

HBOS Social Housing Covered Bonds LLP
Quarterly Investor Report - 15 March 2024

DISCLAIMER

By accessing, viewing or reading this document you confirm, represent, warrant and undertake that you understand, acknowledge and agree to comply with the contents of this disclaimer.

DISCLAIMER: The document is provided to you for information purposes only. Nothing in this document constitutes an offer to sell or issue or a solicitation of an offer to buy securities in any jurisdiction, and nothing contained herein shall form the basis of any contract or commitment. You should not rely on the information in the document when making any decision whether to buy, hold or sell securities. You should not subscribe for any securities referred to herein except on the basis of information contained in the prospectus. This document reflects prevailing conditions and judgements as at today's date, all of which are subject to change or amendment without notice and the delivery of such amended information at any time does not imply that the information (whether amended or not) contained in this document is correct at any time subsequent to its date.

Whilst reasonable care has been exercised in preparing this document and any views or information expressed or presented are based on sources believed to be accurate and reliable, no member of the Lloyds Banking Group, any of their its affiliates, or any of its respective officers, directors, employees, agents or advisers makes any representation or warranty, express or implied, nor will bear responsibility or liability as to the fairness, accuracy, adequacy, completeness, correctness of such information or compliant with the relevant United Kingdom legislation and regulations as error might occur due to circumstances beyond our control. In particular, Lloyds Banking Group does not warrant that any market data or prices are complete or accurate. Please remember the past performance is not necessarily a guide for future performance. The value of instruments and the income from them can go down as well as up. Columns stating percentage amounts may not add up to 100% due to rounding.

Any opinions or estimates expressed in the document may be subject to change without Notice. No member of Lloyds Banking Group accepts any liability whatsoever for any direct, indirect or consequential damages or losses arising from any use of this document or its contents or otherwise arising in connection therewith and none of such persons undertakes any obligation to update, correct or keep accurate any information contained herein or to advise otherwise as to any future changes to it. You may not use or rely on this document for any purpose whatsoever. This document does not contain the information necessary for an investment decision and should not be used as the basis for any investment decision and does not constitute or contain investment advice. This document may not be distributed to and may not be viewed by any person to whom it cannot be lawfully communicated.

**HBOS SOCIAL HOUSING COVERED BONDS LLP
QUARTERLY REPORT - QUARTER 1 2024**

Date of Report 15-Mar-2024

Current Counterparties

Group Guarantors	HBOS plc
Servicer	Bank of Scotland plc
Cash Manager	Bank of Scotland plc
Covered Bond Swap Provider	Bank of Scotland plc
Interest Rate Swap Provider	Bank of Scotland plc
Account Bank Provider	Bank of Scotland plc

GIC Sub Accounts

Revenue GIC Sub-Account	15,602,195
Principal GIC Sub-Account	247,133,718
Reserve GIC Sub-Account	0
Liquidation GIC Sub-Account	0
GIC Account Total	262,735,913

Transaction Accounts

Transaction Principal Account	0
Transaction Revenue Account	92
Transaction Account Total	92

Investments

Substitution Assets Balance	0
Authorised Investments Balance	0
Total	0

Capital Contribution Balance

Capital Account - Bank of Scotland	565,548,164
Capital Account - Addison Social Housing LLP	0
Total	565,548,164

Credit Ratings

	Short Term		Long Term	
	Moody's	S&P	Moody's	S&P
Bank of Scotland plc	P-1	A-1	A1	A+

HBOS Event of Default?

LLP Event of Default?

HBOS SOCIAL HOUSING COVERED BONDS LLP
QUARTERLY REPORT - QUARTER 1 2024

Asset Coverage Test *

* The full definition of the Asset Coverage Test is documented within the Offering Circular

A = Net Current Balance of Loans in the Portfolio x Asset Percentage	421,343,424
B = Unapplied Principal Receipts	247,133,718
C = Unapplied Cash Capital Contributions	0
D = Substitution Assets	0
E = Sale Proceeds	0
X = Outstanding Weighted Average Margin	3,387,406

Total: A+B+C+D+E-X **665,089,736**

Principal Amount Outstanding	500,000,000
Asset Coverage Test	PASS
Asset Percentage	51.20%
Maximum Level of Issuance	80.82%
Current Level of Issuance	60.76%

Portfolio Characteristics

Total of the aggregate Current Balance of Loans in the Portfolio	822,936,375
Number of Loan Agreements in the Portfolio	17
Average Loan Balance	48,408,022

Region	Aggregate Current Balance	% of Total	Number of Loan Agreements	Number of Loan Accounts
East	112,017,960	13.6%	3	7
East Midlands	75,429,549	9.2%	2	7
London	152,981,334	18.6%	2	2
North East	0	0.0%	0	0
North West	49,077,801	6.0%	4	8
South East	266,581,187	32.4%	1	1
South West	135,466,089	16.5%	4	7
Wales	31,382,456	3.8%	1	3
West Midlands	0	0.0%	0	0
Yorkshire & The Humber	0	0.0%	0	0
Totals	822,936,375	100.0%	17	35

Margin

Weighted Average Margin	No. Facilities	Balance
20 bps - <25 bps	0	0
25 bps - <30 bps	2	80,682,599
30 bps - <40 bps	6	467,248,527
40 bps - <50 bps	0	0
50 bps - <60 bps	1	45,127,088
60 bps - <80 bps	2	36,097,535
80 bps - <100 bps	3	31,801,026
100 bps - <120 bps	3	161,979,600
120 bps - <140 bps	0	0
140 bps +	0	0
Total	17	822,936,375
Weighted average (bps)		52.71

Property Numbers

Property Numbers	No. Facilities	Balance
0 units - <500 units	1	5,617,506
500 units - <1,000 units	3	33,113,093
1,000 units - <2,000 units	6	258,959,597
2,000 units - <3,000 units	2	60,311,559
3,000 units - <4,000 units	1	30,480,029
4,000 units - <5,000 units	0	0
5,000 units - <10,000 units	3	415,584,699
10,000 units - <15,000 units	1	18,869,892
15,000 units - <20,000 units	0	0
20,000 units +	0	0
Total	17	822,936,375
Weighted average (units)		4,563

**HBOS SOCIAL HOUSING COVERED BONDS LLP
QUARTERLY REPORT - QUARTER 1 2024**

Portfolio Characteristics (cont)

Remaining Maturity	No. Facilities	Balance
0 years - <5 years	7	166,006,688
5 years - <10 years	1	266,581,187
10 years - <15 years	5	241,759,772
15 years - <20 years	4	148,588,730
20 years - <25 years	0	0
Total	17	822,936,375
Weighted average (years)		10.2

Last Valuation	No. Facilities	Balance
2012 - 2014	0	0
2014 - 2016	0	0
2016 - 2018	0	0
2018 - present	17	822,936,375
Total	17	822,936,375
Weighted average (date)		Jul-2022

Rank	Balance	Percentage
1	266,581,187	32.39%
2	122,501,305	14.89%
3	83,151,910	10.10%
4	69,346,924	8.43%
5	65,851,602	8.00%
6	45,127,088	5.48%
7	31,382,456	3.81%
8	30,480,029	3.70%
9	18,869,892	2.29%
10	17,609,465	2.14%

Asset Cover Analysis at Calculation Date

Asset Cover - Covenant No. of Facilities	Basis I	Basis II - LSVT	Basis II - Mixed-funded
100% - <105%	0	0	0
105% - <110%	2	0	3
110% - <115%	1	0	0
115% - <120%	0	0	4
120% - <125%	0	0	5
125% - <130%	1	0	0
130% - <135%	0	0	0
135% - <140%	0	0	1
140% +	0	0	0
Total	4	0	13
			17

Asset Cover - Actual No. of Facilities	Basis I	Basis II - LSVT	Basis II - Mixed-funded
100% - <105%	0	0	0
105% - <110%	0	0	0
110% - <115%	0	0	0
115% - <120%	0	0	0
120% - <125%	0	0	2
125% - <130%	0	0	0
130% - <135%	0	0	1
135% - <140%	1	0	0
140% +	3	0	10
Total	4	0	13
			17

Drawn Balance by Actual Asset Cover	Basis I	Basis II - LSVT	Basis II - Mixed-funded
100% - <105%	0	0	0
105% - <110%	0	0	0
110% - <115%	0	0	0
115% - <120%	0	0	0
120% - <125%	0	0	191,848,228
125% - <130%	0	0	0
130% - <135%	0	0	266,581,187
135% - <140%	17,609,465	0	0
140% +	83,505,930	0	263,391,565
Total	101,115,395	0	721,820,980
			822,936,375

Basis I = Existing Usage Valuation (EUV), which provides a valuation of the housing stock based on current occupancy levels.
 Basis II LSVT = Market Valuation subject to Tenancies (MVT), which provides a valuation of the housing stock based on full occupancy levels.
 Basis II - Mixed-funded = Housing stock is valued on Basis I and Basis II - LSVT, as above.