

IMPORTANT NOTICE

**NOT FOR DISTRIBUTION TO ANY U.S. PERSON OR TO ANY PERSON OR ADDRESS
IN THE U.S.**

IMPORTANT: You must read the following before continuing. The following applies to the final terms attached to this electronic transmission, and you are therefore advised to read this carefully before reading, accessing or making any other use of the final terms. In accessing the final terms, you agree to be bound by the following terms and conditions, including any modifications to them any time you receive any information from us as a result of such access.

NOTHING IN THIS ELECTRONIC TRANSMISSION CONSTITUTES AN OFFER TO SELL OR THE SOLICITATION OF AN OFFER TO BUY THE SECURITIES OF THE ISSUER. THE FOLLOWING FINAL TERMS MAY NOT BE FORWARDED OR DISTRIBUTED TO ANY OTHER PERSON AND MAY NOT BE REPRODUCED IN ANY MANNER WHATSOEVER, AND IN PARTICULAR, MAY NOT BE FORWARDED TO ANY U.S. PERSON OR TO ANY U.S. ADDRESS. ANY FORWARDING, DISTRIBUTION OR REPRODUCTION OF THIS DOCUMENT IN WHOLE OR IN PART IS UNAUTHORISED. FAILURE TO COMPLY WITH THIS DIRECTIVE MAY RESULT IN A VIOLATION OF THE U.S. SECURITIES ACT OF 1933, AS AMENDED (THE **SECURITIES ACT**) OR THE APPLICABLE LAWS OF OTHER JURISDICTIONS.

These final terms have been delivered to you on the basis that you are a person into whose possession this final terms may be lawfully delivered in accordance with the laws of the jurisdiction in which you are located. By accessing the final terms, you shall be deemed to have confirmed and represented to us that (a) you have understood and agree to the terms set out herein, (b) you consent to delivery of the final terms by electronic transmission, (c) you are not a U.S. person (within the meaning of Regulation S under the Securities Act) or acting for the account or benefit of a U.S. person and the electronic mail address that you have given to us and to which this e-mail has been delivered is not located in the United States, its territories and possessions (including Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, Wake Island and the Northern Mariana Islands) or the District of Columbia and (d) if you are a person in the United Kingdom, then you are a person who (i) has professional experience in matters relating to investments or (ii) is a high net worth entity falling within Article 49(2)(a) to (d) of the Financial Services and Markets Act (Financial Promotion) Order 2005 or a certified high net worth individual within Article 48 of the Financial Services and Markets Act (Financial Promotion) Order 2005.

These final terms have been sent to you in an electronic form. You are reminded that documents transmitted via this medium may be altered or changed during the process of electronic transmission and consequently none of Lloyds TSB Bank plc or any other Dealer appointed from time to time (nor any person who controls it nor any director, officer, employee nor agent of it or affiliate of any such person) accepts any liability or responsibility whatsoever in respect of any difference between the final terms distributed to you in electronic format and the hard copy version available to you on request from Lloyds TSB Bank plc.

FINAL TERMS

Final Terms dated 3 January 2012

Lloyds TSB Bank plc

Issue of NOK 500,000,000 Series 2012-1 Fixed Rate Covered Bonds due 2024

**irrevocably and unconditionally guaranteed as to payment of principal and interest by
Lloyds TSB Covered Bonds LLP
under the €30 billion
Global Covered Bond Programme**

The Programme has been registered and notice of these Covered Bonds has been made, under the Regulated Covered Bonds Regulations 2008 (SI 2008/346).

The Prospectus referred to below (as completed by these Final Terms) has been prepared on the basis that any offer of Covered Bonds in any Member State of the European Economic Area which has implemented the Prospectus Directive (2003/71/EC) (each, a **Relevant Member State**) will be made pursuant to an exemption under the Prospectus Directive, as implemented in that Relevant Member State, from the requirement to publish a prospectus for offers of the Covered Bonds. Accordingly any person making or intending to make an offer in that Relevant Member State of the Covered Bonds may only do so in circumstances in which no obligation arises for the Issuer or the relevant Dealer to publish a prospectus pursuant to Article 3 of the Prospectus Directive or supplement a prospectus pursuant to Article 16 of the Prospectus Directive, in each case, in relation to such offer. Neither the Issuer nor the relevant Dealer has authorised, nor do they authorise, the making of any offer of Covered Bonds in any other circumstances.

PART A — CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Terms and Conditions (the **Terms and Conditions**) set forth in the prospectus dated 27 May 2011 and the supplementary prospectuses dated 17 August 2011 and 5 December 2011 which together constitutes a base prospectus (the **Prospectus**) for the purposes of the Prospectus Directive (Directive 2003/71/EC) (the **Prospectus Directive**). This document constitutes the Final Terms of the Covered Bonds described herein for the purposes of Article 5.4 of the Prospectus Directive and must be read in conjunction with such Prospectus as so supplemented. Full information on the Issuer, the LLP and the offer of the Covered Bonds is only available on the basis of the combination of these Final Terms and the Prospectus. The Prospectus is available for viewing at, and copies may be obtained during normal business hours from, Lloyds TSB Bank plc, 25 Gresham Street, London EC2V 7HN.

- | | | | |
|----|------|--|--|
| 1. | (i) | Issuer: | Lloyds TSB Bank plc |
| | (ii) | LLP: | Lloyds TSB Covered Bonds LLP |
| 2. | (i) | Series Number: | 2012-1 |
| | (ii) | Tranche Number: | 1 |
| 3. | | Specified Currency or Currencies: | Norwegian Krone (NOK) |
| 4. | | Aggregate Nominal Amount of Covered Bonds admitted to trading: | |
| | (i) | Series: | NOK 500,000,000 |
| | (ii) | Tranche: | NOK 500,000,000 |
| 5. | | Issue Price: | 100 per cent. of the aggregate nominal amount. |
| 6. | (i) | Specified Denominations: | NOK 1,000,000 |

- | | | | |
|-----|-------|--|--|
| | (ii) | Calculation Amount: | NOK 1,000,000 |
| 7. | (i) | Issue Date: | 4 January 2012 |
| | (ii) | Interest Commencement Date: | 4 January 2012 |
| 8. | (i) | Final Maturity Date: | 4 January 2024 |
| | (ii) | Extended Due for Payment Date of Guaranteed Amounts corresponding to the Final Redemption Amount under the Covered Bond Guarantee: | 4 January 2025 |
| 9. | | Interest Basis: | <p>5.38 per cent. Fixed Rate from and including the Issue Date to but excluding the Final Maturity Date</p> <p>(Further particulars specified below with respect to the period from the Final Maturity Date to, but excluding the Extended Due for Payment Date)</p> |
| 10. | | Redemption/Payment Basis: | Redemption at par |
| 11. | | Change of Interest or Redemption/Payment Basis: | <p>From, and including the Final Maturity Date to, but excluding the Extended Due for Payment Date the following Interest provisions apply;</p> <p>Interest Basis: 1 Month NIBOR + 1.51 per cent. per annum Floating Rate.</p> <p>Interest Payment Dates: 4th day of each month, from but excluding the Final Maturity Date to and including the Extended Due for Payment Date.</p> <p>Interest Period: The first Interest Period after the Final Maturity Date will be the period from and including the Final Maturity Date to but excluding the next following Interest Payment Date and subsequent Interest Periods will be from and including an Interest Payment Date to but excluding the next following Interest Payment Date up to but excluding the Extended Due for Payment Date.</p> <p>Modified Following Business Day Convention.</p> <p>Business Days: London, Oslo.</p> <p>Day Count Fraction: Actual/360 (adjusted).</p> <p>Interest Determination Dates: The second Oslo business day prior to the start of each Interest Period.</p> <p>Screen Rate Determination:</p> <p>Relevant Screen Page: Reuters NIBR.</p> |
| 12. | | Put/Call Options: | Not Applicable |
| 13. | (i) | Status of the Covered Bonds: | Senior, unsecured |
| | (ii) | Status of Covered Bond Guarantee: | Senior, secured |
| | (iii) | Date of Board approval for issuance | 1 July 2010 in respect of the Issuer and 14 July 2011 |

of Covered Bonds and Covered
Bond Guarantee obtained:

in respect of the LLP

14. Method of distribution: Non-syndicated

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

15. **Fixed Rate Covered Bond Provisions** Applicable from and including the Issue Date to but excluding the Final Maturity Date.
- (i) Rate of Interest: 5.38 per cent. per annum payable annually in arrear
 - (ii) Interest Payment Date(s): The first Interest Payment Date will be 4 January 2013 and thereafter 4 January in each year up to and including the Final Maturity Date
 - (iii) Business Day Convention: Following Business Day Convention
 - (iv) Business Day(s): London and Oslo
 - Additional Business Centre(s): Not Applicable
 - (v) Fixed Coupon Amount: NOK 53,800 per Calculation Amount
 - (vi) Broken Amount(s): Not Applicable.
 - (vii) Day Count Fraction: 30/360 (not adjusted)
 - (viii) Determination Dates: 4 January in each year
 - (ix) Other terms relating to the method of calculating interest for Fixed Rate Covered Bonds: Not Applicable
16. **Floating Rate Covered Bond Provisions** Not Applicable, save as set out in Item 11 above
17. **Zero Coupon Covered Bond Provisions** Not Applicable
18. **Index Linked Interest Covered Bond and other Variable Interest Covered Bond** Not Applicable
(*Index Linked Interest Covered Bonds, Credit Linked Interest Covered Bonds, Equity Linked Interest Covered Bonds, Currency Linked Covered Bonds, Dual Currency Linked Covered Bonds*)
Provisions

PROVISIONS RELATING TO REDEMPTION

19. **Issuer Call Option** Not Applicable
20. **Investor Put Option** Not Applicable
21. **Final Redemption Amount** Nominal Amount
22. **Index Linked Redemption Covered Bonds** Not Applicable
23. **Equity Linked Redemption Covered Bonds:** Not Applicable
24. **Relevant Assets:** Not Applicable
25. **Additional Disruption Events:** Not Applicable
26. **Currency Linked Covered Bonds:** Not Applicable
27. **Dual Currency Linked Covered Bonds:** Not Applicable

28. Early Redemption Amount:

Early Redemption Amount(s) payable on Condition 6.7 applies redemption for (a) taxation reasons or on event of default or other early redemption (b) in the case of Index Linked Redemption Covered Bonds, following an Index Adjustment Event, as set out in these Final Terms or (c) in the case of Equity Linked Redemption Covered Bonds, following certain corporate events as set out in these Final Terms or (d) in the case of Index Linked Redemption Covered Bonds or Equity Linked Redemption Covered Bonds, following an Additional Disruption Event (if applicable) as set out in these Final Terms, and/or the method of calculating the same (if required or if different from that set out in the Conditions):

GENERAL PROVISIONS APPLICABLE TO THE COVERED BONDS

- | | | |
|-----|---|--|
| 29. | Form of Covered Bonds: | Bearer Covered Bonds:

Temporary Global Covered Bond exchangeable for a Permanent Global Covered Bond which is exchangeable for Definitive Covered Bonds only upon an Exchange Event |
| 30. | New Global Covered Bond: | Yes |
| 31. | Financial Centre(s) or other special provisions relating to payment dates: | Not Applicable |
| 32. | Talons for future Coupons or Receipts to be attached to Definitive Covered Bonds (and dates on which such Talons mature): | No |
| 33. | Details relating to Partly Paid Covered Bonds: amount of each payment comprising the Issue Price and date on which each payment is to be made and consequences (if any) of failure to pay, including any right of the Bank to forfeit the Covered Bonds and interest due on late payment: | Not Applicable |
| 34. | Details relating to Instalment Covered Bonds: amount of each instalment, date on which each payment is to be made: | Not Applicable |
| 35. | Redenomination, renominatisation and reconventioning provisions: | Not Applicable |
| 36. | Consolidation provisions: | Not Applicable |
| 37. | Additional U.S. Federal Tax Considerations: | Not Applicable |
| 38. | Other final terms: | Not Applicable |

DISTRIBUTION

- | | | |
|-----|------------------------------------|--|
| 39. | If syndicated, names of Managers: | Not Applicable |
| 40. | Date of Subscription Agreement: | 3 January 2012 |
| 41. | Stabilising Manager(s) (if any): | Not Applicable |
| 42. | If non-syndicated, name of Dealer: | Deutsche Bank AG, London Branch as Lead Manager |
| 43. | U.S. Selling Restrictions: | TEFRA D |
| 44. | Additional selling restrictions: | In addition to those set out in the section entitled <i>Subscription and Sale and Transfer and Selling Restrictions</i> in the Prospectus: |

Norway

Neither the Prospectus or this Final Terms Document nor any other offering or marketing material relating to the Issuer, the Guarantors or the Covered Bonds have been approved by, or registered with, any Norwegian securities regulator pursuant to the Norwegian Securities Trading Act of 29 June 2007. Accordingly, neither the Prospectus or this Final Terms Document nor any other offering or marketing material relating to the Issuer, the Guarantors or the Covered Bonds constitutes, or shall be deemed to constitute, an offer to the public in Norway within the meaning of the Norwegian Securities Trading Act of 2007. The Covered Bonds may not be offered or sold, directly or indirectly, in Norway except;

- (a) in respect of an offer of Covered Bonds addressed to investors subject to a minimum purchase of Covered Bonds for a total consideration of not less than €50,000 per investor;
- (b) to “professional investors” as defined in the Norwegian Securities Regulation of 29 June 2007 no. 876, being;
 - (i) legal entities which are authorised or regulated to operate in the financial markets or, if not so authorised or regulated, whose corporate purpose is solely to invest in securities;
 - (ii) any legal entity which is registered as a professional investor with the Norwegian Financial Supervisory Authority (No. Finanstilsynet) and which has two or more of: (1) an average of at least 250 employees during the last financial year; (2) a total balance sheet of more than €43,000,000; and (3) an annual net turnover of more than €50,000,000, as

shown in its last annual or consolidated accounts;

- (iii) any natural person which is registered as a professional investor with the Norwegian Financial Supervisory Authority (No. Finanstilsynet) and which has two or more of: (1) an average execution of at least ten (10) transactions in securities of significant volume per quarter for the last four quarters; (2) a portfolio of securities with a market value of at least €500,000; and (3) works or has worked for at least one (1) year within the financial markets sector in a position which presuppose knowledge of investing in securities;
- (c) to fewer than 100 natural or legal persons (other than “professional investors” as defined in the Norwegian Securities Regulation of 29 June 2007 no. 876), subject to obtaining the prior consent of the Lead Managers for any such offer; or
- (d) in any other circumstances provided that no such offer of Covered Bonds shall result in a requirement for the registration, or the publication by the Issuer, the Guarantors or the Lead Managers, of a prospectus pursuant to the Norwegian Securities Trading Act of 29 June 2007.

In no circumstances may an offer of Covered Bonds be made in the Norwegian market without the Covered Bonds being registered in the Norwegian Central Securities Depository (*verdipapirsentralen, VPS*) in dematerialised form, to the extent such Covered Bonds shall be registered according to the Norwegian Securities Registry Act 2002 (*verdipapirregisterloven*) and ancillary regulations.

45. Additional United States Tax Not Applicable
Considerations:

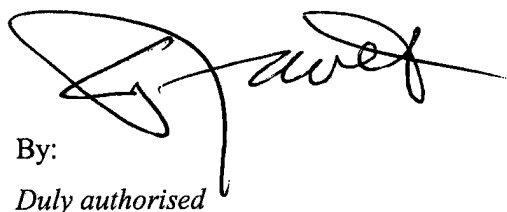
LISTING AND ADMISSION TO TRADING APPLICATION

These Final Terms comprise the final terms required for issue and admission to trading of the Covered Bonds on the London Stock Exchange's Regulated Market described herein pursuant to the €30,000,000,000 Global Covered Bond Programme of Lloyds TSB Bank plc.

RESPONSIBILITY

Each of the Issuer and the LLP accepts responsibility for the information contained in these Final Terms.

Signed on behalf of Lloyds TSB Bank plc

By: 
Duly authorised

Signed on behalf of Lloyds TSB Covered Bonds
LLP

By: 
Duly authorised

PART B — OTHER INFORMATION

1. LISTING

- | | | |
|-------|---|--|
| (i) | Listing: | Application has been made by the Issuer (or on its behalf) for the 2012-1 Covered Bonds to be admitted to the Official List of the UK Listing Authority with effect from 4 January 2012. |
| (ii) | Admission to trading: | Application has been made by the Issuer (or on its behalf) for the 2012-1 Covered Bonds to be admitted to trading on the London Stock Exchange's Regulated Market with effect from 4 January 2012. |
| (iii) | Estimate of total expenses related to admission to trading: | £3,650 |

2. RATINGS

- | | |
|----------|---|
| Ratings: | The Covered Bonds are expected upon issue to be rated:

Fitch: AAA

Moody's: Aaa

Each of Moody's and Fitch are established in the European Union and have applied for registration under Regulation (EU) No 1060/2009 (the CRA Regulation).

In general, European regulated investors are restricted from using a rating for regulatory purposes if such rating is not issued by a credit rating agency established in the European Union and registered under the CRA Regulation unless the rating is provided by a credit rating agency operating in the European Union before 7 June 2010 which has submitted an application for registration in accordance with the CRA Regulation and such registration is not refused. |
|----------|---|

3. COVERED BOND SWAP:

- | | |
|------------------------------|----------------------|
| Covered Bond Swap Provider: | Lloyds TSB Bank plc |
| Nature of Covered Bond Swap: | Non-Forward Starting |

4. NOTIFICATION

The United Kingdom Financial Services Authority has provided the Issuer with a certificate of approval attesting that the Prospectus has been drawn up in accordance with the Prospectus Directive.

5. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

Save for any fee payable to the Lead Manager and as discussed in "Subscription and Sale and Transfer and Selling Restrictions", so far as the Issuer and LLP are aware, no person involved in the offer of the Covered Bonds has an interest material to the offer.

6. REASONS FOR THE OFFER

- (i) Reasons for the offer: To be used by the Issuer to make available Term Advances to the LLP pursuant to the Intercompany Loan Agreement

7. Fixed Rate Covered Bonds only — 5.38 per cent. per annum YIELD

- Indication of yield: The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

8. HISTORIC INTEREST RATES

Not Applicable

9. PERFORMANCE OF INDEX/FORMULA/ CURRENCY(IES)/OTHER VARIABLE AND OTHER INFORMATION CONCERNING THE UNDERLYING

Not Applicable

10. PERFORMANCE OF RATES OF EXCHANGE

Not Applicable

11. OPERATIONAL INFORMATION

ISIN Code: XS0721326295

CUSIP: Not Applicable

Common Code: 072132629

Any clearing system(s) other than Euroclear Bank S.A./N.V. and Clearstream Banking, société anonyme (including the Depository Trust Company) and the relevant identification number(s): Not Applicable

Delivery: Delivery against payment

Names and addresses of additional Paying Agent(s) (if any): Not Applicable

Intended to be held in a manner which would allow Eurosystem eligibility: No

SCHEDULE TO THE FINAL TERMS
CERTAIN INFORMATION REGARDING THE LOANS

The statistical and other information contained in these Final Terms has been compiled by reference to the Loans in the Portfolio as at 30 November 2011 (the **Cut-off Date**). Except as otherwise indicated, these tables have been prepared using the Current Balance as at the Cut-off Date, which includes all principal and accrued interest for the Loans in the Portfolio as at the Cut-off Date and may no longer be a true reflection of the Portfolio. The following information does not include any New Loans sold into the Portfolio since the Cut-off Date, including any sale in connection with this Series 2012-1 issuance and it does not reflect any redemption or sales out of the Portfolio since the Cut-off Date.

The characteristics of the Portfolio as at the relevant Issue Date are not expected to differ materially from the characteristics of the Portfolio as at the Cut-off Date, however, it should be noted that Loans may be removed from the Portfolio in the event that any such Loans are repaid in full or do not comply with the terms of the Mortgage Sale Agreement on or about the relevant Sale Date. The Seller may also choose, in certain circumstances, to repurchase any of the Loans in accordance with the terms of the Mortgage Sale Agreement. Additionally, New Loans may be sold into the Portfolio from time to time. Any such sales will be made in accordance with the Mortgage Sale Agreement and subject to compliance with the Eligibility Criteria. This information is provided for information purposes only.

The tables below show details of the Loans included in the Portfolio as at the Cut-off Date, and stratify the Portfolio by reference to either Mortgage Account or Loan as appropriate. A Mortgage Account represents the total of all Loans secured on a single property. Columns may not add up to the relevant total due to rounding.

Loan Analysis

	Weighted Average*	Minimum	Maximum
Loan Seasoning (Months)	46.29	0	397
Loan Remaining Term (Years)	16.10	0	88
Mortgage Account Balance	£103,975	-£4,102	£1,004,161
Original LTV of Accounts	63.00%	0.26%	125.00%
Current Indexed LTV of Accounts	61.81%	0.00%	134.55%

*Weighted averages are weighted by current balance. For Mortgage Account Balance a simple average is reported..

LLP Loan Assets

	Current Period	Previous Period
Number of Mortgage Accounts in Portfolio	183,049	156,172
Current Balance – Mortgage Accounts	£19,032,487,967	£16,051,460,671
Mortgage Collections in a Month	£236,231,671	£203,285,357
Number of Mortgage Assets repurchased from portfolio by Lloyds TSB	16	10
Balance of Mortgage Assets repurchased from portfolio by Lloyds TSB	£2,626,259	£869,059
Additions current period (Number)	28,367	0
Additions current period (Current Balance)	£3,152,829,014	£0

Arrears Analysis of Non Repossessed Mortgage Accounts

The following table summarises the current arrears position of the Portfolio as at the Cut-off Date.

The Seller identifies a Loan as being in arrears where an amount equal to or greater than a full month's contractual payment is past its due date.

Month(s) in Arrears*	Number of Mortgage Accounts	% of Total Mortgages Accounts	Current Balance (£)	% of Current Balance	Arrears Balance (£)
Current to < 1	180,099	98.39	18,739,241,737	98.46	436,387
1 to < 2	1,311	0.72	128,456,295	0.67	870,618
2 to < 3	446	0.24	43,442,821	0.23	596,422
3 to < 6	548	0.30	55,117,410	0.29	1,228,444
6 to < 9	258	0.14	27,448,927	0.14	1,033,072
9 to < 12	137	0.07	13,716,818	0.07	677,633
12 or more	246	0.13	24,175,125	0.13	1,825,356
Total	183,045	100.00	19,031,599,133	100.00	6,667,932

* Arrears are calculated in accordance with standard market practice in the UK. A mortgage account is identified as being in arrears when, on any due date, the overdue amounts which were due on previous due dates equal, in the aggregate, one or more full monthly payments. In making an arrears determination, the Servicer calculates as of the date of determination the difference between the sum of all monthly payments that were due and payable by a Borrower on any due date up to that date of determination (less the aggregate amount of all authorised underpayments made by such Borrower up to such date of determination) and the sum of all payments actually made by that Borrower up to that date of determination. If the result arrived at by dividing that difference (if any) by the amount of the required current monthly payment equals or exceeds 1 the Mortgage Account is deemed to be in arrears. Arrears classification is determined based on the number of equivalent full current monthly payments that have been missed. A Borrower that has missed payments that in the aggregate are equal to or exceed 2 monthly payments (but for which the aggregate of missed payments is less than 3 monthly payments) would be classified as being between 2 – 3 months in arrears, and so on.

Product Breakdown

The following table shows the distribution of products by value as at the Cut-off Date.

	Current Period	Previous Period
Fixed Rate Loans (by balance)	31.39%	27.49%
Discretionary Rate loans based (by balance)	41.86%	44.68%
Tracker Loans (by balance)	26.74%	27.83%
Total	100.00%	100.00

Discretionary Rates

The following table shows the standard variable rate most recently set by the Servicer for Loans beneficially owned by the LLP.

	%	Effective Date of Last Change
Standard Variable Rate	2.50	April 2009
Homeowner Variable Rate	3.99	July 2010

Geographic Analysis

The following table shows the distribution of properties securing the Loans throughout England, Wales and Scotland as at the Cut-off Date. No such properties are situated outside England, Wales or Scotland. The Seller's Lending Criteria and current credit scoring tests do not take into account the geographical location of the Property securing a Loan.

	Number of Mortgage Accounts	% of Total of Mortgage Accounts	Current Balance (£)	% of Current Balance
East Anglia	8,680	4.74	850,420,809	4.47
East Midlands	12,752	6.97	1,088,573,576	5.72
Greater London	16,170	8.83	2,640,178,017	13.87
Northern	10,975	6.00	851,739,503	4.48
North West	20,426	11.16	1,726,322,218	9.07
Scotland	3,862	2.11	360,232,892	1.89
South East	35,391	19.33	4,503,157,967	23.66
South West	25,432	13.89	2,728,807,610	14.34
Wales	11,638	6.36	972,174,934	5.11
West Midlands	23,075	12.61	2,101,006,088	11.04
Yorkshire & Humberside	14,648	8.00	1,209,874,353	6.36
Total	183,049	100.00	19,032,487,967	100.00

Indexed* Loan to Value Ratios

The following table shows the range of LTV Ratios, which express the outstanding balance of the aggregate of Loans as at the Cut-off Date divided by the indexed valuation of the Property securing the relevant Loans at the same date.

	Number of Mortgage Accounts	% of Total of Mortgage Accounts	Current Balance (£)	% of Current Balance
0% to 25%	28,654	15.65	1,069,147,808	5.62
> 25% to 50%	51,258	28.00	4,216,375,329	22.15
> 50% to 55%	12,238	6.69	1,326,940,478	6.97
> 55% to 60%	12,545	6.85	1,482,837,583	7.79
> 60% to 65%	12,678	6.93	1,573,540,496	8.27
> 65% to 70%	14,214	7.77	1,873,891,439	9.85
> 70% to 75%	16,065	8.78	2,237,165,451	11.75
> 75% to 80%	12,897	7.05	1,856,475,058	9.75
> 80% to 85%	8,264	4.51	1,228,627,418	6.46
> 85% to 90%	6,212	3.39	921,617,745	4.84
> 90% to 95%	3,211	1.75	471,021,623	2.47
> 95% to 100%	1,725	0.94	265,764,279	1.40
> 100%	3,088	1.69	509,083,259	2.67
Total	183,049	100.00	19,032,487,967	100.00

*Indexation is based upon the Halifax Index and is applied on a regional basis to property valuations on a quarterly basis in January, April, July and October of each year.

LTV ratios at origination

The following table shows the range of LTV ratios, which express the outstanding balance of the aggregate of Loans in the Portfolio (which incorporates all Loans secured on the same Property) as at the Cut-off Date based on the original amount advanced on the date of the origination of the Loan, divided by the value of the Property securing the Loans at that date.

Range of Loan-to-Value Ratios at origination*	Number of Mortgage Accounts	% of Total of Mortgage Accounts	Current Balance (£)	% of Current Balance
0% to 25%	18,141	9.91	828,278,067	4.35
> 25% to 50%	50,430	27.55	4,076,962,116	21.42
> 50% to 55%	11,900	6.50	1,228,389,812	6.45
> 55% to 60%	16,524	9.03	1,877,853,914	9.87
> 60% to 65%	11,559	6.31	1,350,618,740	7.10
> 65% to 70%	13,282	7.26	1,655,847,110	8.70
> 70% to 75%	22,348	12.21	3,095,956,801	16.27
> 75% to 80%	10,229	5.59	1,315,829,326	6.91
> 80% to 85%	7,926	4.33	1,074,801,112	5.65
> 85% to 90%	12,152	6.64	1,613,663,365	8.48
> 90% to 95%	7,855	4.29	832,102,590	4.37
> 95% to 100%	644	0.35	76,151,336	0.40
> 100%	59	0.03	6,033,679	0.03
Total	183,049	100.00	19,032,487,967	100.00

* Excluding capitalised interest, capitalised high LTV fees, insurance fees, booking fees and valuation fees.

Repayment Terms

The following table shows the repayment terms for the Loans as at the Cut-off Date.

	Number of Mortgage Loans	% of Total of Mortgage Loans	Current Balance (£)	% of Current Balance
Interest Only	143,940	29.32	7,363,365,919	38.69
Repayment	347,067	70.68	11,669,122,048	61.31
Total	491,007	100.00	19,032,487,967	100.00

Seasoning of loans

The following table shows the number of months since the date of origination of the Loan. The ages and balances of the Loans in this table have been taken as at the Cut-off Date.

Age of Loans in months	Number of Loans	% of Total of Loans	Current Balance (£)	% of Current Balance
0 to <12 months	55,878	11.38	2,368,233,634	12.44
12 to <24 months	61,426	12.51	2,569,853,388	13.50
24 to 36 months	53,565	10.91	2,478,394,246	13.02
36 to <48 months	92,832	18.91	4,227,777,437	22.21
48 to <60 months	71,385	14.54	3,061,132,828	16.08
60 to <72 months	30,275	6.17	1,181,385,763	6.21
72 to <84 months	22,167	4.51	754,468,782	3.96
84 to <96 months	26,069	5.31	758,596,844	3.99
96 to <108 months	24,560	5.00	594,025,232	3.12
108 to <120 months	15,523	3.16	369,040,851	1.94
=>120 months	37,327	7.60	669,578,963	3.52
Totals	491,007	100.00	19,032,487,967	100.00

Outstanding balances as at the Cut-off Date

The following table shows the range of Current Balances of the Mortgage Accounts in the Portfolio as at the Cut-off Date.

Range of Current Balances	Number of Mortgage Accounts	% of Total of Mortgage Accounts	Current Balance (£)	% of Current Balance
<£25,000	13,667	7.47	207,215,706	1.09
£25,000 to < 50,000	28,841	15.76	1,113,661,668	5.85
£50,000 to <75,000	35,799	19.56	2,231,528,292	11.72
£75,000 to <100,000	30,185	16.49	2,626,709,032	13.80
£100,000 to <125,000	22,937	12.53	2,566,235,253	13.48
£125,000 to <150,000	16,200	8.85	2,215,817,250	11.64
£150,000 to <175,000	10,795	5.90	1,742,721,751	9.16
£175,000 to <200,000	7,113	3.89	1,327,788,415	6.98
£200,000 to <225,000	4,808	2.63	1,015,765,704	5.34
£225,000 to <250,000	3,251	1.78	770,539,317	4.05
£250,000 to <275,000	2,304	1.26	601,810,398	3.16
£275,000 to < 300,000	1,656	0.90	474,940,360	2.50
£300,000 to < 325,000	1,264	0.69	393,449,794	2.07
£325,000 to < 350,000	949	0.52	319,808,859	1.68
£350,000 to < 375,000	828	0.45	298,777,951	1.57
£375,000 to < 400,000	599	0.33	231,870,117	1.22
≥£400,000	1,853	1.01	893,848,101	4.70
Totals	183,049	100.00	19,032,487,967	100.00

Years to maturity of Loans

The following table shows the number of remaining years of the term of the Loans as at the Cut-off Date.

Years to maturity	Number of Loans	% of Total of Loans	Current Balance (£)	% of Current Balance
0 to < 5	53,092	10.81	1,053,817,476	5.54
5 to < 10	96,959	19.75	2,662,662,942	13.99
10 to < 15	120,683	24.58	4,180,703,075	21.97
15 to < 20	124,584	25.37	5,691,498,988	29.90
20 to < 25	71,546	14.57	4,049,223,339	21.28
25 to < 30	15,905	3.24	910,139,526	4.78
30 to < 35	7,640	1.56	449,931,906	2.36
≥ 35	598	0.12	34,510,714	0.18
Totals	491,007	100.00	19,032,487,967	100.00