

Leak Finance Number 19 PLC

EPN/ RMBS Field Name	General	Class A1a	Class A1b	Class A2a	Class A2b	Class A3c	Class M1	Class M2	Class B1	Class B2	Class C1	Class C2	Class D1	Class D2	Class J1 VFN	Class J2 VFN	Class J3 VFN	Class J4 VFN	Class J5 VFN
Report date	21/Nov/11																		
Account Start Date	21/Jan/11																		
Account End Date	21/Nov/11																		
Account period	92																		
Investment securities number		X5029447464	X5029447567	X5029447978	X5029448002	X5029448383	X5029448314	X5029448349	X5029448478	X5029448572	X5029448543	X5029448676	X5029448659	X5029448716	n/a	n/a	n/a	n/a	n/a
Stock Exchange Listing	London																		
Issuer	Leak Finance Number 19 PLC																		
Original tranches		AAA/AAA/AAA	AAA/AAA/AAA	AAA/AAA/AAA	AAA/AAA/AAA	AAA/AAA/AAA	AAA/2AA	AA/AA/AA	AA/2A	AA/2A	BBB/BB+3/BBB	BBB/BB+3/BBB	BB/BB+3/BB	BB/BB+3/BB	n/a	n/a	n/a	n/a	n/a
Interest payment date	21/Nov/11																		
Principal payment date	21/Nov/11																		
Determination date	31/Aug/11																		
Next Payment Date	21/Dec/11																		
Provision factor	0.000	0.000	79.928	79.928	79.928	79.928	100.000	100.000	100.000	100.000	100.000	100.000	100.000	100.000	0.000	0.000	0.000	0.000	0.000
Current factor	0.000	0.000	77.479	77.479	77.479	77.479	100.000	100.000	100.000	100.000	100.000	100.000	100.000	100.000	0.000	0.000	0.000	0.000	0.000
Credit Enhancement-Original	21.57%	21.57%	21.57%	21.57%	21.57%	13.24%	13.24%	7.66%	7.66%	4.26%	4.26%	2.15%	2.15%	2.15%	0.00%	0.00%	0.00%	0.00%	0.00%
Credit Enhancement-Current	n/a	n/a	40.41%	40.41%	40.41%	40.41%	39.70%	39.70%	34.93%	34.93%	34.93%	31.49%	31.49%	31.49%	0.00%	0.00%	0.00%	0.00%	0.00%
Currency	Sterling	US Dollars	US Dollars	US Dollars	US Dollars	US Dollars	Euro	Euro	Euro	Euro	Euro	Euro	Euro	Euro	Euro	Euro	Euro	Euro	Euro
Original Principal Balance	£28,000,000.00	\$25,000,000.00	\$10,000,000.00	\$10,000,000.00	\$10,000,000.00	\$10,000,000.00	£23,000,000.00	£23,000,000.00	£23,000,000.00	£23,000,000.00	£23,000,000.00	£23,000,000.00	£23,000,000.00	£23,000,000.00	£13,000,000.00	£13,000,000.00	£13,000,000.00	£13,000,000.00	£13,000,000.00
Total Beginning Balance prior to payment	£0.00	\$0.00	£88,830,800.00	£88,830,800.00	£88,830,800.00	£88,830,800.00	£88,830,800.00	£88,830,800.00	£88,830,800.00	£88,830,800.00	£88,830,800.00	£88,830,800.00	£88,830,800.00	£88,830,800.00	£13,000,000.00	£13,000,000.00	£13,000,000.00	£13,000,000.00	£13,000,000.00
Total Ending Balance subsequent to payment	£0.00	\$0.00	£86,226,800.00	£86,226,800.00	£86,226,800.00	£86,226,800.00	£86,226,800.00	£86,226,800.00	£86,226,800.00	£86,226,800.00	£86,226,800.00	£86,226,800.00	£86,226,800.00	£86,226,800.00	£13,000,000.00	£13,000,000.00	£13,000,000.00	£13,000,000.00	£13,000,000.00
Total Principal Payments	£0.00	\$0.00	£1,993,000.00	£1,993,000.00	£1,993,000.00	£1,993,000.00	£1,993,000.00	£1,993,000.00	£1,993,000.00	£1,993,000.00	£1,993,000.00	£1,993,000.00	£1,993,000.00	£1,993,000.00	£0.00	£0.00	£0.00	£0.00	£0.00
Total Interest Payments	£0.00	\$0.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£117,143.00	£117,143.00	£117,143.00	£117,143.00	£117,143.00
Reference Rate	3 month £ Bor	US \$ Bor	3 month £ Bor	3 month £ Bor	3 month £ Bor	3 month £ Bor	3 month £ Bor	3 month £ Bor	3 month £ Bor	3 month £ Bor	3 month £ Bor	3 month £ Bor	3 month £ Bor	3 month £ Bor	3 month £ Bor	3 month £ Bor	3 month £ Bor	3 month £ Bor	3 month £ Bor
Day Count Convention	Actual/365/366	Actual/360	Actual/365/366	Actual/365/366	Actual/365/366	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/365/366	Actual/365/366	Actual/365/366	Actual/365/366	Actual/365/366	Actual/365/366
Release Margin	0.00000%	0.10000%	0.00000%	0.10000%	0.10000%	0.10000%	0.10000%	0.10000%	0.10000%	0.10000%	0.10000%	0.10000%	0.10000%	0.10000%	0.20000%	0.20000%	0.20000%	0.20000%	0.20000%
Coupon Reference Rate	0.82500%	0.26500%	0.82500%	0.26500%	0.26500%	0.26500%	0.82500%	0.26500%	0.26500%	0.26500%	0.26500%	0.26500%	0.26500%	0.26500%	1.50000%	1.50000%	1.50000%	1.50000%	1.50000%
Coupon Amount	£0.00	\$0.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£204,611.00	£117,143.00	£117,143.00	£117,143.00	£117,143.00	£117,143.00
Current Coupon	0.87500%	0.26500%	0.35500%	0.35500%	0.35500%	1.03500%	1.71200%	1.24500%	1.24500%	1.91200%	1.57500%	2.25200%	3.57500%	4.15200%	1.06500%	1.24500%	1.24500%	1.66500%	2.32500%
Cumulative Interest Shortfall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Original Weighted Average Life	0.55	0.55	2.78	2.78	2.78	2.78	5.18	5.18	5.18	5.18	5.18	5.18	5.18	5.18	0	0	0	0	0

Class A1a VFN	Class A1b VFN	Class A2a VFN	Class A2b VFN	Class A3c VFN	Class M1 VFN	Class M2 VFN	Class B1 VFN	Class B2 VFN	Class C1 VFN	Class C2 VFN	Class D1 VFN	Class D2 VFN	Class J1 VFN	Class J2 VFN	Class J3 VFN	Class J4 VFN	Class J5 VFN	
16,100,249	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
£18,314,482.00	£17,830,500.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
£18,314,482.00	£18,100,474.01	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
£1,637,157.54	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	
0.82500%	0.26500%	0.82500%	0.26500%	0.26500%	0.26500%	0.26500%	0.26500%	0.26500%	0.26500%	0.26500%	0.26500%	0.26500%	0.26500%	0.26500%	0.26500%	0.26500%	0.26500%	
0.87500%	0.26500%	0.35500%	0.35500%	0.35500%	1.03500%	1.71200%	1.24500%	1.24500%	1.91200%	1.57500%	2.25200%	3.57500%	4.15200%	1.06500%	1.24500%	1.24500%	1.66500%	2.32500%
0.55	0.55	2.78	2.78	2.78	5.18	5.18	5.18	5.18	5.18	5.18	5.18	5.18	5.18	5.18	0	0	0	0

A man is classified as 'Uninsured' if the amount balance is greater than zero as at the date of the collateral report

	Current Period	All Insurance
Delinquency Band (including possessions)	Total Balance	% of Total Balance
0.01 <= 1 Months in Arrears	113	2.50%
0.01 <= 2 Months in Arrears	238	5.52%
0.01 <= 3 Months in Arrears	101	2.46%
0.01 <= 4 Months in Arrears	68	1.70%
0.01 <= 5 Months in Arrears	48	1.11%
0.01 <= 6 Months in Arrears	37	0.90%
0.01 <= 7 Months in Arrears	162	3.89%
0.01 <= 8 Months in Arrears	793	18.41%
Cumulative Net Loss	£20,509,412.39	46.72%
Unpaid Loss Shortfall	34,000.00	0.08%
Outstanding Prepayments	Total Balance	% of Total Balance
Current Residential Mortgage Loan Principal Balance	£1,729,303.30	0.31%
Principal Payment Rate	1.30%	
Amortised 10% Spread (based on quarterly principal payment rate)	6.27%	

	Current Period	All Insurance
Region	Total Balance	% of Original Balance
East Anglia	16,056,036	27.70%
East Midlands	25,514,888	45.2%
London	117,641,185	209.1%
North	16,414,185	29.3%
Northampton	6,707,818	11.9%
North West	65,080,807	115.4%
Scotland	20,818,920	37.6%
South East	18,418,595	33.1%
South West	35,987,109	64.5%
Wales	17,076,788	30.6%
West Midlands	39,547,685	70.9%
Yorks and Humber	41,226,089	73.7%
Total	584,188,595	100.00%
Mortgage Size	Total Balance	% of Original Balance
Less than or equal to 50K	3,498,308	0.6%
More than 50k up to and including 50K	10,779,786	1.8%
More than 100k up to and including 75K	46,016,074	7.9%
More than 75k up to and including 100K	71,373,036	12.4%
More than 100k up to and including 125K	83,239,784	14.3%
More than 125k up to and including 150K	71,587,568	12.4%
More than 150k up to and including 200K	118,840,527	20.4%
More than 200k up to and including 400K	136,497,373	23.4%
More than 400k up to and including 500K	12,342,768	2.1%
Total	584,188,595	100.00%
Mortgage Type	Total Balance	% of Original Balance
Owner Occupied Purchase	201,845,910	34.6%
Owner Occupied Remortgage	116,382,829	20.0%
Buy to Let	226,876,689	38.9%
Right to Buy	18,083,187	3.1%
Total	563,188,595	96.4%

	Current Period	All Insurance
Mortgage Payment Frequency	Total Balance	% of Original Balance
Monthly	584,188,595	100.00%
Capital & Interest	Total Balance	% of Original Balance
Capital & Interest	108,155,083	18.5%
Mixed (Part & Part)	488,033,512	83.5%
Total	596,188,595	100.00%
LTV	Total Balance	% of Original Balance
Less than or equal to 25%	1,538,170	0.27%
More than 25% up to and including 50%	17,619,447	3.0%
More than 50% up to and including 65%	9,713,497	1.7%
More than 65% up to and including 80%	14,762,033	2.5%
More than 80% up to and including 92%	16,269,322	2.8%
More than 92% up to and including 70%	28,303,213	4.8%
More than 70% up to and including 75%	47,603,573	8.1%
More than 75% up to and including 80%	73,169,441	12.5%
More than 80% up to and including 90%	159,003,042	27.2%
More than 90% up to and including 95%	82,321,181	14.1%
More than 95% up to and including 100%	43,066,725	7.4%
Over 100%	11,289,483	2.0%
Total	584,188,595	100.00%
Years to maturity of mortgages	Total Balance	% of Original Balance
6 and less than or equal to 5 years	25,514,888	4.4%
Greater than 5 years and less than or equal to 10 years	54,679,452	9.4%
Greater than 10 years and less than or equal to 15 years	89,869,017	15.4%
Greater than 15 years and less than or equal to 20 years	247,752,889	42.4%
Greater than 20 years and less than or equal to 25 years	37,589,548	6.4%
Greater than 25 years and less than or equal to 30 years	-	0.0%
Greater than 30 years	-	0.0%
Total	584,188,595	100.00%

Property Type	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Residence	12,578,308	362	2.23%	21,057,722	149	2.50%
Detached House	70,627,304	365	12.55%	115,483,286	580	13.75%
Flat/Maisonette	142,389,946	1,148	25.35%	207,821,177	1,686	24.86%
Semi-Detached House	124,853,047	1,032	22.13%	191,146,972	1,588	22.77%
Terminated House	212,919,362	1,908	37.74%	304,657,898	2,832	36.30%
Total	564,168,955	4,543	100.00%	839,622,845	6,795	100.00%
Interest Rate Type	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Base	380,006,430	2,843	67.36%	568,876,811	444	6.77%
Base Discount	-	-	0.00%	248,891,493	1,723	29.63%
Fixed-reverting to Base	8,126,116	79	1.44%	231,585,230	1,749	27.88%
Fixed-reverting to Libor	176,042,874	1,622	31.20%	285,889,250	1,720	24.50%
Libor Discount	-	-	0.00%	38,193,085	702	4.56%
Total	564,176,520	4,544	100.00%	833,265,369	487	6.56%
Asset Type	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Confirming-Buy to Let	225,811,129	1,067	39.91%	355,470,031	2,481	35.19%
Confirming-Non Self Cert	13,532,224	101	2.40%	20,069,811	147	2.39%
Confirming-Sell Cert	149,432,867	899	26.48%	223,853,603	1,326	26.86%
Non-Confirming	176,042,874	1,622	31.20%	300,229,793	2,857	35.76%
Total	564,168,955	4,543	100.00%	839,622,845	6,795	100.00%
Self-Certification	Total Balance	No	% of Balance	Total Balance	No	% of Original Balance
Y	285,710,841	2,629	50.47%	400,281,498	1,740	47.87%
N	275,957,954	1,914	48.91%	439,361,349	3,055	52.13%
Total	564,168,955	4,543	100.00%	839,622,845	6,795	100.00%

Additional Information

Opening Expense Loan Balance	69.00
Closing Expense Loan Balance	69.00
Capital Principal	27,698,521.15
Retained Principal	2,522,023.07
Loss Provision	6,476,025.00
Uncovered Shortfall	6,833,232.43
Income Realized	6,883,232.43
Losses in quarter as % bonds issued	0.00%
Cumulative losses as % bonds issued	2.461%
Number of properties sold in period	21
Bonds outstanding as % of original bonds issued	67.14%
Excess Spread following Uncovered Shortfall	11,736,096.10
Excess Spread preceding Uncovered Shortfall	12,418,328.53
Annualised Excess Spread following Uncovered Shortfall Percentage	1.41%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	1.69%
Cumulative Principal Balance of all Properties Sold	660,317,948.80
Principal Balance of Properties Sold in Period	12,082,252.56
Weighted Average Seasoning (Months)	60
Total Balance of Further Advances	12,825,065.83

Asset Priority of Payments

Available Revenue Receipts	21,622,315.15	Available Principal Receipts	7,886,521.15
Revenue Priority of Payments		Principal Priority of Payments	
(1) Trustee/ Security Trustee	-	(2) Principal paid to A2 note holders	7,437,498.08
(2) Paying Agent/ Registrar	-	(3) Principal paid to M note holders	-
(3) Servicer Fees/ Cash Manager Fees/ Account Bank Fees	116,539.78	(4) Principal paid to B note holders	-
(4) Amounts due under the Liquidity Facility agreement	7,716.41	(5) Principal paid to C note holders	-
(5) Class A Note Interest	1,025,813.02	(6) Principal paid to D note holders	-
(6) J1 VFN Interest Expense	-	(7) Principal paid to K VFNs note holders	-
(8) Fixed Interest / Basis Rate Swap Payments	136,417.26	(8) In respect of Subordinated Loan principal	-
(9) Third Party Fees	77,862.86		
(10) Class M Note Interest	186,781.37		
(11) J2 VFN Interest Expense	-		
(12) Class B Note Interest	153,890.88		
(13) J1 VFN Interest Expense	-		
(14) Class C Note Interest	121,680.00	Retained Principal	252,023.07
(15) J4 VFN Interest Expense	-		
(16) Class D Notes	162,047.09		
(17) J5 VFN Interest Expense	-		
(18) Expense loan interest	-		
(19) Expense loan principal repayment	-		
(20) Swap termination fee	-		
(21) Fees, cost and expenses not covered by Admin agreement fees above	97,938.58		
(22) Income due in relation to the subordinated loan	1,637,157.54		
(23) Company profit	-		
(24) Retention of expense loan condition is true	-		
(25) K VFN interest	-		
(26) K VFN principal repayment	-		
(27) L VFN interest	-		
(28) L VFN principal repayment	-		
(29) SPIC Cash Payment	-		

UK Gils

UK Gils Security International Securities number	GB08811WV024
Description	UKT S 03/07/2018
UK Gil Nominal Amount	156,260,000.00
Coupon received in collection period	69.00
Total Coupon received to date	69.00

Deal Participants Information

Administrator	Platform Funding Ltd (PFL)	Cash Bond Administrator	Platform Funding Ltd (PFL)
Web address	www.pfl.com.uk	Web address	www.pfl.com.uk
Sub-Administrator	Western Mortgage Services Ltd (WMS)	Servicer Guarantor	Co-operative Bank plc
Web address	www.wms.co.uk	Web address	www.co-operative.com
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	www.capita.com	US Paying Agent	HSBC Bank USA, N.A.
Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		
Provider	Rating Triggers (MF)	Current Rating MF)	
	L-term rating below A2(Moody's), A(Fitch)	S-Term/ L-term A+(Fitch)	
	S-term rating below P-1(Mjys), F1 (Fitch)	Mjys: P-1, A+1 Fitch: F1+, AA-	
Currency Swaps (S & Ks)	JPMorgan Chase N.A.		
Liquidity Facility	The Co-operative Bank	S-Term P-1(Mjys), F-2(Fitch)	
Fixed Floating Interest Rate Swaps	The Royal Bank of Scotland plc	S-Term/ L-term A+(Fitch), Mjys: P-1, A+1 Fitch: F1+, AA-	
		S-Term/ L-term A+(Fitch), Mjys: P-1, A+1 Fitch: F1+, AA-	
Basis Swap	JPMorgan Chase N.A.		
Internal GIC Account	The Co-operative Bank	S-Term P-1(Mjys), F-2(Fitch)	
External GIC Account	The Royal Bank of Scotland	S-Term P-1(Mjys), F1+(Fitch)	

Information Sources

Platform	
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Report Distribution Channels	Bloomberg or www.britannia.co.uk/leek
Report Frequency	Quarterly