

Leek Finance Number 20 PLC

Table with 2 columns: Item and Value. Includes Issuer (Leek Finance Number 20 PLC), Stock Exchange Listing (London), Publishing Date (30 June 2013), etc.

Table with 2 columns: Item and Value. Includes Most Recent Quarterly Interest payment date (21 June 2013), Previous Quarterly Interest Payment Date (21 March 2013), etc.

Note Summary for the most recent Current IPD. Class A. Includes International Securities number (XS036789021), Original Ratings (AAA/Asaa/AAA), Current Ratings (Moody's/Fitch) (AAA/Asaa/AAA), etc.

Table with 6 columns: Delinquency Band (including possessions), Total Balance, No, % of Total Balance, Original Balance, At Issuance. Rows include 0.01 <= 1 Months in Arrears, 1.01 <= 2 Months in Arrears, etc.

Table with 2 columns: Item and Value. Includes Balance of the performing Loans (1,200,555,880), Net Losses for the period (319,304.67), Cumulative Net Losses (39,607,442.96), etc.

Table with 6 columns: Outstanding Repossession, Total Principal Balance, No, % of Total Balance, Original Balance, At Issuance. Rows include Outstanding Possessions at the start of the period, Number of repossessions during the period, etc.

Table with 6 columns: Region, Total Balance, No, % of Balance, Original Balance, At Issuance. Rows include East Anglia, East Midlands, London, North, Northern Ireland, etc.

Table with 6 columns: Mortgage Size, Total Balance, No, % of Balance, Original Balance, At Issuance. Rows include Less than or equal to 30K, More than 30k up to and including 50K, etc.

Table with 6 columns: Mortgage Type, Total Balance, No, % of Balance, Original Balance, At Issuance. Rows include Owner Occupied Purchase, Owner Occupied Remortgage, Buy to Let, etc.

Table with 6 columns: Interest Payment Type, Total Balance, No, % of Balance, Original Balance, At Issuance. Rows include Capital & Interest, Interest Only, Mixed (Part & Part), etc.

Table with 6 columns: LTV, Total Balance, No, % of Balance, Original Balance, At Issuance. Rows include Less than or equal to 25%, More than 25% up to and including 50%, etc.

Table with 6 columns: Years to maturity of mortgages, Total Balance, No, % of Balance, Original Balance, At Issuance. Rows include 0 and less than or equal to 5 years, Greater than 5 years and less than or equal to 10 years, etc.

Table with 6 columns: Property Type, Total Balance, No, % of Balance, Original Balance, At Issuance. Rows include Bungalow, Detached House, Flat/Miscellaneous, Semi-Detached House, etc.

Table with 6 columns: Interest Rate Type, Total Balance, No, % of Balance, Original Balance, At Issuance. Rows include Base, Base Discount, Fixed-reverting to Base, etc.

Table with 6 columns: Asset Type, Total Balance, No, % of Balance, Original Balance, At Issuance. Rows include Conforming-Buy to Let, Conforming-Non-Self-Cert, Conforming-Self-Cert, etc.

Table with 6 columns: Self-Certification, Total Balance, No, % of Balance, Original Balance, At Issuance. Rows include N, Y, Total.

Issuer Priority of Payments		21 June 2013	
Available Revenue Receipts		Available Principal Receipts	
Revenue Receipts from Mortgage Holders	15,333,343.43	Principal Receipts from Mortgage Holders	15,989,944.78
Swap Receipts	-	Income surplus for uncovered shortfall	-
Interest on GIC accounts	7,197.44	Retained Principal from the last period	101,671.66
Credit from General Reserve	94,240,418.71	Income Retained	1,577,863.32
From the Discount Reserve	-		
From Principal Receipts to cover Liquidity Shortfall	-		
Principal Recoveries	-		
Less - Income Retained	1,577,863.32		
Total	108,003,096.26	Total	17,669,478.76
Revenue Priority of Payments		Principal Priority of Payments	
(1) Trustee/ Security Trustee	-	(1) Principal paid to A note holders	17,555,310.00
(2) Paying Agent/ Registrar	-	(2) Principal paid to B note holders	-
(3) Servicer Fees/ Cash Manager Fees/ Account Bank Fees	1,132,961.28	(3) In respect of Subordinated Loan principal	-
(4) (i) Fixed Interest Rate Swap Payments	-	Retained Principal	114,169.76
(4) (ii) Basis Rate Swap Payments	91,417.33		
(5) Class A Note Interest	4,091,172.90		
(6) Third Party Fees	190,874.21		
(7) Maximum Required Amount	94,240,418.71		
(8) Company profit	37,396.18		
(9) Amounts due in relation to the Senior subordinated loan	715,198.19		
(10) Discount Reserve loan interest	-		
(11) Discount Reserve loan principal repayment	-		
(12) Expense loan interest	-		
(12) Expense loan principal repayment	-		
(13) Swap termination fee	-		
(14) Fees, cost and expenses not covered by Admin agreement fees above	227,697.56		
(15) Amounts due in relation to the Junior subordinated loan B	3,380,831.13		
(16) Amounts due in relation to the Junior subordinated loan C	4,087.12		
(17) DPC Cash Payment	3,890,342.55		

Additional Information as at the most recent IPD		21 June 2013	
Opening Expense Loan Balance		£0.00	
Closing Expense Loan Balance		£0.00	
Applied Principal		£17,669,478.76	
Retained Principal		£114,169.76	
Loss Provision		£16,590,002.00	
Uncovered Shortfall		£1,577,863.32	
Income Retained		£1,577,863.32	
Losses in quarter as % bonds issued		0.02%	
Cumulative losses as % bonds issued		2.66%	
Number of properties sold in period		10	
Bonds outstanding as % of original bonds issued		71.17%	
Excess Spread following Uncovered Shortfall		£8,255,552.73	
Excess Spread preceding Uncovered Shortfall		£9,833,416.05	
Annualised Excess Spread following Uncovered Shortfall Percentage		2.21%	
Annualised Excess Spread preceding Uncovered Shortfall Percentage		2.62%	
Cumulative Principal Balance of all Properties Sold		£119,193,503.09	
Principal Balance of Properties Sold in Period		£994,164.33	
Weighted Average Seasoning (Months)		72	
Total Balance of Further Advances		£3,071,723.45	
Reserve Balance at Transaction Close		£94,240,418.71	
Beginning Reserve Account Balance		£94,240,418.71	
Ending Reserve Account Balance		£94,240,418.71	
Change in the Reserve Account Balance		£0.00	
Target Reserve Account Balance		£94,240,418.71	
Initial Discount Reserve Balance		£44,300,000.00	
Opening Discount Reserve Balance		£0.00	
Releases from Discount Reserve this period		£0.00	
Ending Discount Reserve Balance		£0.00	

Assets and Liabilities Reconciliation as at the most recent IPD		21 June 2013	
Mortgages		1,472,050,176	
Provisions		(16,590,002)	
Retained Principal		114,170	
Total principal assets		1,455,574,344	
Notes		1,059,765,970	
Sub Loan Tranche A		395,808,374	
Total Liabilities		1,455,574,344	

Deal Participant Information			
Administrator	Platform Funding Ltd (PFL)	Cash Bond Administrator	Platform Funding Ltd (PFL)
Web address	www.pfpl.com	Web address	www.pfpl.com
Sub-Administrator	Western Mortgage Services Ltd (WMS)	Servicer Guarantor	Co-operative Bank plc
Web address	www.wmsl.co.uk	Web address	www.bca.co.uk / www.co-operativebank.com
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	www.capitaadvisory.co.uk	US Paying Agent	HSBC Bank USA, N.A
Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		

Deal Triggers	Provider	Rating Triggers (MF)	Current Rating (S&P/MF)	Active	Action
Basis Swap	JPMorgan Chase N.A	L-term rating below A2(Moody's), A(Fitch), S-term rating below P-1(Mdys), F1 (Fitch)	S-Term/ L-term Mdys: P-1, Aa3 Fitch: F1+, A+		Satisfied
Internal GIC Account	The Co-operative Bank	S-term rating below P-1 (Mdys), F1+ (Fitch)	S-Term Not Primed(Mdys), B(Fitch)		Breached/ Deposits limited to Collateralised Amount- £3m
External GIC Account	Bank of New York Mellon	S-term rating below P-1 (Mdys), F1+ (Fitch)	S-Term P-1(Mdys), F1 (Fitch)		Satisfied
Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland plc	L-term rating below A2(Moody's), A(Fitch), S-term rating below P-1(Mdys), F1 (Fitch)	S-Term/ L-term Mdys: P-2, Baa1 Fitch: F1, A		Inactive/ N/A

*As a result of the rating downgrade of Royal Bank of Scotland (RBS) last year, the issuer has appointed Bank of New York Mellon as the new external GIC account provider with effect from 11.04.2013

Information Sources		Platform	
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Reports Distribution Channels	Bloomberg or www.britannia.co.uk/bts		
Loan Level Data and Liability Modelling	https://bloomberg.com/tables/co-operativebank		
Report Frequency			Monthly