

Reporting Date: 21/12/12

Reporting Period: 01/11/12 - 30/11/12

Counterparties	
Servicer	Yorkshire Building Society
Cash Manager	Yorkshire Building Society
Covered Bond Swap Providers	HSBC
Interest Rate Swap Provider	Yorkshire Building Society
Account Bank	HSBC

Asset Coverage Test	
A	2,674,483,526
B	48,861,441
C	0
D	0
Y	101,735,659
Z	143,133,558
Total: A + B + C + D - (Y + Z)	2,478,475,750
Method Used for Calculating "A" (note 1)	A (ii)
Asset Percentage	77.50%
Principal amount outstanding of Covered Bond - Issue 5	502,020,000
Principal amount outstanding of Covered Bond - Issue 7	750,000,000
Principal amount outstanding of Covered Bond - Issue 8	500,000,000
Principal amount outstanding of All Covered Bonds	1,752,020,000
Amount of Credit Support (note 2)	726,455,750
ACT Pass / Fail	PASS

Note 1

- (i) Adjusted True Balance less deemed reductions
- (ii) Arrears Adjusted True Balance less deemed Reductions multiplied by the Asset Percentage

Note 2

Credit Support is the "Total" less the principal amount outstanding of Covered Bond

Ledgers	
Revenue Ledger	11,955,770
Coupon Payment Ledger	2,162,700
Interest Accumulation Ledger	2,955,942
Principal Ledger	48,861,441
Reserve Ledger	10,200,000
Cash Capital Contribution	-
Capital Account Ledger	1,766,510,300
Total	1,842,646,153
GIC Account	76,135,853
Transaction Account	-
Substitute Assets	-
Total	76,135,853

Portfolio Characteristics	
Total Outstanding Current Balance of Mortgages in the Portfolio	£ 3,465,233,880
Number of Mortgages in Pool	34,992
Average Loan Balance	£ 99,029
Weighted Average Current LTV (Indexed) (%)	61.61
Weighted Average Current LTV (Non-Indexed) (%)	60.30
Weighted Average Current Seasoning (in Months)	66.00
Weighted Average Interest Rate (%)	4.09

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	34,583	98.83%	3,423,209,065	98.79%
0-1 month in arrears	265	0.76%	27,239,408	0.79%
1-2 months in arrears (greater than 1 month, includes 2 months)	70	0.20%	7,231,183	0.21%
2-3 months in arrears (greater than 2 months, includes 3 months)	39	0.11%	4,132,084	0.12%
3-6 months in arrears (greater than 3 months, includes 6 months)	28	0.08%	2,925,005	0.08%
6-12 months in arrears (greater than 6 months, includes 12 months)	7	0.02%	497,134	0.01%
12+ months in arrears (greater than 12 months)	0	0.00%	0	0.00%
Total	34,992	100.00%	£ 3,465,233,880	100.00%

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	27,609	78.90%	2,432,928,684	70.21%
0 - <= 1 month arrears <= 75% LTV	131	0.37%	10,935,606	0.32%
> 1 - <= 2 month arrears <= 75% LTV	33	0.09%	2,517,868	0.07%
> 2 - <= 3 month arrears <= 75% LTV	17	0.05%	1,287,978	0.04%
> 3 month arrears <= 75% LTV	12	0.03%	819,259	0.02%
Current	6,981	19.95%	990,777,516	28.59%
0 - <= 1 month arrears > 75% LTV	134	0.38%	16,303,803	0.47%
> 1 - <=2 month arrears > 75% LTV	37	0.11%	4,713,315	0.14%
> 2 - <=3 month arrears > 75% LTV	22	0.06%	2,844,106	0.08%
> 3 month arrears > 75% LTV	16	0.05%	2,105,747	0.06%
Total	34,992	100.00%	£ 3,465,233,880	100.00%

Current LTV (Indexed as Defined in OC)	Number	% of Total Number	Amount	% of Total Amount
0-50% - Indexed	18,124	51.79%	1,082,203,161	31.23%
50-55%	1,705	4.87%	196,725,582	5.68%
55-60%	1,564	4.47%	199,169,035	5.75%
60-65%	1,730	4.94%	235,508,815	6.80%
65-70%	2,111	6.03%	323,803,133	9.34%
70-75%	2,571	7.35%	410,883,371	11.86%
75-80%	1,693	4.84%	247,512,271	7.14%
80-85%	1,724	4.93%	255,410,664	7.37%
85-90%	1,247	3.56%	178,828,829	5.16%
90-95%	796	2.27%	106,776,379	3.08%
95-100%	620	1.77%	82,780,473	2.39%
100-105%	455	1.30%	60,813,027	1.75%
105-110%	325	0.93%	41,947,960	1.21%
110-125%	311	0.89%	40,029,564	1.16%
125%+	16	0.05%	2,841,616	0.08%
Total	34,992	100.00%	£ 3,465,233,880	100.00%

Current LTV (Non-Indexed)	Number	% of Total Number	Amount	% of Total Amount
0-50% - Non Indexed	16,994	48.57%	1,023,344,548	29.53%
50-55%	2,071	5.92%	219,879,527	6.35%
55-60%	2,139	6.11%	250,738,911	7.24%
60-65%	2,331	6.66%	289,462,431	8.35%
65-70%	2,625	7.50%	369,684,506	10.67%
70-75%	2,860	8.17%	436,541,715	12.60%
75-80%	1,907	5.45%	280,808,661	8.10%
80-85%	2,064	5.90%	311,529,463	8.99%
85-90%	1,238	3.54%	178,496,816	5.15%
90-95%	516	1.47%	66,927,520	1.93%
95-100%	194	0.55%	29,562,701	0.85%
100-105%	32	0.09%	4,886,340	0.14%
105-110%	11	0.03%	1,830,077	0.05%
110-125%	7	0.02%	1,136,200	0.03%
125%+	3	0.01%	404,464	0.01%
Total	34,992	100.00%	£ 3,465,233,880	100.00%

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	977	2.79%	102,707,681	2.96%
East Midlands	1,628	4.65%	170,946,144	4.93%
Greater London	2,468	7.05%	436,030,454	12.58%
Northern Ireland	127	0.36%	11,080,491	0.32%
North	2,202	6.29%	176,740,932	5.10%
North West	5,851	16.72%	496,204,604	14.32%
Scotland	4,149	11.86%	349,721,411	10.09%
Other South East	3,874	11.07%	543,374,824	15.68%
South West	1,638	4.68%	178,021,659	5.14%
Wales	1,536	4.39%	131,455,569	3.79%
West Midlands	1,804	5.16%	187,173,841	5.40%
Yorkshire and Humberside	8,738	24.97%	681,776,270	19.67%
Total	34,992	100.00%	£ 3,465,233,880	100.00%

* Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Capital repayment	19,010	54.33%	1,798,663,631	51.91%
Part-and-part	0	0.00%	0	0.00%
Interest-only	3,659	10.46%	437,325,058	12.62%
Offset	12,323	35.22%	1,229,245,191	35.47%
Total	34,992	100.00%	£ 3,465,233,880	100.00%

* Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
0-12 months	1,282	3.66%	223,298,683	6.44%
12-24 months	1,749	5.00%	297,349,253	8.58%
24-36 months	2,731	7.80%	412,978,021	11.92%
36-48 months	1,471	4.20%	182,833,724	5.28%
48-60 months	2,684	7.67%	337,093,914	9.73%
60-72 months	4,808	13.74%	537,343,349	15.51%
72-84 months	4,828	13.80%	455,499,921	13.14%
84-96 months	3,354	9.59%	281,427,031	8.12%
96-108 months	2,899	8.28%	202,602,964	5.85%
108-120 months	3,918	11.20%	235,662,805	6.80%
120-150 months	5,268	15.05%	299,144,215	8.63%
150-180 months	0	0.00%	0	0.00%
180+ months	0	0.00%	0	0.00%
Total	34,992	100.00%	£ 3,465,233,880	100.00%

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
0-5,000	924	2.64%	1,384,941	0.04%
5,000-10,000	652	1.86%	4,911,040	0.14%
10,000-25,000	2,861	8.18%	52,205,311	1.51%
25,000-50,000	5,958	17.03%	223,292,082	6.44%
50,000-75,000	5,734	16.39%	357,776,248	10.32%
75,000-100,000	5,169	14.77%	450,396,253	13.00%
100,000-150,000	7,186	20.54%	879,291,222	25.37%
150,000-200,000	3,368	9.63%	578,843,048	16.70%
200,000-250,000	1,456	4.16%	322,706,393	9.31%
250,000-300,000	714	2.04%	194,334,088	5.61%
300,000-350,000	390	1.11%	126,248,263	3.64%
350,000-400,000	210	0.60%	78,101,256	2.25%
400,000-450,000	114	0.33%	48,461,201	1.40%
450,000-500,000	81	0.23%	38,241,731	1.10%
500,000-600,000	91	0.26%	49,727,706	1.44%
600,000-700,000	55	0.16%	35,399,468	1.02%
700,000-800,000	17	0.05%	12,876,009	0.37%
800,000-900,000	7	0.02%	5,847,555	0.17%
900,000-1,000,000	4	0.01%	3,849,664	0.11%
1,000,000 +	1	0.00%	1,340,401	0.04%
Total	34,992	100.00%	£ 3,465,233,880	100.00%

* Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	18,872	53.93%	2,011,666,721	58.05%
SVR	6,612	18.90%	510,225,451	14.72%
Tracker	9,434	26.96%	942,888,853	27.21%
Other (please specify)	74	0.21%	452,855	0.01%
Total	34,992	100.00%	£ 3,465,233,880	100.00%

* Figures have been calculated with reference to the main mortgage part for each account.