

**Leak Finance Number 20 PLC**

Issuer	Leak Finance Number 20 PLC
Stock Exchange Listing	London
Publication Date	31 March 2012
Reporting Period Start Date	01 February 2013
Reporting Period End Date	28 February 2013
Legal Maturity	21 December 2039

Most Recent Quarterly Interest payment date	21 March 2013
Previous Quarterly Interest Payment Date	21 December 2012
Next Interest Payment Date	21 June 2013

Note Summary for the most recent/Current IPD		Class A
International Securities number		XS036789021
Original Ratings (S&P/Moody/Fitch)		AAA/Asa/AAA
Current Ratings (Moody's/Fitch)		AAA/Asa/AAA
Quarterly Interest Accrual Start Date		21 December 2012
Quarterly Interest Accrual End Date		21 March 2013
Note Interest Accrual period		90
Previous factor		73.393
Current factor		72.352
Credit Enhancement- Original		26.00%
Credit Enhancement- Current		32.90%
Currency		Sterling
Original Principal Balance		£1,489,000,000.00
Total Beginning Balance prior to payment		£1,092,821,770.00
Total Ending Balance subsequent to payment		£1,077,321,280.00
Total Principal Payments		£15,500,490.00
Total Interest Payments		£4,089,091.80
Reference Rate		3 month £ floor
Day Count Convention		Actual/365/366
Relevant Margin		1.00000%
Coupon Reference Rate		0.51750%
Coupon Amount		£4,089,091.80
Current Coupon		1.51750%
Current Interest Shortfall		0
Cumulative Interest Shortfall		0
Currency in which the portfolio data is reported		Sterling
Original Total Number of Residential Mortgage Loans		14,117
Current Total Number of Residential Mortgage Loans		11,402
Original Total Value of Residential Mortgage Loans		£1,892,185,899
Current loan-to-value ratio at transaction close		84.53%
Current Loan to Value Ratio		83.59%
Original Weighted Average Life (using pricing CPR)		2.1
Weighted Average Interest Rate at Transaction Close		6.48%
Weighted Average Interest Rate (pre Swap) at the end of the period		2.97%
Weighted average seasoning at Transaction Close		0.5 Years
Weighted average Term to maturity of the pool at Transaction Close		21.87 Years

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	40,910,898	869	4.28%	30,653,551	670	4.80%
1.01 <= 2 Months in Arrears	90,191,683	655	6.05%	36,546,076	279	1.93%
2.01 <= 3 Months in Arrears	42,824,211	320	2.87%	19,474,954	133	1.03%
3.01 <= 4 Months in Arrears	23,050,452	171	1.55%	7,335,537	53	0.39%
4.01 <= 5 Months in Arrears	15,126,823	112	1.01%	4,931,665	39	0.26%
5.01 <= 6 Months in Arrears	12,109,391	83	0.81%	2,093,476	15	0.11%
> 6 Months	49,138,054	310	3.39%	989,153	7	0.05%
<b>Total</b>	<b>281,341,812</b>	<b>2,020</b>	<b>18.87%</b>	<b>162,174,412</b>	<b>1,196</b>	<b>8.57%</b>

Balance of the performing Loans	1,204,024,517
Net Losses for the period	490,290.35
Cumulative Net Loss	38,029,579.63
Average Loss Severity for the current period	32.12%
Average loss severity since transaction close	33.17%

Outstanding Repossession	Total Principal Balance			No			% of Total Balance		
	Total Balance	No	% of Total Balance	Original Balance	No	% of Original Balance			
Outstanding Possessions at the start of the period	15,797,615.79	39	0.39%	2,039,073	79	0.11%			
Number of repossessions during the period	£1,477,183.74	11	0.10%	229,890,773	2,634	12.15%			
Outstanding Possessions at the end of the period	15,748,688.66	39	0.39%	19,830,436	472	1.05%			
Residential Mortgage Loan Principal Balance at Start of the period	1,495,651,706.17	11,430		120,264,464	1,880	6.36%			
Repurchases/Buy Backs during the period	-	0		126,506,257	1,468	4.46%			
Current Residential Mortgage Loan Principal Balance	1,489,617,041.80	11,396		346,077,567	2,596	1.82%			
Principal Payment Rate				1,892,185,899	14,117	100.00%			
Annualised PPR Speed (Based on quarterly principal payment rate)									

Region	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
East Anglia	41,645,237	326	2.79%	49,281,607	372	2.60%
East Midlands	85,146,918	762	5.71%	113,247,646	974	5.99%
London	230,703,919	1,161	285,314,722	1,400	15,688	16.68%
North	58,831,337	643	3.95%	76,030,229	742	4.02%
Northern Ireland	23,034,183	184	1.54%	30,799,123	298	1.63%
North West	158,781,271	1,537	10.65%	197,673,050	1,827	10.46%
Scotland	82,523,520	849	5.53%	112,278,891	1,135	5.93%
South East	429,566,196	2,586	28.81%	523,743,313	3,103	27.68%
South West	99,020,524	702	6.54%	133,099,831	914	7.03%
Wales	57,915,747	535	3.88%	79,713,073	715	4.21%
West Midlands	120,752,605	1,092	8.10%	154,952,451	1,346	8.19%
Yorks and Humber	103,191,697	1,025	6.92%	135,882,164	1,291	7.18%
<b>Total</b>	<b>1,491,114,815</b>	<b>11,402</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>

Mortgage Size	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Less than or equal to 30K	101,233.33	130	0.20%	120,264,464	1,880	6.36%
More than 30K up to and including 50K	19,467,107	463	1.31%	19,830,436	472	1.05%
More than 50K up to and including 75K	103,723,932	1,630	6.96%	120,264,464	1,880	6.36%
More than 75K up to and including 100K	186,434,397	2,135	12.51%	229,890,773	2,634	12.15%
More than 100K up to and including 125K	222,089,592	1,983	14.89%	287,143,001	2,562	15.18%
More than 125K up to and including 150K	196,852,183	1,437	13.20%	252,363,277	1,845	13.34%
More than 150K up to and including 200K	340,811,119	1,986	22.86%	425,517,387	2,481	22.49%
More than 200K up to and including 300K	397,400,470	2,699	26.65%	525,137,634	2,099	27.75%
More than 300K up to and including 400K	14,450,166	33	0.97%	23,774,376	54	1.26%
More than 400K up to and including 500K	8,871,016	12	0.46%	6,216,319	11	0.33%
<b>Total</b>	<b>1,491,114,815</b>	<b>11,402</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>

Mortgage Type	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Owner Occupied Purchase	738,401,694	5,017	49.52%	931,179,387	6,156	49.21%
Owner Occupied Remortgage	421,425,129	3,243	28.26%	569,849,374	4,274	29.86%
Buy to Let	292,022,899	2,622	19.58%	341,067,513	3,000	18.03%
Right to Buy	39,265,092	520	2.63%	53,099,624	687	2.81%
<b>Total</b>	<b>1,491,114,815</b>	<b>11,402</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>

Interest Payment Type	Monthly			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Capital & Interest	323,700,204	316	21.71%	505,272,449	4,739	26.70%
Interest Only	1,158,146,998	7,894	77.74%	1,386,712,790	9,366	73.29%
Mixed (Part & Part)	8,261,612	73	0.55%	200,660	2	0.01%
<b>Total</b>	<b>1,491,114,815</b>	<b>11,402</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>

LTV	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Less than or equal to 25%	4,519,788	125	0.30%	4,786,444	107	0.25%
More than 25% up to and including 50%	47,619,461	641	3.19%	52,969,367	677	2.79%
More than 50% up to and including 65%	20,466,344	247	1.37%	27,643,347	297	1.46%
More than 65% up to and including 80%	33,654,840	327	2.26%	31,404,692	301	1.66%
More than 80% up to and including 85%	43,587,434	423	2.92%	47,149,170	425	2.49%
More than 85% up to and including 90%	63,825,568	567	4.21%	71,993,556	610	3.80%
More than 90% up to and including 95%	95,456,906	805	6.40%	99,898,758	804	5.28%
More than 95% up to and including 99%	135,829,265	1,103	9.11%	112,891,145	847	5.97%
More than 99% up to and including 100%	170,912,456	1,300	11.46%	181,970,804	1,391	9.62%
Over 100%	288,639,256	2,122	19.36%	402,357,200	2,937	21.26%
Over 100%	326,991,824	2,075	21.93%	486,497,736	3,198	25.71%
Over 100%	227,968,077	1,429	15.29%	372,723,880	2,523	19.70%
Over 100%	32,771,576	218	2.02%	-	-	0.00%
<b>Total</b>	<b>1,491,114,815</b>	<b>11,402</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>

Years to maturity of mortgages	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
0 and less than or equal to 5 years	56,423,018	444	3.78%	3,145,259	25	0.17%
Greater than 5 years and less than or equal to 10 years	117,053,505	937	7.85%	74,131,150	577	3.92%
Greater than 10 years and less than or equal to 15 years	272,853,535	2,098	18.30%	154,650,325	1,189	8.17%
Greater than 15 years and less than or equal to 20 years	874,628,775	6,440	58.66%	346,077,567	2,596	1.82%
Greater than 20 years and less than or equal to 25 years	169,903,725	1,481	11.39%	1,098,654,994	7,940	58.08%
Greater than 25 years and less than or equal to 30 years	292,297	2	0.02%	215,526,604	1,790	11.39%
Greater than 30 years	-	-	0.00%	-	-	0.00%
<b>Total</b>	<b>1,491,114,815</b>	<b>11,402</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>

Property Type	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Bungalow	40,320,690	832	3.11%	65,604,376	432	2.80%
Detached House	187,260,139	921	12.56%	249,159,255	1,210	13.17%
Flat/Maisonette	295,006,451	2,352	19.78%	366,563,455	2,861	19.37%
Semi-Detached House	395,440,929	3,000	26.59%	504,296,467	3,729	26.62%
Terraced House	563,081,706	4,797	37.76%	706,752,345	5,885	37.37%
<b>Total</b>	<b>1,491,114,815</b>	<b>11,402</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>

Interest Rate Type	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Base	801,841,829	6,065	53.77%	124,422,402	973	6.58%
Base Discount	130,807	1	0.01%	309,771,031	2,047	16.37%
Fixed-reverting to Base	-	-	0.00%	722,535,886	5,395	38.19%
Fixed-reverting to Libor	-	-	0.00%	650,177,958	5,082	34.36%
SVR/Administered	119,603,897	894	0.00%	-	-	0.00%
Libor	569,536,262	4,442	38.20%	12,100,739	110	0.64%
Libor Discount	-	-	0.00%	73,168,882	509	3.87%
<b>Total</b>	<b>1,491,114,815</b>	<b>11,402</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>

Asset Type	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Conforming-Buy to Let	287,858,990	2,567	19.30%	334,881,247	2,917	17.70%
Conforming-Non-Self-Cert	186,512,215	1,407	12.51%	244,574,489	1,757	12.93%
Conforming-Self-Cert	342,822,086	2,080	22.99%	438,143,759	2,611	23.21%
Non-Conforming	873,921,523	5,352	45.20%	873,666,304	6,832	46.17%
<b>Total</b>	<b>1,491,114,815</b>	<b>11,402</b>	<b>100.00%</b>	<b>1,892,185,899</b>	<b>14,117</b>	<b>100.00%</b>

Self-Certification	Current Period			At Issuance		
	Total Balance	No	% of			

Issuer Priority of Payments		21 March 2013	
<b>Available Revenue Receipts</b>			
Revenue Receipts from Mortgage Holders		<b>Available Principal Receipts</b>	
Swap Receipts	11,844,983.76	Principal Receipts from Mortgage Holders	15,792,761.07
Interest on GIC accounts	5,248.18	Income surplus for uncovered shortfall	-
Credit from General Reserve	94,240,418.71	Retained Principal from the last period	122,657.84
From the Discount Reserve	-	Income Retained	-
From Principal Receipts to cover Liquidity Shortfall	-		
Principal Recoveries	-		
Less: Income Retained	-		
<b>Total</b>	<b>106,090,650.65</b>	<b>Total</b>	<b>15,922,204.34</b>
<b>Revenue Priority of Payments</b>			
(1) Trustee/ Security Trustee	-	(1) Principal paid to A note holders	15,500,490.00
(2) Paying Agent/ Registrar	-	(2) Principal paid to B note holders	-
(3) Servicer Fees/ Cash Manager Fees/ Account Bank Fees	560,618.86	(3) In respect of Subordinated Loan principal	-
(4) (i) Fixed Interest Rate Swap Payments	-	Retained Principal	101,714.34
(4) (ii) Basis Rate Swap Payments	85,718.30		
(5) Class A Note Interest	4,089,091.80		
(6) Third Party Fees	171,130.97		
(7) Maximum Required Amount	94,240,418.71		
(8) Company profit	37,567.76		
(9) Amounts due in relation to the Senior subordinated loan	710,015.16		
(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	1,899,008.91		
(15) Amounts due in relation to the Junior subordinated loan	4,287,080.18		
(17) DPC Cash Payment	0.00		

Additional Information as at the most recent IPD		21 March 2013	
Opening Expense Loan Balance		£0.00	
Closing Expense Loan Balance		£0.00	
Applied Principal		£15,602,204.34	
Retained Principal		£101,714.34	
Loss Provision		£16,590,002.00	
Uncovered Shortfall		£0.00	
Income Retained		£0.00	
Losses in quarter as % bonds issued		0.033%	
Cumulative losses as % bonds issued		2.554%	
Number of properties sold in period		10	
Bonds outstanding as % of original bonds issued		72.35%	
Excess Spread following Uncovered Shortfall		£6,933,672.01	
Excess Spread preceding Uncovered Shortfall		£6,933,672.01	
Annualised Excess Spread following Uncovered Shortfall Percentage		1.87%	
Annualised Excess Spread preceding Uncovered Shortfall Percentage		1.87%	
Cumulative Principal Balance of all Properties Sold		£114,644,664.79	
Principal Balance of Properties Sold in Period		£1,626,313.97	
Weighted Average Seasoning (Months)		69	
Total Balance of Further Advances		£3,118,978.60	
Reserve Balance at Transition 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 March 2013	
Mortgages		1,489,617,942	
Provisions		(16,590,002)	
Retained Principal		101,714	
<b>Total principal assets</b>		<b>1,473,129,654</b>	
Notes		1,077,321,280	
Sub Loan Tranche A		365,808,374	
<b>Total Liabilities</b>		<b>1,473,129,654</b>	

Deal Participant Information			
Administrator	Platform Funding Ltd (PFL)	Cash Bond Administrator	Platform Funding Ltd (PFL)
Web address	<a href="http://www.pfl.com">www.pfl.com</a>	Web address	<a href="http://www.pfl.com">www.pfl.com</a>
Sub-Administrator	Western Mortgage Services Ltd (WMS)	Servicer Guarantor	Co-operative Bank plc
Web address	<a href="http://www.wms.co.uk">www.wms.co.uk</a>	Web address	<a href="http://www.banque.co.uk">www.banque.co.uk</a> / <a href="http://www.cooperativebank.com">www.cooperativebank.com</a>
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	<a href="http://www.capita-irg.co.uk">www.capita-irg.co.uk</a>	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	S-term rating below A2 (Moody's), A(Fitch), S-term rating below A-1 (S&P), 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 A1+ (S&P), P-1 (Mdys), F1+ (Fitch)	S-Term P-2 (Mdys), F-2 (Negative watch) (Fitch)		Breached Deposits limited to Collateralised Amount- £5m
External GIC Account	The Royal Bank of Scotland	S-term rating below A1+ (S&P), P-1 (Mdys), F1+ (Fitch)	S-Term A-1 (S&P), P-2 (Mdys), F1 (Fitch)		Breached Currently in the process of appointing another Bank Account Provider.
Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland plc	S-term rating below A2 (Moody's), A(Fitch), S-term rating below A-1 (S&P), P-1 (Mdys), F1 (Fitch)	S-Term L-term Mdys: P-2, Baa1 Fitch: F1, A		Inactive N/A

Information Sources	Platform
Point Contact	Randika Vithanage
Email	<a href="mailto:randika.vithanage@co-operativebank.com">randika.vithanage@co-operativebank.com</a>
Telephone	+44 (0)1538 397883
Fax	+44 (0)1538 399 519
Address	Britannia House, Cheadle Road, Leek, Staffordshire, ST13 5RG
Reports Distribution Channels	Bloomberg or <a href="http://www.britannia.co.uk/bis">www.britannia.co.uk/bis</a>
Loan Level Data and Liability Modelling	<a href="http://bis.banque.co.uk">bis.banque.co.uk</a> / <a href="http://bis.co-operativebank.com">bis.co-operativebank.com</a>
Report Frequency	Monthly