

HBOS SOCIAL HOUSING COVERED BONDS LLP
QUARTERLY REPORT - QUARTER 1 2009

Date of Report 15-Mar-2009

Current Counterparties

Group Guarantor	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

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	3,069,258,159
B = Unapplied Principal Receipts	0
C = Unapplied Cash Capital Contributions	0
D = Substitution Assets	0
E = Sale Proceeds	0
X = Outstanding Weighted Average Margin	77,983,658

Total: A+B+C+D+E-X **2,991,274,501**

Principal Amount Outstanding	2,900,000,000
Asset Coverage Test	PASS
Asset Percentage	87.50%
Maximum Level of Issuance	85.28%
Current Level of Issuance	82.67%

Portfolio Characteristics

Total of the aggregate Current Balance of Loans in the Portfolio	3,507,723,610
Number of Loan Agreements in the Portfolio	77
Average Loan Balance	45,554,852

Region	Aggregate Current Balance	% of Total	Number of Loan Agreements	Number of Loan Accounts
East	236,167,182	6.7%	4	26
East Midlands	215,772,911	6.2%	3	40
London	709,126,303	20.2%	16	88
North East	15,511,505	0.4%	1	6
North West	283,911,437	8.1%	13	90
South East	1,064,342,682	30.3%	14	137
South West	401,731,398	11.5%	12	87
Wales	49,504,362	1.4%	3	22
West Midlands	481,530,629	13.7%	9	74
Yorkshire & The Humber	50,125,202	1.4%	2	11
Totals	3,507,723,610	100.0%	77	581

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GIC Sub Accounts

Revenue GIC Sub-Account	39,332,332
Principal GIC Sub-Account	78,642,560
Reserve GIC Sub-Account	0
Liquidation GIC Sub-Account	0
GIC Account Total	117,974,892

Transaction Accounts

Transaction Principal Account	0
Transaction Revenue Account	57
Transaction Account Total	57

Investments

Substitution Assets Balance	0
Authorised Investments Balance	0
Total	0

Capital Contribution Balance

Capital Account - Bank of Scotland	1,983,306,677
Capital Account - Addison Social Housing LLP	0
Total	1,983,306,677

Credit Ratings

	Short Term		Long Term	
	Moody's	S&P	Moody's	S&P
Bank of Scotland plc	P-1	A-1	Aa3	A+

HBOS Event of Default?

LLP Event of Default?