Leek Finance Number 20 PLC Issuer Stock Exchange Listing Publishing Date Reporting Period Start Date Reporting Period End Date Legal Maturity 28 February 201: 11 March 201 22 December 77 prevotes Quarterly finetees reynnen uses Note Summary for the most Recent/Current interest Paymen Uses Original Raining (SAP) Moody Filch) Current Raining (Moody Seriza) Raining (Moody Seriza) Current Raining (Moody Seriza) Current Raining (Moody Seriza) Current Interest Shortfall 79 62.05 0.000 21.009 0.009 Sterline 5.1489,000,000.00 6923,939,390.00 6923,939,390.00 69.00 69.31,118,859.40 3 month £ libor Actual/365/366 1.00000% 0.55963% £3,118,859.40 1.55963% Currency in which the portfolio data is reported Original Total Number of Residential Mortgage Loans Current Total Number of Residential Mortgage Loans Original Total Value of Residential Mortgage Loans Current Loans—Value ratio at transaction dose Current Loans—Value Residential Mortgage Loans Current Loans—Value Residential Mortgage Loans Current Loans—Value Residential Mortgage Loans Current Loans Total Residential Mortgage Loans Weighted Average Interest Rate [pre Swap] at the end of the period Weighted Average Interest Rate [pre Swap] at the end of the period Weighted Average seasoning at Transaction Close Weighted average seasoning at Transaction Close Weighted average Term to maturity of the pool at Transaction Close Sterling 14,117 10,316 £1,892,185,899 84,53% 82,65% 2.1 6.04% 2.96% 0.5 Years 21.87 Years Delinquency Band (excluding possessions) 0.01 <= 1 Months in Arreans 1.01 <= 2 Months in Arreans 1.01 <= 2 Months in Arreans 1.01 <= 5 Months in Arreans 1.01 <= 4 Months in Arreans 1.01 <= 5 Months in Arreans 1.01 <= 6 Months Delinquencies - A loan is classified as 'delinquent' if the arreans balance is greater than zero as at the date of the Original Balance 90,823,551 36,546,076 19,474,954 7,335,537 4,931,665 2,093,476 Total Balance No % of Total Balance No % of Original Balance 42,077,014 56,168,842 31,059,004 19,532,510 10,963,180 7,283,085 32,012,560 199,096,196 316 436 235 146 82 59 670 279 133 53 39 15 Delinquoncies - A toan is disalfied as 'delinquent' if the arrears ball Salance of the performing Leans Net Losses for the period Cumulative Net LOSs Average Loss Sevenity for the current period Average Loss Sevenity for the current conduction Constanting Repossession Custamating Repossession Custamating Repossession Custamating Repossession Marchaet of the period Custamating Possession admir ple period Custamating Possession admir ple period Repurchasses (Buy Backs during the period Repurchasses (Buy Backs during the period Current Residentia Mortgane Lonn Principal Balance Current Residentia Mortgane Lonn Principal Balance Annualised PPR Speed (Based on quarterly principal payment rate Annualised PPR Speed (Based on quarterly principal payment rate 1,116,450,635 83,345.05 45,949,327.97 22.56% 33.29% rincipal Balance £2,646,941.55 £331,620.01 % of Total Balance 0.20% 0.03% **No** 19 3 £2,460,294.06 ,327,623,192.97 % of Balance 2.81% 5.77% 5.77% 15.01% 3.98% 1.58% 10.83% 5.58% 6.77% 3.99% 6.77% 3.99% 6.71% 0.00% 6 Balance Total Balance 37,042,738 76,094,735 197,844,647 52,397,327 20,834,609 142,760,348 73,504,538 376,010,391 89,253,747 52,561,181 107,306,064 92,396,799 Original Balance 49.261.607 113.247.646 285.314.722 76.030.278.91.23 197.873.050 112.278.891 523.743.313 133.099.631 79.713.073 154.952.451 135.882.164 1,892.185.899 Region East Anglia East Midlands London North Northern Irelar North West Scotland No 293 695 1,006 593 170 1,417 777 2,283 643 494 999 946 10,316 No 372 974 1,400 792 248 1,827 1,135 3,103 914 715 1,346 1,291 nal Balance 2.60% 5.99% 15.08% 4.02% 1.63% 10.46% 5.93% 27.68% 7.03% 4.21% 8.19% 7.18% Scotland South East South West Wales West Midlands Yorks and Hum Yorks and Humber Tuber T \$ of Original Balance 0.11% 6.39% 1.15% 1.25% 1.215% 1.26% 2.249% 2.7.75% 1.28% 2.99% 2.7.8% 1.28% 1.28% 1.28% 2.249% 2.2.49% 2.2.49% 2.2.49% 2.2.49% 2.2.49% 2.2.49% 2.2.49% 2.2.49% 2.2.49% 2.2.49% 3.3.34% 2.2.49% 3.3.34% 2.2.49% 3.3.34% 3.3.40% 1,892,185,899 iginal Balance 2,039,073 19,830,436 120,264,464 229,899,731 287,143,001 252,363,277 425,517,387 525,137,834 23,774,376 6,216,319 Total Balance 3,928,552 21,405,194 98,689,052 170,460,689 190,920,941 173,404,772 290,814,108 348,274,029 14,51,474 15,588,297,124 10 Total Balance 653,928,740 1318,007,124 1 % of Balance 0.30% 1.62% 7.49% 12.93% 13.16% 22.06% 1.10% 0.42% 100.00% % of Balance 49.61% 28.139 19.739 100.009 No 79 472 1,880 2,634 2,562 1,845 2,481 2,099 54 No 185 510 1558 1956 1702 1266 1696 1400 33 6,216,319 1,892,185,899 Original Balance 931,179,387 566,849,374 341,067,513 53,089,624 1,892,185,899 11 14,117 No 6,156 4,274 3,000 Total Mortgage Type Owner Occupied Purchase Owner Occupied Remortgage Buy to Let Right to Buy Total Mortgage Payment Frequency Mortgage Payment Frequence Interest Payment Type % of Balance 19.94% 79.55% 0.50% Original Balance 505,272,449 1,386,712,790 200,600 % of Original Balance 26.70% 73.29% 0.01% Mode (Part & Part) LTV Less than or equal to 25%. More han 25% up to and including 50%. More han 25% up to and including 50%. More han 55% up to and including 65%. More han 55% up to and including 65%. More han 55% up to and including 65%. More han 65% up to and including 65%. More han 65% up to and including 75%. More han 65% up to and including 75%. More han 65% up to and including 75%. More han 65% up to and including 65% for the han 56% up to and including 65% for the han 56% up to and including 65% for the han 56% up to and including 65%. Wore han 65% up to and including 65%. Wore han 65% up to and including 65%. Year to 10% up to and including 65%. Wore han 65% up to and including 10%. Year 10%. 0.50* 100.00* % of Balanc 0.419 3.59% 1.66% 2.58% 3.25% 5.17% 8.00% 8.69% 9.67% 17.33% 21.79% 15.72% 100.00% 100.00% 4,117 No 107 677 297 301 425 610 804 847 1,391 2,937 3,198 2,523 0,316 No 177 679 260 348 444 632 913 937 991 1,645 1,807 1,296 10,316 1,892,185,899 Original Balance 5,342,694 47,268,292 21,876,576 34,045,999 42,796,616 68,123,539 105,497,178 114,593,819 127,394,395 228,377,166 287,222,176 207,203,536 28,265,138 ,318,007,124 iginal Balance 4,786,444 52,889,347 27,643,347 31,404,692 47,149,170 71,933,556 99,887,758 112,891,145 181,970,804 402,357,200 486,497,736 372,723,680 0.25% 2.79% 1.46% 1.66% 2.49% 3.80% 5.28% 5.97% 9.62% 21.26% 25.71% 0.00% Total Wears to maturity of mortgages and less than or equal to 5 years creater than 5 years and less than or equal to 10 years creater than 10 years and less than or equal to 10 years creater than 10 years and less than or equal to 15 years creater than 10 years and less than or equal to 20 years creater than 20 years and less than or equal to 20 years creater than 20 years and less than or equal to 30 years creater than 30 years 1,892,185,899 Original Balance 3,145,259 74,131,150 154,650,325 346,077,567 1,098,654,994 215,526,604 Total Balance 65,479,263 117,952,530 268,692,716 726,377,363 139,505,253 538 952 2,149 5,418 1,259 1,892,185,899 iginal Balance 65,504,376 249,159,255 366,563,455 504,206,467 706,752,345 1,892,185,899 0.00% 100.00% Balance 3.46% 13.17% 19.37% 26.65% 37.35% Total Property Type Bungalow Detached House Flat/ Maisonette Semi- Detached House Terraced House % of Original 43,313,769 168,515,381 254,881,471 349,055,379 4,372 10,316 No 5,579 erraced House lotal nterest Rate Type Base Base Discount liked-reverting to Base liked-reverting to Libor SVR/Administered 5,885 ,892,185,899 ginal Balance 124,422,402 309,771,031 722,535,886 650,177,958 973 2,047 5,396 5,082 6.58% 16.37% 38.19% 34.36% 714 4,023 92,195,976 504,253,118 12,109,739 73,168,882 1,892,185,899 110 0.64% 3.87% 00.00% bor bor Discount 10,316 Total Asset Type Conforming- Buy to Let Conforming- Non Self-Cert Conforming- Self-Cert Non-Conforming Total Balance 256,271,357 162,678,189 301,238,236 % of Balance 19.449 12.349 22.869 Original Balance 334,881,347 244,574,489 439,143,759 2,917 1,757 2,611 Balance 17.70% 12.93% 23.21% 45.369 100.009 % of Balance 597,819,342 ,318,007,124 Balance 4,856 10,316 873,586,304 1,892,185,899 Total Balanc Self- Certification 5,213 5,103 10,316 832,380,885 1,059,805,014 1,892,185,899 7,100 7,017 14,117 580,807,221 737,199,904 ,318,007,124 44.07% 55.93% 100.00% 43.99% 56.01% 100.00%

suer Priority of Payments	11 March 2015]	
vailable Revenue Receipts		Available Principal Receipts			
Revenue Receipts from Mortgage Holders and accorded interest and charges Swap Receipts	50,660,604.17	Principal Receipts from Mortgage Holders	1,339,612,725.60 - 1,343,379.71		
Interest on GIC accounts Credit from General Reserve	62,141.01 94,240,418.71	Income surplus for uncovered shortfall Retained Principal from the last period Income Retained	79,756.00		
From the Discount Reserve From Principal Receipts to cover Liquidity Shortfall	-				
Principal Recoveries Excess From Principal Waterfall	1,343,379.71 18,601,337.75				
Less : Income Retained	-				
Total	164,907,881.35		1,338,349,101.89		
Revenue Priority of Payments		Principal Priority of Payments			
Trustee/ Security Trustee Paying Agent/ Registrar	-	(1) Principal paid to A note holders (2) Principal paid to B note holders	923,939,390.00		
3) Servicer Fees/ Cash Manager Fees/ Account Bank Fees	663,357.91	(3) In respect of Subordinated Loan principal	395,808,374.14		
(i) Fixed Interest Rate Swap Payments (ii) Basis Rate Swap Payments		Retained Principal	-		
5) Class A Note Interest 6) Third Party Fees	3,118,859.40 3,081.00	Execess to Revenue	18,601,337.75		
7) Maximum Required Amount 8) Company profit	146,165.87				
Amounts due in relation to the Senior subordinated loan Discount Reserve loan interest	659,327.50				
Discount Reserve loan principal repayment Expense loan interest	-				
12) Expense loan principal repayment 13) Swap termination fee	-				
14) Fees, cost and expenses not covered by Admin agreement fees above 15) Amounts due in relation to the Junior subordinated loan B	93,371.82 94,397,402.00				
(6) Amounts due in relation to the Junior subordinated loan C (7) DPC Cash Payment	3,004,997.32 62,748,010.39				
			<u> </u>	J	
dditional Information as at the most recent IPD	11 March 2015				
pening Expense Loan Balance osing Expense Loan Balance	£0.00 £0.00				
oplied Principal etained Principal	£1,338,349,101.89 £0.00				
oss Provision ncovered Shortfall	£18,601,337.75 £0.00				
come Retained sses in quarter as % bonds issued	£0.00 0.006%				
umulative losses as % bonds issued umber of properties sold in period	3.086%				
onds outstanding as % of original bonds issued cess Spread following Uncovered Shortfall	0.00% £161,049,274.90				
cess Spread preceding Uncovered Shortfall inualised Excess Spread following Uncovered Shortfall Percentage	£161,049,274.90 45.24%				
nualised Excess Spread preceding Uncovered Shortfall Percentage imulative Principal Balance of all Properties Sold	45.24% £138,033,524.68				
incipal Balance of Properties Sold in Period (Incl LPA sales) eighted Average Seasoning (Months)	£369,358.57 93				
otal Balance of Further Advances eserve Balance at Transaction Close	£2,468,740.67 £94,240,418.71				
eginning Reserve Account Balance nding Reserve Account Balance	£94,240,418.71 £0.00				
nange in the Reserve Account Balance arget Reserve Account Balance	£94,240,418.71 £0.00				
itial Discount Reserve Balance pening Discount Reserve Balance	£44,300,000.00 £0.00				
eleases from Discount Reserve this period nding Discount Reserve Balance	£0.00 £0.00				
lake Whole Ledger Original Balance lake Whole Ledger Period Start Balance	£4,093,336.20 £0.00				
lake Whole Ledger Top Up During the Collection Period lake Whole Ledger Transfers to Principal Receipts	£4,093,336.20 £0.00				
ransfers back to the Bank lake Whole Ledger Period End Balance	-£4,093,336.20 £0.00				
ortage Assets and Note Liabilities Reconciliation After the Final IPD	11 March 2015				
Wortgages	-				
Provisions Retained Principal	- 0				
otal principal assets					
lotes					
Sub Loan Tranche A	ē				
otal Liabilities					
eal Participant Information					
dministrator eb address	Platform Funding Ltd (PFL) www.platform.co.uk		Cash Bond Administrator Web address	Platform Funding Ltd (PFL) www.platform.co.uk	
ub-Administrator	Western Mortgage Services Ltd (WMS)		Servicer Guarantor	Co-operative Bank plc	
eb address	www.wmsl.co.uk		Web address	http://www.co-operativebank.co.uk/invest	orrelations/debtinvestors
ustee eb address	Capita IRG Trustees Ltd www.capitafiduciary.co.uk		Paying Agent US Paying Agent	HSBC Bank plc HSBC Bank USA, N.A	
ad Arrangers	The Royal Bank of Scotland, JPMorgan Ch	nase			
al Talanan	Descriptor	Dating Telegram (MIT)	Consess Parks a (CA DAVID)	Tå ashua	A salar
eal Triggers	Provider	Rating Triggers (M/F) L-term rating below A2(Moody's) A(Fitch)	Current Rating (S&P/M/F) S-Term/ L-term Mdvs: P-1, Aa3	Active	Action
asis Swap	JPMorgan Chase N.A	S-term rating below P-1(Mdys), F1 (Fitch)	Mdys: P-1, Aa3 Fitch: F1, A+ S-Term	Satisfied	
	The Co-operative Bank	S-term rating below P-1 (Mdys), F1+ (Fitch)	Not Prime(Mdys), B(Fitch) S-Term	Breached	Deposits limited to Collateralised Amount- £3m
	1			Satisfied	
ternal GIC Account		S-term rating below P-1 (Mdys), F1+ (Fitch)	P1Mdys), F1+ (Fitch)		
ernal GIC Account ternal GIC Account** uck uc Cash Manager	Bank of New York Mellon Citibank N.A., London Branch	S-term rating below P-1 (Mdys), F1+ (Fitch)	JP1Mdys), F1+ (Fitch)		
ternal GIC Account tternal GIC Account** uck up Cash Manager uck up Servicer	Bank of New York Mellon Citibank N.A., London Branch Homeloan Management Limited				
temal GIC Account tdemal GIC Account** sick up Cash Manager sick up Servicer	Bank of New York Mellon Citibank N.A., London Branch Homeloan Management Limited				
ternal GIC Account demail GIC Account** ack up Cash Manager ack up Servicer As a result of the rating downgrade of Royal Bank of Scotland (RBS) last year, the issue formation Sources	Bank of New York Mellon Citibank N.A., London Branch Homeloan Management Limited	the new external GIC account provider with eff Platform			
ternal GIC Account demail GIC Account* ack up Cash Manager ack up Cash Manager ack up Servicer As a result of the rating downgrade of. Royal Bank of Scotland (RBS) last year, the issue formation Sources and Contact and Sources and Contact and Sources and Contact and Sources and Contact and	Bank of New York Mellon Citibank N.A., London Branch Homeloan Management Limited	the new external GIC account provider with eff Platform Randika Vithanage randika vithanage effs. coop			
ternal GIC Account stemal GIC Account* ack up Cash Manager ack up Servicer As a result of the rating downgrade of Royal Bank of Scotland (RBS) last year, the issue formation Sources oriented to the cash of the cash o	Bank of New York Mellon Citiberk N.A., London Branch Homeloan Management Limited Homeloan Management Limited er has appointed Bank of New York Mellon as i	the new external GIC account provider with eff Platform Randika Withanage randika withanage Effs. coor +44 (0) 161 201 7809 +44 (0) 161 903 3582			
Itemal GIC Account stemal GIC Account* sket up Cash Manager sket up Genthouse sket up	Bank of New York Mellon Citilisek N.A., London Branch Hornelson Management Limited er has appointed Bank of New York Mellon as i The Co-operative Bank	the new external GIC account provider with eff Platform Randika Vithanage randika, vithanage 62 cfs. coco +44 (0) 141 201 7809			

The **co-operative** bank