

**Leek Finance Number 22 PLC**

Issuer	Leek Finance Number 22 PLC
Stock Exchange Listing	London
Publishing Date	31 July 2013
Reporting Period Start Date	01 June 2013
Reporting Period End Date	30 June 2013
Legal Maturity	21 March 2050

Most Recent Quarterly Interest payment date	21 June 2013
Previous Quarterly Interest Payment Date	21 March 2013
Next Interest Payment Date	23 September 2013

Note Summary for the most Recent/Current IPD	Class A	Class B
International Securities number	XS0410170079	XS0410170152
Original Ratings (S&P/Moody's/Fitch)	AAA/Aaa/AAA	Unrated
Current Ratings (Moody's/Fitch)	AAA/Aaa/AAA	Unrated
Previous factor	76.003	100.000
Current factor	74.796	100.000
Quarterly Interest Accrual Start Date	21 March 2013	21 March 2013
Quarterly Interest Accrual End Date	21 June 2013	21 June 2013
Note Interest Accrual period	92	92
Credit Enhancement- Original	27.00%	6.00%
Credit Enhancement- Current	33.55%	7.46%
Currency	Sterling	Sterling
Original Principal Balance	£395,800,000.00	£105,200,000.00
Total Beginning Balance prior to payment	£300,819,874.00	£105,200,000.00
Total Ending Balance subsequent to payment	£296,002,988.00	£105,200,000.00
Total Principal Payments	£4,816,886.00	£0.00
Total Interest Payments	£1,142,565.86	£190,085.88
Reference Rate	3 month £ libor	3 month £ libor
Day Count Convention	Actual/365/366	Actual/365/366
Relevant Margin	0.2000%	0.2000%
Coupon Reference Rate	0.50688%	0.50688%
Coupon Amount	£1,142,565.86	£190,085.88
Current Coupon	1.50688%	0.71688%
Current Interest Shortfall	£0.00	£0.00
Cumulative Interest Shortfall	£0.00	£0.00
Original Weighted Average Life (Using pricing CPR)	2.2	4.3

Currency	Sterling
Original Total Number of Residential Mortgage Loans	4,113
Current Total Number of Residential Mortgage Loans	3,395
Original Total Value of Residential Mortgage Loans	£502,517,196
Original Loan to Value Ratio	74.59%
Current Loan to Value Ratio	73.62%
Current Weighted Average Yield (pre Swap)	2.70%

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	8,893,009	73	2.22%	31,338,935	234	6.24%
1.01 = 2 Months in Arrears	18,400,310	151	4.59%	20,806,334	152	4.14%
2.01 = 3 Months in Arrears	7,630,297	65	1.90%	-	-	0.00%
3.01 = 4 Months in Arrears	4,436,796	36	1.11%	-	-	0.00%
4.01 = 5 Months in Arrears	2,287,303	21	0.57%	-	-	0.00%
5.01 = 6 Months in Arrears	1,438,405	11	0.38%	-	-	0.00%
> 6 Months	6,478,769	49	1.62%	-	-	0.00%
<b>Total</b>	<b>49,543,887</b>	<b>406</b>	<b>12.36%</b>	<b>52,145,268</b>	<b>386</b>	<b>10.38%</b>

Delinquencies - A loan is classified as 'delinquent' if the arrears balance is greater than zero as at the date of the collateral report

Net Loss	£61,657,64
Cumulative Net Loss	3,906,452.26
Average Loss Severity for the period	54.44%
Average loss severity since transaction close	28.16%

Outstanding Repossession	Total Principal Balance	No	% of Total Balance
Outstanding Possessions at the start of the period	£538,727.86	6	0.16%
Number of repossessions during the period	0	0	0.00%
Outstanding Possessions at the end of the period	526,706	5	0.13%

Residential Mortgage Loan Principal Balance at Start of the period	403,166,230.68	3,437
Repurchases/Buy Backs during the period	0	0
Current Residential Mortgage Loan Principal Balance	401,505,725.43	3,395
Principal Payment Rate	0.40%	
Annualised CPR Spread (Based on quarterly principal payment rate)	4.88%	
Cumulative Principal Balance of all Properties Sold	£13,870,256.40	
Principal Balance of Properties Sold in Period	£113,255.94	
Weighted Average Seasoning (Months)	71	
Total Balance of Further Advances	£748,105.01	

Region	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
East Anglia	13,244,053	98	3.31%	15,778,739	113	3.14%
East Midlands	18,634,637	190	4.65%	23,550,091	236	4.69%
London	70,486,975	368	17.59%	86,353,843	428	17.18%
North	15,290,816	187	3.82%	19,751,134	234	3.93%
Northern Ireland	-	-	0.00%	-	-	0.00%
North West	42,011,201	443	10.48%	50,528,712	509	10.06%
Scotland	38,186,951	434	9.53%	53,266,917	592	10.60%
South East	100,659,835	676	25.12%	127,514,622	834	25.38%
South West	29,076,392	242	7.26%	35,906,170	289	7.15%
Wales	13,230,021	141	3.30%	16,961,121	175	3.38%
West Midlands	34,838,458	395	8.69%	42,010,237	394	8.38%
Yorks and Humber	25,038,720	281	6.25%	30,898,170	329	6.15%
<b>Total</b>	<b>400,699,060</b>	<b>3,395</b>	<b>100.00%</b>	<b>502,517,196</b>	<b>4,113</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	1,382,494	64	0.35%	1,156,091	44	0.23%
More than 30k up to and including 50K	9,917,157	239	2.47%	10,620,459	253	2.11%
More than 50k up to and including 75K	40,399,597	638	10.08%	47,950,937	756	3.32%
More than 75k up to and including 100K	82,881,716	716	15.69%	78,070,890	697	15.14%
More than 100k up to and including 125K	65,001,367	584	16.22%	82,245,241	737	16.37%
More than 125k up to and including 150K	54,078,888	396	13.50%	66,437,540	485	13.22%
More than 150k up to and including 200K	67,162,086	396	16.76%	82,455,083	486	16.41%
More than 200k up to and including 300K	82,604,232	328	20.62%	108,949,748	434	21.68%
More than 300k up to and including 500K	9,263,616	22	2.31%	26,633,298	51	5.30%
More than 500K	6,008,442	12	2.03%	-	-	0.00%
<b>Total</b>	<b>400,699,060</b>	<b>3,395</b>	<b>100.00%</b>	<b>502,517,196</b>	<b>4,113</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	78,266,418	576	19.53%	103,562,994	749	20.61%
Owner Occupied Remortgage	135,851,629	1,104	33.86%	165,947,253	1,404	36.59%
Buy to Let	174,598,286	1,538	43.57%	196,224,309	1,697	39.05%
Right to Buy	12,172,727	177	3.04%	18,682,640	263	3.72%
<b>Total</b>	<b>400,699,060</b>	<b>3,395</b>	<b>100.00%</b>	<b>502,517,196</b>	<b>4,113</b>	<b>100.00%</b>

Interest Payment Frequency	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Capital & Interest	30,043,220	1,059	22.47%	140,420,848	1,445	27.94%
Interest Only	310,656,840	2,336	77.53%	362,096,348	2,668	72.06%
Mixed (Part & Part)	-	-	0.00%	-	-	0.00%
<b>Total</b>	<b>400,699,060</b>	<b>3,395</b>	<b>100.00%</b>	<b>502,517,196</b>	<b>4,113</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%	2,854,579	80	0.71%	2,770,093	57	0.55%
More than 25% up to and including 50%	29,012,476	351	7.24%	30,117,778	364	5.99%
More than 50% up to and including 55%	14,162,471	152	3.53%	16,684,899	156	3.32%
More than 55% up to and including 60%	24,189,802	225	6.04%	28,198,753	212	4.92%
More than 60% up to and including 65%	28,672,202	246	7.16%	34,346,701	273	6.83%
More than 65% up to and including 70%	36,293,274	305	9.06%	45,940,943	358	9.14%
More than 70% up to and including 75%	51,787,810	420	12.92%	62,994,120	476	12.53%
More than 75% up to and including 80%	49,959,698	390	12.47%	54,329,590	437	10.81%
More than 80% up to and including 85%	46,161,623	320	10.89%	78,285,570	620	15.58%
More than 85% up to and including 90%	97,653,061	751	24.37%	131,565,453	1,002	26.18%
More than 90% up to and including 95%	10,404,141	72	2.60%	11,342,449	78	2.26%
More than 95% up to and including 100%	7,926,018	50	1.98%	11,066,848	78	2.20%
Over 100%	4,321,905	12	1.08%	-	-	0.00%
<b>Total</b>	<b>400,699,060</b>	<b>3,395</b>	<b>100.00%</b>	<b>502,517,196</b>	<b>4,113</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	23,336,329	200	5.82%	30,784,744	252	6.13%
Greater than 5 years and less than or equal to 10 years	45,822,261	397	11.44%	58,735,556	484	11.89%
Greater than 10 years and less than or equal to 15 years	101,176,806	851	25.25%	125,010,699	1,011	24.88%
Greater than 15 years and less than or equal to 20 years	200,809,579	1,674	50.11%	249,682,637	2,032	49.69%
Greater than 20 years and less than or equal to 25 years	29,464,860	272	7.35%	38,300,561	334	7.62%
Greater than 25 years and less than or equal to 30 years	-	-	0.00%	-	-	0.00%
Greater than 30 years	89,225	1	0.02%	-	-	0.00%
<b>Total</b>	<b>400,699,060</b>	<b>3,395</b>	<b>100.00%</b>	<b>502,517,196</b>	<b>4,113</b>	<b>100.00%</b>

Property Type	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Bungalow	16,402,864	123	4.09%	21,117,968	151	4.20%
Detached House	56,173,814	292	14.02%	76,613,736	379	15.25%
Flat/Maisonette	85,029,369	719	21.22%	105,125,940	850	20.92%
Semi- Detached House	89,563,741	782	22.35%	116,103,295	964	23.10%
Terraced House	153,528,752	1,419	38.32%	183,556,257	1,669	36.53%
<b>Total</b>	<b>400,699,060</b>	<b>3,395</b>	<b>100.00%</b>	<b>502,517,196</b>	<b>4,113</b>	<b>100.00%</b>

Interest Rate Type	Current Period			At Issuance		
	Total Balance	No	% of Balance	Original Balance	No	% of Original Balance
Base	292,678,086	2,359	73.04%	52,896,595	457	10.53%
Base Discount	-	-	0.00%	40,178,497	300	8.00%
Fixed- reverting to Base	-	-	0.00%	265,775,307	2,001	52.89%
Fixed- reverting to Libor	-	-	0.00%	125,707,370	1,177	25.02%
Libor	107,883,556	1,035	26.92%	8,740,404	91	1.74%
Libor Discount	-	-	0.00%	9,216,023	87	1.83%
SVR/ Administered	137,418	1	0.03%	-	-	0.00%
<b>Total</b>	<b>400,699,060</b>	<b>3,395</b>	<b>100.00%</b>	<b>502,517,196</b>	<b>4,113</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	172,449,780	1,568	43.04%	193,415,199	1,657	38.49%
Conforming- Non Self-Cert	17,154,321	188	4.28%	26,823,708	285	5.34%
Conforming- Self-Cert	102,955,119	662	25.69%	138,471,082	835	27.56%
Non-Conforming	108,141,841	1,037	26.99%	143,807,207	1,336	28.62%
<b>Total</b>	<b>400,699,060</b>	<b>3,395</b>	<b>100.00%</b>	<b>502,517,196</b>	<b>4,113</b>	<b>100.00%</b>

Self-Certification	Current Period			At Issuance		
	Total Balance	No	% of Balance	Total Balance	No	% of Original Balance
N	202,935,676	1,973	50.69%	244,133,267	2,328	48.58%
Y	197,763,384	1,422	49.30%	258,383,930	1,785	51.42%
<b>Total</b>	<b>400,699,060</b>	<b>3,395</b>	<b>100.00%</b>	<b>502,517,196</b>	<b>4,113</b>	<b>100.00%</b>

Issuer Priority of Payments		21 June 2013		Available Principal Receipts	
<b>Available Revenue Receipts</b>					
Revenue Receipts from Mortgage Holders	3,107,675.11	Principal Receipts from Mortgage Holders	4,564,659.67		
Swap Receipts	-	Income surplus for uncovered shortfall	-		
Interest on GIC accounts	12,626.52	Income Retained	252,123.71		
Credit from the General Reserve Fund	30,060,000.00	Retained Principal from last period	153,139.94		
From the Discount Reserve	-				
From Principal Receipts to cover Liquidity Shortfall	-				
Principal Recoveries	-				
Less : Income Retained	252,123.71				
<b>Total</b>	<b>32,928,177.92</b>	<b>Total</b>	<b>4,989,923.32</b>		
<b>Revenue Priority of Payments</b>				<b>Principal Priority of Payments</b>	
(1) Trustee/ Security Trustee	-	(1) Principal paid to A note holders	4,816,886.00		
(2) Paying Agent/ Registrar	-	(2) Principal paid to B note holders	-		
(3) Service Fees/ Cash Manager Fees/ Account Bank Fees	305,520.12	(3) In respect of Subordinated Loan principal	-		
(4) (i) Fixed Interest Rate Swap Payments	-	Retained Principal	153,037.32		
(4) (ii) Basis Rate Swap Payments	39,398.58				
(5) Class A Note Interest	1,142,556.86				
(6) Third Party Fees	26,145.25				
(7) Maximum Required Amount	30,060,000.00				
(8) Company profit	36,000.00				
(9) Class B Note Interest	190,085.88				
(10) Expense loan interest	472.93				
(10) Expense loan principal repayment	78,518.80				
(11) Swap termination fee	-				
(12) Fees, cost and expenses not covered by Admin agreement fees above	45,725.30				
(13) Amounts due in relation to subordinated loan	57,930.19				
(15) DPC Cash Payment	946,825.01				

Additional Information as at the most recent IPD		21 June 2013	
Opening Expense Loan Balance	£261,729.33		
Closing Expense Loan Balance	£183,210.53		
Applied Principal	£1,989,923.32		
Retained Principal	£153,037.32		
Loss Provision	£2,116,280.00		
Uncovered Shortfall	£252,123.71		
Income Retained	£252,123.71		
Losses in quarter as % bonds issued	0.012%		
Cumulative losses as % bonds issued	0.780%		
Number of properties sold in period	1		
Bonds outstanding as % of original bonds issued	80.08%		
Excess Spread following Uncovered Shortfall	£1,354,558.11		
Excess Spread preceding Uncovered Shortfall	£1,606,661.62		
Annualised Excess Spread following Uncovered Shortfall Percentage	1.33%		
Annualised Excess Spread preceding Uncovered Shortfall Percentage	1.58%		
Beginning Reserve Account Balance	£30,060,000.00		
Ending Reserve Account Balance	£30,060,000.00		
Change in the Reserve Account Balance	£0.00		
Target Reserve Account Balance	£30,060,000.00		
Initial Discount Reserve Balance	£22,800,000.00		
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	403,168,231		
Provisions	(2,116,280)		
Retained Principal	153,037		
<b>Total principal assets</b>	<b>401,202,988</b>		
<b>Total Liabilities - Notes</b>	<b>401,202,988</b>		

Deal Participant Information			
Administrator	Platform Funding Ltd (PFL)	Cash Bond Administrator	Platform Funding Ltd (PFL)
Web address	<a href="http://www.platform.co.uk">www.platform.co.uk</a>	Web address	<a href="http://www.platform.co.uk">www.platform.co.uk</a>
Sub-Administrator	Western Mortgage Services Ltd (WMS)	Servicer Guarantor	Co-operative Bank plc
Web address	<a href="http://www.wmsl.co.uk">www.wmsl.co.uk</a>	Web address	<a href="http://www.britannia.co.uk/site/mjpcsa@bs">www.britannia.co.uk/site/mjpcsa@bs</a>
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	<a href="http://www.capitaladvisary.co.uk">www.capitaladvisary.co.uk</a>	US Paying Agent	HSBC Bank USA, N.A
Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		

	Provider	Rating Triggers (S&P/M/F)	Current Rating (S&P/M/F)	Status	Action
Basis Swap	JPMorgan Chase N.A	L-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 Not Prime(Mdys), B(Fitch)	Breached	Deposits limited to Collateralised Amount- £2m
External Deposit Account	HSBC Bank plc	S-term rating below A1+ (S&P), P-1 (Mdys), F1+ (Fitch)	S-term A-1+(S&P), P-1(Mdys),F1+(Fitch)	Satisfied	
External Deposit Account	Barclays Bank plc	S-term rating below A1+ (S&P), P-1 (Mdys), F1+ (Fitch)	S-term A-1(S&P), 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 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.coop">randika.vithanage@co.coop</a>
Telephone	+44 (0)1538 387863
Fax	+44 (0)1538 399 519
Address	Britannia House, Cheeade Road, Leek, Staffordshire, ST13 5RG
Reports Distribution Channels	Bloomberg or <a href="http://www.britannia.co.uk/bs">www.britannia.co.uk/bs</a>
Loan Level Data and Liability Modelling	<a href="https://loepportal.co.uk/the-co-operative-bank/">https://loepportal.co.uk/the-co-operative-bank/</a>
Report Frequency	Monthly