

Leak Finance Number 19 PLC



ESF Field No	ESF's RBMS Field Name	General	Class A1a	Class A1b	Class A2a	Class A2b	Class A2c	Class Ma	Class Mc	Class Ba	Class Bc	Class Ca	Class Cc	Class Da	Class Dc
2	Report date	21/Jun/10													
3	Accrual Start Date	22/Mar/10													
4	Accrual End Date	21/Jun/10													
5	Accrual period	91													
6	International Securities number		X5029447464	X5029447567	X5029447978	X5029448062	X5029448243	X50294483614	X5029448349	X50294484778	X50294485072	X50294485403	X50294486476	X50294486559	X50294486716
7	Stock Exchange Listing	London													
8	Issuer	Leak Finance Number 19 PLC													
10	Original Ratings		AAA/Asa/AAA	AAA/Asa/AAA	AAA/Asa/AAA	AAA/Asa/AAA	AAA/Asa/AAA	AAA/Asa/AAA	AA/Aa2/AA	AA/Aa2/AA	AA/A2/A	AA/A2/A	BBB/Baa3/BBB	BBB/Baa3/BBB	BB/Ba3/BB
11	Interest payment date	21/Jun/10													
12	Principal payment date	21/Jun/10													
16	Determination date	31/May/10													
13	Previous factor	0.000	0.000	0.000	85.617	85.617	85.617	100.000	100.000	100.000	100.000	100.000	100.000	100.000	100.000
14	Current factor	0.000	0.000	0.000	83.838	83.838	83.838	100.000	100.000	100.000	100.000	100.000	100.000	100.000	100.000
15	Credit Enhancement-Original	21.57%	21.57%	21.57%	21.57%	21.57%	21.57%	13.26%	13.26%	7.66%	7.66%	4.26%	4.26%	2.15%	2.15%
15	Credit Enhancement-Current	n/a	n/a	n/a	30.35%	30.35%	30.35%	10.78%	10.78%	5.99%	5.99%	3.03%	3.03%	1.52%	1.52%
17	Currency	Sterling	US Dollars	Sterling	US Dollars	Euro	Sterling	Euro	Sterling	Euro	Sterling	Euro	Sterling	Euro	Sterling
18	Original Principal Balance	£28,000,000.00	\$265,000,000.00	£110,000,000.00	\$624,100,000.00	€124,500,000.00	£23,000,000.00	€68,000,000.00	£12,000,000.00	€51,000,000.00	£8,000,000.00	€32,900,000.00	£13,000,000.00	€8,700,000.00	£8,700,000.00
19	Total Beginning Balance prior to payment	£0.00	\$0.00	£84,178,700.00	\$534,335,697.00	€106,593,165.00	£23,000,000.00	€68,000,000.00	£12,000,000.00	€51,000,000.00	£8,000,000.00	€32,900,000.00	£13,000,000.00	€8,700,000.00	£8,700,000.00
20	Total Ending Balance subsequent to payment	£0.00	\$0.00	£92,221,800.00	\$523,232,956.00	€104,378,310.00	£23,000,000.00	€68,000,000.00	£12,000,000.00	€51,000,000.00	£8,000,000.00	€32,900,000.00	£13,000,000.00	€8,700,000.00	£8,700,000.00
21	Total Principal Payments	£0.00	\$0.00	£17,859,000.00	\$111,102,738.00	€22,214,855.00	£0.00	€0.00	£0.00	€0.00	£0.00	€0.00	£0.00	€0.00	£0.00
22	Total Interest Payments	£0.00	\$0.00	£177,859.00	£154,632.86	€30,586.85	£48,171.70	€31,936.80	£15,847.48	€13,751.80	£20,905.20	€15,847.48	£11,016.50	€5,770.80	£5,770.80
24	Reference Rate	3 month E libor	US \$ libor	3 month E libor	US \$ libor	3 month Euribor	3 month E libor	3 month Euribor	3 month E libor	3 month Euribor	3 month E libor	3 month Euribor	3 month E libor	3 month Euribor	3 month Euribor
25	Day Count Convention	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/365/366	Actual/360
26	Relevant Margin	0.05000%	0.05000%	0.11000%	0.11000%	0.21000%	0.21000%	0.21000%	0.21000%	0.42000%	0.41000%	0.75000%	0.75000%	2.75000%	2.65000%
27	Coupon Reference Rate	0.64750%	0.27100%	0.64750%	0.64750%	0.64750%	0.64750%	0.64750%	0.64750%	0.64750%	0.64750%	0.64750%	0.64750%	0.64750%	0.64750%
27	Coupon Amount	£0.00	\$0.00	£177,859.00	\$14,632.86	€205,586.85	£48,171.70	€31,936.80	£15,847.48	€13,751.80	£20,905.20	€15,847.48	£11,016.50	€5,770.80	£5,770.80
28	Current Coupon	0.69750%	0.32100%	0.75750%	0.38100%	0.76300%	0.8750%	0.8750%	0.8750%	1.06750%	1.05300%	1.39750%	1.39300%	3.39750%	3.29300%
29	Current Interest Shortfall	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30	Cumulative Interest Shortfall	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31	Beginning Reserve Account Balance	£17,915,670.00													
32	Ending Reserve Account Balance	£17,915,670.00													
33	Change in the Reserve Account Balance	£0.00													
34	Target Reserve Account Balance	£17,915,670.00													
39	Legal Maturity	21/Dec/37													
40	Original Weighted Average Life	Using pricing CRM	0.55	0.55	2.76	2.76	2.76	5.18	5.18	5.18	5.18	5.18	5.18	5.18	5.18
41	Drawings under Liquidity Facility	0													
44	Timing of the Collateral report	31/May/10													
44	Currency	Sterling													
45	Original Total Number of Residential Mortgage Loans	6,795													
46	Current Total Number of Residential Mortgage Loans	4,814													
47	Original Total Value of Residential Mortgage Loans	£339,622,845													
52	Original Loan to Value Ratio	82.16%													
53	Current Loan to Value Ratio	81.45%													
		A loan is classified as 'delinquent' if the arrears balance is greater than zero as at the date of the collateral report													
54	Delinquencies														

Delinquency Band (excluding possessions)	Current Period			At Issuance		
	Total Balance	No	% of Total Balance	Original Balance	No	% of Original Balance
0.01 <= 1 Months in Arrears	12,143,547	96	2.03%	29,219,248	237	3.48%
1.01 <= 2 Months in Arrears	25,264,923	189	4.22%	9,255,923	89	1.10%
2.01 <= 3 Months in Arrears	8,684,879	73	1.45%	5,415,708	49	0.65%
3.01 <= 4 Months in Arrears	8,748,020	63	1.46%	4,241,644	38	0.51%
4.01 <= 5 Months in Arrears	8,142,858	63	1.36%	1,612,108	15	0.19%
5.01 <= 6 Months in Arrears	5,406,609	47	0.90%	1,522,002	11	0.18%
> 6 Months	55,734,675	381	9.32%	1,300,305	14	0.15%
Total	124,125,510	912	20.75%	62,566,579	454	6.26%

57	Net Loss	£271,251.43													
58	Cumulative Net Loss	£17,652,661.36													
59	Average Loss Severity	35.11%													
63	Outstanding Repossession														
	Total Balance	No	% of Total Balance												
67	Current Residential Mortgage Loan Principal Balance	£2,942,346.77	22	0.49%											
72	Principal Payment Rate	595,894,792.00													
	Annualised PPR Spend (Based on quarterly principal payment rate)	1.23%													
		4.84%													

Region	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
East Anglia	15,659,367	131	2.62%	20,777,058	171	2.47%
East Midlands	27,852,378	292	4.62%	47,207,351	466	5.62%
London	125,804,349	634	21.03%	169,050,110	833	19.76%
North	17,499,834	230	2.93%	27,553,192	368	3.28%
Northern Ireland	7,404,379	76	1.24%	11,486,156	130	1.37%
North West	68,527,592	699	11.45%	93,615,103	941	11.15%
Scotland	22,822,115	292	3.81%	35,529,837	459	4.23%
South East	172,458,400	1,095	28.83%	240,967,950	1,510	28.70%
South West	36,761,841	290	6.14%	51,823,632	387	6.17%
Wales	18,421,268	206	3.08%	25,304,117	278	3.01%
West Midlands	41,094,879	404	6.87%	58,020,846	564	6.91%
York and Humber	44,138,458	475	7.38%	61,297,492	688	7.30%
Total	598,244,659	4,814	100.00%	839,622,845	6,795	100.00%

Mortgage Size	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Less than or equal to 30K	3,175,424	166	0.53%	3,175,424	166	0.37%
More than 30k up to and including 50K	12,156,669	293	2.03%	23,635,541	618	2.82%
More than 50k up to and including 75K	48,932,194	772	8.18%	71,279,110	1,130	8.49%
More than 75k up to and including 100K	77,180,164	1,865	12.80%	100,246,594	1,157	11.94%
More than 100k up to and including 125K	88,344,775	792	14.77%	119,023,051	1,070	14.18%
More than 125k up to and including 150K	76,514,860	580	12.79%	103,370,688	756	12.31%
More than 150k up to and including 200K	123,771,961	719	20.69%	169,299,868	891	20.04%
More than 200k up to and including 400K	142,919,408	563	23.89%	215,058,145	847	25.61%
More than 400k up to and including 500K	13,143,447	30	2.20%	20,261,242	54	2.41%
More than 500K	11,486,656	18	1.92%	15,303,607	18	1.82%
Total	598,244,659	4,814	100.00%	839,622,845	6,795	100.00%

Mortgage Type	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Owner Occupied Purchase	215,138,346	1,456	35.98%	315,550,266	3,245	37.94%
Owner Occupied Remortgage	126,359,431	963	21.12%	191,117,289	1,500	22.76%
Buy to Let	236,292,417	2,006	39.33%	295,470,031	2,485	35.19%
Rights to Buy	21,450,869	390	3.59%	34,460,819	654	4.11%
Total	598,244,659	4,814	100.00%	839,622,845	6,795	100.00%

Interest Payment Type	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Capital & Interest	115,829,674	1,373	19.36%	211,414,246	2,365	25.18%
Interest Only	482,414,784	3,441	80.64%	628,208,600	4,430	74.82%
Mixed (Part & Part)			0.00%			0.00%
Total	598,244,659	4,814	100.00%	839,622,845	6,795</	

	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
80 TV						
Less than or equal to 25%	1,621,566	62	0.27%	1,641,245	49	0.20%
More than 25% up to and including 50%	16,867,896	249	2.82%	16,863,301	369	2.93%
More than 50% up to and including 55%	11,767,575	130	1.97%	14,014,254	168	1.67%
More than 55% up to and including 60%	14,094,979	151	2.36%	18,237,600	201	2.17%
More than 60% up to and including 85%	16,763,831	173	2.80%	20,415,456	212	2.43%
More than 65% up to and including 70%	30,390,558	275	5.08%	38,700,681	351	4.73%
More than 70% up to and including 75%	43,136,693	347	7.21%	52,706,531	436	6.28%
More than 75% up to and including 80%	61,823,058	522	10.33%	71,058,422	590	8.46%
More than 80% up to and including 85%	82,677,188	656	13.82%	109,269,633	889	13.01%
More than 85% up to and including 90%	168,239,300	1,276	28.12%	243,101,323	1,905	28.95%
More than 90% up to and including 95%	93,380,666	596	15.81%	143,420,294	918	17.08%
More than 95% up to and including 100%	47,138,262	312	7.88%	100,770,015	702	12.00%
Over 100%	10,343,087	65	1.73%	649,090	5	0.08%
Total	598,244,659	4,614	100.00%	839,622,845	6,795	100.00%
81 Years to maturity of mortgages						
Total Balance	No	% of Balance	Original Balance	No	% of Original Balance	
0 and less than or equal to 5 years	492,617	30	0.69%	616,060	26	0.07%
Greater than 5 years and less than or equal to 10 years	45,675,440	399	7.64%	41,634,575	359	4.96%
Greater than 10 years and less than or equal to 15 years	63,378,857	551	10.59%	84,362,017	720	10.05%
Greater than 15 years and less than or equal to 20 years	121,675,459	1,064	20.34%	155,328,962	1,339	18.50%
Greater than 20 years and less than or equal to 25 years	336,543,222	2,471	55.25%	504,363,320	3,908	60.07%
Greater than 25 years and less than or equal to 30 years	36,475,065	309	6.10%	53,317,891	443	6.35%
Greater than 30 years			0.00%			0.00%
Total	598,244,659	4,614	100.00%	839,622,845	6,795	100.00%
Property Type						
Total Balance	No	% of Balance	Original Balance	No	% of Original Balance	
Bungalow	13,442,235	98	2.25%	21,007,722	149	2.50%
Detached House	74,475,126	392	12.45%	115,469,266	590	13.75%
Flat/ Maisonette	151,568,004	1,218	25.34%	207,321,177	1,666	24.69%
Semi- Detached House	133,365,935	1,091	22.29%	191,146,772	1,568	22.77%
Terraced House	226,392,368	2,025	37.68%	304,607,608	2,832	36.29%
Total	598,244,659	4,614	100.00%	839,622,845	6,795	100.00%
Interest Rate Type						
Total Balance	No	% of Balance	Original Balance	No	% of Original Balance	
Base	387,610,412	2,862	64.79%	58,618,951	444	6.77%
Base Discount	117,385	2	0.02%	248,961,400	1,723	29.65%
Fixed- reverting to Base	19,150,144	178	3.20%	231,596,230	1,749	27.58%
Fixed- reverting to Libor			0.00%	205,669,262	1,720	24.50%
Libor	191,366,718	1,772	31.99%	38,193,985	702	4.55%
Libor Discount			0.00%	58,383,986	457	6.95%
Total	598,244,659	4,614	100.00%	839,622,844	6,795	100.00%
Asset Type						
Balance	No	% of Balance	Original Balance	No	% of Original Balance	
Conforming- Buy to Let	233,475,699	1,985	39.03%	295,470,031	2,485	35.19%
Conforming- Non Self-Cert	14,264,555	106	2.38%	20,069,611	147	2.39%
Conforming- Self-Cert	159,137,687	951	26.60%	223,853,500	1,306	26.66%
Non-Conforming	191,366,718	1,772	31.99%	300,229,703	2,857	35.76%
Total	598,244,659	4,614	100.00%	839,622,845	6,795	100.00%
Self-Certification						
Balance	No	% of Balance	Total Balance	No	% of Original Balance	
N	303,957,993	2,772	50.81%	400,261,496	3,740	47.67%
Y	294,286,666	2,042	49.19%	439,361,349	3,055	52.33%
Total	598,244,659	4,814	100.00%	839,622,845	6,795	100.00%

83 Information Sources Platform
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85 Reports Distribution Channels Bloomberg or www.britannia.co.uk/bs
86 Report Frequency Quarterly

Additional Information	
Opening Expense Loan Balance	£4,000,000.00
Closing Expense Loan Balance	£3,661,484.27
Applied Principal	£9,364,308.54
Retained Principal	£262,970.32
Less Provision	£4,019,555.00
Uncovered Shortfall	£1,981,078.87
Income Retained	£1,981,078.87
Losses in quarter as % bonds issued	0.033%
Cumulative losses as % bonds issued	2.118%
Number of properties sold in period	7
Bonds outstanding as % of original bonds issued	71.06%
Excess Spread following Uncovered Shortfall	£1,059,042.27
Excess Spread preceding Uncovered Shortfall	£3,060,121.14
Annualised Excess Spread following Uncovered Shortfall Percentage	0.71%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	2.02%
Cumulative Principal Balance of all Properties Sold	£50,263,716.74
Principal Balance of Properties Sold in Period	£1,012,030.97
89 Weighted Average Seasoning (Months)	45
Total Balance of Further Advances	£2,481,341.10

Deal Participant Information

62	Administrator Web address	Platform Funding Ltd (PFL) www.pflfm.co.uk	Cash Bond Administrator Web address	Platform Funding Ltd (PFL) www.pflfm.co.uk
	Sub-Administrator Web address	Western Mortgage Services Ltd (WMS) www.wmsl.co.uk	Servicer Guarantor Web address	Britannia Building Society www.britannia.co.uk
	Trustee Web address	Capita IRG Trustees Ltd www.capita-irg.co.uk	Paying Agent US Paying Agent	HSBC Bank plc HSBC Bank USA, N.A
66	Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		
		Provider	Rating Triggers (S&P/M/F)	Current Rating (S&P/M/F)
	Currency Swaps (\$ & €)	JPMorgan Chase N.A	L-term rating below A2(Moodys), A+(Fitch), S-term rating below A-1+ (S&P), P-1(Mdys), F1 (Fitch)	S-Term: L-term S&P: A-1+, AA- Mdys: P-1, Aa1 Fitch: F1+, AA- S-Term S&P: A-1 Mdys: P-1
	Liquidity Facility	Danske Bank	S-term rating below A-1+ (S&P), P-1(Mdys), F1 (Fitch) L-term rating below A2(Moodys), A(Fitch), S-term rating below A-1 (S&P), P-1(Mdys), F1 (Fitch)	Fitch: F1+ S-Term: L-term S&P: A-1, A+ Mdys: P-1, A1 Fitch: F1+, AA- S-Term: L-term S&P: A-1+, AA- Mdys: P-1, Aa1 Fitch: F1+, AA-
	Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland plc	L-term rating below A2(Moodys), A(Fitch), S-term rating below A-1 (S&P), P-1(Mdys), F1 (Fitch)	S&P: A-1+, AA- Mdys: P-1, Aa1 Fitch: F1+, AA- S-Term No Rating (S&P), P-1(Mdys), F-2(Fitch)
	Basis Swap	JPMorgan Chase N.A	S-term rating below A-1 (S&P), P-1(Mdys), F1 (Fitch)	S-Term A-1(S&P)
	Internal GIC Account	The Co-operative Bank	S-term rating below A1+ (S&P), P-1(Mdys), F1+ (Fitch)	P-1(Mdys), F1+(Fitch)
	External GIC Account	The Royal Bank of Scotland	S-term rating below A1+ (S&P), P-1(Mdys), F1+ (Fitch)	