Leek Finance Number 19 PLC

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

Most Recent /Current Quarterly Interest Payment Date	21 June 2016
Previous Quarterly Interest Payment Date	21 March 2016
Next Interest Payment Date	21 September 2016

Issuer Priority of Payments — 21 June 2016

Available Revenue Receipts		Available Principal Receipts	
Revenue Receipts from Mortgage Holders	22,897,965.72	Principal Receipts from Mortgage Holde	£9,464,592.24
Swap Receipts	£0.00	Income surplus/Income retained for unc	£134,248.93
Interest on GIC accounts	£13,311.79	Rounding balance retained from the last	£101,204.49
From the Discount Reserve	£0.00	Make whole ledger paydown	£96,288.78
From Principal Receipts to cover Liquidity Shortfall	£0.00		
Credit from General reserve	17,915,670.00		
Principal Recoveries	£0.00		
UK Gilt Income	£3,956,500.00		
Less: Income Retained	-£134,248.93		
Total	24,649,198.59	Total	9,796,334.44

Revenue Priority of Payments		Principal Priority of Payments	
(1) Trustee/ Security Trustee	-	(2) Principal paid to A2 note holders	9,695,951.60
(2) Paying Agent/ Registrar	-	(3) Principal paid to M note holders	-
(3) Servicer Fees/ Cash Manager Fees/ Account Bank Fees	251,431.30	(4) Principal paid to B note holders	-
(4) Amounts due under the Liquidity Facility agreement	5,796.90	(5) Principal paid to C note holders	-
(5) Class A Note Interest	905,494.90	(6) Principal paid to D note holders	-
(5) J1 VFN Interest Expense			
(5) (ii) Fixed Interest / Basis Rate Swap Payments	11,737.60	(7) Principal paid to K VFNs note holders	-
		(8) In respect of Subordinated Loan	
(6) Third Party Fees	29,253.26	principal	
(7) Class M Note Interest	193,908.57	Retained Principal	100,382.84
(7) J2 VFN Interest Expense			
(8) Class B Note Interest	182,420.05		
(8) J3 VFN Interest Expense			
(9) Class C Note Interest	167,012.89		
(9) J4 VFN Interest Expense			
(10) Class D Notes	194,846.77		
(10) J5 VFN Interest Expense			
(11) Maximum Required Amount	17,915,670.00		
(12) Expense loan interest	-		
(13) Expense loan principal repayment	-		
(14) Swap termination fee	-		
(15) Fees , cost and expenses not covered by Admin agreement fees above	6,898.57		
(16) Amounts due in relation to the subordinated loan	206,635.47		
(17) Company profit	-		
(18) Retention if expense loan condition is true	-		
(19) K VFN Interest	2,266,481.03		
(20) K VFN principal repayment	1,680,000.00		
(22) L VFN Interest	-		
(23) L VFN principal repayment	-		
(24) DPC Cash Payment	921,709.29		

Additional Information as at the most recent IPD	21 June 2016
Opening Expense Loan Balance	£0.00
Closing Expense Loan Balance	£0.00
Applied Principal	£9,796,334.44
Retained Principal	£100,382.84
Loss Provision	£2,933,485.31
Uncovered Shortfall	£134,248.93
Income Retained	£134,248.93
Losses in quarter as % bonds issued	0.000%
Cumulative losses as % bonds issued	3.184%
Number of properties sold in period	1
Bonds outstanding as % of original bonds issued	50.09%
Excess Spread following Uncovered Shortfall	£5,091,724.35
Excess Spread preceding Uncovered Shortfall	£5,225,973.28
Annualised Excess Spread following Uncovered Shortfall Percentage	4.83%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	4.96%
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	£12,811,981.58
Facility Amortisation	£290,878.55
Drawings under Liquidity Facility	£0.00
Available Liquidity Drawing Amount end of period	£12,521,103.01
Make Whole Ledger Original Balance	£2,094,495.00
Make Whole Ledger Period Start Balance at the IPD	£807,035.06
Make Whole Ledger Top Up During the Collection Period	£0.00
Make Whole Ledger Transfers to Principal Receipts on Calculation Date	£96,288.78
Make Whole Ledger Period End Balance at the IPD	£710,746.28
UK Gilts	
UK Gilt Security International Securities number	GB00BY1WPC84
Description	UKT 5 03/07/2018
UK Gilt Nominal Amount	£158,260,000.00
Coupon received in collection period	£3,956,500.00
Total Coupon received to date	£37,608,252.72

Assets and Liabilities Reconciliation as at the most recent IPD	21 June 2016
Mortgages	420,203,203
Provisions	(2,933,485)
Retained Principal	100,383
Total principal assets	417,370,100
Total Liabilities - Notes	417,370,100

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/covermaintstructuredebtinvestors
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	www.capitafiduciary.co.uk	US Paying Agent	HSBC Bank USA, N.A
Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		

Deal Triggers

Deal Triggers	Provider	Rating Triggers (M/F)	Current Rating M/F)	Status	Action
Currency Swaps (\$ &€s)	JPMorgan Chase N.A	S-Term/ L-term L-term rating below A2(Moody's), A+(Fitch) S-term rating below P-1(Mdys), F1 (Fitch)	S-Term/ L-term Mdys: P-1, Aa3 Fitch: F1+, AA-	Satisfied	
Liquidity Facility	The Co-operative Bank	S-term rating below P-1(Mdys), F1 (Fitch)	S-Term Not Prime(Mdys), B(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(Mdys), F1 (Fitch)	S-Term/ L-term Mdys: P-1, Aa3 Fitch: F1+, AA-	Satisfied	
Internal GIC Account	The Co-operative Bank	S-term rating below P-1 (Mdys), F1+ (Fitch)	S-Term Not Prime(Mdys), B(Fitch)	Breached	Deposits limited to Collateralised Amount- £2m
External GIC Account**	Bank of New York Mellon	S-term rating below P-1 (Mdys), F1+ (Fitch)	S-Term P1(Mdys), F1+ (Fitch)	Satisfied	N/A
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.

The co-operative bank