Leek Finance Number 22 PLC						
Issuer Stock Exchange Listing	Leek Finance Number 22 PLC London					
Publishing Date Reporting Period Start Date Reporting Period End Date	31 May 2013 01 April 2013 30 April 2013					
Legal Maturity Most Recent Quarterly Interest payment date	21 March 2050 21 March 2013					
wost recent Quarterly Interest Payment Date Previous Quarterly Interest Payment Date Next Interest Payment Date	21 December 2012 21 June 2013					
Note Summary for the most Recent/Current IPD International Securities number	Class A XS0410170079	Class B XS0410170152				
Original Ratings (S&P/ Moodys/Fitch) Current Ratings (Moodys/Fitch) Previous factor	AAA./Aaa/AAA AAA./Aaa/AAA 77.359	Unrated Unrated 100.000				
Current factor Quarterly Interest Accrual Start Date	76.003 21 December 2012	100.000 21 December 2012				
Quarterly Interest Accrual End Date Note Interest Accrual period Credit Enhancement- Original	21 March 2013 90 27.00%	21 March 2013 90 6.00%				
Credit Enhancement- Current Currency	33.27% Sterling	7.39% Sterling				
Original Principal Balance Total Beginning Balance prior to payment Total Ending Balance subsequent to payment	£395,800,000.00 £306,186,922.00 £300,819,874.00	£105,200,000.00 £105,200,000.00 £105,200,000.00				
Total Principal Payments Total Interest Payments Reference Rate	£5,367,048.00 £1,145,682.68 3 month £ libor	£0.00 £188,707.76 3 month £ libor				
Day Count Convention Relevant Margin	Actual/365/366 1.00000%	Actual/365/366 0.21000%				
Coupon Reference Rate Coupon Amount Current Coupon	0.51750% £1,145,682.68 1.51750%	0.51750% £188,707.76 0.72750%				
Current Interest Shortfall Cumulative Interest Shortfall Original Weighted Average Life (Using pricing CPR)	£0.00 £0.00 2.2	£0.00 £0.00				
		4.9				
Currency Original Total Number of Residential Mortgage Loans Current Total Number of Residential Mortgage Loans	Sterling 4,113 3,420					
Original Total Value of Residential Mortgage Loans Original Loan to Value Ratio	£502,517,196 74.59%					
Current Loan to Value Ratio Current Weighted Average Yield (pre Swap)	73.63% 4.40%					
Delinquency Band (excluding possessions) 0.01 <= 1 Months in Arrears	<u>Total Balance</u> 9,768,605	Current Period No 82	% of Total Balance 2.42%	Original Balance 31,338,935	No 234	% of Original Balance 6.24%
1.01 <= 2 Months in Arrears 2.01 <= 3 Months in Arrears	16,094,006 7,151,062	135 62	3.98% 1.77%	20,806,334	152	4.14% 0.00%
3.01 <= 4 Months in Arrears 4.01 <= 5 Months in Arrears 5.01 <= 6 Months in Arrears	5,637,654 2,662,747 1,186,543	51 21 8	1.39% 0.66% 0.29%	- - -	-	0.00% 0.00% 0.00%
> 6 Months Total Delinquencies -A loan is classified as 'delinquent' if the arrears balance is	6,832,108 49,332,725	54 413	1.69% 12.20%	52,145,268	386	0.00% 10.38%
Net Loss	£190,285.06	7-11				
Cumulative Net Loss Average Loss Severity for the period Average loss severity since transaction close	3,821,645.85 41.32% 28.25%					
Outstanding Repossession Outstanding Possessions at the start of the period Number of repossessions during the period	Total Principal Balance £663,615.16 £497,684.29	<u>No</u> 6 3	% of Total Balance 0.16% 0.12%			
Outstanding Possessions at the end of the period Residential Mortgage Loan Principal Balance at Start of the period	700,747 406,537,646.95	3,443	0.17%			
Repurchases/Buy Backs during the period Current Residential Mortgage Loan Principal Balance Principal Payment Rate	404,969,438.39 0.34%	0 3,437				
Annualised PPR Speed (Based on quarterly principal payment rate) Cumulative Principal Balance of all Properties Sold Principal Balance of Properties Sold in Period	4.18% £13,527,022.99 £460,552.04					
Principal Balance of Properties Soid in Period Weighted Average Seasoning (Months) Total Balance of Further Advances	£460,552.04 69 £765,141.76					
Region	Total Balance	Current Period No.	% of Balance	Original Balance	suance No.	% of Original Balance
Region East Anglia East Midlands London	Total Balance 13,258,998 18,845,857 71,208,917		% of Balance 3.28% 4.66% 17.61%			% of Original Balance 3.14% 4.69% 17.18%
East Anglia East Midlands London North Northern Ireland	13,258,998 18,845,857 71,208,917 15,620,983	No. 98 193 371 191	3.28% 4.66% 17.61% 3.86% 0.00%	Original Balance 15,776,739 23,550,091 86,353,843 19,751,134	No. 113 236 428 234	3.14% 4.69% 17.18% 3.93% 0.00%
East Anglia East Midlands London North Northen Ireland North West Scotland South East	13,258,998 18,845,857 71,208,917 15,620,983 42,158,024 38,416,527 102,027,818	No. 98 193 371 191 - 444 435 684	3.28% 4.66% 17.61% 3.86% 0.00% 10.43% 9.50% 25.24%	Original Balance 15,776,739 23,550,091 86,353,843 19,751,134 50,528,712 53,266,917 127,514,062	No. 113 236 428 234 - 509 582 834	3.14% 4.69% 17.18% 3.93% 0.00% 10.66% 25.38%
East Anglia East Midlands London North Northern Ireland Northern Ireland South West South Vest Wales Wales Wales	13,258,998 18,845,957 71,208,917 15,620,983 42,158,024 38,416,527 102,027,816 29,106,929 13,342,794 35,047,485	No. 98 193 371 191 - 444 435	3.28% 4.66% 17.61% 3.86% 0.00% 10.43% 9.55% 7.20% 3.30% 8.67%	Original Balance 15.776 739 23.550,091 88.353,484 19.751,134 50.528,712 53.266,917 127,514,062 35.906,170 16.9861,121 42.010,23	No. 113 236 428 234 - 509 582	3.14% 4.69% 17.18% 3.93% 0.00% 10.06% 10.60% 25.38% 7.15% 3.38% 8.36%
East Anglia East Midlands London North Northen Ireland Northen Ireland Norther South East South Eas	13.258,988 18.845,857 71.208,917 15,520,987 42,159,024 43,116,77 100,407,916 913,342,794 43,507,485 525,246,411 404,287,414	No. 98 193 371 191	3.28% 4.66% 17.61% 3.86% 0.00% 9.55% 25.24% 7.20% 6.24% 6.24%	Original Balance 11,776,739 23,550,091 86,353,843 11,7751,134 50,528,7172 53,266,917 12,754,9,67 22,754,9,67 22,754,9,77 23,0,586,170 15,596,170 50,597,77 30,598,170 50,597,77	No. 113 236 428 234 - 509 582 834 289 175 384 329 4,113	3.14% 4.69% 17.18% 3.93% 0.00% 10.66% 10.60% 25.38% 7.15% 3.38% 6.15%
East Anglia East Midlands London North Nor	13.258,988 18,845,857 77,208,917 15,620,983 42,158,024 38,416,527 102,027,816 29,108,929 13,342,7485 20,246,2417 13,26,534 9,997,458 49,997,458	No. 98 193 371 191 444 435 6842 242 432 337 283 3.420 No. 61	3.28% 4.66% 17.61% 3.86% 0.00% 10.43% 9.50% 7.20% 3.30% 8.67% 6.24% 100.00% % of Balance	Original Balance 15.776.739 23.550,091 88.353,343 19.751,134 55.526,917 25.526,917 27.514,062 35.906,170 10.981,177 30.988,170 50.2517,181 60.2517,181	No. 113 236 428 234 - 509 582 834 329 175 384 329 4.113 No. 44 255 353	3.14% 4.69% 17.18% 3.93% 0.00% 10.66% 10.66% 25.38% 7.15% 8.36% 8.36% 8.15% 100.00% W of Original Balance
East Anglia East Midlands London North Nor	13.258,988 18.845,857 77.1208,917 15.520,983 42.158,024 38.416.527 102.027,816 22.106,829 13.342,794 35.547,485 25.246,541 403.259,742 1048 Balance 1,999,744 4,947,745 4,947,74	No. 98 193 371 197 197 197 197 197 197 197 197 197 1	3 29% 4 69% 7 61% 3 84% 5 000% 5 000% 5 25,24% 7 29% 6 25% 5 0 686% 6 0 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Original Balance 15.776.739 23.550.091 88.535.343 19.751.134 55.528.712 55.528.712 55.268.917 127.514.062 35.906.170 15.901.237 4.001.237 5.001.237	No. 113 236 428 224 - 509 582 834 289 175 384 4329 4,113 No. 44 253 756 867	3.14% 4.69% 17.18% 3.93% 0.00% 10.66% 10.66% 7.15% 8.36% 7.15% 100.00% W of Original Balance 0.23% 5.54% 5.54% 5.54%
East Anglia East Midlands London Lond	13.258,988 18,845,857 77,208,917 15,502,983 42,158,024 38,416,527 102,027,816 29,106,929 13,342,794 33,647,794 404,250,742 1018,829 13,362,784 40,987,1536 62,996,154 64,917,536 62,996,152 67,967,152 67,967,152 67,967,152	No. 98 193 371 191 - 444 464 465 465 864 1242 337 327 327 3420 61 644 644 394 401	3 29% 4 66% 7 671% 3 86% 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Original Balance 11,776,739 23,550,001 88,353,843 19,751,134 50,526,77 23,550,617 23,550,617 15,956,170 15,956,170 50,557,74,1662 71,18606 11,156,061 11,156,061 11,156,061 11,156,061 11,156,061 11,156,061 11,156,061 11,156,061 11,156,061 11,156,061 11,156,061 11,156,061 11,156,061 11,156,061 11,156,061	No. 113 236 428 428 234 509 582 834 4289 175 384 429 4.113 No. 4253 756 867 737 485	3.14% 4.68% 7.7.16% 3.39% 0.00% 10.60% 10.60% 7.15% 25.95% 7.15% 3.30% 3.30% 3.30% 3.30% 3.30% 10.00% 4.00 Original Balance 2.11% 15.14% 15.14% 15.22% 16.43%
East Anglia East Midlands London Norther Ireland Norther Ireland Norther Ireland North West West South Vest South Vest Wales South Vest Wales Wales Wales Work and Humber Total Mortanes Size Less shan or equal to 30K More shan 30k up to and including 50K More shan 30k up to and including 50K More shan 10k up to and including 10K More shan 176k up to and including 10K More shan 150k up to and including 15K More shan 150k up to and including 30K More shan 400K up to and including 400K More shan 400K up to and including 400K More shan 400K up to and including 500K More shan 400K up to and including 500K More shan 400K up to and including 500K	13.258,986 18.845,857 77.1208,917 15.520,983 42.158,004 38.416,527 102,007.816 29.168,929 13.342,794 35.947,495 525,246,411 404.2937,727 Total Balance 1,326,534 3,997,145 404,817,535 66,144,465 55,278,612 67,977,997 69,983,987,002 8,987,902 8,987	No. 98 193 371 191 444 435 684 242 142 337 260 164 717 5364 717 5364 447 177 5364 447 174 3364 447 174 3364 447 147 247 347 347 347 347 347 347 347 347 347 3	3 29% 4 69% 7 61% 3 84% 0 000% 10 143% 8 550% 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Original Balance 11-776-739 23.550,001 83.633,843 19.751,134 50.528 71.253,266,917 127.514,002 23.5,906,170 11.596,121 42,010.237 500.688,777 500.688,	No. 113 226 428 234 - 509 582 834 289 175 344 289 4113 442 223 445 566 434 51	3.14% 4.69% 7.19% 3.93% 0.00% 10.00%
East Anglia East Midlands London London London London North West Sootland South East South West South West South West South West Wiese Wie	13.258.988 18,845.857 77.208.917 15.502.983 42.158.024 38.416.527 102.027,816 22.106.929 13.342,794 13.342,794 14.04.200,742 15.0883 40.207,816 40.207,81	Nec 98 193 371 191 444 444 444 337 225 3420 444 4717 594 4401 334 471 594 4401 334 425 340 340 354 440 354 450 354 450 354 450 354 354 354 354 354 354 354 354 354 354	3 29% 4 69% 7 61% 3 84% 0 00% 10 14 45% 8 55% 10 25 24% 1 3 00% 8 65% 10 10 00% 5 of Balance 0 17 77% 10 10 00% 5 of Balance 10 10 00% 5 of Balance	Original Balance 19.776,739 23.550,001 88.353,843 19.751,134 50.522,712 53.326,917 27.514,082 35.906,170 18.981,211 42.010,237 36.986,170 50.257,7196 Original Balance 82.452,540 52.457,540 82.453,540 63.457,540 82.453,540 82.553,540 82.553,540 82.553,540 83.553,54	No. 113 236 428 428 234 509 582 834 289 175 384 425 329 4113 55 867 737 485 486 494 4113 No.	3.14% 4.69% 17.18% 3.00% 10.00% 10.00% 10.00% 25.58% 7.15% 6.55% 6.55% 6.15% 10.00% 3.20% 10.00% 11.15% 12.15% 13.22% 13.22% 13.22% 14.16% 15.14% 15.14% 15.14% 15.15% 15.
East Anglia East Midlands London North North North North North South East South West South West Wates	13.258,988 18.845,857 77.1208,917 15.520,983 42.158,024 38.416.527 102,027,816 22.106,829 13.342,794 35.507,42 706,829 13.342,794 35.507,42 706,829 13.342,794 40,257,742 706,829 13.427,794 13.627,794 14.627,794 15.627,79	No. 98 193 371 191 444 435 6684 242 142 337 3470 161 164 1714 494 494 494 494 494 494 494 494 494 4	3 29% 4 69% 7 67% 3 80% 5 000%	Original Balance 11-776-739 23-550,001 88,353,843 19,751,134 50,528,7172 53,266,917 127,514,626,235,906,170 18,961,271 42,010,237) 50,267,1786 Original Balance 11,156,001 10,620,459 47,950,937 76,0770,800 16,64,37,540 82,453,083 10,8,947,376 26,633,296 50,20,171,106 (10,620,457 10,620,	No. 113 236 428 224 509 582 834 289 175 344 285 344 285 344 4113 No. 4113 No. 41113 No	3.14% 4.69% 17.19% 3.00% 10.00
East Anglia East Midlands London North London North No	13.258,988 18,845,857 77,208,917 15,620,983 42,158,024 38,416,527 102,027,816 29,108,229 13,342,794 35,047,485 20,246,614 1,326,534 49,997,145 40,817,536 62,999,161 66,145,465 53,788,102 20,246,214 20,246,244 20,246,246	No. 98 193 371 191	3 29% 4 69% 7 67% 3 18% 3 18% 3 18% 3 18% 3 18% 3 18% 4 18%	Original Balance 11-776/739 23.550,091 86.353.843 11,751,134 50.5287 12,53.266,917 12,541,062 23.506,170 15,561,170 15,56	No. 113 226 428 224 - 509 509 824 239 175 384 329 4,113 No. 44 255 756 347 485 486 434 51	3.14% 4.69% 17.18% 3.00% 10.00% 10.00% 5.00 Original Balance
East Anglia East Millands London North Nor	13.258,986 18.845,857 77.1208,917 15.520,983 42.158,024 33.416,527 102,027,816 22.106,822 13.342,744 35.047,485 25.246,641 404,2937,242 1038,836,946 40,326,742 1038,836,946 40,205,742 1038,836,946 40,205,742 1038,947,946 40,205,742 1038,947,946 40,205,742 1038,947,946 1038,947,946 1038,947,946 1038,947,946 1038,947,947 1038,947,947 1038,947,947 1038,947,947 1038,947,947 1038,947,947 1038,947,947 1038,947,947 1038,947,947 1038,947,947 1038,948,947 1038,948,947 1038,948,947 1038,948,947 1038,948,947 1038,948,947 1038,948,948 1038,948 1038,948 1038,948 1038,948 1038,948 1038,948 1038,948 1038,948 1038,948 1038,948 1038,948 1038,948 1038,948 1038,948	Ne 98 193 371 191 144 435 664 442 242 342 342 342 342 342 342 342 34	3 29% 4 69% 17.61% 3.80% 0.05%	Original Balance 19.776,739 23.550,001 86.353,843 19.751,134 50.526,717 25.3366,917 12.53,366,917 12.751,406,22 35.906,170 16.961,211 42,010,237 30.984,770 507,517,1960 11,155,091 10,620,491 10,620,	No. 113 236 428 234 - 509 852 834 289 175 384 329 4,113 No. 444 225 451 4113 451 465 465 466 474 4113	3.14% 4.89% 17.18% 3.00% 10.00% 10.00% 5.0
East Anglia East Midlands London North London North No	13.258.988 18,845.857 77,208.917 15,502,983 42,158,024 38,416.577 102,027,816 29,106,929 13,342,794 33,047,744 34,047,72 1018 Balance 1,326,534 49,997,145 40,917,736 62,999,110,999 83,987,022 92,602,999,110,999 83,987,022 92,602,999,110,999 83,987,022 92,602,999,170,999 83,987,022 92,602,999,170,999 83,987,022 92,602,999,170,999 83,987,022 92,602,999,799,799 83,987,022 94,020,779 105,110,279 105,110	Nec 98 193 371 191 444 444 455 468 469 469 469 469 469 469 469 469 469 469	3 29% 4 69% 17.51% 3 0.00% 5 0	Original Balance 19.776,739 23.550,001 86.353,843 19.751,134 56.262,712 56.368,917 12.541,002 35.906,170 15.964,171 15.964,172 14.2010,237 36.898,170 502,517,196 776,070,800 47,950,337 76,070,800 82.245,241 66.437,540 82,245,241 68.437,540 82,245,241 68.437,540 82,245,241 68.437,540 82,245,241 83,103,949,748 26.533,298 502,517,196 676,103,862,964 18.104,020,868 18.104,020,868 18.104,020,868 18.104,020,868 18.104,020,868 18.104,020,868 19.25,517,196 Original Balance 18.104,020,868 19.25,517,196 Original Balance 18.104,020,868 19.25,517,196 Original Balance 14.04,020,848 18.04,020,848	No. 113 236 428 234 509 509 582 834 289 175 384 329 4.113 Mo. 253 753 485 486 434 4.113 No. 749 1.697 265 4.113 No. 1.445 2.668	3.14% 4.89% 17.18% 3.00% 10.00% 10.00% 25.38% 10.00% 3.38% 3.38% 8.80% 3.38% 8.80% 10.00% 5.40 Original Balance 16.00% 16.00% 5.40 Original Balance 16.00% 5.50 Original Balance
East Anglia East Midlands London Lond	13.258.998 18,845.857 77.208.917 15,502,963 42,158,024 38.416.57 102,027,816 29,106.829 13,342,794 13,342,794 13,342,794 13,342,794 13,342,794 14,042,795,744 40,877,535 40,877,	Nec 98 193 371 191 444 435 684 4242 337 2893 8420 842 424 337 2893 8420 842 424 337 394 435 435 435 435 435 435 435 435 435 43	3 29% 4 46% 4 66% 7 87% 3 88% 5 9.5% 5 25.4% 7 20% 8 25.4% 10 00% 5 0 8886 7 20% 5 0 8 86% 7 20% 5 0 8 6 8 6 8 6 8 6 8 6 8 6 8 6 8 6 8 6 8	Original Balance 19.776.739 23.550,001 83.533,843 19.751,134 55.528,712 53.268,917 127.514,022 35.906,170 18.981,121 42.2010,237 30.088,177 30.	No. 113 236 428 224 509 582 834 289 175 384 289 175 384 45 46 46 41 413 No. 749 1,404 1,693 4,113 No. 1,445 2,666 4,113 No. 57 384	3.14% 4.69% 17.18% 3.00% 10.00% 10.00% 10.00% 25.38% 10.00% 3.38%
East Anglia East Midlands London North West South West South West South West South West Warfar Warfar West Warfar Warfar West Lass than or equal to 30K More than 50k up to and including 50K More than 50k up to and including 75K More than 10k up to and including 100K More than 110k up to and including 15K More than 10k up to and including 15K More than 10k up to and including 30K More than 50k up to and including 30K More than 50k up to and including 30K Warfar West Warfar West Warfar West Warfar West Owner Occupied Purchase Owner Occupied Purchas	13.258,988 18.845,857 77.1208,917 15.520,983 42.158,024 38.416.527 102.027,816 22.106,929 13.342,7485 25.246,4112 103.257,742 104.257,742 105.257,742	New 198 193 371 191 191 191 191 191 191 191 191 191 1	3 29% 4 65% 7 67% 3 86% 5 0000	Original Balance 19.776,739 23.550,001 88.353,843 19,751,134 50.522,712 53.266,917 127.514,626,235,906,170 14.509,112 42.010,239 42.010,239 42.010,239 42.010,239 42.010,239 43.011,156,911 67.01,156,	No. 113 236 428 234 - 509 852 8344 289 175 384 329 4,113 No. 444 225 867 737 485 486 434 1113 4113 - 1445 2.668 4.113 No. 1445 2.668 4.113 No. 1445 2.668 4.113 No. 1445 2.668	3.14% 4.69% 17.19% 3.20% 10.00% 10.00% 25.38% 7.15% 3.38% 6.10.00% 5.00%
East Anglia East Midlands London London London North West South Heat South East South West South West South West South West South West Wises Wis	13.258.988 18,845.857 77.208.913 18,502.863 42,158.024 38,416.57 102,027,816 22,106.3293 13,047,484 22,106.3293 13,047,484 1404.280,742 1508.883 1608.987 1608.987 1608.9887 160	New 198 193 371 191 191 191 191 191 191 191 191 191 1	3 29% 4 65% 7 67% 3 86% 10 00%	Original Balance 19.776,739 23.550,001 88.353,843 19.751,134 59.528,712 53.268,917 127.514,022 53.590,6170 11.596,121 42.2010,2379 50.688,170 5	No. 113 236 428 428 234 599 582 834 289 175 344 285 344 285 344 265 367 757 737 468 436 4113 No. 1,465 2,468 2,468 4,1130 57 364 4,1130 57 364 4,1130 57 364 4,1130 57 364	3.14% 4.69% 17.10% 3.00% 10.00
East Anglia East Midlands London North Midlands London North Midlands London North Midlands London North Midlands North Midlands South East South West South West South West South West Wales Wales Water Water Water Water Water Water Water Water Water Last than or equal to 30K More than 50k up to and including 50K More than 50k up to and including 75K More than 50k up to and including 10K More than 10k up to and including 10K More than 10k up to and including 15K More than 10k up to and including 15K More than 10k up to and including 50K More than 10k up to and including 50K More than 20k up to and including 50K More than 20k up to and including 50K More than 50k Total Mortsane Type Owner Occupied Purchase Owner Occupi	13.258.988 18,845.857 77,208.917 15,620,983 42,158,024 38,416.527 102,027,816 29,108,329 13,342,794 30,907,485 20,246,5417 108,829 13,342,794 13,26,534 40,997,485 40,997,486 40,997,486 40,997,486 40,997,487 40,997,487 40,997,487 40,997,487 40,997,487 40,997,487 40,997,487 40,997,487 40,997,487 40,997,497 40	Ne 98 193 371 191 194 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	3 29% 4 69% 17.51% 3 80% 10.00	Original Balance 19.776 739 23.550,091 86.353.843 19.751,134 50.528 71.25 53.266,917 12.543,266,235,906,170 13.561,275 14.2751,275 14.2751,275 14.2751,275 15.2751,2751,275 15.2751,2751 15.2751 15.27	Ne 113 236 428 234 289 252 441 283 269 269 269 275 269 275 269 275 275 275 275 275 275 275 275 275 275	3.14% 4.89% 17.18% 3.00% 10.00% 10.00% 25.38% 10.60% 3.38% 8.80% 3.38% 8.80% 8.80% 9.54% 15.10% 9.54% 16.37% 16.10% 9.54% 16.37% 16.27% 9.54% 16.37% 16.27%
East Anglia East Midlands London Lond	13.258,988 18,845,857 77,208,917 15,502,963 42,158,024 38.416,527 102,027,816 29,108,527 103,027,816 29,108,527 103,027,816 29,108,527 103,027,816 29,207,816 29,207,816 29,207,816 29,207,816 29,207,816 29,207,816 29,207,816 29,207,816 29,207,816 29,207,816 29,207,816 29,207,816 29,207,816 29,207,816 29,207,817 20,207,817	Ne 98 193 371 191 444 4434 4434 684 2442 337 283 340 60 61 641 717 594 394 431 341 341 341 341 341 341 341 341 34	3 29% 4 66% 7 871% 3 88% 5 95% 6 95%	Original Balance 19.776,739 23.550,001 88.353,843 19.751,134 55.5287,172 53.358,017 12.53,3268,917 12.541,062 35,906,170 16.961,121 42,010,237 36,868,170 16.961,121 42,010,237 36,868,170 16.961,170 505,517,196 Original Balance 10.500,453 47,950,937 76,070,800 82,245,241 66,437,540 82,245,241 66,437,540 82,245,241 66,437,540 82,245,241 66,437,540 82,245,241 66,437,540 82,245,240 82,245,241 83,445,740 83,248,245 84,245,245 84,245,245 85,245,245 86,245 86,245,245 86,245,245 86,245,245 86,245,245 86,245,245 86,245,245 86,245,245 86,245,245 86,245,245 86,245,245 86,245,245 86,245 86,245,245 86,245 8	No. 113 236 428 224 599 582 834 289 175 3849 287 486 867 737 486 434 4113 No. 1,494 1,494 1,494 1,495 1,465 2,668 4,113 No. 1,464 1,57 364 4,113 No. 57 37 38 4,113 No. 57 38 4,113	3.14% 4.69% 17.18% 3.00% 10.00% 10.00% 10.00% 25.38% 10.00% 3.38%
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East Anglia East Midlands London Lond	13.258,988 18,845,857 77,208,917 15,502,963 42,158,024 38.416,527 102,027,816 29,108,527 103,027,816 29,108,527 103,027,816 29,265,46,411 404,290,742 103,884,785,53 40,817,535,64 40,817,535,64 40,817,535,64 40,817,535,64 40,817,535,67 166,14,465 53,788,152 67,967,469 83,967,022 8,260,27 9,260,27 9,260,27 17,57	Nec 198 193 371 191 191 191 191 191 191 191 191 191 1	3 29% 4 69% 4 69% 17.51% 3 19%	Original Balance 10.776 739 23.550,091 88.353,843 19.751,134 59.528 7172 59.326,917 12.543,326,917 12.543,326,917 12.543,326,917 12.543,326,917 12.544,2010,237 59.058,97 59.058,97 59.058,97 76.070,800 68.245,244 68.437,543 19.80,947 47.950,937 76.070,800 82.245,241 82.437,543 19.80,947 19.80,937 19.80,947 19.80,937 19.80,947	No. 113 13 13 14 15 16 17 18 18 18 18 18 18 18	3.14% 4.69% 17.18% 3.00% 10.00
East Anglia East Midlands London North Nor	13.258.988 18,845.857 77,208.917 15,620,983 42,158,024 38,416.527 102,027,816 29,108,329 13,342,794 30,907,485 20,246,5417 30,875,876 30,977,876 30,977,976 30,977,976 30,977,976 30,977,976 30,977,976 30,977,977 30,977	New 193 371 191	3 29% 4 69% 4 69% 17.51% 3 80% 19.50%	Original Balance 19.776 739 23.550,001 88.353,843 19.751,134 55.528,712 53.266,917 12.543,266,917 12.543,266,917 12.543,266,917 12.544,010,223 42.010,233 42.010,233	No. 113 236 428 224 599 582 284 289 175 324 289 175 324 289 175 344 253 756 867 77 427 485 486 434 4113 No. 1,447 263 4,113 No. 1,447 263 4,113 No. 1,447 263 4,113 No. 1,447 263 4,113 No. 1,447 263 368 47 37 368 47 37 368 47 37 368 47 47 37 388 47 47 37 388 47 47 47 47 47 47 47 47 47 47 47 47 47	3.14% 4.69% 17.19% 3.89% 3.10% 10.05% 10.05% 10.05% 10.05% 10.05% 3.39% 3.30% 3.39% 3.30%
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East Anglia East Mullands London North West South East South Mest South East South West South West South West Wates Wate	13.258.988 18,845.857 77.208.917 15,500,963 42,158,024 38.416.57 102,027,816 29,168.229 13,342,794 13,342,794 13,342,794 13,342,794 13,342,794 13,342,794 13,342,794 14,44,44,45,932 14,25,942 14,25,942 14,25,942 14,25,942 14,25,942 14,25,942 14,25,942 14,25,942 14,25,942 14,25,942 14,25,942 15,266.481 18,182,266.481 28,866.481 28,866.481 28,866.481 38,867,623 28,866.481 38,867,623 28,866.481 38,867,623 28,866.481 38,867,623 28,866.481 38,867,623 38,867,463 38,867,473 38,873 38,874 38,877,473 38,874 38,874 38,874 38,874 38,874 38,877 38,874 38,874 38,874 38,874 38,874 38,874 38,874 38,874	New 193 371 191	3 29% 4 69% 17,61% 3 80% 10,63	Original Balance 19.776 739 23.550,001 86.353.843 19.751,134 50.528,376 50.528,377 50.52	Ne 28 294 113 236 248 248 253 254 268 254 268 255 268 258 268 268 268 268 268 268 268 268 268 26	3.14% 4.699) 17.19% 17.19% 10.05% 10.
East Anglia East Mellands London North West Scotland South Feast Scotland South Rest South West Scotland South Rest South West Wales Wales West Mellands Torks and Humber Works and Size Lass than or equal to 30K More than 50K up to and including 50K More than 50K up to and including 10K More than 10K up to and including 50K More than 20K up to and including 50K More than 20K up to and including 50K More than 50K Total Worksade Type Owner Occupied Purchase Indicate Type Interest Orky Worksade Type Interest Orky Worksade Type Interest Orky Worksade Type United States Interest Orky Worksade Type United States Interest Orky Worksade Type United States Interest Orky Worksade Type Interest Orky Worksade Type United States United States Interest Orky Worksade Type United States United States United States Interest Orky Worksade Type United States Uni	13.258.988 18,845.857 77,208.917 15,502,083 42,158,024 38,416.57 102,027,816 29,168,929 13,342,794 33,447,484 33,447,484 34,45,267,742 1018Balance 13,26,534 49,997,145 40,817,536 60,145,465 60,145,4	New 198 193 371 191 191 191 191 191 191 191 191 191 1	3 29% 4 69% 16 14% 3 86% 17 61% 3 86% 10 00%	Ortiginal Balance 19.776 739 23.550,091 86.353.843 19.751,134 50.528 7172 53.266,917 12.541,062 35.906,170 15.961,127 14.0762 35.906,170 15.961,127 15.961	Ne 1113 236 428 234 289 252 441 289 253 756 445 251 262 273 265 268 271 262 273 268 271 262 273 268 271 262 273 268 271 262 273 268 271 262 273 268 271 262 273 268 271 262 273 268 271 262 273 271 262 273 271 262 273 271 262 273 271 262 273 271 262 273 271 262 273 271 262 273 271 262 27	3.14% 4.46% 4.66%
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East Anglia East Mullands London London North West Sootland South East Sootland South East Sootland South East Sootland South East South West Sootland Market Sootland Market Sootland Market Sootland Market Sootland West West Market Sootland Market Sootla	13,258,998 18,845,857 77,208,917 15,502,963 42,158,024 38,416,527 102,027,816 29,108,227 103,027,816 29,108,227 113,342,794 13,342,794 140,429,714 40,429,714 40,429,714 40,817,535 161,618,618 40,817,535 40,818,535 41,715,818 40,818,505 41,715,818 41,715	Ne 193	3 29% 4 69% 17.61% 3.86% 3.86% 3.86% 3.80% 3.22,4% 7.20% 3.3	Original Balance 19,776,739 23,550,001 83,535,843 19,751,734 55,526,917 22,53,566,917 12,514,627 12,514,627 12,514,627 12,514,627 12,514,627 12,514,627 12,514,627 12,514,627 12,514,627 13,628,6170 14,628,6170 14,628,6170 16,628,6170 17,628,6170 17,628,6170 18,618,6180 1	No. 428 428 428 428 428 428 428 428 428 428	3.14% 4.69% 17.18% 3.00% 10.00
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Total 404.280,742 3.420 100.00% 502.517.196 4.113 100.00%

ssuer Priority of Payments	21 March 2013		·
Available Revenue Receipts		Available Principal Receipts	
Revenue Receipts from Mortgage Holders	2,957,192.81	Principal Receipts from Mortgage Holders	5,098,866.6
Swap Receipts	-	Income surplus for uncovered shortfall	
Interest on GIC accounts	12,636.48	Income Retained	269,522.0
Credit from the General Reserve Fund	30,060,000.00	Retained Principal from last period	151,799.2
From the Discount Reserve	-		
From Principal Receipts to cover Liquidity Shortfall	-		
Principal Recoveries	-		
Less : Income Retained -	269,522.05		
Total	32,760,307.24	Total	5,520,187.9
Revenue Priority of Payments		Principal Priority of Payments	
(1) Trustee/ Security Trustee		(1) Principal paid to A note holders	5,367,048.0
(2) Paying Agent/ Registrar	-	(2) Principal paid to B note holders	
(3) Service Fees/ Cash Manager Fees/ Account Bank Fees	151,140.91	(3) In respect of Subordinated Loan principal	
(4) (i) Fixed Interest Rate Swap Payments	-		
(4) (Ii) Basis Rate Swap Payments	39,991.78	Retained Principal	153,139.9
(5) Class A Note Interest	1,145,682.68		
(6) Third Party Fees	25,789.58		
(7) Maximum Required Amount	30,060,000.00		
(8) Company profit	35,000.00		
(9) Class B Note Interest	188,707.76		
(10) Expense loan interest	610.35		
(10) Expense loan principal repayment	78,518.79		
(11) Swap termination fee	-		
above	53,969.47		
	57,510.37 923.385.55		
(13) Amounts due in relation to subordinated loan (15) DPC Cash Payment			

Additional Information as at the most recent IPD	21 March 2013
Opening Expense Loan Balance	£340,248.12
Closing Expense Loan Balance	£261,729.33
Applied Principal	£5,520,187.94
Retained Principal	£153,139.94
Loss Provision	£2,116,280.00
Uncovered Shortfall	£269,522.05
Income Retained	£269,522.05
Losses in quarter as % bonds issued	0.038%
Cumulative losses as % bonds issued	0.763%
Number of properties sold in period	3
Bonds outstanding as % of original bonds issued	81.04%
Excess Spread following Uncovered Shortfall	£1,337,702.29
Excess Spread preceding Uncovered Shortfall	£1,607,224.34
Annualised Excess Spread following Uncovered Shortfall Percentage	1.34%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	1.60%
Beginning Reserve Account Balance	£30,060,000.00
Ending Reserve Account Balance	£30,060,000.00
Change in the Reserve Account Balance	£0.00
Target Reserve Account Balance	£30,060,000.00
Initial Discount Reserve Balance	£22,800,000.00
Opening Discount Reserve Balance	£0.00
Releases from Discount Reserve this period	00.03
Ending Discount Reserve Balance	£0.00

Assets and Liabilities Reconciliation as at the most recent IPD	21 March 2013
Mortgages Provisions Retained Principal	407,983,014 (2,116,280) 153,140
Total principal assets	406,019,874
Total Liabilities - Notes	406,019,874

Deal Participant Information Administrator Web address	Platform Funding Ltd (PFL) www.platform.co.uk	Cash Bond Administrator Web address	Platform Funding Ltd (PFL) www.platform.co.uk
Sub-Administrator	Western Mortgage Services Ltd (WMS)	Servicer Guarantor	Co-operative Bank plc
Web address	<u>www.wmsl.co.uk</u>	Web address	www.britannia.co.uk/_site/microsite/bts
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	www.capitafiduciary.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)	Status	Action
Basis Swap	JPMorgan Chase N.A	S-term rating below A-1 (S&P), P-1(Mdys), F1	Mdys: P-1, Aa3	Satisfied	
Internal GIC Account	The Co-operative Bank	F1+ (Fitch)	Not Prime(Mdys), F3(Fitch)	Breached	Deposits limited to Collateralised Amount- £2m
External Deposit Account	HSBC Bank plc	F1+ (Fitch)	A-1+(S&P),	Satisfied	
External Deposit Account	Bardays Bank plc	F1+ (Fitch)	A-1(S&P),	Satisfied	
Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland plc	S-term rating below A-1 (S&P), P-1(Mdvs), F1	S-Term/ L-term	Inactive	N/A

The Co-operative Bank acts as the Guaranter of the Administration and Cash Management roles in connection with the Notes. As a result of the Co-operative Bank's downgrade by Moody's on the 9 May 2013 to Ba3Not prime, Leek Finance Number Twenty Two PLC is currently considering its options in light of the Moody's publication with a view to taking remedial action in line with its obligations under the Transaction Documents.

Information Sources
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