

Reporting Date: 21/10/12

Reporting Period: 01/09/12 - 30/09/12

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	2,186,674,998
B	39,563,221
C	0
D	0
Y	86,241,747
Z	149,050,477
Total: A + B + C + D - (Y + Z)	1,990,945,995
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)	238,925,995
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	9,245,238
Coupon Payment Ledger	2,432,447
Interest Accumulation Ledger	961,124
Principal Ledger	39,563,221
Reserve Ledger	12,087,398
Cash Capital Contribution	-
Capital Account Ledger	1,126,136,832
Total	1,190,426,260
GIC Account	64,289,428
Transaction Account	-
Substitute Assets	-
Total	64,289,428

Portfolio Characteristics	
Total Outstanding Current Balance of Mortgages in the Portfolio	£ 2,835,091,293
Number of Mortgages in Pool	30,322
Average Loan Balance	£ 93,499
Weighted Average Current LTV (Indexed) (%)	60.23
Weighted Average Current LTV (Non-Indexed) (%)	58.94
Weighted Average Current Seasoning (in Months)	72.01
Weighted Average Interest Rate (%)	4.15

Current Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	29,912	98.65%	2,792,602,956	98.50%
0 - <= 1 month arrears	272	0.90%	26,997,004	0.95%
> 1 - <= 2 month arrears	66	0.22%	7,379,528	0.26%
> 2 - <= 3 month arrears	32	0.11%	3,254,976	0.11%
> 3 month arrears	40	0.13%	4,856,829	0.17%
Total	30,322	100.00%	£ 2,835,091,293	100.00%

Current Arrears Breakdown (by Indexed LTV)	Number	% of Total Number	Amount	% of Total Amount
Current	24,392	80.44%	2,026,805,421	71.49%
0 - <= 1 month arrears <= 75% LTV	142	0.47%	11,131,340	0.39%
> 1 - <= 2 month arrears <= 75% LTV	30	0.10%	2,650,443	0.09%
> 2 - <= 3 month arrears <= 75% LTV	15	0.05%	1,248,408	0.04%
> 3 month arrears <= 75% LTV	16	0.05%	1,152,402	0.04%
Current	5,520	18.20%	765,797,535	27.01%
0 - <= 1 month arrears > 75% LTV	130	0.43%	15,865,664	0.56%
> 1 - <=2 month arrears > 75% LTV	36	0.12%	4,729,084	0.17%
> 2 - <=3 month arrears > 75% LTV	17	0.06%	2,006,568	0.07%
> 3 month arrears > 75% LTV	24	0.08%	3,704,427	0.13%
Total	30,322	100.00%	£ 2,835,091,293	100.00%

Current LTV (Indexed as Defined in OC)	Number	% of Total Number	Amount	% of Total Amount
0 - 30%	9,593	31.64%	369,019,085	13.02%
30 - 35%	1,878	6.19%	135,164,993	4.77%
35 - 40%	1,857	6.12%	148,336,230	5.23%
40 - 45%	1,714	5.65%	156,034,281	5.50%
45 - 50%	1,607	5.30%	167,891,249	5.92%
50 - 55%	1,512	4.99%	169,026,078	5.96%
55 - 60%	1,377	4.54%	169,535,378	5.98%
60 - 65%	1,516	5.00%	202,909,432	7.16%
65 - 70%	1,707	5.63%	248,199,399	8.75%
70 - 75%	1,834	6.05%	276,871,891	9.77%
75 - 80%	1,289	4.25%	182,845,143	6.45%
80 - 85%	1,247	4.11%	178,981,157	6.31%
85 - 90%	920	3.03%	127,946,351	4.51%
90 - 95%	663	2.19%	89,084,472	3.14%
95 - 100%	580	1.91%	78,263,142	2.76%
100% +	1,028	3.39%	134,983,013	4.76%
Total	30,322	100.00%	£ 2,835,091,293	100.00%

Current LTV (Non-Indexed)	Number	% of Total Number	Amount	% of Total Amount
0 - 30%	8,229	27.14%	303,402,636	10.70%
30 - 35%	1,681	5.54%	112,687,459	3.97%
35 - 40%	1,833	6.05%	146,432,569	5.17%
40 - 45%	1,869	6.16%	165,167,843	5.83%
45 - 50%	1,888	6.23%	186,910,388	6.59%
50 - 55%	1,839	6.06%	188,866,349	6.66%
55 - 60%	1,883	6.21%	218,426,937	7.70%
60 - 65%	2,040	6.73%	247,317,870	8.72%
65 - 70%	2,156	7.11%	289,062,023	10.20%
70 - 75%	2,084	6.87%	297,939,830	10.51%
75 - 80%	1,641	5.41%	232,953,714	8.22%
80 - 85%	1,506	4.97%	215,512,462	7.60%
85 - 90%	924	3.05%	128,319,066	4.53%
90 - 95%	518	1.71%	66,834,817	2.36%
95 - 100%	183	0.60%	27,851,207	0.98%
100% +	48	0.16%	7,406,125	0.26%
Total	30,322	100.00%	£ 2,835,091,293	100.00%

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	825	2.72%	81,542,192	2.88%
East Midlands	1,354	4.47%	135,138,564	4.77%
Greater London	1,944	6.41%	307,166,070	10.83%
Northern Ireland	115	0.38%	9,674,758	0.34%
North	1,934	6.38%	148,493,366	5.24%
North West	5,185	17.10%	427,386,630	15.07%
Scotland	3,729	12.30%	308,170,982	10.87%
Other South East	3,210	10.59%	422,725,468	14.91%
South West	1,378	4.54%	142,300,495	5.02%
Wales	1,347	4.44%	112,314,143	3.96%
West Midlands	1,495	4.93%	147,642,817	5.21%
Yorkshire and Humberside	7,806	25.74%	592,535,809	20.90%
Total	30,322	100.00%	£ 2,835,091,293	100.00%

* Repayment Type	Number	% of Total Number	Amount	% of Total Amount
Repayment	24,359	80.33%	2,127,074,379	75.03%
Interest Only	5,963	19.67%	708,016,914	24.97%
Total	30,322	100.00%	£ 2,835,091,293	100.00%

* Seasoning in Months	Number	% of Total Number	Amount	% of Total Amount
>0 - <=12	0	0.00%	0	0.00%
>13 - <=18	0	0.00%	0	0.00%
>19 - <=24	1,295	4.27%	220,363,701	7.77%
>25 - <=30	1,291	4.26%	192,757,789	6.80%
>31 - <=36	518	1.71%	65,266,688	2.30%
>37 - <=42	777	2.56%	99,220,510	3.50%
>43 - <=48	738	2.43%	90,662,665	3.20%
>49 - <=54	1,184	3.90%	151,511,099	5.34%
55+	24,519	80.86%	2,015,308,840	71.08%
Total	30,322	100.00%	£ 2,835,091,293	100.00%

Mortgage Size (GBP)	Number	% of Total Number	Amount	% of Total Amount
<=30k	5,256	17.33%	85,295,897	3.01%
>30 - <=40k	2,167	7.15%	75,645,597	2.67%
>40 - <=50k	2,168	7.15%	97,761,797	3.45%
>50 - <=75k	5,198	17.14%	324,463,114	11.44%
>75 - <=100k	4,570	15.07%	398,134,510	14.04%
>100 - <=150k	5,984	19.73%	731,083,193	25.79%
>150 - <=200k	2,636	8.69%	452,824,507	15.97%
>200 - <=300k	1,662	5.48%	396,280,910	13.98%
>300k +	681	2.25%	273,601,769	9.65%
Total	30,322	100.00%	£ 2,835,091,293	100.00%

* Interest Payment Type	Number	% of Total Number	Amount	% of Total Amount
Fixed	15,457	50.98%	1,554,152,014	54.82%
Standard Variable	6,146	20.27%	463,559,780	16.35%
Tracker	84	0.28%	5,522,178	0.19%
Tracker with Collar	8,338	27.50%	796,461,179	28.09%
Other	297	0.98%	15,396,142	0.54%
Total	30,322	100.00%	£ 2,835,091,293	100.00%

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