

Yorkshire Building Society €7.5bn Covered Bond Programme - Monthly Investor Report: July 2018
Administration

Name of issuer	Yorkshire Building Society
Name of ECB programme	Yorkshire Building Society €7.5 billion Global Covered Bond Programme
Name, job title and contact details of person validating this form	Richard Driver, Secured Funding Manager, rdriver@ybs.co.uk
Date of form submission	21/08/2018
Start Date of reporting period	01/07/2018
End Date of reporting period	31/07/2018
Web links - prospectus, transaction documents, loan-level data	http://www.ybs.co.uk/your-society/treasury/wholesale_funding/covered-bonds/reports.html

Counterparties, Ratings

	Counterparty/ies	Fitch		Moody's	
		Rating trigger	Current rating	Rating trigger	Current rating
Covered bonds		-	AAA	-	Aaa
Issuer	Yorkshire Building Society	-	A-/F1	-	A3/P-2
Seller(s)	Yorkshire Building Society	< BBB-, < F2	A-/F1	< Baa3, < P-2	A3/P-2
Cash Manager	Yorkshire Building Society	< BBB-	A-/F1	<Baa1, < Baa3	A3/P-2
Back-up Cash Manager	n/a	-	-	-	-
Account Bank	Yorkshire Building Society	< F1	A-/F1	< P-1	A3/P-2
Stand-by Account Bank	HSBC Bank plc	< F1	AA-/F1+	< P-1	Aa2/P-1
Service(s)	Yorkshire Building Society	< BBB-	A-/F1	<Baa1, < Baa3	A3/P-2
Back-up Service(s)	n/a	-	-	-	-
Interest Rate Swap Provider	Yorkshire Building Society	< F3/BBB-	A-/F1	< P-2/A3	A3/P-2
Swap notional amount(s) (GBP)	2,876,992,094				
Swap notional maturity/ies	Loan balance zero				
LLP receive rate/margin	1.94%				
LLP pay rate/margin	2.32%				
Collateral posting amount(s) (GBP)	0				

Accounts, Ledgers

	Value as of End Date of reporting period	Value as of Start Date of reporting period	TARGETED VALUE
Revenue receipts / ledger			
Beg Balance	0	n/a	n/a
Third party payments	1,000	n/a	n/a
Interest on Mortgages	5,765,739	n/a	n/a
Interest on GIC	14,238	n/a	n/a
Interest on Sub Assets	0	n/a	n/a
Interest on Authorised Investments	0	n/a	n/a
Transfer from Coupon payment ledger	0	n/a	n/a
Other Revenue	0	n/a	n/a
Amounts transferred from / (to) Reserve Fund	0	n/a	n/a
Cash Capital Contribution deemed to be revenue	0	n/a	n/a
Net interest from / (to) Interest Rate Swap Provider	(957,840)	n/a	n/a
Interest (to) Covered Bond Swap Providers	(1,875,898)	n/a	n/a
Pre-funding of monthly swap payments / other payments	0	n/a	n/a
Interest paid on Covered Bonds without Covered Bonds Swaps	0	n/a	n/a
Deferred Consideration	(2,946,140)	n/a	n/a
Closing Balance	0	n/a	n/a
Principal receipts / ledger			
Beg Balance	0	n/a	n/a
Principal repayments under mortgages	47,527,419	n/a	n/a
Proceeds from Term Advances	0	n/a	n/a
Mortgages Purchased	0	n/a	n/a
Cash Capital Contributions deemed to be principal	0	n/a	n/a
Proceeds from Mortgage Sales	969,210	n/a	n/a
Principal payments to Covered Bonds Swap Providers	0	n/a	n/a
Principal paid on Covered Bonds without Covered Bonds Swaps	0	n/a	n/a
Capital Distribution	(48,496,638)	n/a	n/a
Closing Balance	0	n/a	n/a
Reserve receipts / ledger			
Beg Balance	6,519,251	n/a	n/a
Transfers to GIC	0	n/a	n/a
Interest on GIC	0	n/a	n/a
Reserve Required Amount movement	0	n/a	n/a
Transfers from GIC	0	n/a	n/a
Closing Balance	6,519,251	n/a	5,945,177
Capital Account receipts / ledger			
Beg Balance	1,069,081,644	n/a	n/a
Increase in loan balance due to Capitalised Interest	0	n/a	n/a
Increase in loan balance due to Further Advances	2,231,096	n/a	n/a
Increase in loan balance due to Insurance & fees	246,381	n/a	n/a
Capital Contributions	0	n/a	n/a
Capital Distribution	(48,496,638)	n/a	n/a
Losses from Capital Contribution in Kind	0	n/a	n/a
Closing Balance	1,023,062,482	n/a	n/a

Asset Coverage Test

	Value	Description
A	2,551,221,783	Adjusted current balance
B	47,527,419	Principal collections not yet applied
C	0	Qualifying additional collateral
D	0	Substitute assets
E	n/a	Proceeds of sold mortgage loans
V	n/a	Set-off offset loans
W	n/a	Personal secured loans
X	n/a	Flexible draw capacity
Y	160,205,623	Set-off
Z	54,850,774	Negative carry
Total: A + B + C + D - (Y + Z)	2,383,692,805	
Method Used for Calculating "A" (note 1)	A (ii)	
Asset Percentage (%)	88.00%	
Maximum asset percentage from Fitch (%)	88.00%	
Maximum asset percentage from Moody's (%)	90.50%	
Maximum asset percentage from S&P (%)	n/a	
Credit support as derived from A.C.T. (GBP)	828,992,804	
Credit support as derived from A.C.T. (%)	53.3%	

Note 1

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

Programme-Level Characteristics

	EUR
Programme Currency	EUR
Programme size	7,500,000,000
Covered bonds principal amount outstanding (GBP, non-GBP series converted at swap FX rate)	1,554,700,000
Covered bonds principal amount outstanding (GBP, non-GBP series converted at current spot rate)	1,786,560,000
Cover pool balance (GBP)	2,900,602,346
GIC account balance (GBP)	59,826,647
Any additional collateral (please specify)	0
Any additional collateral (GBP)	0
Aggregate balance of off-set mortgages (GBP)	891,104,655
Aggregate deposits attaching to the cover pool (GBP)	160,205,623
Aggregate deposits attaching specifically to the off-set mortgages (GBP)	157,966,221
Nominal level of overcollateralisation (GBP)	1,245,902,346
Nominal level of overcollateralisation (%)	186.6%
Total Outstanding Current Balance of Mortgages in the Portfolio	2,900,602,346
Number of Mortgages in Pool	26,751
Average loan balance (GBP)	108,430
Weighted average Indexed LTV (%)	46.60
Weighted average non-indexed LTV (%)	54.88
Weighted average seasoning (months)	83.14
Weighted average remaining term (months)	209.35
Weighted average interest rate (%)	2.72
Standard Variable Rate(s) (%)	4.99
Constant Pre-Payment Rate (% , current month)	14.28
Constant Pre-Payment Rate (% , quarterly average)	17.95
Principal Payment Rate (% , current month)	19.25
Principal Payment Rate (% , quarterly average)	23.03
Constant Default Rate (% , current month)	0
Constant Default Rate (% , quarterly average)	0
Fitch Discontinuity Factor (%)	4 (moderate risk)
Moody's Timely Payment Indicator	Probable
Moody's Collateral Score (%)	5.0 / 2.6

Mortgage Collections

Mortgage collections (scheduled - interest)	5,765,739
Mortgage collections (scheduled - principal)	12,515,748
Mortgage collections (unscheduled - interest)	0
Mortgage collections (unscheduled - principal)	35,011,672

Loan Redemptions & Replenishments Since Previous Reporting Date

	Number	% of total number	Amount (GBP)	% of total amount
Loan redemptions since previous reporting date	272	86.08%	25,933,473	96.04%
Loans bought back by sellers	44	13.92%	1,070,180	3.96%
of which are non-performing loans	1	2.27%	40,206	3.76%
of which have breached REGs	0	0.00%	0	0.00%
Loans sold into the cover pool	0	n/a	0	n/a

Product Rate Type and Reversionary Profiles

	Number	% of total number	Amount (GBP)	% of total amount	Weighted average				
					Current rate	Remaining teaser period (month)	Current margin	Reversionary margin	Initial rate
Fixed at origination, reverting to SVR	19,069	71.28%	2,364,975,763	81.53%	2.61%	19.8	0.00%	0.00%	
Fixed at origination, reverting to Libor	0	0.00%	0	0.00%	0.00%	-	0.00%	0.00%	
Fixed at origination, reverting to tracker	0	0.00%	0	0.00%	0.00%	-	0.00%	0.00%	
Fixed for life	0	0.00%	0	0.00%	0.00%	-	0.00%	0.00%	
Tracker at origination, reverting to SVR	0	0.00%	0	0.00%	0.00%	-	0.00%	0.00%	
Tracker at origination, reverting to Libor	0	0.00%	0	0.00%	0.00%	-	0.00%	0.00%	
Tracker for life	3,703	13.84%	272,992,684	9.41%	2.31%	-	1.75%	1.75%	
SVR, including discount to SVR	3,979	14.87%	262,633,899	9.05%	4.14%	-	-0.79%	0.02%	
Libor	0	0.00%	0	0.00%	0.00%	-	0.00%	0.00%	
Total	26,751	100.00%	£ 2,900,602,346	100.00%					

Stratifications

Arrears Breakdown	Number	% of Total Number	Amount	% of Total Amount
Current	26,552	99.26%	2,883,639,537	99.42%
0-1 month in arrears	110	0.41%	8,796,824	0.30%
1-2 months in arrears (greater than 1 month, includes 2 months)	43	0.16%	3,237,795	0.11%
2-3 months in arrears (greater than 2 months, includes 3 months)	25	0.09%	2,587,425	0.09%
3-6 months in arrears (greater than 3 months, includes 6 months)	20	0.07%	2,300,559	0.08%
6-12 months in arrears (greater than 6 months, includes 12 months)	1	0.00%	40,206	0.00%
12+ months in arrears (greater than 12 months)	0	0.00%	0	0.00%
Total	26,751	100.00%	£ 2,900,602,346	100.00%

Current LTV (Non-Indexed)	Number	% of Total Number	Amount	% of Total Amount
0-50% - Non Indexed	15,315	57.25%	1,082,550,541	37.32%
50-55%	1,844	6.89%	257,831,852	8.89%
55-60%	2,004	7.49%	315,861,979	10.89%
60-65%	1,858	6.95%	290,996,486	10.03%
65-70%	1,685	6.30%	290,780,870	10.02%
70-75%	1,136	4.25%	189,774,134	6.54%
75-80%	1,268	4.74%	202,223,759	6.97%
80-85%	951	3.56%	160,394,545	5.53%
85-90%	486	1.82%	78,652,941	2.71%
90-95%	150	0.56%	22,776,586	0.79%
95-100%	48	0.18%	7,911,717	0.27%
100-105%	6	0.02%	846,936	0.03%
105-110%	0	0.00%	0	0.00%
110-125%	0	0.00%	0	0.00%
125%+	0	0.00%	0	0.00%
Total	26,751	100.00%	£ 2,900,602,346	100.00%

Current LTV (Indexed as Defined in OC)	Number	% of Total Number	Amount	% of Total Amount
0-50% - Indexed	18,787	70.23%	1,611,219,275	55.55%
50-55%	1,843	6.89%	293,276,990	10.11%
55-60%	1,619	6.05%	261,365,507	9.01%
60-65%	1,347	5.04%	222,970,706	7.69%
65-70%	1,125	4.21%	183,815,395	6.34%
70-75%	887	3.32%	137,713,306	4.75%
75-80%	621	2.32%	97,938,800	3.38%
80-85%	378	1.41%	66,754,982	2.30%
85-90%	107	0.40%	19,907,889	0.69%
90-95%	34	0.13%	5,304,671	0.18%
95-100%	3	0.01%	334,826	0.01%
100-105%	0	0.00%	0	0.00%
105-110%	0	0.00%	0	0.00%
110-125%	0	0.00%	0	0.00%
125%+	0	0.00%	0	0.00%
Total	26,751	100.00%	£ 2,900,602,346	100.00%

Current outstanding balance of loan	Number	% of total number	Amount (GBP)	% of total amount
0-5,000	994	3.72%	1,704,347	0.06%
5,000-10,000	689	2.58%	5,170,349	0.18%
10,000-25,000	2,481	9.27%	43,779,884	1.51%
25,000-50,000	4,262	15.93%	158,929,667	5.48%
50,000-75,000	3,876	14.49%	241,839,474	8.34%
75,000-100,000	3,440	12.86%	299,863,000	10.34%
100,000-150,000	4,908	18.35%	604,479,293	20.84%
150,000-200,000	2,520	9.42%	433,124,174	14.93%
200,000-250,000	1,387	5.18%	308,676,588	10.64%
250,000-300,000	800	2.99%	218,593,967	7.54%
300,000-350,000	461	1.72%	149,339,456	5.15%
350,000-400,000	302	1.13%	112,139,991	3.87%
400,000-450,000	228	0.85%	96,213,074	3.32%
450,000-500,000	137	0.51%	64,626,318	2.23%
500,000-600,000	156	0.58%	84,775,855	2.92%
600,000-700,000	62	0.23%	39,557,809	1.36%
700,000-800,000	33	0.12%	24,438,444	0.84%
800,000-900,000	7	0.03%	5,851,803	0.20%
900,000-1,000,000	8	0.03%	7,498,853	0.26%
1,000,000 +	0	0.00%	0	0.00%
Total	26,751	100.00%	£ 2,900,602,346	100.00%

Regional Distribution	Number	% of Total Number	Amount	% of Total Amount
East Anglia	747	2.79%	86,785,458	2.99%
East Midlands	1,295	4.84%	140,924,448	4.86%
Greater London	2,222	8.31%	498,614,590	17.19%
Northern Ireland	161	0.60%	15,111,912	0.52%
North	1,544	5.77%	121,408,528	4.19%
North West	4,338	16.22%	371,835,176	12.82%
Scotland	3,296	12.32%	282,949,136	9.75%
South East	2,995	11.20%	478,739,970	16.50%
South West	1,226	4.58%	142,012,933	4.90%
Wales	1,155	4.32%	93,922,127	3.24%
West Midlands	1,461	5.46%	157,493,945	5.43%
Yorkshire and Humber	6,311	23.59%	510,804,123	17.61%
Other	0	0.00%	0	0.00%
Total	26,751	100.00%	£ 2,900,602,346	100.00%

Repayment type	Number	% of total number	Amount (GBP)	% of total amount
Capital repayment	16,590	62.02%	1,865,151,352	64.30%
Part-and-part	0	0.00%	0	0.00%
Interest-only	1,264	4.73%	144,346,339	4.98%
Offset	8,897	33.26%	891,104,655	30.72%
Total	26,751	100.00%	£ 2,900,602,346	100.00%

Seasoning	Number	% of total number	Amount (GBP)	% of total amount
0-12 months	0	0.00%	0	0.00%
12-24 months	1,104	4.13%	225,522,638	7.78%
24-36 months	1,463	5.47%	277,405,910	9.56%
36-48 months	3,273	12.24%	591,697,140	19.02%
48-60 months	3,685	13.78%	591,772,997	20.40%
60-72 months	216	0.81%	25,220,864	0.87%
72-84 months	834	3.12%	104,445,897	3.60%
84-96 months	923	3.45%	105,234,630	3.63%
96-108 months	696	2.60%	70,378,761	2.43%
108-120 months	688	2.57%	62,263,563	2.15%
120-150 months	5,348	19.99%	448,096,993	15.45%
150-180 months	4,077	15.24%	244,474,315	8.43%
180+ months	4,444	16.61%	194,088,639	6.69%
Total	26,751	100.00%	£ 2,900,602,346	100.00%

Interest payment type	Number	% of total number	Amount (GBP)	% of total amount
Fixed	19,869	71.28%	2,364,975,763	81.53%
SVR	3,979	14.87%	262,633,899	9.05%
Tracker	3,703	13.84%	272,992,685	9.41%
Other (please specify)	0	0.00%	0.00	0.00%
Total	26,751	100.00%	£ 2,900,602,346	100.00%

Loan purpose type	Number	% of total number	Amount (GBP)	% of total amount
Owner-occupied	26,751	100.00%	2,900,602,346	100.00%
Buy-to-let	0	0.00%	0	0.00%
Second home	0	0.00%	0	0.00%
Total	26,751	100.00%	£ 2,900,602,346	100.00%

Income verification type	Number	% of total number	Amount (GBP)	% of total amount
Fully verified	26,751	100.00%	2,900,602,346	100.00%
Fast-track	0	0.00%	0	0.00%
Self-certified	0	0.00%	0	0.00%
Total	26,751	100.00%	£ 2,900,602,346	100.00%

Remaining term of loan	Number	% of total number	Amount (GBP)	% of total amount
0-30 months	1,104	4.13%	29,043,117	1.00%
30-60 months	2,065	7.72%	74,421,665	2.57%
60-120 months	6,097	22.79%	352,059,134	12.14%
120-180 months	6,739	25.19%	657,348,845	22.66%
180-240 months	4,394	16.43%	622,173,188	21.45%
240-300 months	4,032	15.07%	721,214,452	24.86%
300-360 months	1,587	5.93%	308,796,510	10.65%
360+ months	733	2.74%	135,545,434	4.67%
Total	26,751	100.00%	£ 2,900,602,346	100.00%

Employment status	Number	% of total number	Amount (GBP)	% of total amount
Employed	19,148	71.58%	2,402,052,610	84.19%
Self-employed	802	3.00%	122,411,992	4.22%
Unemployed	68	0.25%	5,094,840	0.18%
Retired	292	1.09%	14,077,411	0.49%
Guarantor	0	0.00%	0	0.00%
Other	6,441	24.08%	316,965,493	10.93%
Total	26,751	100.00%	£ 2,900,602,346	100.00%

Covered Bonds Outstanding, Associated Derivatives (please disclose for all bonds outstanding)

Series	9	10	11	12
Issue date	11/06/14	19/06/15	10/11/15	11/04/17
Original rating (Moody's/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Current rating (Moody's/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Denomination	EUR	EUR	EUR	EUR
Amount at issuance	500,000,000	500,000,000	500,000,000	500,000,000
Amount outstanding	500,000,000	500,000,000	500,000,000	500,000,000
FX swap rate (rate:E1)	1.230	1.372	1.401	1.172
Maturity type (hard/soft-bullet/pass-through)	soft-bullet	soft-bullet	soft-bullet	soft-bullet
Scheduled final maturity date	11/06/21	19/06/20	10/11/22	11/04/23
Legal final maturity date	11/06/22	19/06/21	10/11/23	11/04/24
ISIN	XS1076258400	XS1248340587	XS1318364731	XS1594364033
Stock exchange listing	London	London	London	London
Coupon payment frequency	Annual	Annual	Annual	Annual
Coupon payment date	11th	19th	10th	11th
Coupon (rate if fixed, margin and reference rate if floating)	1.250%	0.500%	0.750%	0.375%
Margin payable under extended maturity period (%)	0.220%	0.040%	0.250%	0.100%
Swap counterparty/ies	Natixis	HSBC Bank Plc	HSBC Bank Plc	Natixis
Swap notional denomination	EUR	EUR	EUR	EUR
Swap notional amount	500,000,000	500,000,000	500,000,000	500,000,000
Swap notional maturity	11/06/21	19/06/20	10/11/22	11/04/23
LLP receive rate/margin	1.250%	0.500%	0.750%	0.375%
LLP pay rate/margin	0.6% / 3m Libor	0.445% / 3m Libor	0.799% / 3m Libor	0.6325% / 3m Libor
Collateral posting amount	0	0	0	0

Programme triggers

Counterparty / Events	Summary of Event	Trigger (Moody's, Fitch; short-term, long-term)	Trigger breached (yes/no)	Consequence of a trigger breach
Issuer Event of Default	Issuer failure to pay, insolvency, etc	Issuer failure to pay, insolvency, etc	No	Triggers a Notice to Pay on the LLP
Seller / Transfer of Legal Title	Seller long term ratings fall below Trigger	Long term: Baa3 (Moody's), BBB- (Fitch)	No	Details of the Borrowers with Loans to be delivered to the LLP, the Security Trustee (upon request) and the Rating Agencies
Seller / CB Collection Account	Seller long term ratings fall below Trigger	Short term: P-2 (Moody's), F2 (Fitch)	No	Set up a separate CB Collection Account
Account Bank	Account Bank long and short term ratings fall below Trigger	Short term: P-1 (Moody's), F1 (Fitch)	Yes	GIC Account and Transaction account to be closed with the credit transferred to the Stand-by GIC Account and Stand-by Transaction Account
Stand-by Account Bank	Standby Account Bank long and short term ratings fall below Trigger	Short term: P-1 (Moody's), F1 (Fitch)	No	Move to higher rated bank/guarantee required
Servicer (appointment of Back-up Servicer)	Servicer long term rating fall below Trigger	Long term: Baa1 (Moody's), BBB- (Fitch)	No	Appointment of the Back-up Servicer
Servicer (transfer servicing obligation)	Servicer long term rating fall below Trigger	Long term: Baa3 (Moody's)	No	Transfer servicing obligation to the Back-up Servicer
Cash Manager (appointment of Back-up Cash Manager)	Cash Manager long term ratings fall below Trigger	Long term: Baa1 (Moody's)	No	Appointment of the Back-up Cash Manager
Cash Manager (transfer cash management obligation)	Cash Manager long term ratings fall below Trigger	Long term: Baa3 (Moody's), BBB- (Fitch)	No	Transfer cash management obligation to the Back-up Cash Manager. The Asset Monitor to report on arithmetic accuracy of the Asset Coverage Test.
Cash Manager Relevant Event	Cash Manager long term ratings fall below Trigger	Long term: Baa1 (Moody's)	No	Seller to pre-fund the LLP with the coupon amount due in respect of the covered bonds
Interest Rate Swap Provider	Interest Rate Swap provider ratings fall below Trigger	Replacement Trigger Short term: P-2 (Moody's), F3(Fitch) Long term: A3 (Moody's), BBB- (Fitch)	No	Replace Interest Rate Swap Provider or procure co-obligor or guarantee from sufficiently rated counterparty
Covered Bond Swap Provider - CB9	Covered Bond Swap Provider ratings fall below Trigger	Replacement Trigger Short term: P-2 (Moody's), F3 (Fitch) Long term: A3 (Moody's), BBB- (Fitch)	No	Replace Swap Provider with sufficiently rated counterparty
Covered Bond Swap Provider - CB10	Covered Bond Swap Provider ratings fall below Trigger	Replacement Trigger Short term: N/A (Moody's), F3 (Fitch) Long term: BBB- (Fitch), Counterparty Risk Assessment: Baa1 (Moody's)	No	Replace Swap Provider with sufficiently rated counterparty
Covered Bond Swap Provider - CB11	Covered Bond Swap Provider ratings fall below Trigger	Replacement Trigger Short term: N/A (Moody's), F3 (Fitch) Long term: BBB- (Fitch), Counterparty Risk Assessment: Baa1 (Moody's)	No	Replace Swap Provider with sufficiently rated counterparty
Covered Bond Swap Provider - CB12	Covered Bond Swap Provider ratings fall below Trigger	Replacement Trigger Short term: N/A (Moody's), F3 (Fitch) Long term: BBB- (Fitch), Counterparty Risk Assessment: Baa1 (Moody's)	No	Replace Swap Provider with sufficiently rated counterparty
LLP Event of Default	LLP failure to pay, Amortisation Test failure, etc	LLP failure to pay, Amortisation Test failure, etc	No	Bonds becoming immediately due and payable