

Leek Finance Number 22 PLC

Table with 2 columns: Field and Value. Fields include Issuer, Stock Exchange Listing, Publishing Date, Reporting Period Start Date, Reporting Period End Date, Legal Maturity.

Table with 2 columns: Field and Value. Fields include Most Recent Quarterly Interest payment date, Previous Quarterly Interest Payment Date, Next Interest Payment Date.

Table with 4 columns: Field, Class A, Class B, and Unrated. Fields include Note Summary for the most recent/current IPD, International Securities number, Original Ratings, Current Ratings, Previous factor, etc.

Table with 2 columns: Field and Value. Fields include Currency, Original Total Number of Residential Mortgage Loans, Current Total Number of Residential Mortgage Loans, etc.

Table with 3 columns: Delinquency Band (excluding delinquencies), Current Period, and At Issuance. Includes sub-headers for Total Balance, No, and % of Total Balance.

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

Table with 2 columns: Field and Value. Fields include Net Loss, Cumulative Net Loss, Average Loss Severity since transaction close.

Table with 3 columns: Outstanding Repossession, Total Principal Balance, No, and % of Total Balance. Includes sub-headers for Outstanding Possessions at the start/end of the period.

Table with 2 columns: Field and Value. Fields include Principal Payment Rate, Annualised PPR Speed, Cumulative Principal Balance of all Properties Sold, etc.

Table with 3 columns: Region, Current Period, and At Issuance. Includes sub-headers for Total Balance, No, and % of Balance.

Table with 3 columns: Mortgage Size, Current Period, and At Issuance. Includes sub-headers for Total Balance, No, and % of Balance.

Table with 3 columns: Mortgage Type, Current Period, and At Issuance. Includes sub-headers for Total Balance, No, and % of Balance.

Table with 3 columns: Interest Payment Type, Current Period, and At Issuance. Includes sub-headers for Total Balance, No, and % of Balance.

Table with 3 columns: LTV, Current Period, and At Issuance. Includes sub-headers for Total Balance, No, and % of Balance.

Table with 3 columns: Years to maturity of mortgages, Current Period, and At Issuance. Includes sub-headers for Total Balance, No, and % of Balance.

Table with 3 columns: Property Type, Current Period, and At Issuance. Includes sub-headers for Total Balance, No, and % of Balance.

Table with 3 columns: Interest Rate Type, Current Period, and At Issuance. Includes sub-headers for Total Balance, No, and % of Balance.

Table with 3 columns: Asset Type, Current Period, and At Issuance. Includes sub-headers for Total Balance, No, and % of Balance.

Table with 3 columns: Self-Certification, Current Period, and At Issuance. Includes sub-headers for Total Balance, No, and % of Balance.

Issuer Priority of Payments		23 December 2013	
Available Revenue Receipts		Available Principal Receipts	
Revenue Receipts from Mortgage Holders	2,909,499.35	Principal Receipts from Mortgage Holders	5,511,113.64
Swap Receipts	-	Income surplus for uncovered shortfall	-
Interest on GIC accounts	13,247.91	Income Retained	1,758,519.95
Credit from the General Reserve Fund	30,060,000.00	Retained Principal from last period	103,784.00
From the Discount Reserve	-		
From Principal Receipts to cover Liquidity Shortfall	-		
Principal Recoveries	-		
Less : Income Retained	1,758,519.95		
Total	31,224,227.31	Total	7,373,417.59
Revenue Priority of Payments		Principal Priority of Payments	
(1) Trustee/ Security Trustee	-	(1) Principal paid to A note holders	7,270,846.00
(2) Paying Agent/ Registrar	-	(2) Principal paid to B note holders	-
(3) Service Fees/ Cash Manager Fees/ Account Bank Fees	-	(3) In respect of Subordinated Loan principal	-
(4) (i) Fixed Interest Rate Swap Payments	-		
(4) (ii) Basis Rate Swap Payments	37,208.24	Retained Principal	102,571.59
(5) Class A Note Interest	1,100,442.74		
(6) Third Party Fees	26,576.33		
(7) Maximum Required Amount	30,060,000.00		
(8) Company profit	-		
(9) Class B Note Interest	-		
(10) Expense loan interest	-		
(10) Expense loan principal repayment	-		
(11) Swap termination fee	-		
(12) Fees, cost and expenses not covered by Admin agreement fees above	-		
(13) Amounts due in relation to subordinated loan	-		
(15) DPC Cash Payment	-		

Additional Information as at the most recent IPD		23 December 2013	
Opening Expense Loan Balance	£104,691.74		
Closing Expense Loan Balance	£104,691.74		
Applied Principal	£7,373,417.59		
Retained Principal	£102,571.59		
Loss Provision	£3,698,698.37		
Uncovered Shortfall	£1,758,519.95		
Income Retained	£1,758,519.95		
Losses in quarter as % bonds issued	0.000%		
Cumulative losses as % bonds issued	0.900%		
Number of properties sold in period	0		
Bonds outstanding as % of original bonds issued	77.60%		
Excess Spread following Uncovered Shortfall	£0.00		
Excess Spread preceding Uncovered Shortfall	£1,758,519.95		
Annualised Excess Spread following Uncovered Shortfall Percentage	0.00%		
Annualised Excess Spread preceding Uncovered Shortfall Percentage	1.81%		
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		23 December 2013	
Mortgages	392,377,627		
Provisions	(3,689,698)		
Retained Principal	102,572		
Total principal assets	388,790,700		
Total Liabilities - Notes	388,790,700		

Deal Participant Information			
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	Western Mortgage Services Ltd (WMS)	Servicer Guarantor	Co-operative Bank plc
Web address	www.wmsl.co.uk	Web address	http://www.co-operativebank.co.uk/investorrelations/debtinvestors
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	www.capitaladvisary.co.uk	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
Back up Cash Manager	Citibank N.A., London Branch				
Back up Servicer	Homeloan Management Limited				
Basis Swap	JPMorgan Chase N.A.	L-term rating below A2(Moody), 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)	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)	A-1(S&P), P-1(Mdys), F1(Fitch)	Satisfied	

Information Sources		Platform	
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Reports Distribution Channels	Bloomberg or http://www.co-operativebank.co.uk/investorrelations/debtinvestors		
Loan Level Data and Liability Modelling	https://btoportal.co.uk/the-co-operative-bank		
Report Frequency	Monthly		