Leek Finance Number 19 PLC

Issuer	Leek Finance Number 19 PLC
Stock Exchange Listing	London
Publishing Date	31 January 2016
Reporting Period Start Date	01 December 2014
Reporting Period End Date	31 December 2014
Legal Maturity	21 December 2038

Most Recent /Current Quarterly Interest Payment Date	22 December 2014
Previous Quarterly Interest Payment Date	22 September 2014
Next Interest Payment Date	22 March 2015

Note Summary for the most Recent/Current IPD	Class A1a	Class A1b	Class A2a	Class A2b	Class A2c	Class Ma	Class Mc	Class Ba	ClassBc	Class Ca	Class Cc	Class Da	Class Dc	Class J1 VFN	Class J2 VFN	Class J3 VFN	Class J4 VFN	Class J5 VFN
International Securities number	XS0364174401	XS0364175801	XS0364179779	XS0364184401	XS0364185801	XS0364186184	XS0364186284	XS0364186771	XS0364186871	XS0364186943	XS0364186845	XS0364186518	XS0364186761	n/a	n/a	n/a	n/a	n/a
Current Ratings (Moody's/Fitch)	AAA /AaaNAA	AAA /AaaNAA	AAA /AaaNAA	AAA /AaaNAA	AAA /AaaNAA	AAA/AaaNAA	AAA/AaaNAA	AA/Aa2NAA	AA/Aa2NAA	A/A2NAA	A/A2NAA	Baa2/A3NAA	Baa2/A3NAA	n/r	n/r	n/r	n/r	n/r
Current Ratings (Moody's/Fitch)	Aaa	Aaa	Aaa	AaaNAA	AaaNAA	AaaNAA	AaaNAA	Aa2/AAA	Aa2/AAA	A2/AAA	A2/AAA	Baa2/AAA	Baa2/AAA	n/r	n/r	n/r	n/r	n/r
Quarterly Interest Accrual Start Date	n/a	n/a	22 September 2014	22 September 2014	22 September 2014	22 September 2014	22 September 2014	22 September 2014	22 September 2014	22 September 2014	22 September 2014	22 September 2014	22 September 2014	n/r	n/r	n/r	n/r	n/r
Quarterly Interest Accrual End Date	n/a	n/a	22 December 2014	22 December 2014	22 December 2014	22 December 2014	22 December 2014	22 December 2014	22 December 2014	22 December 2014	22 December 2014	22 December 2014	22 December 2014	n/r	n/r	n/r	n/r	n/r
Note Interest Accrual period	n/a	n/a	91	91	91	91	91	91	91	91	91	91	91	n/r	n/r	n/r	n/r	n/r
Previous factor	0.000	0.000	60.976	60.976	60.976	100.000	100.000	100.000	100.000	100.000	100.000	100.000	100.000	0.000	0.000	0.000	0.000	0.000
Current factor	0.000	0.000	59.445	59.445	59.445	100.000	100.000	100.000	100.000	100.000	100.000	100.000	100.000	0.000	0.000	0.000	0.000	0.000
Credit Enhancement- Original	21.57%	21.57%	21.57%	21.57%	21.57%	13.26%	13.26%	7.66%	7.66%	4.29%	4.29%	2.15%	2.15%	0.00%	0.00%	0.00%	0.00%	0.00%
Credit Enhancement- Current	n/a	n/a	72.38%	72.38%	72.38%	57.58%	57.58%	47.57%	47.57%	41.49%	41.49%	37.73%	37.73%	0.00%	0.00%	0.00%	0.00%	0.00%
Currency	Sterling	US Dollars	Sterling	US Dollars	Euro	Sterling	Euro	Sterling	Euro	Sterling	Euro	Sterling	Euro	Sterling	Sterling	Sterling	Sterling	Sterling
Original Principal Balance	£28,000,000.00	$255,000,000.00	£110,000,000.00	$624,100,000.00	€124,500,000.00	£23,000,000.00	€68,000,000.00	£12,000,000.00	€51,000,000.00	£8,000,000.00	€32,900,000.00	£13,000,000.00	€6,700,000.00	£0.00	£0.00	£0.00	£0.00	£0.00
Total Beginning Balance prior to payment	£0.00	$0.00	£87,073,600.00	$380,553,216.00	€75,915,120.00	£23,000,000.00	€68,000,000.00	£12,000,000.00	€51,000,000.00	£8,000,000.00	€32,900,000.00	£13,000,000.00	€6,700,000.00	£0.00	£0.00	£0.00	£0.00	£0.00
Total Ending Balance subsequent to payment	£0.00	$0.00	£85,388,500.00	$379,996,245.00	€74,009,025.00	£23,000,000.00	€68,000,000.00	£12,000,000.00	€51,000,000.00	£8,000,000.00	€32,900,000.00	£13,000,000.00	€6,700,000.00	£0.00	£0.00	£0.00	£0.00	£0.00
Total Interest Payments	£0.00	$0.00	£1,685,100.00	$557,971.00	€1,906,095.00	£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
Total Interest Payments	£0.00	$0.00	£131,472.00	$435,871.44	€61,789.25	£56,550.10	€66,285.20	£42,069.60	€116,285.10	£30,907.80	€131,563.81	£138,568.00	€63,036.28	£0.00	£0.00	£0.00	£0.00	£0.00
Reference Rate	3 month £ libor	US $ libor	3 month £ libor	US $ libor	3 month Euribor	3 month £ libor	3 month Euribor	3 month £ libor	3 month Euribor	3 month £ libor	3 month Euribor	3 month £ libor	3 month Euribor	3 month £ libor	3 month £ libor	3 month £ libor	3 month £ libor	3 month £ libor
Day Count Convention	Actual/365Fixed	Actual/360	Actual/365Fixed	Actual/360	Actual/360	Actual/365Fixed	Actual/360	Actual/365Fixed	Actual/360	Actual/365Fixed	Actual/360	Actual/365Fixed	Actual/360	Actual/365Fixed	Actual/365Fixed	Actual/365Fixed	Actual/365Fixed	Actual/365Fixed
Relevant Margin	0.050000%	0.050000%	0.220000%	0.220000%	0.240000%	0.420000%	0.420000%	0.840000%	0.820000%	1.500000%	1.550000%	3.740000%	3.640000%	0.240000%	0.420000%	0.840000%	1.500000%	3.740000%
Coupon Reference Rate	0.566199%	0.231010%	0.566199%	0.231010%	0.082005%	0.566199%	0.082005%	0.566199%	0.082005%	0.566199%	0.082005%	0.566199%	0.082005%	0.566199%	0.566199%	0.566199%	0.566199%	0.566199%
Coupon Amount	£0.00	$0.00	£131,472.00	$435,871.44	€61,789.25	£56,550.10	€66,285.20	£42,069.60	€116,285.10	£30,907.80	€131,563.81	£138,568.00	€63,036.28	£0.00	£0.00	£0.00	£0.00	£0.00
Current Coupon	0.616199%	0.281010%	0.786199%	0.451010%	0.322005%	0.986199%	0.502005%	1.406199%	0.902005%	2.066199%	1.632005%	4.306199%	3.722005%	0.806199%	0.986199%	1.406199%	2.066199%	4.306199%
Current Interest Shortfall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Interest Shortfall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Original Weighted Average Life (Using Pricing CPR)	0.58	0.58	2.76	2.76	5.18	5.18	5.18	5.18	5.18	5.18	5.18	5.18	5.18					

	Class K VFN	Class L VFN	Class M VFN
International Securities number	n/a	n/a	n/a
Original Principal Balance (VFN Drawdown 06/June/2011)	£181,818,482.00	£17,830,500.00	£2,000,000.00
Total Beginning Balance prior to payment	£176,626,382.00	£7,169,600.00	£2,000,000.00
Total Ending Balance subsequent to payment (Including Deferred Interest)	£174,980,782.00	£5,648,700.00	£2,000,000.00
Total Principal Payments	1,635,600.00	£1,521,200.00	£0.00
Total Interest Payments	£2,320,876.57	£107,194.75	258.69
Reference Rate	Gilt Yield	n/a	3 month £ libor
Day Count Convention	Actual/Interest days/Periods	Actual/365/366	Actual/365/366
Relevant Margin	n/a	n/a	0.50%
Coupon Reference Rate	2.63270%	6.000000%	0.566199%
Coupon Amount	£2,320,876.57	£107,194.75	£258.69
Current Coupon	2.63270%	6.000000%	0.566199%
Capitalised Interest	£0.00	£0.00	nil

Currency in which the portfolio data is reported	Sterling
Original Total Number of Residential Mortgage Loans	6,791
Current Total Number of Residential Mortgage Loans	3,887
Original Total Value of Residential Mortgage Loans	£839,622,848
Current loan-to-value ratio at transaction close	82.16%
Current Loan to Value Ratio	80.45%
Weighted Average Interest Rate at Transaction Close	6.04%
Weighted Average Interest Rate (pre Swap) at the end of the period	2.54%
Weighted average seasoning at Transaction Close	0.5 Years
Weighted average Term to maturity of the asset at Transaction Close	21.87 Years

	Current Period			At Issuance		
Delinquency Band (excluding possessions)	**Total Balance**	**No**	**% of Total Balance**	**Original Balance**	**No**	**% of Original Balance**
0 to < 1 Months in Arrears	655,359,293	3,400	81.63%	681,818,182	2,955	81.24%
1.01 <= 2 Months in Arrears	22,984,756	178	4.52%	9,255,563	49	1.10%
2.01 <= 3 Months in Arrears	8,855,104	76	1.89%	5,415,759	49	0.65%
3.01 <= 4 Months in Arrears	6,596,508	47	1.41%	4,241,644	39	0.51%
4.01 <= 5 Months in Arrears	2,667,536	31	0.78%	1,612,108	15	0.19%
5.01 <= 6 Months in Arrears	3,300,533	26	0.72%	1,522,002	11	0.18%
> 6 Months	5,205,746	40	1.13%	1,300,395	14	0.15%
Total	54,311,444	497	13.74%	22,848,575	454	4.58%

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

Balance of the performing Loans	402,882,664
Net Losses Reported during the period	65,333.73
Cumulative Net Losses	25,941,366.11
Average Loss Severity for the current period	58.87%
Average loss severity since transaction close	63.46%

	Total Principal Balance	No	% of Total Balance
Outstanding Possessions at the start of the period	672,038.73	6	0.10%
Number of repossessions during the period	£0.00	0	0.00%
Outstanding Possessions at the end of the period	£602,824.75	5	0.13%

Residential Mortgage Loan Principal Balance at Start of the period	472,297,561.05
Repurchases/Buy Backs during the period	-
Residential Mortgage Loan Principal Balance at end of the period	469,956,840.09
Principal Payment Rate	0.67%
Annualised PPR Speed (Based on months principal payment rate)	7.78%
Cumulative Principal Balance of all Properties Sold	£77,476,160.19
Principal Balance of Properties Sold in Period (incl LPA sales)	£114,938.04
Weighted Average Seasoning (Months)	99
Total Balance of Further Advances	£2,424,911.49

	Current Period			At Issuance		
Region	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
East Anglia	19,756,268	157	4.21%	47,972,973	194	5.71%
East Midlands	21,756,268	207	4.63%	47,207,351	464	5.62%
London	95,769,842	496	20.47%	166,055,110	833	19.78%
North	14,174,812	186	3.03%	27,553,192	368	3.28%
Northern Ireland	5,490,392	55	1.17%	11,485,156	130	1.37%
North West	57,336,175	604	12.26%	93,616,103	941	11.15%
Scotland	17,171,961	217	3.67%	35,529,837	459	4.23%
South East	136,164,075	876	29.68%	240,967,850	1,510	28.70%
South West	30,579,831	237	6.54%	51,823,632	387	6.17%
Wales	14,906,605	166	3.19%	25,904,117	278	3.01%
West Midlands	31,395,636	320	6.71%	58,020,965	564	6.91%
Yorks and Humber	29,883,813	367	6.39%	51,497,162	498	6.13%
Total	467,746,524	3,887	100.00%	839,622,845	6,756	100.00%
Mortgage Size	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Less than or equal to 30K	1,394,745	38	0.71%	1,646,268	100	0.27%
More than 30k up to and including 50K	11,790,266	283	2.52%	23,635,541	618	2.82%
More than 50k up to and including 75K	42,406,244	647	9.07%	71,279,110	1,130	8.49%
More than 75k up to and including 100K	59,537,228	680	12.73%	100,246,594	1,157	11.94%
More than 100k up to and including 125K	67,790,925	639	14.49%	119,022,651	1,070	14.18%
More than 125k up to and including 150K	57,945,734	424	12.39%	103,370,688	756	12.31%
More than 150k up to and including 200K	96,919,963	563	20.72%	168,299,808	981	20.04%
More than 200k up to and including 400K	111,960,877	443	23.94%	215,058,145	847	25.61%
More than 400K up to and including 500K	9,276,377	21	1.98%	20,261,242	54	2.41%
More than 500k	6,847,177	11	1.46%	15,303,407	16	1.82%
Total	467,746,524	3,887	100.00%	839,622,845	6,756	100.00%
Mortgage Type	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Owner Occupied Purchase	98,966,468	747	21.16%	181,117,369	2,116	21.57%
Owner Occupied Remortgage	94,908,468	747	20.29%	191,117,369	1,510	22.76%
Buy to Let	193,597,503	1,714	41.39%	295,470,031	2,485	35.19%
Right to Buy	12,965,609	293	2.77%	34,480,519	654	4.11%
Total	467,746,524	3,887	100.00%	839,622,845	6,756	100.00%
Mortgage Payment Frequency	Monthly					
Interest Payment Type	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Capital & Interest	76,035,137	1,050	16.25%	211,414,166	2,260	25.18%
Interest Only	391,721,387	2,828	83.75%	628,208,600	4,430	74.82%
Mixed (Part & Part)			0.00%			0.00%
Total	467,746,524	3,887	100.00%	839,622,845	6,756	100.00%
LTV	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Less than or equal to 25%	2,249,535	108	0.48%	1,641,245	49	0.20%
More than 25% up to and including 30%	16,651,954	271	3.55%	24,639,951	369	2.93%
More than 30% up to and including 35%	11,008,389	126	2.35%	14,214,254	168	1.67%
More than 35% up to and including 40%	16,936,269	171	3.62%	21,016,355	217	2.50%
More than 40% up to and including 45%	18,962,474	212	4.05%	25,415,456	212	2.63%
More than 45% up to and including 50%	35,441,950	333	7.58%	39,700,681	361	4.73%
More than 50% up to and including 55%	35,199,768	292	7.53%	52,706,531	436	6.28%
More than 55% up to and including 60%	38,721,280	310	8.28%	71,058,422	590	8.46%
More than 60% up to and including 65%	53,098,468	416	11.35%	109,269,633	869	13.01%
More than 65% up to and including 70%	129,124,912	983	27.61%	243,101,323	1,905	28.95%
More than 70% up to and including 75%	75,187,318	423	16.01%	143,420,294	918	17.08%
More than 75% up to and including 80%	35,037,880	221	7.49%	100,770,015	702	12.00%
Over 100%	9,345,580	63	2.00%	648,060	5	0.08%
Total	467,746,524	3,887	100.00%	839,622,845	6,756	100.00%
Years to maturity of mortgages	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
0 and less than or equal to 5 years	20,340,139	273	4.12%	34,634,575	332	4.01%
Greater than 5 years and less than or equal to 10 years	50,080,420	448	10.71%	41,634,575	359	5.96%
Greater than 10 years and less than or equal to 15 years	92,049,420	646	19.99%	84,362,017	720	10.05%
Greater than 15 years and less than or equal to 20 years	268,668,725	2,073	57.44%	155,329,982	1,339	18.50%
Greater than 20 years and less than or equal to 25 years	27,187,431	251	5.81%	504,363,320	3,908	60.07%
Greater than 25 years and less than or equal to 30 years	-	-	0.00%	53,317,891	443	6.35%
Greater than 30 years	-	-	0.00%			0.00%
Total	467,746,524	3,887	100.00%	839,622,845	6,756	100.00%
Property Type	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Bungalow	10,602,392	77	2.27%	21,007,722	149	2.50%
Detached House	57,277,617	302	12.25%	115,499,266	580	13.75%
Flat/ Maisonette	118,091,038	965	25.25%	207,321,177	1,666	24.69%
Semi- Detached House	106,202,319	887	22.29%	191,145,772	1,568	22.77%
Terraced House	177,573,157	1,657	37.96%	304,848,908	2,793	36.30%
Total	467,746,524	3,887	100.00%	839,622,845	6,756	100.00%
Interest Rate Type	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Base	326,977,242	2,549	69.90%	56,818,951	447	6.77%
Libor	140,769,282	1,338	30.10%	38,193,965	702	4.55%
Base Discount		-	0.00%	248,961,400	1,723	29.65%
Fixed- reverting to Base	-	-	0.00%	231,595,230	1,749	27.58%
Fixed- reverting to Libor	-	-	0.00%	205,669,292	1,730	24.50%
SVR/ Administered	-	-	0.00%	58,383,866	457	6.95%
Total	467,746,524	3,887	100.00%	839,622,844	6,756	100.00%
Asset Type	**Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Conforming- Buy to Let	192,332,409	1,697	41.12%	295,470,031	2,485	35.19%
Conforming- Non Self-Cert	12,184,918	91	2.60%	20,669,611	147	2.26%
Conforming- Self-Cert	122,470,214	757	26.18%	223,853,500	1,306	26.66%
Non-Conforming	140,758,983	1,342	30.10%	300,229,703	2,818	35.76%
Total	467,746,524	3,887	100.00%	839,622,845	6,756	100.00%
Self Certification	**Balance**	**No**	**% of Balance**	**Total Balance**	**No**	**% of Original Balance**
N	246,372,760	2,270	52.52%	450,391,480	3,745	47.67%
Y	226,773,768	1,629	48.48%	439,361,365	3,056	52.33%
Total	467,746,524	3,887	100.00%	839,622,845	6,756	100.00%

Issuer Priority of Payments	22 December 2014		
Available Revenue Receipts		**Available Principal Receipts**	
Revenue Receipts from Mortgage Holders	£3,123,165.86	Principal Receipts from Mortgage Holde	£8,293,750.78
Swap Receipts	£0.00	Income surplus/Income retained for unc	-£421,769.61
Interest on GIC accounts	£18,755.65	Rounding balance retained from the last	£101,817.02
From the Discount Reserve	£0.00		
From Principal Receipts to cover Liquidity Shortfall	£0.00		
Credit from General reserve	17,915,670.00		
Principal Recoveries	£421,769.61		
UK Gilt Income	£3,968,500.00		
Less: Income Retained	£0.00		
Total	25,446,861.46	Total	7,973,798.17
Revenue Priority of Payments		**Principal Priority of Payments**	
(1) Trustee/ Security Trustee	-	(2) Principal paid to A2 note holders	7,858,391.69
(2) Paying Agent/ Registrar	-	(3) Principal paid to M note holders	-
(3) Servicer Fees/ Cash Manager Fees/ Account Bank Fees	211,973.66	(4) Principal paid to B note holders	-
(4) Amounts due under the Liquidity Facility agreement	6,361.98	(5) Principal paid to C note holders	-
(5) Class A Note Interest	691,221.10	(6) Principal paid to D note holders	-
(5) J1 VFN Interest Expense	-		
(5) (ii) Fixed Interest / Basis Rate Swap Payments	10,884.40	(7) Principal paid to K VFNs note holders	-
		(8) In respect of Subordinated Loan	-
(6) Third Party Fees	58,366.65	principal	-
(7) Class M Note Interest	188,386.37	Retained Principal	105,006.48
(7) J2 VFN Interest Expense	-		
(8) Class B Note Interest	178,342.60		
(8) J3 VFN Interest Expense	-		
(9) Class C Note Interest	164,076.85		
(9) J4 VFN Interest Expense	-		
(10) Class D Notes	192,285.77		
(10) J5 VFN Interest Expense	-		
(11) Maximum Required Amount	17,915,670.00		
(12) Expense loan interest	-		
(12) Expense loan principal repayment	-		
(14) Swap termination fee	-		
(15) Fees , cost and expenses not covered by Admin agreement fees	-		
(16)	29,360.71		
(16) Amounts due in relation to the subordinated loan	203,965.57		
(17) Company profit	0.00		
(18) Retention if expense loan condition is true	-		
(19) K VFN Interest	2,330,676.57		
(20) K VFN principal repayment	1,635,800.00		
(22) L VFN Interest	107,194.75		
(23) L VFN principal repayment	1,521,200.00		
(24) DPC Cash Payment	72.45		

Additional Information as at the most recent IPD	22 December 2014
Opening Expense Loan Balance	£0.00
Closing Expense Loan Balance	£0.00
Applied Principal	£7,963,398.17
Retained Principal	£105,006.48
Loss Provision	£5,478,943.79
Uncovered Shortfall	£0.00
Income Retained	£0.00
Losses in quarter as % bonds issued	0.000%
Cumulative losses as % bonds issued	3.113%
Number of properties sold in period	5
Bonds outstanding as % of original bonds issued	56.02%
Excess Spread following Uncovered Shortfall	£1,521,200.00
Excess Spread preceding Uncovered Shortfall	£1,521,200.00
Annualised Excess Spread following Uncovered Shortfall Percentage	1.30%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	1.30%
Reserve Balance at Transaction Close	£17,915,670.00
Beginning Reserve Account Balance	£17,915,670.00
Ending Reserve Account Balance	£17,915,670.00
Change in the Reserve Account Balance	£0.00
Target Reserve Account Balance	£17,915,670.00
Available Liquidity Drawing Amount start of period	£14,243,430.44
Facility Amortisation	£235,761.71
Drawings under Liquidity Facility	£0.00
Available Liquidity Drawing Amount end of period	£14,057,679.71
UK Gilts	
UK Gilts Security International Securities number	GB00B1VWPC34
Description	UKT 5 03/07/2036
UK Gilt Nominal Amount	£158,260,000.00
Coupon received in collection period	£3,968,500.00
Total Coupon received to date	£25,739,762.72

Assets and Liabilities Reconciliation as at the most recent IPD	22 December 2014
Mortgages	472,297,001
Provisions	(5,479,944)
Retained Principal	105,006
Total principal assets	466,922,064
Total Liabilities - Notes	466,922,064

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.wms.co.uk	Web address	http://www.co-operativebank.co.uk/mortgages/standard/
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	www.capitairgtrustees.co.uk	US Paying Agent	HSBC Bank USA, N.A
Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		

Deal Triggers	Provider	Rating Triggers (M/F)	Current Rating M/F)	Status	Action
Currency Swaps (6 &7a)	JPMorgan Chase N.A.	L-term rating below A2(Moody's), A+(Fitch) S-term rating below P-2(Moby's), F1 (Fitch)	S-Term L-term Below P-1, Aa3 Fitch: F1, A+	Satisfied	
Liquidity Facility	The Co-operative Bank	S-term rating below P-1(Moby's), F1 (Fitch)	S-Term Sup Prime(Moby's), BF(Fitch)	Breached	Cash Collateralised in External Gic account
Basis Swap	JPMorgan Chase N.A	L-term rating below A2(Moody's), A(Fitch) S-term rating below P-1(Moby's), F1 (Fitch)	S-Term/ L-term Below P-1, Aa3 Fitch: F1, A+	Satisfied	
Internal GIC Account	The Co-operative Bank	S-term rating below P-1 (Moby's), F1+ (Fitch)	S-Term Sup Prime(Moby's), BF(Fitch)	Breached	Deposits limited to Collateralised Amount- £2m
External GIC Account**	Bank of New York Mellon	S-term rating below P-1 (Moby's), F1+ (Fitch)	S-Term P1(Moby's), F1+ (Fitch)	Satisfied	0

Back up Cash Manager	Citibank N.A., London Branch
Back up Servicer	Homeloan Management Limited

**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

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Documents Distribution Channels	Bloomberg or http://www.co
Loan Level Data and Liability Modelling	https://loanportal.co.uk/hsbc-securitisation
Report Frequency	Monthly

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The co-operative bank