Leek Finance Number 21 PLC	7					
Issuer	Leek Finance Number 21 PLC					
Stock Exchange Listing Publishing Date Reporting Period Start Date	London 28 February 2013 01 January 2013					
Reporting Period End Date Legal Maturity	31 January 2013 21 December 2039					
Most Recent Quarterly Interest payment date Previous Quarterly Interest Payment Date Next Interest Payment Date	21 December 2012 21 September 2012 21 March 2013					
Note Summary for the most Recent/Current IPD International Securities number	Class A XS0389373167	Class B XS0389374215				
Original Ratings (S&P/ Moodys/Fitch) Current Ratings (Moodys/Fitch) Quarterly Interest Accrual Start Date	AAA/Aaa/AAA AAA/Aaa/AAA 21 September 2012	Unrated Unrated 21 September 2012				
Quarterly Interest Accrual End Date Note Interest Accrual period	21 December 2012 91	21 December 2012 91				
Previous factor Current factor Credit Enhancement- Original	65.269 63.725 30.50%	100.000 100.000 8.00%				
Credit Enhancement- Current Currency Original Principal Balance	42.60% Sterling £1,017,700,000.00	11.17% Sterling £295,500,000.00				
Total Beginning Balance prior to payment Total Ending Balance subsequent to payment Total Principal Payments	£664,242,613.00 £648,529,325.00 £15,713,288.00	£295,500,000.00 £295,500,000.00 £0.00				
Total Interest Payments Reference Rate Day Count Convention	£2,686,829.77 3 month £ libor Actual/365/366	£614,876.40 3 month £ libor Actual/365/366				
Relevant Margin Coupon Reference Rate Coupon Amount	1.00000% 0.62688% £2,686,829.77	0.21000% 0.62688% £614,876.40				
Current Coupon Current Interest Shortfall Cumulative Interest Shortfall	1.62688% £0.00 £0.00	0.83688% 00.00 00.02				
Original Weighted Average Life (Using pricing CPR) Currency	2.1 Sterling	5.0				
Original Total Number of Residential Mortgage Loans Current Total Number of Residential Mortgage Loans Original Total Value of Residential Mortgage I cans	9,715 7,125 £1,335,183,491					
Original Loan to Value Ratio Current Loan to Value Ratio Current Weighted Average Yield (pre Swap)	84.46% 85.08% 4.41%					
Delinquency Band (excluding possessions)	Total Balance	Current Period	% of Total Balance	Original Balance	At Issuance	% of Original Balance
0.01 <= 1 Months in Arrears 1.01 <= 2 Months in Arrears 2.01 <= 3 Months in Arrears	36,649,887 59,652,393 34,252,126	271 418 223	3.88% 6.32% 3.63%	90,382,941 13,712,608 418,833	623 96 3	6.77% 1.03% 0.03%
Z.U1 <= 3 Months in Arrears 3.01 <= 4 Months in Arrears 4.01 <= 5 Months in Arrears 5.01 <= 6 Months in Arrears	34,252,126 16,408,080 9,511,181 5,472,681	223 107 65 38	3.63% 1.74% 1.01% 0.58%	410,033	- -	0.03% 0.00% 0.00% 0.00%
5.01 <= 6 Months in Arrears > 6 Months Total Delinquencies -A loan is classified as 'delinquent' if the arrears balance is great	22,240,229 184,186,577	38 146 1,268	0.58% 2.36% 19.52%	104,514,382	- - 722	0.00% 0.00% 7.83%
Net Losses for the period Cumulative Net Loss	593,272.79 21,766,140.34	NII.				
Average Loss Severity for the current period Average loss severity since transaction close Outstanding Repossession	37.09% 29.79% Total Balance	No no	% of Total Balance			
Outstanding Possessions at the start of the period Number of repossesions during the period Outstanding Possessions at the end of the period Residential Mortgage Loan Principal Balance at Start of the period	£4,375,166.33 £1,475,493.81 4,251,017.47 945,584.113.02	32 12 31 7,156	0.47% 0.16% 0.45%			
Repurcahses/Buy Backs during the period Current Residential Mortgage Loan Principal Balance	940,163,284.92	7,156 - 7,117				
Principal Payment Rate Annualised PPR Speed (Based on quarterly principal payment rate) Losses in quarter as % bonds issued	0.51% 6.04% 0.045%					
Cumulative losses as % bonds issued Number of properties sold in period Weighted Average Seasoning (Months)	1.857% 13 75					
Cumulative Principal Balance of all Properties Sold Principal Balance of Properties Sold in Period Total Balance of Further Advances	£73,071,020.58 £1,599,642.67 £3,063,562.72					
Region	Total Balance	Current Period No	% of Balance	Original Balance	At Issuance No	% of Original Balance
East Anglia East Midlands London	29,361,984 69,943,548 114,699,605	237 610 608	3.11% 7.41% 12.15%	41,834,161 99,881,053 168,088,344	322 833 866	3.13% 7.48% 12.59%
North Northern Ireland North West	33,677,024 - 105,588,191	346 - 948	3.57% 0.00% 11.19%	45,794,596 - 143,736,110	441 - 1,250	3.43% 0.00% 10.77%
Scotland South East South West	278,718,454 80,064,147	- 1,691 565	0.00% 29.53% 8.48%	391,381,959 120,091,686	2,337 831	0.00% 29.31% 8.99%
Wales West Midlands Yorks and Humber	67,844,473 95,889,627 67,971,076	618 835 667	7.19% 10.16% 7.20%	93,977,296 136,633,471 93,764,816	832 1,127 876	7.04% 10.23% <u>7.02</u> %
Total Mortgage Size Less than or equal to 30K	943,758,129 <u>Total Balance</u> 1,504,330	7,125 <u>No</u>	100.00% % of Balance 0.16%	1,335,183,491 Original Balance 1,546,461	9,715 <u>No</u>	100.00% % of Original Balance 0.12%
More than 30k up to and including 50K More than 50k up to and including 75K	1,504,330 8,570,090 49,970,775 112,563,344	82 204 781	0.91% 5.29%	9,220,517 60,107,102 152,177,501	65 219 936	0.12% 0.69% 4.50% 11.40%
More than 75k up to and including 100K More than 100k up to and including 125K More than 125k up to and including 150K	151,596,861 147,122,482	1,287 1,353 1,076	11.93% 16.06% 15.59%	206,162,495 205,691,690	1,739 1,833 1,503	15.44% 15.41%
More than 150k up to and including 200K More than 200k up to and including 400K More than 400K up to and including 500K	232,286,351 233,241,174 6,398,324	1,361 965 15	24.61% 24.71% 0.68%	332,945,217 353,647,612 13,181,904	1,945 1,444 30	24.94% 26.49% 0.99%
More than 500k Total Mortgage Type	504,399 943,758,129 Total Balance	1 7,125 No	0.05% 100.00% % of Balance	502,992 1,335,183,491 Original Balance	9,715 No	0.04% 100.00% % of Original Balance
Owner Occupied Purchase Owner Occupied Remortgage Buy to Let	397,778,044 327,126,788 213,002,927	2,806 2,408 1,837	42.15% 34.66% 22.57%	556,936,603 491,834,231 278,701,453	3,778 3,498 2,343	41.71% 36.84% 20.87%
Right to Buy Total Mortgage Payment Frequency	5,850,370 943,758,129 Monthly	7,125	22.57% 0.62% 100.00%	7,711,204 1,335,183,491	9,715	0.58% 100.00%
Mortgage Payment Frequency Interest Payment Type Capital & Interest Interest Only	Total Balance 177,143,146 754,651,960	No 1,802 5,230	% of Balance 18.77% 79.96%	Original Balance 311,653,568 997,591,762	No 2,774 6,760	% of Original Balance 23.34% 74.72%
Mixed (Part & Part) Total	11,963,023 943,758,129	93 7,125	<u>1.27</u> % 100.00%	25,938,161 1,335,183,491	181 9,715	<u>1.94</u> % 100.00%
LTV Less than or equal to 25% More than 25% up to and including 50%	Total Balance 3,042,043 20,474,599	No 100 283	% of Balance 0.32% 2.17%	Original Balance 4,584,460 32,556,588	<u>No</u> 95 389	% of Original Balance 0.34% 2.44%
More than 50% up to and including 55% More than 55% up to and including 60% More than 60% up to and including 65%	11,842,260 13,911,979 21,213,133	117 127 196	1.25% 1.47% 2.25%	17,938,153 21,167,255 30,636,369	165 196 250	1.34% 1.59% 2.29%
More than 65% up to and including 70% More than 70% up to and including 75% More than 75% up to and including 80%	29,627,796 56,734,236 76,764,928	259 483 604	3.14% 6.01% 8.13%	42,337,031 66,173,251 92,077,891	340 488 661	3.17% 4.96% 6.90%
More than 80% up to and including 85% More than 85% up to and including 90% More than 90% up to and including 95%	108,742,620 210,592,863 191,553,522	818 1,513 1,311	11.52% 22.31% 20.30%	159,852,247 331,637,620 276,581,708	1,115 2,313 1,941	11.97% 24.84% 20.71%
More than 95% up to and including 100% Over 100% Total	175,111,079 24,147,072 943,758,129	1,149 165 7,125	18.55% <u>2.56</u> % 100.00%	257,462,558 2,178,360 1,335,183,491	1,749 13 9,715	19.28% 0.16% 100.00%
Years to maturity of mortgages 0 and less than or equal to 5 years Greater than 5 years and less than or equal to 10 years	Balance 51,124,195 90,798,334	<u>No</u> 390 698	% of Balance 5.42% 9.62%	Original Balance 10,307,476 73,946,542	No 71 549	% of Original Balance 0.77% 5.54%
Greater than 10 years and less than or equal to 15 years Greater than 15 years and less than or equal to 20 years Greater than 20 years and less than or equal to 25 years	185,684,096 519,453,985 96,283,425	1,386 3,837 811	19.67% 55.04% 10.20%	131,804,978 272,848,212 719,043,892	977 1,946 5,142	9.87% 20.44% 53.85%
Greater than 25 years and less than or equal to 30 years Greater than 30 years Total	414,094 943,758,129	7.125	0.04% 0.00% 100.00%	127,232,391	1,030	9.53% 0.00% 100.00%
Property Type Bungalow Detached House	943,755,867	7,125 <u>No</u> 222 688	% of Balance 3.42% 13.64%	Original Balance 51,715,077	<u>No</u> 341	% of Original Balance 3.87%
Detached House Flat/ Maisonnette Semi- Detached House Terraced House	128,755,667 169,241,295 248,652,498 364,830,227	688 1,254 1,883 3,078	13.64% 17.93% 26.35% 38.66%	209,195,827 227,746,835 356,533,456 489,992,296	1,081 1,637 2,636 4,020	15.67% 17.06% 26.70% 36.70%
Total Interest Rate Type	943,758,129 Balance	7,125 No	100.00% % of Balance	1,335,183,491 Original Balance	9,715 No	100.00% % of Original Balance
Base Base Discount Fixed- reverting to Base	223,144,196 - -	1,657 - -	23.64% 0.00% 0.00%	436,459,423 177,661,161 449,841,142	3,252 1,183 3,200	32.69% 13.31% 33.69%
Fixed- reverting to Libor SVR/ Administered Libor	516,700,134 203,913,799	3,959 1,509	0.00% 54.75% 21.61%	218,873,333 36,557,773	1,780 175	16.39% 2.74%
Libor Discount Total Asset Type	943,758,129 Balance	7,125 No	0.00% 100.00% % of Balance	15,790,659 1,335,183,491 Original Balance	9,715 No	1.18% 100.00% % of Original Balance
Conforming- Buy to Let Conforming- Non Self-Cert Conforming- Self-Cert	Balance 212,909,778 190,137,790 293,958,478	1,835 1,364 2,048	22.56% 20.15% 31.15%	278,701,453 281,732,168 483,249,216	2,343 1,971 3,230	20.87% 21.10% 36.19%
Non-Conforming Total Self- Certification	246,752,083 943,758,129 Balance	1,878 7,125 No	26.15% 100.00% % of Balance	291,500,654 1,335,183,491 Total Balance	2,171 9,715 No	21.83% 100.00% % of Original Balance
N Y	557,626,506 386,131,624	4,413 2,712	59.09% 40.91%	740,671,605 594,511,886	5,701 4,014	55.47% <u>44.53</u> %
Total	943,758,129	7,125	100.00%	1,335,183,491	9,715	100.00%

£116,572,042.48 £0.00 £59,995.91 £0.00 £0.00 £0.00 £1,441,647.17	Available Principal Receipts Principal Receipts from Montagage Holders Income surplus for unovered shortfall Income Retained Retained Principal from last period	£ £ £	14,254,130.98 - 1,441,647.17 119,644.99
£116,572,042.48 £0.00 £59,995.91 £0.00 £0.00 £0.00 £1,441,647.17	Princiapl Reciepts from Mortagage Holders Income surplus for uncovered shortfall Income Retained	£	1,441,647.17
£0.00 £59,995.91 £0.00 £0.00 £0.00 £0.00 -£1,441,647.17	Income surplus for uncovered shortfall Income Retained	£	1,441,647.17
£59,995.91 £0.00 £0.00 £0.00 -£1,441,647.17	Income Retained	£	
£0.00 £0.00 £0.00 -£1,441,647.17			
£0.00 £0.00 -£1,441,647.17	Retained Principal from last period	£	119,644.99
£0.00 £0.00 -£1,441,647.17			
£0.00 -£1,441,647.17			
-£1,441,647.17			
115,190,391.22	Total		15,815,423.14
Principal Priority of Payments			
£0.00	Principal paid to A note holders		£15,713,288.00
£0.00 (2) Principal paid to B note holders			£0.00
£1,284,751.46 ((3) In respect of Subordinated Loan principa		£0.00
£1.121.35			
£64,976.28 Retained Principal			£102,135.14
£2,686,829.77			
£90,462.68			
£105,056,000.00			
£35,000.00			
£0.00			
0.00			
£169,270.94			
£222,758.61			
£4,964,343.73			
	£0.00 (£1.284,751.46 (£1.121.35 (£4.976.24) (£1.121.35 (£4.976.24) (£1.90.462.68 (£1.90.560.000 (£35.000.00 (£1.876.40 (£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 (£1.89.270.94 (£1.89.270.9	Principal Priority of Payments ED.00 (1) Principal goal to A rote holders ED.00 (2) Principal goal to Short Principal E1.28.754 (20) In respect of Subordmated Loan principal E1.27.352 E2.650.8677 Retained Principal E2.650.8677 (20) E3.000.00 E3.	115.150.391.22 Total Principal Priority of Payments £0.00 (1) Principal paid to A note holders £0.00 (2) Principal paid to B note holders £1.264.751.6£ (2) In respect of Subordinated Loan principa £1.264.751.6£ (3) In respect of Subordinated Loan principa £2.666.8277 £28 Retained Principal £2.666.8277 £50.462.66 £100.666.00.00 £100.00 £100.00 £100.00 £100.00 £100.00 £100.00 £100.00 £100.00 £100.00 £100.00 £100.00 £100.00 £100.00 £100.00 £100.00 £100.00 £100.00

Additional Information as at the most rececent IPD	21 December 2012
	FO O
Opening Expense Loan Balance	£0.00
Closing Expense Loan Balance	
Applied Principal	£15,815,423.14
Retained Principal	£102,135.14
Loss Provision	£7,498,227.01
Uncovered Shortfall	£1,441,647.17
Income Retained	£1,441,647.17
Bonds outstanding as % of original bonds issued	71.89%
Excess Spread following Uncovered Shortfall	£6,006,249.6I
Excess Spread preceding Uncovered Shortfall	£7,447,896.8
Annualised Excess Spread following Uncovered Shortfall Percentage	2.53%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	3.13%
Beginning Reserve Account Balance	£105,056,000.0
Ending Reserve Account Balance	£105,056,000.0
Change in the Reserve Account Balance	00.03
Target Reserve Account Balance	£105,056,000.0
Initial Discount Reserve Balance	£36,800,000,01
Opening Discount Reserve Balance	£0.00
Releases from Discount Reserve this period	£0.03
Ending Discount Reserve Balance	£0.00

21 December 2012
951,425,417 (7,498,227 102,135
944,029,325
944,029,325

Administrator	Platform Funding Ltd (PFL)	Cash Bond Administrator	Platform Funding Ltd (PFL)
Web address	www.platform.co.uk	Web address	www.platform.co.uk
Sub-Administrator Web address	Western Mortgage Services Ltd (WMS)	Servicer Guarantor Web address	Co-operative Bank plc www.britannia.co.uk/_site/microsite/bts
Trustee Web address	Capita IRG Trustees Ltd www.capitalfduciary.co.uk	Paying Agent US Paying Agent	HSBC Bank plc HSBC Bank USA, N.A
Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		

	Provider		Current Rating (S&P/M/F)	Status	Action
			S-Term/ L-term		
		S-term rating below A-1 (S&P), P-1(Mdys), F1	Mdys: P-1, Aa3		
Basis Swap	JPMorgan Chase N.A		Fitch: F1+, A+	Satisfied	
			S-Term		
		S-term rating below A1+ (S&P), P-1 (Mdys), F1+	P-2(Mdys), F-2(Negative	Breached	Deposits limited to Collateralised Amount- £2m
Internal GIC Account	The Co-operative Bank		watch)(Fitch)		
			S-Term		
		S-term rating below A1+ (S&P), P-1 (Mdys), F1+	A-1+(S&P),		
External Deposit Account	HSBC Bank plc		P-1(Mdys),F1+(Fitch)	Satisfied	
			S-Term		
		S-term rating below A1+ (S&P), P-1 (Mdys), F1+	A-1(S&P),		
External Deposit Account	Bardays Bank plc		P-1(Mdys),F1(Fitch)	Satisfied	
			S-Term/ L-term		
	1	S-term rating below A-1 (S&P), P-1(Mdys), F1	Mdys: P-2, Baa1 Fitch: F1, A		
Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland pic	(Fitch)		Inactive	N/

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