Leek Finance Number 19 PLC

Issuer	Leek Finance Number 19 PLC
Stock Exchange Listing	London
Publishing Date	31 December 2013
Reporting Period Start Date	01 November 2013
Reporting Period End Date	30 November 2013
Legal Maturity	21 December 2038

Most Recent /Current Quarterly Interest Payment Date	23 December 2013
Previous Quarterly Interest Payment Date	23 September 2013
Next Interest Payment Date	21 March 2014

Note Summary for the most Recent/Current IPD	Class A1a	Class A1b	Class A2a	Class A2b	Class A2c	Class Ma	Class Mc	Class Ba	Class Bc	Class Ca	Class Cc	Class Da	Class Dc	Class J1 VFN	Class J2 VFN	Class J3 VFN	Class J4 VFN	Class J5 VFN
International Securities number	XS0944474664	XS0944475887	XS0944479778	XS0944480632	XS0944482603	XS0944483614	XS0944484349	XS0944484778	XS0944485072	XS0944485453	XS0944486476	XS0944486559	XS0944486718	n/a	n/a	n/a	n/a	n/a
Original Ratings (Moody/Fitch)	AAA /AaaNAA	AAA /AaaNAA	AAA /AaaNAA	AAA /AaaNAA	AAA /AaaNAA	AAA /AaaNAA	AA/AaNAA	AA/AaNAA	AA/AaNAA	BBB+/AbaNAA	BBB+/AbaNAA	BBB+/AbaNAA	BBB+/AbaNAA	nr	nr	nr	nr	nr
Current Ratings (Moody/Fitch)	n/a	n/a	n/a	AaaNAA	AaaNAA	AaaNAA	AaA/AAA	AaA/AAA	AaA/AAA	A/AAA	A/AAA	BaaA/AAA	BaaA/AAA	nr	nr	nr	nr	nr
Quarterly Interest Accrual Start Date	n/a	n/a	23 September 2013	23 September 2013	23 September 2013	23 September 2013	23 September 2013	23 September 2013	23 September 2013	23 September 2013	23 September 2013	23 September 2013	23 September 2013	nr	nr	nr	nr	nr
Quarterly Interest Accrual End Date	n/a	n/a	23 December 2013	23 December 2013	23 December 2013	23 December 2013	23 December 2013	23 December 2013	23 December 2013	23 December 2013	23 December 2013	23 December 2013	23 December 2013	nr	nr	nr	nr	nr
Note Interest Accrual period	n/a	n/a	91	91	91	91	91	91	91	91	91	91	91	nr	nr	nr	nr	nr
Previous factor	0.000	0.000	67.902	67.902	67.902	100.000	100.000	100.000	100.000	100.000	100.000	100.000	100.000	0.000	0.000	0.000	0.000	0.000
Current factor	0.000	0.000	65.278	65.278	65.278	100.000	100.000	100.000	100.000	100.000	100.000	100.000	100.000	0.000	0.000	0.000	0.000	0.000
Credit Enhancement- Original	21.57%	21.57%	21.57%	21.57%	21.57%	13.26%	13.26%	7.66%	7.66%	4.26%	4.26%	2.15%	2.15%	0.00%	0.00%	0.00%	0.00%	0.00%
Credit Enhancement- Current	n/a	n/a	68.02%	68.02%	68.02%	54.09%	54.09%	44.70%	44.70%	38.99%	38.99%	35.46%	35.46%	0.00%	0.00%	0.00%	0.00%	0.00%
Currency	Sterling	US Dollars	US Dollars	US Dollars	Euro	Sterling	Euro	Sterling	Euro	Sterling	Euro	Sterling	Euro	Sterling	Sterling	Sterling	Sterling	Sterling
Original Principal Balance	£29,000,000.00	$255,000,000.00	£110,000,000.00	$624,100,000.00	€124,500,000.00	£23,000,000.00	€68,000,000.00	£12,000,000.00	€51,000,000.00	£8,000,000.00	€32,900,000.00	£13,000,000.00	€6,700,000.00	£0.00	£0.00	£0.00	£0.00	£0.00
Total Beginning Balance prior to payment	£0.00	$0.00	£74,892,200.00	$453,776,362.00	€64,537,990.00	£23,000,000.00	€68,000,000.00	£12,000,000.00	€51,000,000.00	£8,000,000.00	€32,900,000.00	£13,000,000.00	€6,700,000.00	£0.00	£0.00	£0.00	£0.00	£0.00
Total Ending Balance subsequent to payment	£0.00	$0.00	£71,805,800.00	$407,399,998.00	€61,271,110.00	£23,000,000.00	€68,000,000.00	£12,000,000.00	€51,000,000.00	£8,000,000.00	€32,900,000.00	£13,000,000.00	€6,700,000.00	£0.00	£0.00	£0.00	£0.00	£0.00
Total Principal Payments	£0.00	$0.00	£3,086,400.00	$46,376,364.00	€3,266,880.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Total Interest Payments	£0.00	$0.00	£137,335.00	$533,711.11	€66,516.85	£53,757.90	€110,180.40	£40,614.00	€134,201.40	£20,179.40	€143,124.87	£137,989.80	€65,390.66	£0.00	£0.00	£0.00	£0.00	£0.00
Reference Rate	3 month LIbor	US $ libor	3 month LIbor	US $ libor	3 month Euribor	3 month LIbor	3 month Euribor	3 month LIbor	3 month Euribor	3 month LIbor	3 month Euribor	3 month LIbor	3 month Euribor	3 month LIbor	3 month LIbor	3 month LIbor	3 month LIbor	3 month LIbor
Day Count Convention	Actual/365fixed	Actual/360	Actual/365fixed	Actual/360	Actual/360	Actual/365fixed	Actual/360	Actual/365fixed	Actual/360	Actual/365fixed	Actual/360	Actual/365fixed	Actual/360	Actual/365fixed	Actual/365fixed	Actual/365fixed	Actual/365fixed	Actual/365fixed
Relevant Margin	0.050000%	0.050000%	0.220000%	0.220000%	0.240000%	0.420000%	0.420000%	0.840000%	0.820000%	1.500000%	1.500000%	3.740000%	3.640000%	0.240000%	0.420000%	0.840000%	1.500000%	3.740000%
Coupon Reference Rate	0.51750%	0.25200%	0.51750%	0.25200%	0.21250%	0.51750%	0.21250%	0.51750%	0.21250%	0.51750%	0.21250%	0.51750%	0.21250%	0.51750%	0.51750%	0.51750%	0.51750%	0.51750%
Coupon Amount	£0.00	$0.00	£137,335.00	$533,711.11	€66,516.85	£53,757.90	€110,180.40	£40,614.00	€134,201.40	£20,179.40	€143,124.87	£137,989.80	€65,390.66	£0.00	£0.00	£0.00	£0.00	£0.00
Current Coupon	0.58750%	0.350200%	0.737500%	0.470200%	0.461050%	0.937500%	0.641050%	1.357500%	1.041050%	2.017500%	1.721050%	4.257500%	3.861050%	0.757500%	0.937500%	1.357500%	2.017500%	4.257500%
Current Interest Shortfall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Interest Shortfall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Original Weighted Average Life (Using Pricing CPR)	0.00	0.00	2.76	2.76	2.76	5.18	5.18	5.18	5.18	5.18	5.18	5.18	5.18					
Issue 6th June 2011	**Class K VFN**	**Class L VFN**	**Class M VFN**															
International Securities number	n/a	n/a	n/a															
Original Principal Balance (VFN Drawdown 06/June/2011)	£181,818,482.00	£17,830,500.00	£2,000,000.00															
Total Beginning Balance prior to payment	£177,157,582.00	£12,180,400.00	£2,000,000.00															
Total Ending Balance subsequent to payment (Including Deferred Interest)	£179,247,605.50	£12,180,400.00	£2,000,000.00															
Total Principal Payments	£0.00	£0.00	£0.00															
Total Interest Payments	£1,267,116.77	£0.00	£7.36															
Reference Rate	Gilt Yield	n/a	3 month LIbor															
Day Count Convention	Actual/Interest days*Periods	Actual/365fixed	Actual/365fixed															
Relevant Margin	n/a	n/a	0.50%															
Coupon Reference Rate	2.6327%	6.00000%	0.51750%															
Coupon Amount	£2,267,140.27	£181,406.50	£87.26															
Current Coupon	2.6327%	6.00000%	0.01750%															
Capitalised Interest	£1,090,023.50	£0.00	n/a															

Currency in which the portfolio data is reported	Sterling
Original Total Number of Residential Mortgage Loans	6,794
Current Total Number of Residential Mortgage Loans	4,128
Original Total Value of Residential Mortgage Loans	£839,622,849
Current loan-to-value ratio at transaction close	82.16%
Current Loan to Value Ratio	80.98%
Weighted Average Interest Rate at Transaction Close	6.04%
Weighted Average Interest Rate (pre Swap) at the end of the period	2.53%
Weighted average seasoning at Transaction Close	0.5 Years
Weighted average Term to maturity of the pool at Transaction Close	21.87 Years

	Current Period			At Issuance		
Delinquency (Aged (excluding possessions))	**Total Balance**	**No**	**% of Total Balance**	**Original Balance**	**No**	**% of Original Balance**
0.01 >= 1 Months in Arrears	£4,425,304	119	2.88%	£8,216,918	237	1.46%
1.01 >= 2 Months in Arrears	£3,145,215	164	4.54%	£9,255,563	89	1.10%
2.01 >= 3 Months in Arrears	£1,245,910	66	1.80%	£4,241,844	39	0.51%
3.01 >= 4 Months in Arrears	£ 775,791	66	1.54%	£4,241,844	39	0.51%
4.01 >= 5 Months in Arrears	£ 636,587	37	1.12%	£1,612,108	15	0.19%
5.01 >= 6 Months in Arrears	£ 243,135	15	0.47%	£1,522,002	11	0.18%
> 6 Months	£ 911,745	57	1.81%	£ 993,395	14	0.15%
Total	£ 10,433,687	680	15.26%	£ 30,083,674	454	4.24%

Delinquencies -A loan is classified as 'delinquent' if the arrears balance is greater than zero as at the date of the collateral report

Balance of the performing Loans	436,980,110
Net Losses Reported during the period	50,121.28
Cumulative Net Losses	25,150,516.53
Average Loss Severity for the current period	11.90%
Average loss severity since transaction close	13.88%

Outstanding Repossessions	**Total Principal Balance**	**No**	**% of Total Balance**
Outstanding Possessions at the start of the period	£617,760.43	5	0.12%
Repossessions during the period	£207,811.88	2	0.04%
Outstanding Possessions at the end of the period	£207,811.88	2	0.04%

Residential Mortgage Loan Principal Balance at Start of the period	507,479,908.54
Repurchases/Buy Backs during the period	4,141
Residential Mortgage Loan Principal Balance at end of the period	504,698,565.47
Principal Payment Rate	41.28
Annualised RPR Speed (Based on quarterly principal payment rate)	0.54%
Cumulative Principal Balance of all Properties Sold	6.57%
Principal Balance of Properties Sold in Period	£474,243,613.63
Weighted Average Seasoning (Months)	£422,662.23
Total Balance of Further Advances	84
	£2,640,797.02

	Current Period			At Issuance		
Region	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
East Anglia	£3,139,845	115	2.61%	£ 20,777,358	171	2.47%
East Midlands	£ 2,365,384	245	4.59%	£ 47,207,251	455	5.62%
London	£ 10,988,961	1,010	21.01%	£ 176,553,860	1,468	21.02%
North	£ 4,874,624	195	2.95%	£ 27,513,192	368	3.28%
Northern Ireland	£ 5,822,522	59	1.18%	£ 11,485,156	130	1.37%
North West	£ 9,172,276	618	11.74%	£ 92,616,103	941	11.15%
Scotland	£ 17,960,963	226	3.56%	£ 35,529,837	459	4.23%
South East	£ 46,366,151	954	29.05%	£ 240,967,950	1,510	28.70%
South West	£ 32,376,019	249	6.42%	£ 51,823,632	387	6.17%
Wales	£ 15,267,943	171	3.04%	£ 25,304,117	278	3.01%
West Midlands	£ 33,727,450	340	6.69%	£ 58,020,965	564	6.91%
Yorks and Humber	£ 36,347,148	297	7.21%	£ 57,497,422	498	6.85%
Total	£ 503,896,288	4,128	100.00%	£ 839,622,845	6,795	100.00%
Mortgage Size	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Less than or equal to 20K	£ 1,203,721	174	0.24%	£ 3,145,259	468	0.37%
More than 20K up to and including 50K	£ 15,370,701	1,174	3.05%	£ 71,268,110	1,130	8.49%
More than 50K up to and including 75K	£ 42,664,545	690	8.72%	£ 71,278,110	1,130	8.49%
More than 75K up to and including 100K	£ 63,260,364	726	12.55%	£ 100,246,594	1,117	11.94%
More than 100K up to and including 125K	£ 75,924,514	682	15.07%	£ 119,022,651	1,070	14.18%
More than 125K up to and including 150K	£ 63,241,079	462	12.55%	£ 103,370,688	756	12.31%
More than 150K up to and including 200K	£ 104,000,168	604	20.64%	£ 168,299,808	981	20.04%
More than 200K up to and including 400K	£ 122,338,559	483	24.28%	£ 215,058,145	847	25.61%
More than 400K up to and including 500K	£ 9,279,502	21	1.84%	£ 20,261,242	54	2.41%
More than 500k	£ 7,358,751	12	1.46%	£ 15,363,407	16	1.83%
Total	£ 503,896,288	4,128	100.00%	£ 839,622,845	6,795	100.00%
Mortgage Type	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Owner Occupied-Purchase	£ 160,361,491	1,245	31.79%	£ 318,165,309	2,159	37.90%
Owner Occupied-Remortgage	£ 101,229,278	788	20.08%	£ 191,117,289	1,305	22.76%
Buy to Let	£ 241,303,218	2,193	47.88%	£ 329,339,027	2,347	39.22%
Right to Buy	£ 10,722,022	292	2.26%	£ 34,460,519	454	4.11%
Total	£ 503,896,288	4,128	100.00%	£ 839,622,845	6,795	100.00%
Mortgage Payment Frequency	Monthly					
Interest Payment Type	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Capital & Interest	£ 86,369,273	1,252	17.24%	£ 211,414,246	2,365	25.18%
Interest Only	£ 417,026,915	2,866	82.76%	£ 628,208,600	4,430	74.82%
Mixed (Part & Part)			0.00%			0.00%
Total	£ 503,896,288	4,128	100.00%	£ 839,622,845	6,795	100.00%
LTV	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Less than or equal to 25%	£ 2,022,431	60	0.40%	£ 1,641,246	49	0.20%
More than 25% up to and including 50%	£ 17,509,906	268	3.48%	£ 24,639,351	369	2.93%
More than 50% up to and including 60%	£ 10,991,630	131	2.18%	£ 14,014,254	168	1.67%
More than 60% up to and including 65%	£ 10,497,535	103	2.08%	£ 14,014,254	168	1.67%
More than 65% up to and including 70%	£ 16,487,326	179	3.27%	£ 20,415,456	212	2.43%
More than 70% up to and including 75%	£ 34,359,243	323	6.82%	£ 39,700,681	361	4.73%
More than 75% up to and including 80%	£ 62,741,676	363	8.48%	£ 52,706,521	436	6.28%
More than 80% up to and including 85%	£ 45,779,663	274	9.09%	£ 71,058,422	580	8.46%
More than 85% up to and including 90%	£ 59,415,302	466	11.79%	£ 109,269,833	869	13.01%
More than 90% up to and including 95%	£ 139,227,454	1,049	27.63%	£ 243,101,323	1,965	28.95%
More than 95% up to and including 100%	£ 73,266,059	444	14.53%	£ 143,420,294	918	17.08%
Over 100%	£ 38,374,765	240	7.62%	£ 100,779,015	702	12.00%
Total	£ 503,896,288	4,128	100.00%	£ 839,622,845	6,795	100.00%
Years to maturity of mortgages	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
0 and less than or equal to 5 years	£ 25,968,401	277	5.15%	£ 84,031,370	1,000	10.01%
Greater than 5 years and less than or equal to 10 years	£ 96,968,484	872	19.25%	£ 41,641,572	359	4.96%
Greater than 10 years and less than or equal to 15 years	£ 96,968,184	872	19.25%	£ 84,362,017	720	10.05%
Greater than 15 years and less than or equal to 20 years	£ 293,960,642	2,242	58.34%	£ 155,328,982	1,339	18.50%
Greater than 20 years and less than or equal to 25 years	£ 30,969,747	278	6.15%	£ 504,363,320	3,958	60.07%
Greater than 25 years and less than or equal to 30 years	-	-	0.00%	£ 53,317,891	443	6.35%
Greater than 30 years	-	-	0.00%			0.00%
Total	£ 503,896,288	4,128	100.00%	£ 839,622,845	6,795	100.00%
Property Type	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Bungalow	£ 11,746,818	88	2.33%	£ 21,007,722	149	2.50%
Detached House	£ 60,420,884	317	11.99%	£ 115,499,266	580	13.75%
Flat/ Maisonnette	£ 139,230,586	1,044	25.45%	£ 207,321,177	1,666	24.69%
Semi- Detached House	£ 110,956,100	930	22.02%	£ 191,146,772	1,568	22.77%
Terraced House	£ 182,541,900	1,751	36.21%	£ 304,857,308	2,832	36.29%
Total	£ 503,896,288	4,128	100.00%	£ 839,622,845	6,795	100.00%
Interest Rate Type	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Fixed	£ 252,362,899	2,517	50.08%	£ 411,229,583	4,033	48.97%
Libor	£ 151,362,969	1,611	30.04%	£ 38,193,965	302	4.55%
Base Discount	-	-	0.00%	£ 248,961,400	1,723	29.65%
Fixed- reverting to Base	-	-	0.00%	£ 231,165,230	1,749	27.54%
Fixed- reverting to Libor	-	-	0.00%	£ 205,669,292	1,720	24.50%
SVR/ Administered	-	-	0.00%	£ 58,383,966	457	6.95%
Total	£ 503,896,288	4,128	100.00%	£ 839,622,845	6,795	100.00%
Asset Type	**Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Conforming- Buy to Let	£ 206,318,425	1,790	40.94%	£ 295,470,031	2,485	35.19%
Conforming- Non Self-Cert	£ 12,671,362	97	2.51%	£ 20,669,611	147	2.26%
Conforming- Self-Cert	£ 133,523,312	624	26.50%	£ 223,853,500	1,306	26.66%
Non-Conforming	£ 151,382,989	1,617	30.04%	£ 299,629,703	2,857	35.70%
Total	£ 503,896,288	4,128	100.00%	£ 839,622,845	6,795	100.00%
Equity Certification	**Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
N	£ 258,337,119	2,403	51.27%	£ 400,261,496	3,740	47.67%
Y	£ 245,559,169	1,725	48.73%	£ 439,361,349	3,055	52.33%
Total	£ 503,896,288	4,128	100.00%	£ 839,622,845	6,795	100.00%

Issuer Priority of Payments	23 December 2013		
Available Revenue Receipts		**Available Principal Receipts**	
Revenue Receipts from Mortgage Holders	£3,586,686.36	Principal Receipts from Mortgage Holder	£5,017,365.93
Swap Receipts	£0.00	Income surplus for uncovered shortfall	£4,531,248.11
Interest on GIC accounts	£2,684.29	Rounding balance retained from the last p	£103,502.52
From the Discount Reserve	£0.00		
From Principal Receipts to cover Liquidity Shortfall	£0.00		
Credit from General reserve	17,915,670.00		
Principal Recoveries	£0.00		
UK Gilt Income	£3,966,500.00		
Less: Income Retained	£4,531,248.11		
Total	20,943,301.54	Total	13,572,746.07
Revenue Priority of Payments		**Principal Priority of Payments**	
(1) Trustee/ Security Trustee	-	(2) Principal paid to A2 note holders	13,468,596.56
(2) Paying Agent/ Registrar	-	(3) Principal paid to M note holders	-
(3) Servicer Fees/ Cash Manager Fees/ Account Bank Fees	-	(4) Principal paid to B note holders	-
(4) Amounts due under the Liquidity Facility agreement	6,870.58	(5) Principal paid to C note holders	-
(5) Class A Note Interest	727,421.91	(6) Principal paid to D note holders	-
(5) J1 VFN Interest Expense	-		
(5) (ii) Fixed Interest / Basis Rate Swap Payments	13,241.95	(7) Principal paid to K VFNs note holders	-
	-	(8) In respect of Subordinated Loan	-
(6) Third Party Fees	28,397.00	principal	
(7) Class M Note Interest	179,963.56	Retained Principal	104,153.51
(7) J2 VFN Interest Expense	-		
(8) Class B Note Interest	172,679.00		
(9) J3 VFN Interest Expense	-		
(9) Class C Note Interest	160,633.88		
(9) J4 VFN Interest Expense	-		
(10) Class D Notes	190,154.76		
(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	-		
(16) Amounts due in relation to the subordinated loan	40,706.95		
(17) Company profit	201,760.76		
(18) Retention if expense loan condition is true	27,642.47		
(19) K VFN Interest	1,267,116.77		
(20) K VFN principal repayment	-		
(22) L VFN Interest	-		
(23) L VFN principal repayment	-		
(24) DPC Cash Payment	-		

Additional Information as at the most recent IPD	23 December 2013
Opening Expense Loan Balance	£0.00
Closing Expense Loan Balance	£0.00
Applied Principal	£13,572,749.07
Retained Principal	£104,153.51
Loss Provision	£7,940,187.52
Uncovered Shortfall	£4,531,248.11
Income Retained	£4,531,248.11
Losses in quarter as % bonds issued	0.000%
Cumulative losses as % bonds issued	3.018%
Number of properties sold in period	-
Bonds outstanding as % of original bonds issued	59.62%
Excess Spread following Uncovered Shortfall	£1,537,248.89
Excess Spread preceding Uncovered Shortfall	£6,068,697.06
Annualised Excess Spread following Uncovered Shortfall Percentage	1.22%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	4.74%
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	£15,269,933.81
Facility Amortisation	£494,057.87
Drawings under Liquidity Facility	£0.00
Available Liquidity Drawing Amount end of period	£14,905,875.94
UK Gilts	
UK Gilts Security International Securities number	GB00B1VWPC84
Description	UKTI 0.625T2014
UK Gilt Nominal Amount	£159,260,000.00
Coupon received in collection period	£3,966,500.00
Total Coupon received to date	£21,792,252.17

Assets and Liabilities Reconciliation as at the most recent IPD	23 December 2013
Mortgages	504,866.505
Provisions	(7,940.188)
Retained Principal	104,154
Total principal assets	496,862.317
Total Liabilities - Notes	496,862.317

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.wms.co.uk	Web address	www.investment.co.uk; www.covered.co
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	www.capitairgtrustees.co.uk	US Paying Agent	HSBC Bank USA, N.A
Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		

Deal Triggers	Provider	Rating Triggers (MIP)	Current Rating (MIP)	Status	Action
Currency Swaps ($ & €'s)	JPMorgan Chase N.A	L-term rating below A2(Moody's), A-(F&Rch) S-term rating below P-1(Moy), F1 (F&Rch)	S-Term L-term Moyr P-1, Aa3 Fitch F1, A+	Satisfied	
Liquidity Facility	The Co-operative Bank	S-term rating below P-1(Moy), F1 (F&Rch)	S-Term Not Prime(Moyd), B(F&Rch)	Breached	Cash Collateralised in External Gic account
Basis Swap	JPMorgan Chase N.A	L-term rating below A2(Moody's), A(F&Rch) S-term rating below P-1(Moy), F1 (F&Rch)	L-Term L-term Moyr P-1, Aa3 Fitch F1, A+	Satisfied	
Internal GIC Account	The Co-operative Bank	S-term rating below P-1 (Moy), F1+ (Fitch)	S-Term Not Prime(Moyd), B(F&Rch)	Breached	Deposits limited to Collateralised Amount: £2m
External GIC Account	Bank of New York Mellon	S-term rating below P-1 (Moy), F1+ (Fitch)	S-Term P-1(Moy), F1+ (F&Rch)	Satisfied	0

**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

Information Sources	Platform
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Reports Distribution Channels	Bloomberg or www.britannia.co.uk/bs
Loan Level Data and Liability Modelling	https://loanexplorer.co.uk/thecooperativebank/
Report Frequency	Monthly

The **co-operative**
banking group