Leek Finance Number 19 PLC

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

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

Note Summary for the most Recent/Current IPD	Class A1a	Class A1b	Class A2a	Class A2b	Class A2c	Class Ma	Class Mc	Class Ba
International Securities number	XS0294474464	XS0294475867	XS0294479778	XS0294480602	XS0294482483	XS0294483614	XS0294484349	XS0294484778
Original Ratings (S&P/ Moodys/Fitch)	AAA./Aaa/AAA	AAA./Aaa/AAA	AAA./Aaa/AAA	AAA./Aaa/AAA	AAA./Aaa/AAA	AA/Aa2/AA	AA/Aa2/AA	A/A2/A
Current Ratings (Moodys/Fitch)	n/a	n/a	Aaa	Aaa/AAA	Aaa/AAA	Aa1/AAA	Aa1/AAA	Aa3/AAA
Quarterly Interest Accrual Start Date	n/a	n/a	21 March 2013	21 March 2013	21 March 2013	21 March 2013	21 March 2013	21 March 2013
Quarterly Interest Accrual End Date	n/a	n/a	21 June 2013	21 June 2013	21 June 2013	21 June 2013	21 June 2013	21 June 2013
Note Interest Accrual period	n/a	n/a	92	92	92	92	92	92
Previous factor	0.000	0.000	70.422	70.422	70.422	100.000	100.000	100.000
Current factor	0.000	0.000	69.163	69.163	69.163	100.000	100.000	100.000
Credit Enhancement- Original	21.57%	21.57%	21.57%	21.57%	21.57%	13.26%	13.26%	7.66%
Credit Enhancement- Current	n/a	n/a	65.40%	65.40%	65.40%	52.00%	52.00%	42.97%
Currency	Sterling	US Dollars	Sterling	US Dollars	Euro	Sterling	Euro	Sterling
Original Principal Balance	£28,000,000.00	$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
Total Beginning Balance prior to payment	£0.00	$0.00	£77,464,200.00	$439,503,702.00	€87,675,390.00	£23,000,000.00	€68,000,000.00	£12,000,000.00
Total Ending Balance subsequent to payment	£0.00	$0.00	£76,079,300.00	$431,646,283.00	€86,107,935.00	£23,000,000.00	€68,000,000.00	£12,000,000.00
Total Principal Payments	£0.00	$0.00	£1,384,900.00	$7,857,419.00	€1,567,455.00	£0.00	€0.00	£0.00
Total Interest Payments	£0.00	$0.00	£141,922.00	$563,936.76	€100,160.25	£53,732.60	€108,956.40	£40,738.80
Reference Rate	3 month £ libor	US $ libor	3 month £ libor	US $ libor	3 month Euribor	3 month £ libor	3 month Euribor	3 month £ libor
Day Count Convention	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/360	Actual/365/366	Actual/360	Actual/365/366
Relevant Margin	0.05000%	0.05000%	0.22000%	0.22000%	0.24000%	0.42000%	0.42000%	0.84000%
Coupon Reference Rate	0.50688%	0.28210%	0.50688%	0.28210%	0.20700%	0.50688%	0.20700%	0.50688%
Coupon Amount	£0.00	$0.00	£141,922.00	$563,936.76	€100,160.25	£53,732.60	€108,956.40	£40,738.80
Current Coupon	0.55688%	0.33210%	0.72688%	0.50210%	0.44700%	0.92688%	0.62700%	1.34688%
Current Interest Shortfall	0	0	0	0	0	0	0	0
Cumulative Interest Shortfall	0	0	0	0	0	0	0	0
Original Weighted Average Life (Using Pricing CPR)	0.55	0.55	2.76	2.76	2.76	5.18	5.18	5.18

Note Summary for the most Recent/Current IPD	ClassBc	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	XS0294485072	XS0294485403	XS0294486476	XS0294486559	XS0294486716	n/a	n/a	n/a	n/a	n/a
Original Ratings (S&P/ Moodys/Fitch)	A/A2/A	BBB/Baa3/BBB	BBB/Baa3/BBB	BB/Ba3/BB	BB/Ba3/BB	n/r	n/r	n/r	n/r	n/r
Current Ratings (Moodys/Fitch)	Aa3/AAA	A3/AAA	A3/AAA	Baa3/AAA	Baa3/AAA	n/r	n/r	n/r	n/r	n/r
Quarterly Interest Accrual Start Date	21 March 2013	21 March 2013	21 March 2013	21 March 2013	21 March 2013	n/r	n/r	n/r	n/r	n/r
Quarterly Interest Accrual End Date	21 June 2013	21 June 2013	21 June 2013	21 June 2013	21 June 2013	n/r	n/r	n/r	n/r	n/r
Note Interest Accrual period	92	92	92	92	92	n/r	n/r	n/r	n/r	n/r
Previous factor	100.000	100.000	100.000	100.000	100.000	0.000	0.000	0.000	0.000	0.000
Current factor	100.000	100.000	100.000	100.000	100.000	0.000	0.000	0.000	0.000	0.000
Credit Enhancement- Original	7.66%	4.26%	4.26%	2.15%	2.15%	0.00%	0.00%	0.00%	0.00%	0.00%
Credit Enhancement- Current	42.97%	37.49%	37.49%	34.09%	34.09%	0.00%	0.00%	0.00%	0.00%	0.00%
Currency	Euro	Sterling	Euro	Sterling	Euro	Sterling	Sterling	Sterling	Sterling	Sterling
Original Principal Balance	€51,000,000.00	£6,000,000.00	€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	€51,000,000.00	£6,000,000.00	€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	€51,000,000.00	£6,000,000.00	€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	€0.00	£0.00	€0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Total Interest Payments	€133,854.60	£30,350.40	€143,519.67	£139,158.50	€65,869.04	£0.00	£0.00	£0.00	£0.00	£0.00
Reference Rate	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/360	Actual/365/366	Actual/360	Actual/365/366	Actual/360	Actual/365/366	Actual/365/366	Actual/365/366	Actual/365/366	Actual/365/366
Relevant Margin	0.82000%	1.50000%	1.50000%	3.74000%	3.64000%	0.24000%	0.42000%	0.84000%	1.50000%	3.74000%
Coupon Reference Rate	0.20700%	0.50688%	0.20700%	0.50688%	0.20700%	0.50688%	0.50688%	0.50688%	0.50688%	0.50688%
Coupon Amount	€133,854.60	£30,350.40	€143,519.67	£139,158.50	€65,869.04	£0.00	£0.00	£0.00	£0.00	£0.00
Current Coupon	1.02700%	2.00688%	1.70700%	4.24688%	3.84700%	0.74688%	0.92688%	1.34688%	2.00688%	4.24688%
Current Interest Shortfall	0	0	0	0	0	0	0	0	0	0
Cumulative Interest Shortfall	0	0	0	0	0	0	0	0	0	0
Original Weighted Average Life (Using Pricing CPR)	5.18	5.18	5.18	5.18	5.18					

Issue 6th June 2011	Class K VFN	Class L VFN	Class N VFN
International Securities number	N/A	N/A	N/A
Original Principal Balance (VFN Drawdown 06/June/2011)	£181,318,482.00	£17,830,500.00	£2,000,000.00
Total Beginning Balance prior to payment	£178,775,082.00	£13,765,800.00	£2,000,000.00
Total Ending Balance subsequent to payment (Including Deferred Interest)	£177,157,582.00	£12,919,000.00	£2,000,000.00
Total Principal Payments	1,617,500.00	£846,800.00	£0.00
Total Interest Payments	£2,339,008.42	£207,792.90	34.68
Reference Rate	Gilt Yield	n/a	3 month £ libor
Day Count Convention	Actual/Interest days*Periods	Actual/365/366	Actual/365/366
Relevant Margin	n/a	n/a	-0.50%
Coupon Reference Rate	2.63270%	6.00000%	0.50688%
Coupon Amount	£2,339,008.42	£207,792.90	£34.68
Current Coupon	2.63270%	6.00000%	0.00688%
Capitalised Interest	£0.00	£0.00	n/a

Currency in which the portfolio data is reported	Sterling
Original Total Number of Residential Mortgage Loans	6,795
Current Total Number of Residential Mortgage Loans	4,235
Original Total Value of Residential Mortgage Loans	£839,622,845
Current loan-to-value ratio at transaction close	82.16%
Current Loan to Value Ratio	81.19%
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 Band (excluding possessions)	**Total Balance**	**No**	**% of Total Balance**	**Original Balance**	**No**	**% of Original Balance**
0.01 <= 1 Months in Arrears	16,768,196	133	3.22%	29,219,248	237	3.48%
1.01 <= 2 Months in Arrears	24,811,919	182	4.77%	9,255,563	89	1.10%
2.01 <= 3 Months in Arrears	15,828,047	114	3.04%	5,415,708	49	0.65%
3.01 <= 4 Months in Arrears	6,913,536	60	1.33%	4,241,644	39	0.51%
4.01 <= 5 Months in Arrears	6,429,693	44	1.24%	1,612,108	15	0.19%
5.01 <= 6 Months in Arrears	2,817,548	23	0.54%	1,522,002	11	0.18%
> 6 Months	11,245,955	70	2.16%	1,300,305	14	0.15%
Total	84,814,893	626	16.30%	52,566,579	454	6.26%

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	434,578,988		
Net Losses Reported during the period	221,669.82		
Cumulative Net Losses	24,183,411.27		
Average Loss Severity for the current period	52.57%		
Average loss severity since transaction close	33.80%		
Outstanding Repossession	**Total Principal Balance**	**No**	**% of Total Balance**
Outstanding Possessions at the start of the period	£791,723.12	6	0.15%
Number of repossessions during the period	£473,344.97	3	0.09%
Outstanding Possessions at the end of the period	£843,371.44	6	0.16%
Residential Mortgage Loan Principal Balance at Start of the period	522,254,712.85	4,248	
Repurchases/Buy Backs during the period	-	-	
Residential Mortgage Loan Principal Balance at end of the period	520,720,521.99	4235	
Principal Payment Rate	0.25%		
Annualised PPR Speed (Based on quarterly principal payment rate)	3.02%		
Cumulative Principal Balance of all Properties Sold	£71,555,815.42		
Principal Balance of Properties Sold in Period	£421,696.65		
Weighted Average Seasoning (Months)	81		
Total Balance of Further Advances	£2,695,249.37		

	Current Period			At Issuance		
Region	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
East Anglia	13,840,210	120	2.66%	20,777,058	171	2.47%
East Midlands	23,395,835	250	4.50%	47,207,351	466	5.62%
London	109,096,980	562	20.97%	166,050,110	833	19.78%
North	15,352,554	199	2.95%	27,553,192	368	3.28%
Northern Ireland	5,951,820	59	1.14%	11,485,156	130	1.37%
North West	60,554,154	629	11.64%	93,616,103	941	11.15%
Scotland	18,466,198	234	3.55%	35,529,837	459	4.23%
South East	152,559,091	982	29.32%	240,967,950	1,510	28.70%
South West	33,540,437	258	6.45%	51,823,632	387	6.17%
Wales	15,821,280	177	3.04%	25,304,117	278	3.01%
West Midlands	34,598,168	348	6.65%	58,020,846	564	6.91%
Yorks and Humber	37,060,525	417	7.12%	61,287,492	688	7.30%
Total	520,237,252	4,235	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 30K	3,272,622	174	0.63%	3,145,259	166	0.37%
More than 30k up to and including 50K	11,087,628	268	2.13%	23,635,541	618	2.82%
More than 50k up to and including 75K	44,608,359	703	8.57%	71,279,110	1,130	8.49%
More than 75k up to and including 100K	65,612,872	753	12.61%	100,246,594	1,157	11.94%
More than 100k up to and including 125K	77,473,294	696	14.89%	119,023,051	1,070	14.18%
More than 125k up to and including 150K	66,621,299	487	12.81%	103,370,688	756	12.31%
More than 150k up to and including 200K	106,070,119	617	20.39%	168,299,808	981	20.04%
More than 200k up to and including 400K	126,971,186	501	24.41%	215,058,145	847	25.61%
More than 400K up to and including 500K	9,698,749	22	1.86%	20,261,242	54	2.41%
More than 500k	8,821,125	14	1.70%	15,303,407	16	1.82%
Total	520,237,252	4,235	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	186,174,476	1,276	35.79%	318,555,006	2,156	37.94%
Owner Occupied Remortgage	105,103,129	807	20.20%	191,117,289	1,500	22.76%
Buy to Let	213,220,810	1,855	40.99%	295,470,031	2,485	35.19%
Right to Buy	15,738,838	297	3.03%	34,480,519	654	4.11%
Total	520,237,252	4,235	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	91,853,274	1,180	17.66%	211,414,246	2,365	25.18%
Interest Only	428,383,979	3,055	82.34%	628,208,600	4,430	74.82%
Mixed (Part & Part)	-	-	0.00%	-	-	0.00%
Total	520,237,252	4,235	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%	2,066,258	84	0.40%	1,641,245	49	0.20%
More than 25% up to and including 50%	17,638,990	266	3.39%	24,639,301	369	2.93%
More than 50% up to and including 55%	10,102,168	130	1.94%	14,014,254	168	1.67%
More than 55% up to and including 60%	14,309,183	145	2.75%	18,237,600	201	2.17%
More than 60% up to and including 65%	15,639,262	164	3.01%	20,415,456	212	2.43%
More than 65% up to and including 70%	34,331,610	314	6.60%	39,700,681	351	4.73%
More than 70% up to and including 75%	45,934,380	382	8.83%	52,706,531	436	6.28%
More than 75% up to and including 80%	45,820,456	379	8.81%	71,058,422	590	8.46%
More than 80% up to and including 85%	65,116,367	514	12.52%	109,269,633	889	13.01%
More than 85% up to and including 90%	143,457,975	1,080	27.58%	243,101,323	1,905	28.95%
More than 90% up to and including 95%	75,104,166	452	14.44%	143,420,294	918	17.08%
More than 95% up to and including 100%	39,735,326	250	7.64%	100,770,015	702	12.00%
Over 100%	10,981,113	75	2.11%	648,090	5	0.08%
Total	520,237,252	4,235	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	29,915,331	267	5.75%	616,060	26	0.07%
Greater than 5 years and less than or equal to 10 years	53,402,679	468	10.27%	41,634,575	359	4.96%
Greater than 10 years and less than or equal to 15 years	98,898,632	889	19.01%	84,362,017	720	10.05%
Greater than 15 years and less than or equal to 20 years	306,171,141	2,327	58.85%	155,328,982	1,339	18.50%
Greater than 20 years and less than or equal to 25 years	31,849,469	284	6.12%	504,363,320	3,908	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	520,237,252	4,235	100.00%	839,622,845	6,795	100.00%
Property Type	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Bungalow	12,004,214	87	2.31%	21,007,722	149	2.50%
Detached House	63,286,788	328	12.16%	115,489,266	580	13.75%
Flat/ Maisonnette	132,413,557	1,076	25.45%	207,321,177	1,666	24.69%
Semi- Detached House	113,943,470	950	21.90%	191,146,772	1,568	22.77%
Terraced House	198,589,224	1,794	38.17%	304,657,908	2,832	36.29%
Total	520,237,252	4,235	100.00%	839,622,845	6,795	100.00%
Interest Rate Type	**Total Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Base	363,560,578	2,781	69.88%	56,818,951	444	6.77%
Libor	156,676,674	1,454	30.12%	38,193,985	702	4.55%
Base Discount	-	-	0.00%	248,961,400	1,723	29.65%
Fixed- reverting to Base		-	0.00%	231,595,230	1,749	27.58%
Fixed- reverting to Libor	-	-	0.00%	205,669,292	1,720	24.50%
SVR/ Administered	-	-	0.00%	58,383,986	457	6.95%
Total	520,237,252	4,235	100.00%	839,622,844	6,795	100.00%
Asset Type	**Balance**	**No**	**% of Balance**	**Original Balance**	**No**	**% of Original Balance**
Conforming- Buy to Let	211,934,212	1,838	40.74%	295,470,031	2,485	35.19%
Conforming- Non Self-Cert	12,987,715	99	2.50%	20,069,611	147	2.39%
Conforming- Self-Cert	138,638,651	844	26.65%	223,853,500	1,306	26.66%
Non-Conforming	156,676,674	1,454	30.12%	300,229,703	2,857	35.76%
Total	520,237,252	4,235	100.00%	839,622,845	6,795	100.00%
Self- Certification	**Balance**	**No**	**% of Balance**	**Total Balance**	**No**	**% of Original Balance**
N	266,718,715	2,466	51.27%	400,261,496	3,740	47.67%
Y	253,518,537	1,769	48.73%	439,361,349	3,055	52.33%
Total	520,237,252	4,235	100.00%	839,622,845	6,795	100.00%

Issuer Priority of Payments	21 June 2013		
Available Revenue Receipts		**Available Principal Receipts**	
Revenue Receipts from Mortgage Holders	£3,853,622.35	Principal Receipts from Mortgage Holde	£5,966,367.67
Swap Receipts	£0.00	Income surplus for uncovered shortfall	£497,042.72
Interest on GIC accounts	£2,574.27	Rounding balance retained from the last	£101,529.65
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	£3,968,500.00		
Less: Income Retained	-£497,042.72		
Total	25,191,324.26	Total	6,564,939.37

Revenue Priority of Payments		Principal Priority of Payments	
(1) Trustee/ Security Trustee	-	(2) Principal paid to A2 note holders	6,462,256.78
(2) Paying Agent/ Registrar	-	(3) Principal paid to M note holders	-
(3) Servicer Fees/ Cash Manager Fees/ Account Bank Fees	403,943.24	(4) Principal paid to B note holders	-
(4) Amounts due under the Liquidity Facility agreement	7,122.15	(5) Principal paid to C note holders	-
(5) Class A Note Interest	753,031.32	(6) Principal paid to D note holders	-
(5) 21 VFN Interest Expense	-		
(5) (6) Fixed Interest / Basis Rate Swap Payments	14,778.92	(7) Principal paid to K VFNs note holders	-
		(8) In respect of Subordinated Loan	
(6) Third Party Fees	60,502.55	principal	-
(7) Class M Note Interest	180,108.06	Retained Principal	102,682.51
(7) 22 VFN Interest Expense	-		
(8) Class B Notes	173,327.16		
(8) 23 VFN Interest Expense	-		
(9) Class C Note Interest	161,639.85		
(9) 24 VFN Interest Expense	-		
(10) Class D Notes	191,774.80		
(10) 25 VFN Interest Expense	-		
(11) Maximum Required Amount	17,915,670.00		
(12) Expense loan interest	-		
(12) Expense loan principal repayment	-		
(14) Swap termination fee	-		
(15) Fees , cost and expenses not covered by Admin agreement fees	-		
(16)	77,014.37		
(16) Amounts due in relation to the subordinated loan	303,518.55		
(17) Company profit	27,771.84		
(18) Retention if expense loan condition is true	-		
(19) K VFN Interest	2,339,008.42		
(20) K VFN principal repayment	1,617,500.00		
(22) L VFN Interest	207,792.90		
(23) L VFN principal repayment	946,800.00		
(24) GPC Cash Payment	18.75		

Additional Information as at the most rececent IPD	21 June 2013
Opening Expense Loan Balance	£0.00
Closing Expense Loan Balance	£0.00
Applied Principal	£6,564,939.28
Retained Principal	£102,682.51
Loss Provision	£4,019,555.00
Uncovered Shortfall	£497,042.72
Income Retained	£497,042.72
Losses in quarter as % bonds issued	0.027%
Cumulative losses as % bonds issued	2.902%
Number of properties sold in period	2
Bonds outstanding as % of original bonds issued	62.02%
Excess Spread following Uncovered Shortfall	£5,319,424.84
Excess Spread preceding Uncovered Shortfall	£5,816,467.56
Annualised Excess Spread following Uncovered Shortfall Percentage	4.00%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	4.36%
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	£15,697,977.14
Facility Amortisation	£193,867.70
Drawings under Liquidity Facility	£0.00
Available Liquidity Drawing Amount end of period	£15,504,109.43
UK Gilts	
UK Gilts Security International Securities number	GB00B1VWPC84
Description	UKT 5 03/07/2018
UK Gilt Nominal Amount	£158,260,000.00
Coupon received in collection period	£3,968,500.00
Total Coupon received to date	£17,842,752.72

Assets and Liabilities Reconciliation as at the most recent IPD	21 June 2013
Mortgages	520,730,322
Provisions	(4,019,555)
Retained Principal	102,682
Total principal assets	516,803,450
Total Liabilities - Notes	516,803,450

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.cfmmeurope.com/cfmmmortgage
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	www.capitaregistrars.com	US Paying Agent	HSBC Bank USA, N.A
Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		

Deal Triggers	Provider	Rating Triggers (MIR)	Current Rating (MIR)	Status	Action
Currency Swaps (5 &6) id	JPMorgan Chase N.A.	L-term rating below A2(Moodys), A+(Fitch) S-term rating below P-1(Moys), F1 (Fitch)	S-Term L-term Moys: P-1, Aa3 Fitch: F1+, A+	Satisfied	
Liquidity Facility	The Co-operative Bank	S-term ratios below P-1(Moys), F1 (Fitch)	S-Term Not Prime(Moys), BB(Fitch)	Breached	Cash Collateralized in External Gic account
Basis Swap	JPMorgan Chase N.A	L-term rating below A2(Moodys), A(Fitch) S-term rating below P-1(Moys), F1 (Fitch)	S-Term L-term Moys: P-1, Aa3 Fitch: F1+, A+	Satisfied	
Internal GIC Account	The Co-operative Bank	S-term rating below P-1 (Moys), F1+ (Fitch)	S-Term Not Prime(Moys), BB(Fitch)	Breached	Deposits limited to Collateralized Amount: £0m
External GIC Account	Bank of New York Mellon	S-term rating below P-1 (Moys), F1+ (Fitch)	S-Term P-1(Moys), F1 (Fitch)	Satisfied	0
Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland plc	L-term rating below A2(Moodys), A(Fitch) S-term rating below P-1(Moys), F1 (Fitch)	L-term Moys: P-2, A3 Fitch: F1, A	Inactive	N/A

**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/ftpi
Loan Level Data and Liability Modelling	https://loanpool.co.uk/Secu_loanpoolweb/
Report Frequency	Month

The co-operative banking group