

Leak Finance Number 19 PLC



| ESF Field No | ESF's RMS Field Name | General | Class A1a | Class A1b | Class A2a | Class A2b | Class A2c | Class M1 | Class M2 | Class B1 | Class B2 | Class C1 | Class C2 | Class D1 | Class D2 |
|--|--|-----------|-----------------|------------------|--------------------|------------------|-----------------|-----------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 2 | Report date | 21/Dec/10 | | | | | | | | | | | | | |
| 3 | Accrual Start Date | 21/Dec/10 | | | | | | | | | | | | | |
| 4 | Accrual End Date | 21/Dec/10 | | | | | | | | | | | | | |
| 5 | Accrual period | 91 | | | | | | | | | | | | | |
| 6 | International Securities number | | XS029447464 | XS029447567 | XS029447776 | XS029448002 | XS029448243 | XS0294483614 | XS0294484349 | XS0294484778 | XS0294485072 | XS0294485403 | XS0294486476 | XS0294486559 | XS0294486716 |
| 7 | Stock Exchange Listing | | | | | | | | | | | | | | |
| 8 | Leak Finance Number 19 PLC | | | | | | | | | | | | | | |
| 9 | Issuer | | | | | | | | | | | | | | |
| 10 | Original Ratings | | AAA/Aaa/AAA | AAA/Aaa/AAA | AAA/Aaa/AAA | AAA/Aaa/AAA | AAA/Aaa/AAA | AA/A2/AA | AA/A2/AA | A/A2/A | A/A2/A | BBB/Baa3/BBB | BBB/Baa3/BBB | BB/Ba3/BB | BB/Ba3/BB |
| 11 | Interest payment date | 21/Dec/10 | | | | | | | | | | | | | |
| 12 | Principal payment date | 21/Dec/10 | | | | | | | | | | | | | |
| 13 | Determination date | 30/Nov/10 | | | | | | | | | | | | | |
| 14 | Previous factor | | 0.000 | 0.000 | 82.357 | 82.357 | 82.357 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 |
| 15 | Current factor | | 0.000 | 0.000 | 81.090 | 81.090 | 81.090 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 |
| 16 | Credit Enhancement - Original | | 21.57% | 21.57% | 21.57% | 21.57% | 13.20% | 13.20% | 13.20% | 7.66% | 7.66% | 4.20% | 4.20% | 2.10% | 2.10% |
| 17 | Credit Enhancement - Current | | n/a | n/a | 31.09% | 31.09% | 31.09% | 19.12% | 19.12% | 11.04% | 11.04% | 6.14% | 6.14% | 3.10% | 3.10% |
| 18 | Original Principal Balance | | £28,000,000.00 | \$255,000,000.00 | €110,000,000.00 | \$624,000,000.00 | €124,000,000.00 | €23,000,000.00 | €68,000,000.00 | €12,000,000.00 | €51,000,000.00 | €8,000,000.00 | €32,000,000.00 | €13,000,000.00 | €8,700,000.00 |
| 19 | Total Beginning Balance prior to payment | | £0.00 | \$0.00 | €90,592,700.00 | \$13,980,037.00 | €102,334,465.00 | €23,000,000.00 | €68,000,000.00 | €12,000,000.00 | €51,000,000.00 | €8,000,000.00 | €32,000,000.00 | €13,000,000.00 | €8,700,000.00 |
| 20 | Total Ending Balance subsequent to payment | | £0.00 | \$0.00 | €90,592,700.00 | \$13,980,037.00 | €102,334,465.00 | €23,000,000.00 | €68,000,000.00 | €12,000,000.00 | €51,000,000.00 | €8,000,000.00 | €32,000,000.00 | €13,000,000.00 | €8,700,000.00 |
| 21 | Total Principal Payments | | £0.00 | \$0.00 | €1,393,700.00 | \$7,807,347.00 | €1,777,415.00 | €1,777,415.00 | €1,777,415.00 | €1,777,415.00 | €1,777,415.00 | €1,777,415.00 | €1,777,415.00 | €1,777,415.00 | €1,777,415.00 |
| 22 | Total Interest Payments | | £0.00 | \$0.00 | €195,146.00 | \$21,747.60 | €258,522.65 | €54,008.60 | €187,190.40 | €34,461.60 | €166,173.30 | €22,167.60 | €35,475.62 | €112,851.70 | €59,767.35 |
| 23 | Reference Rate | | 3 month £ libor | US \$ libor | 3 month £ libor | US \$ libor | 3 month £ libor | 3 month £ libor | 3 month Euribor | 3 month £ libor | 3 month Euribor | 3 month £ libor | 3 month Euribor | 3 month £ libor | 3 month Euribor |
| 24 | Day Count Convention | | Actual/360/366 | Actual/360 | Actual/360 | Actual/360 | Actual/360 | Actual/360 | Actual/360 | Actual/360 | Actual/360 | Actual/360 | Actual/360 | Actual/360 | Actual/360 |
| 25 | Relevant Margin | | 0.05000% | 0.05000% | 0.10000% | 0.10000% | 0.10000% | 0.10000% | 0.10000% | 0.42000% | 0.42000% | 0.75000% | 0.75000% | 2.75000% | 2.65000% |
| 26 | Coupon Reference Rate | | 0.73188% | 0.29106% | 0.73188% | 0.29106% | 0.73188% | 0.29106% | 0.73188% | 0.29106% | 0.73188% | 0.29106% | 0.73188% | 0.29106% | 0.73188% |
| 27 | Coupon Amount | | £0.00 | \$0.00 | €190,146.00 | \$21,747.60 | €258,522.65 | €54,008.60 | €187,190.40 | €34,461.60 | €166,173.30 | €22,167.60 | €35,475.62 | €112,851.70 | €59,767.35 |
| 28 | Current Coupon | | 0.78188% | 0.34156% | 0.84186% | 0.40156% | 0.99000% | 0.94188% | 1.08900% | 1.15188% | 1.28900% | 1.48188% | 1.62900% | 3.48188% | 3.32900% |
| 29 | Current Interest Shortfall | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 30 | Cumulative Interest Shortfall | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 31 | Beginning Reserve Account Balance | | £17,915,670.00 | | | | | | | | | | | | |
| 32 | Ending Reserve Account Balance | | £17,915,670.00 | | | | | | | | | | | | |
| 33 | Change in the Reserve Account Balance | | £0.00 | | | | | | | | | | | | |
| 34 | Target Reserve Account Balance | | £17,915,670.00 | | | | | | | | | | | | |
| 35 | Legal Maturity | | 21/Dec/08 | | | | | | | | | | | | |
| 36 | Original Weighted Average Life | | 0.55 | 0.55 | 2.76 | 2.76 | 2.76 | 2.76 | 5.18 | 5.18 | 5.18 | 5.18 | 5.18 | 5.18 | 5.18 |
| 37 | Drawings under Liquidity Facility | | 0 | | | | | | | | | | | | |
| 38 | Timing of the Collateral report | | 30/Nov/10 | | | | | | | | | | | | |
| 39 | Currency | | Sterling | | | | | | | | | | | | |
| 40 | Original Total Number of Residential Mortgage Loans | | 4,795 | | | | | | | | | | | | |
| 41 | Current Total Number of Residential Mortgage Loans | | 4,699 | | | | | | | | | | | | |
| 42 | Original Total Value of Residential Mortgage Loans | | £39,822,645 | | | | | | | | | | | | |
| 43 | Original Loan to Value Ratio | | 82.16% | | | | | | | | | | | | |
| 44 | Current Loan to Value Ratio | | 81.31% | | | | | | | | | | | | |
| A loan is classified as 'delinquent' if the arrears balance is greater than zero as at the date of the collateral report | | | | | | | | | | | | | | | |
| 45 | Delinquencies | | | | | | | | | | | | | | |
| | | | Current Period | | | At Issuance | | | | | | | | | |
| | | | Total Balance | No | % of Total Balance | Original Balance | No | % of Original Balance | | | | | | | |
| 0.01 -> 1 Months in Arrears | | | 1,415,302 | 86 | 1.96% | 29,219,248 | 237 | 3.48% | | | | | | | |
| 1.01 -> 2 Months in Arrears | | | 26,700,202 | 207 | 4.08% | 9,255,963 | 69 | 1.0% | | | | | | | |
| 2.01 -> 3 Months in Arrears | | | 13,246,429 | 98 | 2.72% | 5,415,708 | 39 | 0.69% | | | | | | | |
| 3.01 -> 4 Months in Arrears | | | 9,127,720 | 70 | 1.9% | 4,241,644 | 29 | 0.51% | | | | | | | |
| 4.01 -> 5 Months in Arrears | | | 5,537,382 | 39 | 0.9% | 1,612,108 | 15 | 0.19% | | | | | | | |
| 5.01 -> 6 Months in Arrears | | | 4,452,234 | 36 | 0.7% | 1,222,002 | 11 | 0.18% | | | | | | | |
| > 6 Months | | | 4,126,384 | 288 | 7.12% | 1,300,305 | 14 | 0.15% | | | | | | | |
| Total | | | 11,196,439 | 826 | 19.20% | 52,566,579 | 454 | 6.26% | | | | | | | |
| 46 | Net Loss | | £416,977.98 | | | | | | | | | | | | |
| 47 | Cumulative Net Loss | | £18,719,696.92 | | | | | | | | | | | | |
| 48 | Average Loss Severity | | 16.89% | | | | | | | | | | | | |
| 49 | Outstanding Repossession | | | No | % of Total Balance | | | | | | | | | | |
| 50 | Current Residential Mortgage Loan Principal Balance | | £81,792,493.82 | 14 | 0.12% | | | | | | | | | | |
| 51 | Principal Payment Rate | | 1.10% | | | | | | | | | | | | |
| 52 | Amortized 1200 Speed (based on quarterly principal payment rate) | | 4.30% | | | | | | | | | | | | |
| | | | Current Period | | | At Issuance | | | | | | | | | |
| | | | Total Balance | No | % of Balance | Original Balance | No | % of Original Balance | | | | | | | |
| 71 | Region | | | | | | | | | | | | | | |
| East Anglia | | | 14,485,866 | 130 | 2.60% | 20,777,058 | 173 | 2.47% | | | | | | | |
| East Midlands | | | 26,603,734 | 282 | 4.9% | 47,207,361 | 466 | 5.62% | | | | | | | |
| London | | | 121,935,220 | 620 | 20.9% | 166,050,110 | 831 | 19.78% | | | | | | | |
| North | | | 18,919,585 | 224 | 2.0% | 27,553,192 | 368 | 3.28% | | | | | | | |
| Northern Ireland | | | 7,150,413 | 73 | 1.2% | 11,486,156 | 130 | 1.37% | | | | | | | |
| North West | | | 67,084,123 | 11,259 | 11.5% | 93,616,103 | 941 | 11.1% | | | | | | | |
| Scotland | | | 21,208,594 | 268 | 3.6% | 35,829,837 | 459 | 4.2% | | | | | | | |
| South East | | | 169,095,064 | 1,074 | 28.9% | 240,967,950 | 1,570 | 28.70% | | | | | | | |
| South West | | | 38,151,455 | 276 | 6.2% | 51,823,632 | 387 | 6.17% | | | | | | | |
| Wales | | | 18,076,967 | 201 | 3.1% | 25,304,117 | 278 | 3.01% | | | | | | | |
| West Midlands | | | 40,099,212 | 396 | 6.0% | 58,020,946 | 584 | 6.91% | | | | | | | |
| York and Humber | | | 43,512,075 | 469 | 7.4% | 61,287,492 | 688 | 7.30% | | | | | | | |
| Total | | | 653,348,268 | 4,698 | 100.00% | 839,622,845 | 6,795 | 100.00% | | | | | | | |
| | | | Total Balance | No | % of Balance | Original Balance | No | % of Original Balance | | | | | | | |
| 72 | Mortgage Size | | | | | | | | | | | | | | |
| Less than or equal to 30K | | | 3,524,220 | 178 | 0.60% | 3,145,259 | 166 | 0.37% | | | | | | | |
| More than 30K up to and including 50K | | | 11,605,417 | 282 | 1.8% | 23,830,541 | 618 | 2.8% | | | | | | | |
| More than 50K up to and including 75K | | | 47,481,885 | 750 | 8.14% | 71,279,110 | 1,130 | 8.49% | | | | | | | |
| More than 75K up to and including 100K | | | 74,347,738 | 855 | 11.7% | 100,246,584 | 1,167 | 12.74% | | | | | | | |
| More than 100K up to and including 125K | | | 87,003,202 | 782 | 14.1% | 119,023,051 | 1,070 | 14.18% | | | | | | | |
| More than 125K up to and including 150K | | | 74,368,277 | 545 | 12.7% | 103,370,688 | 756 | 12.31% | | | | | | | |
| More than 150K up to and including 200K | | | 13,160,508 | 708 | 20.8% | 168,299,808 | 981 | 20.04% | | | | | | | |
| More than 200K up to and including 400K | | | 19,896,808 | 552 | 23.9% | 215,058,145 | 847 | 26.61% | | | | | | | |
| More than 400K up to and including 500K | | | 12,707,642 | 29 | 2.1% | 20,261,242 | 54 | 2.41% | | | | | | | |
| More than 500K | | | 10,674,191 | 17 | 1.6% | 15,303,407 | 16 | 1.82% | | | | | | | |
| Total | | | 483,348,268 | 4,698 | 100.00% | 839,622,845 | 6,795 | 100.00% | | | | | | | |
| 73 | Mortgage Type | | | | | | | | | | | | | | |
| Owner Occupied Purchase | | | 217,016,080 | 1,421 | 36.2% | 318,500,000 | 2,128 | 37.4% | | | | | | | |
| Owner Occupied Remortgage | | | 121,261,245 | 523 | 20.7% | 191,117,289 | 1,500 | 22.76% | | | | | | | |
| Buy to Let | | | 231,265,877 | 1,976 | 39.6% | 295,470,531 | 2,465 | 36.19% | | | | | | | |
| Right to Buy | | | 20,605,073 | 378 | 3.6% | 34,480,519 | 654 | 4.11% | | | | | | | |
| Total | | | | | | | | | | | | | | | |

Deal Participant Information

| | | | |
|------------------------------------|---|---|--|
| Administrator | Platform Funding Ltd (PFL) www.pfl.co.uk | Cash Bond Administrator | Platform Funding Ltd (PFL) www.pfl.co.uk |
| Web address | | Web address | |
| Sub-Administrator | Western Mortgage Services Ltd (WMS) www.wmsl.co.uk | Service Guarantor | Co-operative Bank plc www.coop.co.uk |
| Web address | | Web address | |
| Trustee | Capita IRG Trustees Ltd www.capita-irg.co.uk | Paying Agent | HSBC Bank plc |
| Web address | | US Paying Agent | HSBC Bank USA, N.A. |
| Lead Arrangers | The Royal Bank of Scotland, JPMorgan Chase | | |
| | Provider | Rating Triggers (S&P/MF) | Current Rating (S&P/MF) |
| Currency Swaps (\$ & €s) | JPMorgan Chase N.A. | L-term rating below A2(Moody), A+(Fitch), S-term rating below A+1+ (S&P), P-1(Moys), F1 (Fitch) | S-Term/ L-term S&P: A+1+, AA- Moys: P-1, Aa1 Fitch: F+1, AA- S-Term |
| Liquidity Facility | Danske Bank | S-term rating below A+1+ (S&P), P-1(Moys), F1 (Fitch) L-term rating below A2(Moody), A+(Fitch) | S&P: A-1 Moys: P-1 Fitch: F+1 S-Term/ L-term S&P: A-1, A+ Moys: P-1, Aa1 Fitch: F+1, AA- |
| Fixed-Floating Interest Rate Swaps | The Royal Bank of Scotland plc | S-term rating below A+1 (S&P), P-1(Moys), F1 (Fitch) L-term rating below A2(Moody), A+(Fitch) | S-Term/ L-term S&P: A+1+, AA- Moys: P-1, Aa1 Fitch: F+1, AA- |
| Basis Swap | JPMorgan Chase N.A. | S-term rating below A+1 (S&P), P-1(Moys), F1 (Fitch) | S-Term S&P: A+1+, AA- Moys: P-1, Aa1 Fitch: F+1, AA- |
| Internal GIC Account | The Co-operative Bank | S-term rating below A1+ (S&P), P-1(Moys), F1+ (Fitch) | No Rating (S&P), P-1(Moys), F-2(Fitch) S-Term |
| External GIC Account | The Royal Bank of Scotland | S-term rating below A1+ (S&P), P-1(Moys), F1+ (Fitch) | S-Term A1(S&P), P-1(Moys), F1+(Fitch) |