



ESF Field No	ESF's RMBS Field Name	General	Class A	Class B	
2	Report date	21Jun/10			
3	Accrual Start Date	22Mar/10			
4	Accrual End Date	21Jun/10			
5	Accrual period	91			
6	International Securities number		XS038937167	XS0389374215	
7	Stock Exchange Listing	London			
8	Issuer	Leek Finance Number 21 PLC			
10	Original Ratings		AAA/Aaa/AAA	Unrated	
11	Interest payment date	21Jun/10			
12	Principal payment date	21Jun/10			
16	Determination date	31May/10			
13	Previous factor		83.385	100.000	
14	Credit Enhancement - Original		81.751	100.000	
14	Credit Enhancement - Current		30.50%	8.00%	
17	Currency		35.28%	9.25%	
18	Original Principal Balance		£1,017,700,000.00	£295,500,000.00	
19	Total Beginning Balance prior to payment		£848,809,145.00	£295,500,000.00	
20	Total Ending Balance subsequent to payment		£831,979,927.00	£295,500,000.00	
21	Total Principal Payments		£16,629,218.00	£0.00	
22	Total Interest Payments		£3,485,622.50	£631,749.45	
24	Reference Rate		3 month £ libor	3 month £ libor	
25	Day Count Convention		Actual/365/366	Actual/365/366	
25	Relevant Margin		1.00000%	0.21000%	
26	Coupon Reference Rate		0.64750%	0.64750%	
27	Coupon Amount		£3,485,622.50	£631,749.45	
28	Current Coupon		1.64750%	0.85750%	
29	Current Interest Shortfall		0	0	
30	Cumulative Interest Shortfall		0	0	
31	Beginning Reserve Account Balance		£105,056,000.00	0	
32	Ending Reserve Account Balance		£105,056,000.00	0	
33	Change in the Reserve Account Balance		£0.00	0	
34	Target Reserve Account Balance		£105,056,000.00	0	
35	Initial Discount Reserve Balance		£38,800,000.00	0	
36	Opening Discount Reserve Balance		£4,610,000.00	0	
37	Releases from Discount Reserve this period		£1,660,000.00	0	
38	Ending Discount Reserve Balance		£2,950,000.00	0	
39	Legal Maturity		21/Dec/39		
40	Original Weighted Average Life		Using pricing		
41	Drawings under Liquidity Facility		N/A		
43	Timing of the Collateral report		31May/10		
44	Currency		Sterling		
45	Original Total Number of Residential Mortgage Loans		8,715		
46	Current Total Number of Residential Mortgage Loans		8,394		
47	Original Total Value of Residential Mortgage Loans		£1,335,183,491		
52	Original Loan to Value Ratio		84.46%		
53	Current Loan to Value Ratio		84.99%		
A loan is classified as 'delinquent' if the arrear balance is greater than zero as at the date of the collateral report					
54	Delinquencies				
		Current Period		At Issuance	
		Total Balance	No	Original Balance	No
		% of Total Balance	% of Total Balance	% of Original Balance	% of Original Balance
1.01 <= 1 Months in Arrears		32,685,771	228	90,382,941	623
1.01 <= 2 Months in Arrears		53,060,177	377	13,712,608	96
2.01 <= 3 Months in Arrears		27,309,798	191	418,833	3
3.01 <= 4 Months in Arrears		18,988,412	125	-	0.00%
4.01 <= 5 Months in Arrears		14,743,588	105	-	0.00%
5.01 <= 6 Months in Arrears		12,505,918	83	-	0.00%
> 6 Months		64,535,462	435	-	0.00%
Total		223,820,545	1,544	104,514,382	722
57 Net Loss		£1,299,726.81			
58 Cumulative Net Loss		£6,674,909.53			
59 Average Loss Severity		0.4%			
63 Outstanding Repossession			No		% of Total Balance
67 Current Residential Mortgage Loan Principal Balance		1,135,371,203.19	36		0.48%
72 Principal Payment Rate		1.444%			
Annualised PPR Speed (Based on quarterly principal payment rate)		5.67%			
		Current Period		At Issuance	
		Total Balance	No	Original Balance	No
		% of Balance	% of Balance	% of Original Balance	% of Original Balance
75 Boston					
East Anglia		37,357,539	291	41,834,161	322
East Midlands		82,816,567	696	99,881,053	833
London		142,020,277	731	168,088,344	866
North		39,841,801	392	45,794,596	441
Northern Ireland		-	-	-	-
North West		128,312,210	1,119	143,736,110	1,250
Scotland		-	-	-	-
South East		331,902,118	1,993	391,381,959	2,337
South West		100,853,935	698	120,091,686	831
Wales		81,350,160	729	83,877,296	832
West Midlands		116,243,319	874	136,638,471	1,127
York and Humber		81,134,524	771	93,764,816	876
Total		1,141,834,449	8,394	1,335,183,491	9,715
76 Mortgage Size			No	Original Balance	% of Original Balance
Total Balance			% of Balance		% of Original Balance
Less than or equal to 30K		1,435,312	68	1,546,461	65
More than 30k up to and including 50K		8,154,545	194	9,220,517	219
More than 50k up to and including 75K		5,724,974	849	60,107,102	938
More than 75k up to and including 100K		131,119,244	1,501	152,177,501	1,739
More than 100k up to and including 125K		179,480,204	1,599	206,162,495	1,833
More than 125k up to and including 150K		178,700,987	1,306	205,691,690	1,503
More than 150k up to and including 200K		280,768,527	1,992	332,945,217	1,945
More than 200k up to and including 400K		296,901,175	1,217	353,647,612	1,444
More than 400k up to and including 500K		10,552,579	24	13,181,904	30
More than 500K		-	-	502,992	1
Total		1,141,834,449	8,394	1,335,183,491	9,715
77 Mortgage Type			No	Original Balance	% of Original Balance
Total Balance			% of Balance		% of Original Balance
Owner Occupied Purchase		475,756,602	3,272	556,936,603	3,778
Owner Occupied Remortgage		408,461,636	2,420	491,834,231	3,498
Buy to Let		250,298,266	2,112	278,701,453	2,343
Right to Buy		7,317,746	90	7,711,204	96
Total		1,141,834,449	8,394	1,335,183,491	9,715
78 Mortgage Payment Frequency			No	Original Balance	% of Original Balance
Monthly			% of Balance		% of Original Balance
Capital & Interest		216,388,546	2,042	311,653,568	2,774
Interest Only		908,760,452	6,230	997,591,762	6,742
Mixed (Part & Part)		16,685,451	122	25,938,161	181
Total		1,141,834,449	8,394	1,335,183,491	9,715
80 LTV			No	Original Balance	% of Original Balance
Total Balance			% of Balance		% of Original Balance
Less than or equal to 25%		3,187,744	91	4,584,460	95
More than 25% up to and including 50%		24,183,594	300	32,556,588	389
More than 50% up to and including 65%		12,776,503	128	17,638,153	165
More than 65% up to and including 80%		16,367,537	146	21,167,266	198
More than 80% up to and including 85%		22,047,820	193	30,636,369	250
More than 85% up to and including 70%		39,366,738	307	42,337,031	340
More than 70% up to and including 75%		56,313,280	444	66,173,251	488
More than 75% up to and including 80%		83,830,465	619	92,077,891	661
More than 80% up to and including 85%		146,551,948	1,052	159,852,247	1,115
More than 85% up to and including 90%		265,955,894	1,899	331,637,620	2,313
More than 90% up to and including 95%		246,329,350	1,729	276,581,708	1,941
More than 95% up to and including 100%		205,719,977	1,362	257,462,558	1,749
Over 100%		18,218,399	124	21,783,860	13
Total		1,141,834,449	8,394	1,335,183,491	9,715
81 Years to maturity of mortgages			No	Original Balance	% of Original Balance
Balance			% of Balance		% of Original Balance
0 and less than or equal to 5 years		20,226,876	153	10,307,476	77
Greater than 5 years and less than or equal to 10 years		80,279,440	607	73,946,542	549
Greater than 10 years and less than or equal to 15 years		138,303,466	1,025	131,804,978	977
Greater than 15 years and less than or equal to 20 years		304,227,158	2,210	272,848,212	1,946
Greater than 20 years and less than or equal to 25 years		502,692,075	3,607	479,043,692	3,542
Greater than 25 years and less than or equal to 30 years		86,105,433	792	127,632,391	1,030
Total		1,141,834,449	8,394	1,335,183,491	9,715
Property Type			No	Original Balance	% of Original Balance
Balance			% of Balance		% of Original Balance
Bungalow		42,410,198	278	51,715,077	341
Detached House		164,192,140	858	209,195,827	1,081
Flat/Maisonette		202,272,761	1,467	227,746,835	1,637
Semi-Detached House		303,222,828	2,249	356,533,456	2,636
Terraced House		429,730,522	3,542	489,992,296	4,020
Total		1,141,834,449	8,394	1,335,183,491	9,715
Interest Rate Type			No	Original Balance	% of Original Balance
Balance			% of Balance		% of Original Balance
Base		868,920,145	6,616	436,459,423	3,252
Base Discount		1,878,579	15	177,661,161	1,183
Fixed- reverting to Base		8,210,580	59	9,726,142	3,200
Fixed- reverting to Libor		28,295,795	245	218,873,333	1,780
Libor		204,116,799	1,457	36,557,773	175
Libor Discount		352,541	2	15,790,659	126
Total		1,141,834,449	8,394	1,335,183,491	9,715
Asset Type			No	Original Balance	% of Original Balance
Balance			% of Balance		% of Original Balance
Conforming- Buy to Let		250,088,775	2,108	278,701,453	2,343
Conforming- Non Self-Cert		236,491,580	1,660	291,732,168	1,971
Conforming- Self-Cert		376,505,965	2,561	483,249,216	3,320
Non-Conforming		276,778,130	2,065	291,500,654	2,171
Total		1,141,834,449	8,394	1,335,183,491	9,715
Self-Certification			No	Total Balance	% of Original Balance
N		657,976,208	5,095	740,671,605	5,701
Y		483,858,241	3,299	594,511,886	4,014
Total		1,141,834,449	8,394	1,335,183,491	9,715

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 85 Reports Distribution Channels Bloomberg or [www.britannia.co.uk/bts](http://www.britannia.co.uk/bts)  
 86 Report Frequency Quarterly

**Additional Information**

Opening Expense Loan Balance	£2,476,732.61
Closing Expense Loan Balance	£2,394,558.33
Applied Principal	£17,136,168.81
Retained Principal	£506,950.81
Loss Provision	£7,498,227.00
Uncovered Shortfall	£1,289,726.81
Income Retained	£1,289,726.81
Losses in quarter as % bonds issued	0.440%
Cumulative losses as % bonds issued	2.259%
Number of properties sold in period	30
Bonds outstanding as % of original bonds issued	85.86%
65 Excess Spread following Uncovered Shortfall	£7,792,759.96
65 Excess Spread preceding Uncovered Shortfall	£9,092,486.86
Annualised Excess Spread following Uncovered Shortfall Percentage	2.71%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	3.16%
Cumulative Principal Balance of all Properties Sold	£21,847,760.87
Principal Balance of Properties Sold in Period	£4,468,042.34
69 Weighted Average Seasoning (Months)	44
Total Balance of Further Advances	£3,861,233.88

**Deal Participant Information**

82 Administrator	Platform Funding Ltd (PFL)	Cash Bond Administrator	Platform Funding Ltd (PFL)
Web address	<a href="http://www.platform.co.uk">www.platform.co.uk</a>	Web address	<a href="http://www.platform.co.uk">www.platform.co.uk</a>
Sub-Administrator	Western Mortgage Services Ltd (WMS)	Servicer Guarantor	Britannia Building Society
Web address	<a href="http://www.wmsl.co.uk">www.wmsl.co.uk</a>	Web address	<a href="http://www.britannia.co.uk">www.britannia.co.uk</a>
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	<a href="http://www.capitalfudiciary.co.uk">www.capitalfudiciary.co.uk</a>	US Paying Agent	HSBC Bank USA, N.A
66 Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		
	<b>Provider</b>	<b>Rating Triggers (S&amp;P/M/F)</b>	<b>Current Rating (S&amp;P/M/F)</b>
Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland plc	L-term rating below A2(Moody's), A(Fitch), S-term rating below A-1 (S&P), P-1(Mdys), F1 (Fitch)	S-Term/ L-term S&P: A-1, A+ Mdys: P-1, A1 Fitch: F1+, AA- S-Term/ L-term S&P: A-1+, AA- Mdys: P-1, Aa1 Fitch: F1+, AA- S-Term
Basis Swap	JPMorgan Chase N.A	S-term rating below A-1 (S&P), P-1(Mdys), F1 (Fitch)	No Rating (S&P), P-1(Mdys), F-2(Fitch)
Internal GIC Account	The Co-operative Bank	S-term rating below A1+ (S&P), P-1(Mdys), F1+ (Fitch)	S-Term S-Term
External GIC Account	The Royal Bank of Scotland	S-term rating below A1+ (S&P), P-1(Mdys), F1+ (Fitch)	A-1(S&P), P-1(Mdys), F1+(Fitch)