

20 DECEMBER 2013

LEEK FINANCE NUMBER EIGHTEEN PLC ANNOUNCEMENT IN RELATION TO THE CONSENT SOLICITATION TO EXISTING NOTEHOLDERS IN RESPECT OF THE £171,100,000 CLASS A2A MORTGAGE BACKED FLOATING RATE NOTES DUE 2038 (ISIN: XS0271276908), U.S.\$475,000,000 CLASS A2B MORTGAGE BACKED FLOATING RATE NOTES DUE 2038 (REGULATION S NOTES: ISIN: XS0271279670, RULE 144A NOTES: ISIN: US52426KAB89), €128,000,000 CLASS A2C MORTGAGE BACKED FLOATING RATE NOTES DUE 2038 (ISIN: XS0271280769), U.S.\$350,000,000 CLASS A2D MORTGAGE BACKED FLOATING RATE NOTES DUE 2038 (REGULATION S NOTES: ISIN: XS0271279837, RULE 144A NOTES: ISIN: US52426KAC62), £12,500,000 CLASS MA MORTGAGE BACKED FLOATING RATE NOTES DUE 2038 (ISIN: XS0271277385), €83,700,000 CLASS MC MORTGAGE BACKED FLOATING RATE NOTES DUE 2038 (ISIN: XS0271281734), £25,900,000 CLASS BA MORTGAGE BACKED FLOATING RATE NOTES DUE 2038 (ISIN: XS0271277971), €6,000,000 CLASS BC MORTGAGE BACKED FLOATING RATE NOTES DUE 2038 (ISIN: XS0271281817), £6,000,000 CLASS CA MORTGAGE BACKED FLOATING RATE NOTES DUE 2038 (ISIN: XS0271278433) AND €49,000,000 CLASS CC MORTGAGE BACKED FLOATING RATE NOTES DUE 2038 (ISIN: XS0271282039).

Leek Finance Number Eighteen PLC (the **Issuer**) announced today to holders of the outstanding £171,100,000 Class A2a Mortgage Backed Floating Rate Notes due 2038 (ISIN: XS0271276908), U.S.\$475,000,000 Class A2b Mortgage Backed Floating Rate Notes due 2038 (Regulation S Notes: ISIN: XS0271279670, Rule 144A Notes: ISIN: US52426KAB89), €128,000,000 Class A2c Mortgage Backed Floating Rate Notes due 2038 (ISIN: XS0271280769), Class A2d Mortgage Backed Floating Rate Notes due 2038 (Regulation S Notes: ISIN: XS0271279837, Rule 144A Notes: ISIN: US52426KAC62), £12,500,000 Class Ma Mortgage Backed Floating Rate Notes due 2038 (ISIN: XS0271277385), €83,700,000 Class Mc Mortgage Backed Floating Rate Notes due 2038 (ISIN: XS0271281734), £25,900,000 Class Ba Mortgage Backed Floating Rate Notes due 2038 (ISIN: XS0271277971), €6,000,000 Class Bc Mortgage Backed Floating Rate Notes due 2038 (ISIN: XS0271281817), £6,000,000 Class Ca Mortgage Backed Floating Rate Notes due 2038 (ISIN: XS0271278433) and €49,000,000 Class Cc Mortgage Backed Floating Rate Notes due 2038 (ISIN: XS0271282039) (the **Notes**) that in accordance with the consent solicitation memorandum dated 5 December 2013 (the **Consent Solicitation Memorandum**) certain amendments have been made to the draft Amendment Documents to be produced at the Meetings (the **Amendments**).

Capitalised terms used in this announcement have the meanings ascribed to them in the Consent Solicitation Memorandum.

Copies of the amended versions of the draft Conditions of the Notes, the draft Third Supplemental Deed of Charge, the draft Amended and Restated Administration Agreement, the draft Amended and Restated Co-op GIC Agreement, the draft Amended and Restated BNYM Deposit Agreement, the draft Swap Collateral Account Bank Agreement, the draft Back-Up Cash Management Agreement, the draft Replacement Cash Management Agreement, the draft Back-Up Administration Agreement, the draft Replacement Administration Agreement, the draft Deed of Amendment in respect of the Mortgage Sale Agreements and the draft Amended and Restated Master Framework Agreement relating to

the Extraordinary Resolution will be available for inspection by Existing Noteholders at the specified office of the Principal Paying Agent set out below.

For further information:

A complete description of the terms and conditions of the Consent Solicitation are set out in the Consent Solicitation Memorandum dated 5 December 2013. Further details on the transaction can be obtained from:

The Solicitation Agents:

J.P. Morgan Securities plc

25 Bank Street

Canary Wharf

London E14 5JP

Attn: Fixed Income Syndicate

Fax: +44 (0) 20 7134 2468

Email: ABS_London_Syndicate@jpmorgan.com

The Royal Bank of Scotland plc

135 Bishopsgate

London EC2M 3UR

Attn: Liability Management Group

Tel: +44 207 085 8806/9972

Email: liabilitymanagement@rbs.com

Requests for copies of the Consent Solicitation Memorandum and the draft Amendment Documents (as defined therein) should be directed to:

The Tabulation Agent:

Lucid Issuer Services Limited

Leroy House

436 Essex Road

London N1 3QP

United Kingdom

Attention: Paul Kamminga/Victor Parzyiagla

Tel: +44 20 7704 0880

Fax: +44 20 7067 9098

Email: leek@lucid-is.com

The Principal Paying Agent

HSBC Bank plc

8 Canada Square

London E14 5HQ

Attn: The Senior Manager, CT Client Services, Corporate Trust and Loan Agency

DISCLAIMER: This announcement must be read in conjunction with the Consent Solicitation Memorandum. The Consent Solicitation Memorandum contains important information which should be read carefully before any decision is made with respect to the Amendments. If any Noteholder is in doubt as to the action it should take, it is recommended to seek its own financial advice, including in respect of any tax consequences, immediately from its stockbroker, bank manager, solicitor, accountant or other independent financial adviser. Any individual or company whose Notes are held on its behalf by a broker, dealer, bank, custodian, trust company or other nominee must contact such entity if it wishes to vote in respect of the Amendments. None of the Issuer, the Solicitation Agents, the Tabulation Agent, the Principal Paying Agent, the U.S. Registrar or the Trustee for the Notes makes any recommendation as to the Amendments.

The distribution of this announcement in certain jurisdictions may be restricted by law and persons into whose possession this announcement comes are requested to inform themselves about, and to observe, any such restrictions.