

2 Albion No2 plc - Investor Report

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Reporting Information	
Report Date	15-May-14
Reporting Period	01-Apr-14 - 30-Apr-14
Note Payment Date	17-Jun-14
Next Interest Date	17-Jun-14
Accrual End Date: Notes	31-May-14
Accrual Start Date: Notes	01-Mar-14
Accrual Days: Notes	92 days
Calculation Date	12-Jun-14

Contact Details			
Contact Name	Telephone Number	E-mail	Mailing Address
Back-up Service Facilitator, Corporate Services Provider	02073986327	Dagmar.Moravkova@sfmeurope.com	SFM Ltd 35 Great Helens, London, EC3A 6AP
Account Bank, Interest Rate Swap Provider	0207 9913755	james.hayden.smith@hsbc.com	HSBC 8 Canada Square London E14 5HQ
Seller, Cash Manager, Servicer, Class 2 VFN Holder	0113 2257789	structuredfunding@leedsbuildingsociety.co.uk	Leeds Building Society 105 Albion Street Leeds LS1 5AS
Security Trustee, Note Trustee	0207 5476411	alan.coster@db.com	Deutsche Bank AG, Filiale London Global Transaction Banking 10 Bishops Square, E1 6EG London, United Kingdom

[www.leedsbuildingsociety.co.uk/treasury/securitisation.html](http://www.leedsbuildingsociety.co.uk/treasury/securitisation.html)

Assets		
	Current	Previous
Number of mortgage accounts in Pool	2,174	2,174
True Balance of mortgage accounts in Pool	266,068,238	272,256,914
Cash and Other Substitution Assets	0	0
Borrower deposits as a % of true balance of mortgage accounts in the pool	1	1

Pool Changes		
Reason	Number	Value(£)
Further Advances	4	-220,000
Unscheduled Principal Payments	53	5,755,699
Repurchases	0	0
- Breaches to Warranties	0	0
- Product Switches	0	0
- Further Advances	0	0
- Term Extensions	0	0
Sum of unscheduled Principal received during period		5,535,699

Properties In Possession			
	Number	Current balance (£)	Arrears balance (£)
Properties in Possession (current)	0	0	0
Repossessed (current period)	0	0	0
Properties returned to borrower (current period)	0	0	0
Sold (current period)	0	0	0
Repossessed (programme to date)	0	0	0
Properties returned to borrower (programme to date)	0	0	0
Sold (programme to date)	0	0	0

Net Losses			
	Number	Value of Losses	Percentage of original pool balance
Losses - current month	0	0	0
Losses - to date	0	0	0

Arrears Capitalisation			
	Arrears	Number	Percentage of original pool balance
Arrears capitalisation - current month	0	0	0
Arrears capitalisation - to date	0	0	0

Collections		
	Current	Previous
Unscheduled Principal Payments	5,755,699	6,742,820
Scheduled Principal Payments	654,409	424,612
Interest	859,797	902,186

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	22.72	22.06	178,326	175,063	177,947	199,989	67.64	63.59	71.7	7
Minimum	13.48	1.92	0	0	0	33,913	2.58	2.46	5.42	0
Maximum	113.35	38.83	589,125	450,980	589,125	424,110	88.6	88.6	90	3,643

Performance Ratios			
	Monthly	3 Month Average	Monthly Figure Annualised
Current Constant Prepayment Rate (CPR)	2.16%	2.20%	25.92%
Current Principal Payment Rate (PPR)	2.40%	2.45%	28.80%
Current Constant Default Rate (CDR)	0.01%	0.01%	0.12%
Previous Constant Prepayment Rate (CPR)	2.47%	2.54%	29.64%
Previous Principal Payment Rate (PPR)	2.63%	2.85%	31.56%
Previous Constant Default Rate (CDR)	0.00%	0.01%	0.00%

Mortgage Interest Rate		
	LBS Existing Borrower	With Effect From
Standard Variable Rate - Current	5.69%	01-Jun-10
Standard Variable Rate - Previous	5.49%	12-Jan-09
Base Mortgage Rate - Current	0.50%	06-Mar-09
Base Mortgage Rate - Previous	1.00%	06-Feb-09

Key Events & Rating Agency Triggers				
Event	Summary	Reference	Breached	Consequence if Trigger Breached
Servicer Trigger (a) and (b)	Servicer's LT rating falls below Baa3 (Moody's) or BBB- (Fitch)	Prospectus p87	N	Back-up servicer facilitator along with Servicer to appoint a back-up servicer within 60 days
Seller Trigger (a) and (b)	Seller's ST Rating falls below P-2 (Moody's) or F-2 (Fitch)	Prospectus p85	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 p86	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 (d), (e) and (f)	Seller's LT rating falls below Baa2 (Moody's), BBB+ (Fitch) or ST rating falls below F2 (Fitch)	Prospectus p86	N	The Issuer will establish the Liquidity Reserve Fund
Interest Rate Swap Provider Trigger	Provider's ratings fall below P-1, A2 (or A1 if LT only) (Moody's), or below F1, A (Fitch)	Prospectus p87	N	Conduct action deemed necessary by the rating agencies to maintain current note rating, could include posting collateral, replacing the interest rate swap provider or procuring a guarantee from the provider
Seller Insolvency Event	Seller enters into insolvency	p60	N	Perfection of title on the loans
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 p89	N	Issuer may terminate the appointment of the Servicer
Servicer Termination Event (c)	An insolvency event occurs in relation to the Servicer	Prospectus p89	N	Issuer may terminate the appointment of the Servicer
Cash Manager Trigger	Cash Manager's long term ratings fall below Baa3 (Moody's)	Prospectus p85	N	Issuer shall require the Cash Manager to appoint a back up Cash Manager within 60 days
Asset Conditions	Accs in Arrears > 3% of pool, WA OLTV > 75%, accs with OLTV>85% > 4%, accs with IO part > 35%, OLTV of any loan > 90%	Prospectus p108	N	Repurchase any loans subject to further advances or product switches
Account Bank Trigger (a) and (b)	Account Bank's ratings fall below P-1 (Moody's) or F1 and A (Fitch)	Prospectus p88	N	Account Bank's appointment may be terminated and the accounts closed within 30 days by the Issuer, with the termination being effective on appointment of replacement Account Bank with written consent of Security Trustee

Key Party Ratings			
Party	Current Long Term Rating (S & P / Moodys / Fitch)	Current Short Term Rating (S & P / Moodys / Fitch)	Role
Deutsche Trustee Company Limited	n/a/n/a/n/a	n/a/n/a/n/a	Security Trustee, Note Trustee
HSBC Bank plc	AA-/Aa3/AA-	A-1+/P-1/F1+	Account Bank, Interest Rate Swap Provider
Leeds Building Society	n/a/A3/A-	n/a/P-2/F2	Cash Manager, Service, Seller
Structured Finance Management	n/a/n/a/n/a	n/a/n/a/n/a	Back-up Servicer Facilitator

Issuance Details						
Class Z Notes				Class Z Notes		
Issuer	Albion No2 PLC			Albion No 2 PLC		
ISIN (International Securities Number)	XS0942259143			n/a		
Stock Exchange Listing	ISE			n/a		
Original Rating(s)	AAA/Aaa			n/a/n/a		
Current Rating(s)	AAA/Aaa			n/a/n/a		
Step Up Date	17-Dec-17					
Legal Final Maturity Date	17-Mar-56			17-Mar-56		
Currency	GBP			GBP		
Reference Index	3 mnth GBP LIBOR			3 mnth GBP LIBOR		
Day Count Convention	Modified Following			Modified Following		
Coupon Reference Rate %	0.52063			0.52063		
Current Coupon %	1.37063			0.52063		
Margin above Current Coupon	0			0		
Previous Factor	0.8414805			1		
Current Factor	0.8414805			1		
	<b>Current</b>	<b>Previous</b>	<b>Original</b>	<b>Current</b>	<b>Previous</b>	<b>Original</b>
Principal Amount Outstanding	252,444,137	252,444,137	300,000,000	35,869,700	35,869,700	35,869,700
Subordination %	26,086,877.60	26,086,877.60	26,086,877.60	0	0	0
Reserve Fund %	9,782,822.40	9,782,822.40	9,782,822.40	0	0	0
Total Credit Enhancement %	35,869,700.00	35,869,700.00	35,869,700.00	0	0	0
<b>Latest Distribution</b>	<b>17-Mar-14</b>		<b>Total</b>	<b>17-Mar-14</b>		<b>Total</b>
Principal Payment	22,316,321		47,555,862	0		0
Interest Payment	931,889		2,799,207	46,478		136,093
Excess Spread %		2			0	
Retention Undertaking	5	5	5	5	5	5

Cashflows at last distribution			
<b>Ledgers</b>			
Principal Ledger Balance	13,577,590		
Revenue Ledger Balance	1,955,641		
General Reserve Required Amount	9,782,700		
General Reserve Fund	9,782,700		
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	0		
<b>Revenue Receipts</b>		<b>Principal Receipts</b>	
(a) Interest	1,905,704	(a) Repayments	13,577,543
ERC Payments	40,499	(b) Enforcement Recoveries	0
(b) Enforcement Recoveries	0	(c) Insurance Proceeds	0
(c) Post-enforcement recoveries	0	(d) Repurchases	47
	1,946,203		13,577,590
<b>Available Principal Receipts</b>			
(a) Revenue Receipts	1,946,203	(a) (i) Principal Receipts (excl. repurchases)	13,577,543
(b) GIC Income	9,439	Less	
(c) Swap Receipts	0	(A) Further Advances in period, excl IPD	0
(d) General Reserve Ledger	0	(B) Further Advances to be purchased	-315,137
(e) Other Income	0	Plus	
(f) (d) from Principal PoP	0	(a) (ii) Repurchases	0
(g) (n) from Revenue PoP	0	(b) Liquidity Reserve Fund	0
(h) Reconciliation Amounts	0	(c) Excess Proceeds	0
Less		(d) PDL reduction - A Notes	0
(i) (i) Insurance Premiums	-30,355	(e) Z note drawing for Further Advances	0
(i) (ii) Repaid DDs	-20,645	(f) Reconciliation Amounts	0
(i) (iii) Fee payments	-63,039	Less	
ERC payments	-40,499	(g) APR to cover Revenue Deficiency	0
(i) (iv) Third party payments	-126		13,262,406

Plus			
(j) APR to cover Revenue Deficiency		0	
(k) LRF drawings to cover Revenue Deficiency		0	
		1,800,978	
<b>Revenue Priority of Payments (Pre-Enforcement)</b>		<b>Principal Priority of Payments (Pre-Enforcement)</b>	
(a) (i) Fees - Note Trustee		0	(a) Credit Liquidity Reserve Fund
(a) (ii) Fees - Security Trustee		0	(b) Principal Repayment - A Notes
(b) Fees - Agent Bank		0	(c) Principal Repayment - Z Notes
(c) (i) Fees - Corporate Service Provider		0	(d) Excess to APR
(c) (ii) Fees - VFN Registrar		0	
(c) (iii) Fees - Account Bank		0	
(d) Third Party amounts		0	
(e) (i) Fees - Servicer		0	
(e) (ii) Fees - Cash Manager		0	
(e) (iii) Fees - Back-up Servicer Facilitator		0	
(f) Swap payments		0	
(g) Interest - A Notes		0	
(h) PDLA Notes		0	
(i) Credit General Reserve Ledger		0	
(j) PDL - Z Notes		0	
(k) Interest		0	
(l) Issuer Profit Amount		0	
(m) Swap Excluded Amounts		0	
(n) Excess following Determination Period		0	
(o) Z Repayment Amount		0	
(p) Deferred Consideration		0	
(q) Excess to Issuer		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	192,055,868.59	3M Libor	0.50%	1.02%	GBP	Fixed	0%	1.31%	GBP	n/a	n/a

#### Glossary of Terms

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.
General Reserve Required Amount	An amount equal to £9,782,700 (being an amount at least equal to 3% of the true balance of the portfolio as at the closing date)
Mortgage Account	A mortgage account consists of one or more underlying loans all secured with equal priority by a first charge of the same property and thereby forming a single mortgage account
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 include 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 consumer 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.
Indexed	Indexation is applied quarterly on a regional basis to property valuations each January, April, July, October.
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
Interest Payments	Refer to payments made during the specified reporting period

Arrears Details								
	Current				At Issue			
	Number Of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number Of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
Current	2,135	98.21%	261,690,529	98.35%	2,434	100.00%	326,086,877	100.00%
>0 - <= 1 month arrears	32	1.47%	3,653,364	1.37%	0	0.00%	0	0.00%
>1 - <= 2 month arrears	2	0.09%	165,233	0.06%	0	0.00%	0	0.00%
>2 - <= 3 month arrears	2	0.09%	280,618	0.12%	0	0.00%	0	0.00%
>3 month arrears	3	0.14%	278,492	0.10%	0	0.00%	0	0.00%
<b>Total</b>	<b>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</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%	1,976	90.89%	240,212,428	90.28%	1,574	64.67%	197,945,544	60.70%
>0 - <= 1 month arrears <= 75%	29	1.33%	3,448,573	1.30%	0	0.00%	0	0.00%
>1 - <= 2 month arrears <= 75%	2	0.09%	165,233	0.06%	0	0.00%	0	0.00%
>2 - <= 3 month arrears <= 75%	2	0.09%	280,618	0.11%	0	0.00%	0	0.00%
>3 month arrears <= 75%	3	0.14%	278,492	0.10%	0	0.00%	0	0.00%
Current > 75% LTV	159	7.31%	21,478,100	8.07%	860	35.33%	128,141,333	39.30%
>0 - <= 1 month arrears > 75%	3	0.15%	204,790	0.08%	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>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</b>	<b>100.00%</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%	292	13.43%	11,014,217	4.14%	215	8.83%	10,411,175	3.19%
>30 - <=35%	55	2.53%	5,274,017	1.98%	64	2.63%	5,731,657	1.76%
>35 - <=40%	81	3.73%	7,196,936	2.70%	70	2.88%	7,372,125	2.26%
>40 - <=45%	64	2.94%	6,227,139	2.34%	92	3.78%	9,364,453	2.87%
>45 - <=50%	87	4.00%	10,229,783	3.84%	72	2.96%	8,029,662	2.46%
>50 - <=55%	73	3.36%	8,223,922	3.09%	78	3.20%	10,328,027	3.17%
>55 - <=60%	109	5.01%	14,594,464	5.49%	86	3.53%	11,522,573	3.53%
>60 - <=65%	203	9.34%	29,509,993	11.09%	143	5.88%	19,853,909	6.09%
>65 - <=70%	455	20.93%	68,123,711	25.60%	222	9.12%	34,043,647	10.44%
>70 - <=75%	593	27.28%	83,991,159	31.57%	532	21.86%	81,290,311	24.94%
>75 - <=80%	149	6.85%	19,927,146	7.50%	788	32.37%	118,769,609	36.42%
>80 - <=85%	12	0.55%	1,536,915	0.58%	72	2.96%	9,371,724	2.87%
>85 - <=90%	1	0.05%	218,829	0.08%	0	0.00%	0	0.00%
>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>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</b>	<b>100.00%</b>

Minimum	2.46	3.7
Maximum	88.6	83.51
Weighted Average	63.59	67.72

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%	264	12.14%	8,666,500	3.26%	214	8.79%	10,183,794	3.12%
>30 - <=35%	64	2.94%	5,379,919	2.02%	62	2.55%	5,405,490	1.66%
>35 - <=40%	68	3.13%	5,706,755	2.14%	66	2.71%	6,545,573	2.01%
>40 - <=45%	66	3.04%	6,597,122	2.47%	93	3.82%	9,839,408	3.02%
>45 - <=50%	67	3.08%	7,118,840	2.68%	76	3.12%	8,087,209	2.48%
>50 - <=55%	78	3.59%	8,953,768	3.37%	73	3.01%	9,572,594	2.94%
>55 - <=60%	79	3.63%	10,008,222	3.76%	81	3.33%	11,309,086	3.47%
>60 - <=65%	111	5.11%	12,860,834	4.83%	134	5.51%	16,902,540	5.18%
>65 - <=70%	210	9.66%	31,021,812	11.66%	189	7.76%	27,798,294	8.52%
>70 - <=75%	449	20.65%	61,316,210	23.05%	446	18.32%	64,926,953	19.91%
>75 - <=80%	665	30.59%	100,960,516	37.95%	905	37.18%	141,765,926	43.47%
>80 - <=85%	52	2.39%	7,258,905	2.73%	95	3.90%	13,750,003	4.22%
>85 - <=90%	1	0.05%	218,829	0.08%	0	0.00%	0	0.00%
>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>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</b>	<b>100.00%</b>

Minimum	2.58	3.78
Maximum	88.6	84.31
Weighted Average	67.64	68.71

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	75	3.45%	8,029,022	3.02%	86	3.53%	9,677,111	2.97%
East Midlands	130	5.98%	14,956,956	5.62%	153	6.29%	18,134,913	5.56%
Greater London	200	9.19%	40,554,020	15.24%	253	10.39%	57,506,457	17.64%
Northern Ireland	0	0.00%	0	0.00%	0	0.00%	0	0.00%
North East	118	5.43%	10,563,529	3.97%	131	5.38%	12,679,281	3.89%
North West	197	9.06%	20,718,027	7.79%	209	8.59%	23,513,649	7.21%
Scotland	279	12.83%	29,001,175	10.90%	310	12.74%	34,971,583	10.72%
South East	302	13.89%	47,845,494	17.98%	336	13.80%	59,805,741	18.34%
South West	178	8.19%	22,963,416	8.63%	199	8.18%	27,125,918	8.32%
Wales	81	3.73%	8,006,189	3.01%	90	3.69%	9,461,739	2.90%
West Midlands	233	10.72%	27,341,347	10.28%	247	10.15%	30,383,635	9.32%
Yorkshire and Humber	381	17.53%	36,089,057	13.56%	420	17.26%	42,826,844	13.13%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</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	2,174	100.00%	266,068,238	100.00%	2,434	100.00%	326,086,877	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>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</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	232	10.67%	27,964,077	10.51%	271	11.13%	37,777,907	11.59%
Semi-detached house	672	30.91%	76,085,246	28.60%	727	29.87%	89,032,982	27.30%
Detached house	467	21.48%	77,368,600	29.08%	534	21.94%	96,894,333	29.71%
Detached bungalow	94	4.32%	11,315,907	4.25%	112	4.60%	14,145,037	4.34%
Semi-detached bungalow	49	2.25%	4,162,417	1.56%	58	2.38%	5,561,089	1.71%
Terraced house	619	28.47%	64,095,815	24.09%	688	28.27%	76,698,130	23.52%
Maisonette	41	1.90%	5,076,172	1.91%	44	1.81%	5,977,397	1.83%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</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	1,803	82.94%	222,998,790	83.81%	1,970	80.94%	261,809,396	80.28%
Interest Only	309	14.21%	34,041,418	12.80%	384	15.78%	50,630,542	15.53%
Part & Part	62	2.85%	9,028,028	3.39%	80	3.28%	13,646,939	4.19%
<b>Total</b>	<b>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</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	1,467	67.48%	189,335,250	71.16%	1,612	66.23%	223,608,754	68.57%
Remortgage	707	32.52%	76,732,987	28.84%	822	33.77%	102,478,123	31.43%
<b>Total</b>	<b>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</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	1,906	87.67%	229,615,241	86.30%	2,130	87.51%	280,137,121	85.91%
Self Employed	268	12.33%	36,452,996	13.70%	304	12.49%	45,949,756	14.09%
Other	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</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	0	0.00%	0	0.00%	1,297	53.29%	180,637,915	55.40%
>12 - <=18	760	34.96%	101,340,034	38.10%	669	27.49%	84,958,717	26.05%
>18 - <=24	717	32.98%	95,111,112	35.75%	271	11.13%	37,002,211	11.35%
>24 - <=30	435	20.01%	42,550,770	15.99%	46	1.89%	5,218,563	1.60%
>30 - <=36	94	4.32%	9,240,274	3.47%	49	2.01%	7,389,946	2.27%
>36 - <=42	46	2.12%	5,759,588	2.16%	20	0.82%	2,669,865	0.82%
>42 - <=48	39	1.79%	4,586,874	1.72%	10	0.41%	906,849	0.27%
>48 - <=54	10	0.46%	781,237	0.29%	9	0.37%	1,430,831	0.44%
>54	73	3.36%	6,698,346	2.52%	63	2.59%	5,871,976	1.80%
<b>Total</b>	<b>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</b>	<b>100.00%</b>
Minimum							13.48	3.58
Maximum							113.35	103.45
Weighted Average							22.72	13.65

Current Balance								
	Current				At Issue			
	Number Of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number Of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
<=30k	157	7.22%	1,800,276	0.68%	82	3.38%	1,732,275	0.53%
>30 - <=40k	87	4.00%	3,043,065	1.14%	94	3.86%	3,358,140	1.03%
>40 - <=50k	89	4.09%	4,017,468	1.51%	90	3.70%	4,083,782	1.25%
>50 - <=75k	295	13.58%	18,595,364	6.99%	345	14.17%	21,821,645	6.69%
>75 - <=100k	379	17.43%	33,319,567	12.52%	425	17.46%	37,757,838	11.58%
>100 - <=150k	573	26.36%	70,256,963	26.41%	658	27.03%	81,519,006	25.00%
>150 - <=200k	283	13.02%	48,376,408	18.18%	338	13.89%	58,396,681	17.91%
>200 - <=300k	227	10.44%	54,557,491	20.51%	266	10.93%	64,307,053	19.72%
>300 - <=500k	79	3.63%	29,385,154	11.04%	124	5.09%	46,298,776	14.20%
>500k	5	0.23%	2,716,476	1.02%	12	0.49%	6,811,677	2.09%
<b>Total</b>	<b>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</b>	<b>100.00%</b>
Minimum				0.01				7,122.30
Maximum				589,125.11				646,388.08
Weighted Average				178,326.02				192,641.33

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	1,443	66.38%	186,290,367	70.02%	1,626	66.80%	221,484,226	67.92%
Variable	222	10.21%	17,548,703	6.60%	42	1.73%	4,012,205	1.23%
Discount	509	23.41%	62,229,167	23.38%	766	31.47%	100,590,446	30.85%
Tracker	0	0.00%	0	0.00%	0	0.00%	0	0.00%
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>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</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	2,174	100.00%	266,068,238	100.00%	2,434	100.00%	326,086,877	100.00%
<b>Total</b>	<b>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</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	122	5.61%	4,583,972	1.72%	68	2.79%	5,067,862	1.55%
>5 - <=10	171	7.87%	13,329,325	5.01%	199	8.18%	17,563,047	5.39%
>10 - <=15	270	12.42%	26,195,967	9.85%	272	11.18%	29,228,290	8.96%
>15 - <=20	386	17.76%	43,123,917	16.21%	454	18.65%	52,331,115	16.05%
>20 - <=25	706	32.47%	101,583,416	38.18%	831	34.14%	127,439,896	39.08%
>25	519	23.87%	77,251,639	29.03%	610	25.06%	94,456,664	28.97%
<b>Total</b>	<b>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</b>	<b>100.00%</b>
Minimum				1.92				2.67
Maximum				38.83				39.5
Weighted Average				22.06				22.55

Original Balances								
	Current				At Issue			
	Number Of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio	Number Of Accounts	% of Portfolio	Current Balance (£)	% of Portfolio
<=30k	67	3.08%	1,308,298	0.49%	71	2.92%	1,470,123	0.45%
>30 - <=40k	57	2.62%	1,879,164	0.71%	62	2.55%	2,153,189	0.66%
>40 - <=50k	85	3.92%	3,325,641	1.25%	91	3.74%	3,864,018	1.18%
>50 - <=75k	294	13.52%	16,742,048	6.29%	336	13.80%	20,397,010	6.26%
>75 - <=100k	372	17.11%	29,981,462	11.27%	405	16.63%	34,474,630	10.57%
>100 - <=150k	622	28.61%	70,257,973	26.41%	686	28.18%	82,360,709	25.26%
>150 - <=200k	313	14.40%	49,655,796	18.66%	349	14.34%	58,254,841	17.86%
>200 - <=300k	254	11.68%	55,966,792	21.03%	286	11.75%	66,695,061	20.45%
>300 - <=500k	104	4.78%	33,742,056	12.68%	134	5.51%	48,628,017	14.91%
>500k	6	0.28%	3,209,003	1.21%	14	0.58%	7,789,275	2.40%
<b>Total</b>	<b>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</b>	<b>100.00%</b>
Minimum				9,000.00				9,000.00
Maximum				612,100.00				666,600.00
Weighted Average				187,367.11				198,348.61

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%	156	7.18%	6,773,020	2.55%	179	7.35%	8,597,356	2.64%
>30 - <=35%	50	2.30%	4,162,258	1.56%	55	2.26%	4,698,955	1.44%
>35 - <=40%	58	2.67%	4,880,011	1.83%	63	2.59%	6,545,390	2.01%
>40 - <=45%	55	2.53%	4,878,309	1.83%	69	2.83%	7,008,470	2.14%
>45 - <=50%	87	4.00%	8,366,405	3.14%	99	4.07%	10,425,637	3.20%
>50 - <=55%	54	2.48%	5,675,705	2.13%	59	2.42%	6,806,657	2.09%
>55 - <=60%	67	3.08%	7,388,234	2.78%	78	3.20%	10,312,150	3.16%
>60 - <=65%	82	3.77%	8,667,416	3.26%	92	3.79%	11,212,842	3.44%
>65 - <=70%	109	5.01%	14,044,830	5.29%	143	5.88%	21,458,544	6.58%
>70 - <=75%	372	17.11%	53,726,271	20.19%	421	17.30%	66,023,019	20.25%
>75 - <=80%	893	41.08%	126,448,210	47.52%	971	39.89%	148,413,403	45.51%
>80 - <=85%	183	8.42%	20,326,977	7.65%	197	8.09%	23,836,840	7.31%
>85 - <=90%	8	0.37%	730,585	0.27%	8	0.33%	747,609	0.23%
>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>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</b>	<b>100.00%</b>
Minimum				5.42				5.42
Maximum				90				90
Weighted Average				71.7				71.24

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%	61	2.81%	0	0.00%	0	0.00%	0	0.00%
>1 - <=2%	0	0.00%	0	0.00%	35	1.44%	10,090,328	3.09%
>2 - <=3%	161	7.41%	25,867,777	9.72%	274	11.26%	42,053,393	12.90%
>3 - <=4%	1,313	60.40%	172,528,911	64.84%	1,599	65.69%	214,260,674	65.71%
>4 - <=5%	400	18.39%	46,674,957	17.54%	436	17.91%	50,639,985	15.52%
>5 - <=6%	235	10.81%	20,607,720	7.75%	88	3.62%	8,888,319	2.73%
>6 - <=7%	4	0.18%	388,870	0.15%	2	0.08%	154,176	0.05%
>7 - <=8%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>8 - <=9%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
>9%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</b>	<b>100.00%</b>
Minimum				2.45				1.99
Maximum				6.69				6.69
Weighted Average				3.81				3.6

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%	63	4.40%	11,429,780	6.13%	113	6.96%	25,247,076	11.40%
>3.00 - <=4.00%	947	66.18%	127,487,651	68.37%	1,049	64.51%	142,502,895	64.34%
>4.00 - <=5.00%	384	26.83%	44,674,039	23.96%	421	25.89%	49,388,340	22.30%
>5.00 - <=6.00%	36	2.52%	2,799,119	1.50%	42	2.58%	4,254,753	1.92%
>6.00 - <=7.00%	1	0.07%	73,881	0.04%	1	0.06%	91,160	0.04%
>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>1,431</b>	<b>100.00%</b>	<b>186,464,472</b>	<b>100.00%</b>	<b>1,626</b>	<b>100.00%</b>	<b>221,484,226</b>	<b>100.00%</b>
Minimum				2.45				1.99
Maximum				6.29				6.29
Weighted Average				3.78				3.68



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
2014	390	27.25%	45,329,738	24.31%	503	31.93%	66,930,546	31.02%
2015	463	32.35%	63,200,988	33.89%	459	29.23%	64,915,344	30.11%
2016	114	7.97%	14,287,725	7.66%	94	6.78%	12,479,612	6.43%
2017	250	17.47%	33,888,246	18.17%	252	16.51%	34,757,366	16.49%
2018	167	11.67%	24,277,113	13.03%	163	11.02%	24,695,815	11.95%
2019	8	0.56%	450,244	0.24%	2	1.12%	136,643	0.85%
>2019	39	2.73%	5,030,414	2.70%	39	3.41%	5,195,919	3.15%
<b>Total</b>	<b>1,431</b>	<b>100.00%</b>	<b>186,464,472</b>	<b>100.00%</b>	<b>1,512</b>	<b>100.00%</b>	<b>221,484,226</b>	<b>100.00%</b>
Minimum								2014
Maximum								2024
Weighted Average								2016

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	378	17.38%	42,784,212	16.08%	405	16.64%	47,503,502	14.57%
Central / Direct	92	4.23%	14,508,230	5.45%	102	4.19%	16,406,507	5.03%
Broker	1,588	73.05%	189,628,821	71.27%	1,787	73.42%	234,676,113	71.97%
Internet	116	5.34%	19,146,974	7.20%	140	5.75%	27,500,753	8.43%
Packager	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>2,174</b>	<b>100.00%</b>	<b>266,068,238</b>	<b>100.00%</b>	<b>2,434</b>	<b>100.00%</b>	<b>326,086,877</b>	<b>100.00%</b>