
2029	171	7.16%	26,454,853	7.46%	171	7.16%	26,449,664	7.46%
>2029	61	2.55%	7,623,548	2.15%	61	2.55%	7,622,562	2.15%
<b>Total</b>	<b>2,389</b>	<b>100%</b>	<b>354,768,607</b>	<b>100%</b>	<b>2,389</b>	<b>100%</b>	<b>354,720,294</b>	<b>100%</b>
<b>Minimum</b>								2024
<b>Maximum</b>								2033
<b>Weighted Average</b>								2028

<b>Origination Channel</b>								
	<b>Current</b>				<b>At Issue</b>			
	<b>Number of Accounts</b>	<b>% of Portfolio</b>	<b>Current Balance (£)</b>	<b>% of Portfolio</b>	<b>Number of Accounts</b>	<b>% of Portfolio</b>	<b>Current Balance (£)</b>	<b>% of Portfolio</b>
Office / Branch Network	19	0.74%	1,663,287	0.44%	19	0.74%	1,662,892	0.44%
Central / Direct	68	2.65%	10,169,915	2.66%	68	2.65%	10,167,959	2.66%
Broker	2,458	95.75%	366,383,990	95.96%	2,460	95.76%	366,330,075	95.96%
Internet	22	0.86%	3,587,078	0.94%	22	0.86%	3,586,344	0.94%
Packager	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>2,567</b>	<b>100.00%</b>	<b>381,804,270</b>	<b>100.00%</b>	<b>2,569</b>	<b>100.00%</b>	<b>381,747,270</b>	<b>100.00%</b>