



ESF Field No	ESF's RBMS Field Name	General	Class A	Class B																																																																																																																								
2	Report date	22/Mar/10																																																																																																																										
3	Accrual Start Date	21/Dec/09																																																																																																																										
4	Accrual End Date	22/Mar/10																																																																																																																										
5	Accrual period	91																																																																																																																										
6	International Securities number		XS0389373167	XS0389374215																																																																																																																								
7	Stock Exchange Listing	London																																																																																																																										
8	Issuer	Leek Finance Number 21 PLC																																																																																																																										
10	Original Ratings		AAA/Aaa/AAA	Unrated																																																																																																																								
11	Interest payment date	22/Mar/10																																																																																																																										
12	Principal payment date	22/Mar/10																																																																																																																										
16	Determination date	28/Feb/10																																																																																																																										
13	Previous factor		85.312	100.000																																																																																																																								
14	Credit Enhancement - Original		83.385	100.000																																																																																																																								
14	Credit Enhancement - Current		30.50%	8.00%																																																																																																																								
17	Currency		34.77%	9.12%																																																																																																																								
18	Original Principal Balance																																																																																																																											
19	Total Beginning Balance prior to payment		£1,017,700,000.00	£295,500,000.00																																																																																																																								
20	Total Ending Balance subsequent to payment		£868,220,224.00	£295,500,000.00																																																																																																																								
21	Total Principal Payments		£1,816,179,000.00	£295,500,000.00																																																																																																																								
22	Total Interest Payments		£3,470,153.46	£599,067.15																																																																																																																								
24	Reference Rate		3 month E libor	3 month E libor																																																																																																																								
24	Day Count Convention		Actual/365/366	Actual/365/366																																																																																																																								
25	Relevant Margin		1.00000%	0.21000%																																																																																																																								
26	Coupon Reference Rate		0.60313%	0.60313%																																																																																																																								
27	Coupon Amount		£3,470,153.46	£599,067.15																																																																																																																								
28	Current Coupon		1.60313%	0.81313%																																																																																																																								
29	Current Interest Shortfall		0	0																																																																																																																								
30	Cumulative Interest Shortfall		0	0																																																																																																																								
31	Beginning Reserve Account Balance		£105,056,000.00																																																																																																																									
32	Ending Reserve Account Balance		£105,056,000.00																																																																																																																									
33	Change in the Reserve Account Balance		£0.00																																																																																																																									
34	Target Reserve Account Balance		£105,056,000.00																																																																																																																									
35	Initial Discount Reserve Balance		£36,800,000.00																																																																																																																									
36	Opening Discount Reserve Balance		£5,320,000.00																																																																																																																									
36	Releases from Discount Reserve this period		£1,710,000.00																																																																																																																									
36	Ending Discount Reserve Balance		£4,610,000.00																																																																																																																									
39	Legal Maturity		21/Dec/39																																																																																																																									
40	Original Weighted Average Life		Using pricing CPR																																																																																																																									
41	Drawings under Liquidity Facility		N/A																																																																																																																									
43	Timing of the Collateral report		28/Feb/10																																																																																																																									
44	Currency		£																																																																																																																									
45	Original Total Number of Residential Mortgage Loans		9,715																																																																																																																									
46	Current Total Number of Residential Mortgage Loans		8,502																																																																																																																									
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		85.01%																																																																																																																									
A loan is classified as 'delinquent' if the arrears balance is greater than zero as at the date of the collateral report																																																																																																																												
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57	Net Loss		£1,810,349.40																																																																																																																									
58	Cumulative Net Loss		£5,375,183.12																																																																																																																									
59	Average Loan Severity		87%																																																																																																																									
63	Outstanding Repossession																																																																																																																											
67	Current Residential Mortgage Loan Principal Balance		1,152,002,099.78																																																																																																																									
72	Principal Payment Rate		1.634%																																																																																																																									
72	Annualised PPR Speed (Based on quarterly principal payment rate)		6.40%																																																																																																																									
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83 Information Sources Platform
 84 Point Contact Gary McDermott
 Contact Information
 Email gary.mcdermott@platform.co.uk
 Telephone +44 (0)1538 393 827
 Fax +44 (0)1538 399 519
 Address Britannia House, Chesadle Road, Leek,
 Staffordshire, ST13 5RG
 85 Reports Distribution Channels Bloomberg or www.britannia.co.uk/bts
 86 Report Frequency Quarterly

Additional Information

Opening Expense Loan Balance	£2,568,906.89
Closing Expense Loan Balance	£2,476,732.61
Applied Principal	£20,116,351.22
Retained Principal	£505,272.22
Loss Provision	£7,498,227.00
Uncovered Shortfall	£1,508,740.40
Income Retained	£1,508,740.40
Losses in quarter as % bonds issued	0.613%
Cumulative losses as % bonds issued	1.819%
Number of properties sold in period	38
Bonds outstanding as % of original bonds issued	87.12%
65 Excess Spread following Uncovered Shortfall	£6,609,634.64
65 Excess Spread preceding Uncovered Shortfall	£8,118,375.04
Annualised Excess Spread following Uncovered Shortfall Percentage	2.27%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	2.78%
Cumulative Principal Balance of all Properties Sold	£17,379,718.53
Principal Balance of Properties Sold in Period	£5,481,549.88
69 Weighted Average Seasoning (Months)	41
Total Balance of Further Advances	£3,882,998.95

Deal Participant Information

82 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	Britannia Building Society
Web address	www.wmsl.co.uk	Web address	www.britannia.co.uk
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	www.capitalfudiciary.co.uk	US Paying Agent	HSBC Bank USA, N.A
66 Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		
	Provider	Rating Triggers (S&P/M/F)	Current Rating (S&P/M/F)
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
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)