Leek Finance Number 20 PLC Britonnio						
ESF's RMBS Field Name	<u>General</u>	Class A				
Report date 3 Accrual Start Date	21/Jun/10 22/Mar/10					
4 Accrual End Date 5 Accrual period 6 International Securities number	21/Jun/10 91	XS0367880621				
7 Stock Exchange Listing 8 Issuer	London Leek Finance Number 20 PLC					
10 Original Ratings 11 Interest payment date	21/Jun/10 21/Jun/10	AAA./Aaa/AAA				
2 Principal payment date 6 Determination date 3 Previous factor	31/May/10	87.106				
Current factor Credit Enhancement- Original Credit Enhancement- Current		85.838 26.00%				
Credit Enhancement- Current Currency Original Principal Balance		28.99% Sterling £1,489,000,000.00				
Total Beginning Balance prior to payment Total Ending Balance subsequent to payment		£1,297,008,340.00 £1,278,127,820.00				
Total Principal Payments Total Interest Payments Reference Rate		£18,880,520.00 £5,327,344.20 3 month £ libor				
Day Count Convention Relevant Margin		Actual/365/366 1.00000%				
Coupon Reference Rate Coupon Amount Current Coupon		0.64750% £5,327,344.20 1.64750%				
Current Interest Shortfall Curnulative Interest Shortfall		0				
Beginning Reserve Account Balance Ending Reserve Account Balance Change in the Reserve Account Balance	£94,240,418.71 £94,240,418.71 £0.00					
Target Reserve Account Balance Initial Discount Reserve Balance	£94,240,418.71 £44,300,000.00					
Opening Discount Reserve Balance Releases from Discount Reserve this period	£6,100,000.00 £2,500,000.00 £3,600,000.00					
Ending Discount Reserve Balance Legal Maturity Original Weighted Average Life	21/Dec/39 Using pricing CPR	2.1				
Drawings under Liquidity Facility Timing of the Collateral report	N/A 31/May/10					
Currency Original Total Number of Residential Mortgage Loans Current Total Number of Residential Mortgage Loans	Sterling 14,117 12,763					
7 Original Total Value of Residential Mortgage Loans 2 Original Loan to Value Ratio	£1,892,185,899 84.53%					
3 Current Loan to Value Ratio	84.38% A loan is classified as 'delinquent' if the arrears balance is greater than zero as					
4 Delinquencies	at the date of the collateral report	rrent Period			At Issuance	
Delinquency Band (excluding possessions) 0.01 <= 1 Months in Arrears	<u>Total Balance</u> 39,025,935	<u>No</u> 296	% of Total Balance 2.29%	Original Balance 90,823,551	<u>No</u> 670	% of Original Balance 4.80%
1.01 <= 2 Months in Arrears 2.01 <= 3 Months in Arrears 3.01 <= 4 Months in Arrears	82,418,776 38,816,963 27,046,395	597 298 203	4.85% 2.28% 1.59%	36,546,076 19,474,954 7,335,537	279 133 53	1.93% 1.03% 0.39%
4.01 <= 5 Months in Arrears 5.01 <= 6 Months in Arrears	23,195,611 22,985,156	176 158	1.36% 1.35%	4,931,665 2,093,476	39 15	0.26% 0.11%
> 6 Months Total Net Loss	153,930,391 387,419,228 £2,915,381,92	1,039 2,767	9.05% 22.78%	969,153 162,174,412	7 1,196	0.05% 8.57%
Cumulative Net Loss Average Loss Severity	£15,493,738.31 33.01%					
Outstanding Repossession Current Residential Mortgage Loan Principal Balance	Total Balance £8,776,015.29 1,690,341,700.63	<u>No</u> 60	% of Total Balance 0.52%			
Current Residential Mortgage Loan Principal Balance Principal Payment Rate Annualised PPR Speed (Based on quarterly principal payment rate)	1.23% 4.83%					
5 Region East Anglia	Total Balance 46.743.162	rrent Period No 361	% of Balance 2.75%	Original Balance 49.261.607	At Issuance No 372	% of Original Balance 2.60%
East Midlands London	98,287,048 258,796,732	858 1,283	5.78% 15.22%	113,247,646 285,314,722	974 1,400	5.99% 15.08%
North Northern Ireland North West	68,651,330 27,422,886 177,851,873	722 215 1,664	4.04% 1.61% 10.46%	76,030,229 30,789,123 197,873,050	792 248 1.827	4.02% 1.63% 10.46%
Scotland South East	96,497,994 478,057,833	980 2,841	5.67% 28.11%	112,278,891 523,743,313	1,135 3,103	5.93% 27.68%
South West Wales West Midlands	116,726,893 69,527,934 140,973,350	809 625 1,228	6.86% 4.09% 8.29%	133,099,631 79,713,073 154,952,451	914 715 1.346	7.03% 4.21% 8.19%
Yorks and Humber Total	121,115,160		7.12%	135,882,164	1,291	
	1,700,652,196	1,177 12,763	100.00%	1,892,185,899	14,117	7.18% 100.00%
Less than or equal to 30K	1,700,652,196 <u>Total Balance</u> 1,984,437	12,763 <u>No</u> 83	100.00% % of Balance 0.12%	1,892,185,899 Original Balance 2,039,073	14,117 <u>No</u> 79	100.00% % of Original Balance 0.11%
Less than or equal to 30K More than 30k up to and including 50K More than 50k up to and including 75K More than 75k up to and including 100K	1.700,652,196 Total Balance 1.984,437 18,271,602 109,258,876 209,153,638	12,763 No 83 436 1711 2402	100.00% % of Balance 0.12% 1.07% 6.44% 12.30%	1,892,185,899 <u>Original Balance</u> 2,039,073 19,830,436 120,264,464 229,899,731	14,117 No 79 472 1,880 2,634	100.00% % of Original Balance 0.11% 1.05% 6.36% 12.15%
Less than or equal to 30K More than 30k up to and including 50K More than 50k up to and including 75K More than 50k up to and including 75K More than 75k up to and including 100K More than 100k up to and including 125K More than 100k up to and including 150K	1,700,652,196 Total Balance 1,984,437 18,271,602 109,528,876 209,153,638 258,394,916 225,594,668	12,763 No 83 436 1711 2402 2307 1650	100.00% % of Balance 0.12% 1.07% 6.44% 12.30% 15.19% 13.27%	1,892,185,899 Original Balance 2,039,073 19,830,436 120,264,464 229,899,731 287,143,001 252,363,277	14,117 No 79 472 1,880 2,634 2,562 1,845	100.00% % of Original Balance 0.11% 1.05% 6.36% 12.15% 15.18% 13.34%
Less than or equal to 30K More than 30k up to and including 50K More than 50k up to and including 75K More than 50k up to and including 75K More than 75k up to and including 126K More than 100k up to and including 120K More than 100k up to and including 120K More than 10k up to and including 20K More than 200k up to and including 20K More than 200k up to and including 40K More than 200k up to and including 50K	1,700,682,196 <u>Yotal Balance</u> 1,994,437 18,271,602 109,528,876 209,153,584 255,584,586 265,584,586 267,886,527 18,864,544	12,763 No 83 436 1711 2402 2307	100.00% % of Balance 0.12% 1.07% 6.44% 12.30% 15.19%	1.892,185.899 Original 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	14,117 No 79 472 1,880 2,634 2,562	100.00% % of Original Balance 0.11% 1.05% 6.36% 12.15% 15.18% 13.34% 22.49% 27.75% 1.26%
Less than or equal to 30K More than 30k up to and including 50K More than 50k up to and including 75K More than 50k up to and including 75K More than 10k up to and including 10K More than 10k up to and including 12K More than 10k up to and including 15K More than 20k up to and including 15K More than 20k up to and including 40K More than 20k up to and including 40K More than 40k up to and including 40K More than 40k up to and including 50K Total	1,700,682,196 <u>Yotal Balance</u> 1,994,437 18,271,602 109,528,876 200,153,688 285,384,916,603 225,584,618 225,584,618 427,896,627 18,845,434 6,383,770 1,700,582,196	12,763 No No 33 436 1711 2402 2307 1650 2243 1877 43 111 12,763	100.00% % of Balance 0.12% 1.07% 6.44% 12.30% 13.27% 22.65% 27.51% 1.11% 0.37% 100.00%	1.892, 185.899 Original Balance 2.039.073 19.830.438 120.264.464 229.899.731 287,143.001 252.383.277 425.517,387 525.137,834 23,774,376 6,216,319 1.882,185.899	14,117 No 79 472 1,880 2,634 2,562 1,845 2,481 2,099 54 11 14,117	100.00% % of Original Balance 1.15% 1.05% 6.36% 12.15% 13.34% 22.49% 27.75% 1.26% 0.33% 100.00%
Less than or equal to 30K More than 30k up to and including 50K More than 50k up to and including 75K More than 50k up to and including 75K More than 10k up to and including 10K More than 10k up to and including 12K More than 10k up to and including 15K More than 10k up to and including 15K More than 20k up to and including 15K More than 20k up to and including 40K More than 40k up to and including 40K More than 40k up to and including 50K Total	1,700,682,196 Total Balance 1,964,437 18,271,962 100,528,638 228,384,918 228,384,918 225,594,688 384,628,329 467,886,527 18,845,434 10,535,734	12,763 No 83 436 17/1 2402 2307 1550 2187 43 11 12,763 No 5,581	100.00% % of Balance 0.12% 1.07% 6.44% 12.30% 15.19% 22.62% 27.51% 1.11% 0.337%	1,892,185,899 Original Balance 2,039,073 19,830,496 120,380,496 120,380,731 287,143,001 252,363,277 425,517,387 525,137,834 23,774,376 1,802,216,389 Original Balance Original Balance 913,179,387 566,494,374	14,117 No 79 472 1,880 2,634 2,562 1,845 2,481 2,099 54 11 14,117 No 6,156 4,274	100.00% % of Original Balance 0.11% 6.38% 12.15% 15.18% 22.49% 27.75% 1.26% 0.33% 100.00% % of Original Balance 49.21%
Less than or equal to 30K More than 30k up to and including 50K More than 50k up to and including 50K More than 75k up to and including 10K More than 75k up to and including 10K More than 12K up to and including 100K More than 12K up to and including 10K More than 12K up to and including 50K More than 20K up to and including 400K More than 20K up to and including 50K More than 50K Total More than 40K More than 50K More t	1,700,682,196 Total Balance 1,984,437 18,271,602 100,528,976 201,538,977,1602 201,538,977,	12,763 No. 83 406 83 406 1701 1702 2007 1650 2249 1877 43 11 12,783 50 53,737 2,841 604	100.00% % of Balance 0.12% 1.07% 6.44% 12.20% 12.27% 22.62% 27.51% 0.037% 100.00% % of Balance 4.64% 11.11% 10.27% 11.11% 10.27% 10.27% 10.27% 10.27% 10.27% 10.27% 10.27% 10.27% 10.27% 10.27% 10.27% 10.27% 10.27% 10.27%	1,892,185,899 Original Balance 2,099,073 19,890,458 120,264,467 120,264,4691 222,743,201 252,383,277 425,517,387 425,517,387 521,183,384 1,987,513,513,513,513,513,513,513,513,513,513	14,117 No 79 472 1,880 2,582 1,845 2,481 2,099 54 11 14,117 No 6,724 3,000 687	100.00%, of Original Balance 0.11%, 6.36%, 12.15%, 15.18%, 22.49%, 27.75%, 1.26%, 0.33%, 100.00%, % of Original Balance 49.21%, 18.03%, 18.03%, 28.1%, 28.1%,
Less than or equal to 30K More than 30k up to and including SDK More than 50k up to and including TSK More than 50k up to and including TSK More than 10k up to and including TSK More than 100k up to and including 120K More than 110k up to and including 20K More than 20k up to and including 20K More than 20k up to and including 400K More than 20k up to and including 50K More than 50k Total Mortsage Type Owner Occupied Purchase Owner O	1,700,682,196 Total Balance 1,984,437 18,271,102 109,528,975 209,115,084 209,115,084 201,155,084 202,150,164 202,150,164 203,150,164 203,150,164 203,150,164 203,164 203,164 203,164 203,164 203,164 203,164 203,164 203,164 203,164 203,165 203,165 203,165 203,165 203,170	12.763 No. 83 4/56 17/11 2.2507 1850 2.243 1877 43 1.1 12.763 No. 5.587 2.644 6.04 12.763	100.00%. % of Balance 0.12%. 1.07%. 6.44%. 12.30%. 13.27%. 22.62%. 22.51%. 1.11%. 0.37%. 100.00%. % of Balance 49.21%. 22.20%. 1.76%. 1.76%. 1.76%. 1.76%. 1.76%. 1.76%. 1.76%. 1.76%. 1.76%. 1.76%. 1.76%. 1.76%. 1.76%. 1.76%. 1.76%. 1.76%.	1,892,185,899 Original Balance 2,093,073 19,850,456 120,264,4691 223,899,731 325,298,277 425,517,387 425,517,387 425,174,376 6,216,319 7,802,185,899 Original Balance 33,172,387 455,899 456,898,257 456,898,257 456,898,257 456,898,257 456,898,257 456,898,257 456,898,257 456,898,257 456,898,257 456,898,257 456,898,257 456,898,257 456,898,257 456,898,257	14,117 No 79 472 1,880 2,582 1,886 2,481 2,089 54 11 14,117 No 6,158 4,094 3,000 8,87 14,117	% of Original Balance 0.11%, 6.36%, 1.15%, 1.15%, 1.21%, 2.24%, 2.2.75%, 1.26%, 0.33%, % of Original Balance 1.29, 2.25%, 1.20, 2.25%, 1.20%,
Less than or equal to 30K More than 30k up to and including 50K More than 50k up to and including 50K More than 75k up to and including 10K More than 75k up to and including 10K More than 125k up to and including 10K More than 125k up to and including 10K More than 125k up to and including 200K More than 200k up to and including 400K More than 200k up to and including 500K More than 500k More than 50k Mor	1,700.682,196 Total Balance 1,984,437 18,271,962 19,272,962 19,27	12.763 No. 83 4.96 83 4.96 83 84.96 83 88 88 88 88 88 88 88 88 88 88 88 88	100.00% 4 of Balance 0.12% 1.07% 2.07% 2.20% 2.27.51% 1.11% 100.00% 40.21% 40.21% 40.00% 40.21% 40.00% 40.21% 40.00% 40.21% 40.21% 40.20% 40.21% 40.20% 40.21% 40.20% 40.2	1,892,185,899 Original Balance 2,099,073 19,800,484 1229,999,731 287,143,001 282,348,277 425,517,387 425,517,387 525,137,834 523,774,379 1,892,185,899 Original Balance 931,179,387 586,849,374 341,077,513 1,892,185,899 Original Balance 595,272,449 1,892,185,999 Original Balance 1,892,185,999 1,89	14,117 No 79 79 472 1,100 1,1	% of Original Balance 0.11%, 6.10%%, 6
Less than or equal to 30K More than 30k up to and including 50K More than 50k up to and including 75K More than 50k up to and including 17K More than 75k up to and including 17K More than 12k up to and including 10K More than 12k up to and including 15K More than 12k up to and including 15K More than 20k up to and including 40K More than 20k up to and including 50K More than 50	1,700.682,196 Total Balance 1,984,437 18,271,962 10,243,140,271 11,240,243 11,124,043	12.763 No. 83 4.96 1.761 1.761 1.761 1.762 1.763 1.773	100.00% % of Balance 0.12% 1.07% 4.07% 4.07% 4.07% 4.07% 4.12.30% 4.11.11% 4.27% 4.22.62% 4.11.11% 4.00.00%	1,882,185,899 Original Balance 2,099,073 18,830,459 123,089,451 123,089,451 124,543,001 225,283,277 425,517,387 425,517,387 425,517,387 425,517,387 425,517,387 43,676,513 43,676,513 43,106,7513 53,089,624 1,882,195,899 Criginal Balance 655,772,469 1,388,712,790 1,388,	14,117 No 79 477 1,100	100.00% 6 of Original Balance 0.11% 6.26% 1.25% 1.25% 1.2.6% 1.5.18% 1.3.49% 2.7.75% 1.26% 1.26% 1.26% 1.26% 1.28%
Less than or equal to 30K More than 30k up to and including 50K More than 50k up to and including 25K More than 50k up to and including 75K More than 50k up to and including 75K More than 125k up to and including 125K More than 125k up to and including 125K More than 125k up to and including 125K More than 200k up to and including 50DK More than 200k up to and including 50DK More than 50DK More than 50DK More than 50DK More than 50DK More than 50DK More than 50DR More 125K Mo	1,700.682,196 Total Balance 1,894,437 1,927,1627 1,927,	12.763 No. 88 88 171 2402 2407 1850 1877 43 11 12.783 5.881 5.881 5.737 8.957 8.957 12.783 No. 3.713 8.957 12.83	100.00% % of Balance 0.12% 1.07% 8.44% 1.07% 1.19% 1.19% 1.27% 2.262% 2.7.51% 0.37% 1.000% % of Balance 2.20% 1.000% % of Balance 2.20% 1.000% % of Balance 2.20% 1.000% 1	1,882 (16,899) Original Balance 2,039,0776 120,039,0776 1	14,117 No 79 79 79 79 79 79 79 79 79 79 79 79 79	% of Original Balance 0.11% % of Original Balance 10.11% 12.15% 12.15% 13.34% 12.85% 1.26% 2.775% 1.26% 2.33% 100.00% % of Original Balance 3.28% 5.281% 5.2
Less than or equal to 30K More than 30k up to and including 50K More than 50k up to and including 70K More than 15k up to and including 71K More than 15k up to and including 71K More than 15k up to and including 15k More than 125k up to and including 15k More than 125k up to and including 200K More than 20k up to and including 200K More than 200k up to and including 50K More than 200k up to and including 50K More than 50K More More 15k Mor	1,700.682,196 Total Balance 1,984,437 18,271,962 19,27	12.763 No. 83 4.95 1.763 8.92 8.93 8.94 8.94 8.94 8.94 8.94 8.95 8.95 9.93 9.95 9.95 9.95 9.95 9.95 9.95 9	100.00% % of Balance 0.12% 1.07% 1.0	1,892,185,899 Original Balance 2,093,073 18,803,484 123,989,731 287,143,001 282,383,277 425,517,387 425,517,387 425,517,387 435,517,387 1,882,185,899 Original Balance 301,179,387 568,484,374 341,067,513 53,096,624 505,727,449 1,386,712,730 200,660 Original Balance 1,386,712,730 200,660 1,882,185,899 Original Balance 4,868,487 4,786,44	14,117 No 770 770 1,100	% of Original Balance 0.11%, 6 of Original Balance 1.15%, 6 of Original Balance 1.2.15%, 13.34%, 22.49%, 27.75%, 13.00,00%, 10.00%, 10.00%, 10.00%, 2.81%, 10.00%, 10.00%, 10.00%, 2.81%, 10.00%, 10.00%, 2.15%, 10.00
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Contact Information Email asy reclement Bibritannia cust Telephone + 444 (01) 1558 388 827 + 444 (01)
Email a professor (1958) 383 927 Fax
Telephone #44 (0)1583 383 827 #AU (0)1583 39 918 #A
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Sub-Administrator Western Mortgage Springs Ltd (MMS) Servicer Guarantor Britannia Building Spriety
Web address www.wmsi.co.uk Web address www.britannia.co.uk
L
Trustee Capita IRG Trustees Ltd Paying Agent HSBC Bank plc
Web address www.capitaliduciany.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)
A(Fitch). S&P: A-1, A+
S-term rating below A-1 (S&P), P- Mdys: P-1, A1
Fixed-Floating Interest Rate Swaps The Royal Bank of Scotland plc 1(Mdys), F1 (Fitch) Fitch: F1+, AA-
L-term rating below A2(Moodys), S-Term/ L-term
A(Fitch). S&P: A-1+, AA-
S-term rating below A-1 (S&P), P- Mdys: P-1, Aa1
Basis Swap JPMorgan Chase N.A 1(Mdys), F1 (Fitch) Fitch: F1+, AA-
S-Term
S-term rating below A1+ (S&P), P-1 No Rating (S&P), P-1(Mdys), F-
Internal GIC Account The Co-operative Bank (Mdys), F1+(Fitch) 2(Fitch)
S-Term
S-term rating below A1+ (S&P), P-1 A-1(S&P),
External GIC Account The Royal Bank of Scotland (Mdys), F1+(Fitch) P-1(Mdys),F1+(Fitch)
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