

Lloyds TSB Bank plc €30bn Global Covered Bond Programme - Monthly Report July 2012

Monthly Report July 2012

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Correspondence Details

Steve Vance	Senior Manager	Barnett Way, Gloucester, GL4 3RL	Steve.Vance@Lloydsbanking.com	+44 145 2373701
Gary Staines	Director	10 Gresham Street, London, EC2V 7AE	Gary.Staines@Lloydsbanking.com	+44 207 1581932

For further information please refer to:

http://www.lloydsbankinggroup.com/investors/debt_investors/covered_bonds_terms.asp

Reporting Information

Reporting Date:	15 August 2012
Reporting Period:	01 July - 31 July 2012
Accrual Period:	09 July - 08 August 2012

Transaction Counterparties

Role	Name
Issuer	Lloyds TSB Bank plc
Guarantor	Lloyds TSB Covered Bonds LLP
Seller	Lloyds TSB Bank plc
Principal Paying Agent and Agent Bank	Bank of New York Mellon
Bonds Trustee/Security Trustee	BNY Corporate Trustee Services Limited
Asset Monitor	PricewaterhouseCoopers LLP
Servicer	Lloyds TSB Bank plc
Cash Manager	Lloyds TSB Bank plc
Covered Bonds Swap Provider	Lloyds TSB Bank plc
Interest Rate Swap Provider	Lloyds TSB Bank plc
Account Bank/GIC provider	Lloyds TSB Bank plc

Lloyds TSB Bank plc €30bn Global Covered Bond Programme - Monthly Report July 2012

Monthly Report July 2012

Asset Coverage Test

Adjusted loan balance calculated by method A(a)	£31,147,649,521
Adjusted loan balance calculated by method A(b)	£26,448,939,626
Method used for calculating A	A(b)
A Adjusted loan balance being the lower of A(a) and A(b)	£26,448,939,626
B Principal collections not applied	£319,254,779
C Cash Capital Contributions held on Capital Ledger	£0
D Substitution Assets	£0
E Sales proceeds or Capital Contributions credited to the Pre-Maturity Liquidity Ledger	£0
X For set-off risk ¹	£0
Y For redraw capacity	£0
Z Potential negative carry	£3,691,211,604
Total A+B+C+D+E-(X+Y+Z)	£23,076,982,801
Asset percentage ²	79.9%
Covered bonds (GBP)	£22,778,036,882
Over collateralisation	£298,945,919
Test result	Pass

¹ This rises to 0.6% of the aggregated current balance of loans in the portfolio on the relevant calculation date if the Seller's ratings fall below long term Moody's A2 or Fitch A-. As set out in the transaction documents and Prospectus, this percentage is required to be reviewed annually by the Issuer, with any changes subject to obtaining rating agency confirmation and notification to the Security Trustee. The reduction applied in May 2012 reflects changes to the Financial Services Compensation Scheme and the agreement by the Agencies that set-off risk was consequentially reduced for the programme.

²The maximum asset percentage permitted, as stated in the Prospectus, is 93.0%.

Other Programme Tests

Portfolio Tests	Results
Amortisation Test	Not applicable as a Notice to Pay has not been served
Pre-maturity Liquidity Test	Not applicable as no hard bullet bonds outstanding
Yield Shortfall Test	Not applicable as there has been no Issuer Event of Default

More details on all of these tests can be obtained from the Prospectus by following the link on the first page of this report.

Interest Rate Shortfall Test

Expected cash flows for calculation period: 01/08/2012 to 31/08/2012

Interest Receipts on Mortgages	£83,352,125
Amounts receivable (+) / payable (-) under Interest Rate Swap	-£22,218,570
Interest receivable on bank accounts	£199,232
Interest receivable on other Investments	£0
Available Income	£61,332,787
Payments due to third parties	£0
Payments due to scheme administrators	£2,653,575
Payments due under Covered Bond Swap / Inter company loan	£47,660,950
Other Payments not covered above	£0
Total Payments	£50,314,525
Net Surplus (+) / Deficit (-)	£11,018,262
Test result	Pass

Lloyds TSB Bank plc €30bn Global Covered Bond Programme - Monthly Report July 2012

Mortgage Asset Data

LLP Mortgage Assets

	Current Period	Previous Period
Number of Mortgage Accounts in portfolio	294,669	296,633
Current Balance - Mortgage Accounts	£33,360,119,491	£33,654,828,797
Mortgage Collections in month	£400,663,218	£410,568,096
Number of Mortgage Assets repurchased from portfolio by Lloyds TSB	16	17
Balance of Mortgage Assets repurchased from portfolio by Lloyds TSB	£1,964,348	£3,928,083
Additions current period (Number)	0	0
Additions current period (Current Balance)	£0	£0

Pool Yield

	Current Period	Previous Period
Weighted Average Pre Swap Mortgage Yield	3.00%	3.01%

CPR / PPR

	Current Period	Previous Period
Single Month (annualised)		
Unscheduled Principal Repayments	8.03%	8.34%
Repurchased by Lloyds TSB	0.07%	0.14%
Total CPR	8.10%	8.46%
Scheduled Principal Repayments	2.93%	2.92%
Total PPR	10.81%	11.16%
Quarterly (annualised)		
Unscheduled Principal repayments	8.08%	7.83%
Repurchased by Lloyds TSB	0.24%	0.26%
Total CPR	8.30%	8.07%
Scheduled Principal repayments	2.92%	2.90%
Total PPR	10.99%	10.75%

Product Breakdown

	Current Period	Previous Period
Fixed Rate Loans (by balance)	20.47%	22.48%
Discretionary Rate based Loans (by balance)	58.20%	55.78%
Tracker Rate Loans (by balance)	21.33%	21.74%
Total	100.00%	100.00%

Mortgage Analysis

	Weighted Average*	Minimum	Maximum
Loan Seasoning (Months)	55.80	0	186
Loan Remaining Term (Years)	16.19	0	39
Mortgage Account Balance	£113,212	-£3,851	£999,959
Original LTV of Accounts	68.01%	0.26%	125.00%
Current Indexed LTV of Accounts	67.66%	0.00%	187.93%

Discretionary Rates

	%	Effective Date of Last Change
Standard Variable Rate	2.50	Apr-09
Homeowner Variable Rate	3.99	Jul-10

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

Lloyds TSB Bank plc €30bn Global Covered Bond Programme - Monthly Report July 2012

Mortgage Asset Data

Geographic Analysis

	Number of Mortgage Accounts	% of Total of Mortgage Accounts	Current Balance (£)	% of Current Balance
East Anglia	13,757	4.67%	1,445,018,550	4.33%
East Midlands	20,672	7.02%	1,878,842,483	5.63%
Greater London	27,688	9.40%	5,155,820,323	15.46%
Northern	17,468	5.93%	1,432,530,460	4.29%
North West	32,590	11.06%	2,900,612,896	8.69%
Scotland	6,832	2.32%	715,899,239	2.15%
South East	57,994	19.68%	8,140,635,630	24.40%
South West	39,526	13.41%	4,464,661,495	13.38%
Wales	18,467	6.27%	1,626,854,849	4.88%
West Midlands	36,446	12.37%	3,544,303,886	10.62%
Yorkshire & Humberside	23,229	7.88%	2,054,939,680	6.16%
Total	294,669	100.00%	33,360,119,491	100.00%

Seasoning of Loans

	Number of Mortgage Loans	% of Total of Mortgage Loans	Current Balance (£)	% of Current Balance
0 to <12 months	19,885	2.45%	557,119,324	1.67%
12 to <24 months	83,154	10.25%	3,499,416,772	10.49%
24 to <36 months	94,956	11.71%	4,073,931,364	12.21%
36 to <48 months	99,712	12.29%	4,852,998,695	14.55%
48 to <60 months	194,388	23.96%	10,234,841,178	30.68%
60 to <72 months	75,837	9.35%	3,535,054,566	10.60%
72 to <84 months	44,485	5.48%	1,745,225,994	5.23%
84 to <96 months	39,031	4.81%	1,294,301,195	3.88%
96 to <108 months	45,784	5.64%	1,254,866,706	3.76%
108 to <120 months	36,396	4.49%	862,321,604	2.58%
=>120 months	77,541	9.56%	1,450,042,093	4.35%
Total	811,169	100.00%	33,360,119,491	100.00%

Repayment Terms

	Number of Mortgage Loans	% of Total of Mortgage Loans	Current Balance (£)	% of Current Balance
Interest Only	251,026	30.95%	14,452,219,143	43.32%
Repayment	560,143	69.05%	18,907,900,347	56.68%
Total	811,169	100.00%	33,360,119,491	100.00%

Lloyds TSB Bank plc €30bn Global Covered Bond Programme - Monthly Report July 2012

Mortgage Asset Data

Outstanding Balances

	Number of Mortgage Accounts	% of Total of Mortgage Accounts	Current Balance (£)	% of Current Balance
< £25,000	21,046	7.14%	310,249,129	0.93%
£25,000 to < £50,000	40,953	13.90%	1,574,669,803	4.72%
£50,000 to < £75,000	52,138	17.69%	3,256,953,593	9.76%
£75,000 to < £100,000	47,211	16.02%	4,114,759,636	12.33%
£100,000 to < £125,000	38,465	13.05%	4,304,453,555	12.90%
£125,000 to < £150,000	28,487	9.67%	3,896,265,158	11.68%
£150,000 to < £175,000	19,303	6.55%	3,117,940,668	9.35%
£175,000 to < £200,000	12,867	4.37%	2,402,025,182	7.20%
£200,000 to < £225,000	8,865	3.01%	1,875,038,247	5.62%
£225,000 to < £250,000	6,082	2.06%	1,440,132,704	4.32%
£250,000 to < £275,000	4,289	1.46%	1,120,693,362	3.36%
£275,000 to < £300,000	3,113	1.06%	893,306,061	2.68%
£300,000 to < £325,000	2,391	0.81%	744,719,645	2.23%
£325,000 to < £350,000	1,732	0.59%	583,704,487	1.75%
£350,000 to < £375,000	1,432	0.49%	516,683,801	1.55%
£375,000 to < £400,000	1,109	0.38%	429,352,149	1.29%
=> £400,000	5,186	1.76%	2,779,172,312	8.33%
Total	294,669	100.00%	33,360,119,491	100.00%

Years to Maturity

	Number of Mortgage Loans	% of Total of Mortgage Loans	Current Balance (£)	% of Current Balance
0 to <5 years	88,850	10.95%	1,805,360,511	5.41%
5 to <10 years	156,433	19.28%	4,399,961,155	13.19%
10 to <15 years	198,086	24.42%	7,146,173,811	21.42%
15 to <20 years	203,823	25.13%	10,051,320,951	30.13%
20 to <25 years	115,874	14.28%	7,081,381,085	21.23%
25 to <30 years	31,519	3.89%	1,871,815,358	5.61%
30 to <35 years	15,853	1.95%	960,847,200	2.88%
=> 35 years	731	0.09%	43,259,420	0.13%
Total	811,169	100.00%	33,360,119,491	100.00%

Lloyds TSB Bank plc €30bn Global Covered Bond Programme - Monthly Report July 2012

Mortgage Asset Data

Indexed Loan to Value Ratios

	Number of Mortgage Accounts	% of Total of Mortgage Accounts	Current Balance (£)	% of Current Balance
0% to 25%	41,927	14.23%	1,535,441,757	4.60%
> 25% to 50%	71,892	24.40%	6,069,582,955	18.19%
> 50% to 55%	17,076	5.79%	1,916,822,973	5.75%
> 55% to 60%	17,448	5.92%	2,105,386,595	6.31%
> 60% to 65%	18,395	6.24%	2,359,397,842	7.07%
> 65% to 70%	20,804	7.06%	2,834,503,544	8.50%
> 70% to 75%	22,577	7.66%	3,252,293,251	9.75%
> 75% to 80%	19,328	6.56%	2,881,210,173	8.64%
> 80% to 85%	15,098	5.12%	2,279,071,964	6.83%
> 85% to 90%	14,032	4.76%	2,158,318,941	6.47%
> 90% to 95%	11,616	3.94%	1,826,395,994	5.47%
> 95% to 100%	9,450	3.21%	1,602,382,501	4.80%
> 100%	15,026	5.10%	2,539,311,002	7.61%
Total	294,669	100.00%	33,360,119,491	100.00%

Original Loan to Value Ratios

	Number of Mortgage Accounts	% of Total of Mortgage Accounts	Current Balance (£)	% of Current Balance
0% to 25%	23,576	8.00%	1,124,840,174	3.37%
> 25% to 50%	69,025	23.42%	5,654,594,031	16.95%
> 50% to 55%	16,632	5.64%	1,735,856,805	5.20%
> 55% to 60%	22,903	7.77%	2,616,837,031	7.84%
> 60% to 65%	16,420	5.57%	1,917,263,998	5.75%
> 65% to 70%	19,181	6.51%	2,425,199,084	7.27%
> 70% to 75%	32,860	11.15%	4,629,116,357	13.88%
> 75% to 80%	18,957	6.43%	2,631,421,530	7.89%
> 80% to 85%	17,056	5.79%	2,491,223,986	7.47%
> 85% to 90%	36,286	12.31%	5,487,777,245	16.45%
> 90% to 95%	19,167	6.50%	2,297,240,719	6.89%
> 95% to 100%	2,484	0.84%	335,926,623	1.01%
> 100%	122	0.04%	12,821,907	0.04%
Total	294,669	100.00%	33,360,119,491	100.00%

Lloyds TSB Bank plc €30bn Global Covered Bond Programme - Monthly Report July 2012

Mortgage Asset Data

Distribution of Fixed Rate Loans

	Number of Mortgage Loans	% of Total of Mortgage Loans	Current Balance (£)	% of Current Balance
0.00% - 2.99%	568	0.32%	43,534,805	0.64%
3.00% - 3.99%	15,371	8.65%	796,810,466	11.67%
4.00% - 4.99%	32,259	18.15%	1,326,634,764	19.43%
5.00% - 5.99%	55,230	31.08%	2,347,345,115	34.38%
6.00% - 6.99%	69,723	39.23%	2,218,695,102	32.49%
7.00% - 7.99%	4,558	2.56%	95,380,378	1.40%
Total	177,709	100.00%	6,828,400,630	100.00%

Year Current Fixed Rate Ends

	Number of Mortgage Loans	% of Total of Mortgage Loans	Current Balance (£)	% of Current Balance
2012	31,460	17.70%	1,170,386,590	17.14%
2013	78,564	44.21%	3,358,222,943	49.18%
2014	40,228	22.64%	1,484,673,815	21.74%
2015	17,244	9.70%	459,487,910	6.73%
2016	7,924	4.46%	264,200,986	3.87%
2017	16	0.01%	939,964	0.01%
≥ 2018	2,273	1.28%	90,488,421	1.33%
Total	177,709	100.00%	6,828,400,630	100.00%

Origination Channel

	Number of Mortgage Loans	% of Total of Mortgage Loans	Current Balance (£)	% of Current Balance
Direct	609,096	75.09%	20,781,014,847	62.29%
Introduced	202,073	24.91%	12,579,104,643	37.71%
Total	811,169	100.00%	33,360,119,491	100.00%

Purpose of Lending

	Number of Mortgage Loans	% of Total of Mortgage Loans	Current Balance (£)	% of Current Balance
Purchase	511,699	63.08%	17,616,517,457	52.81%
Remortgage	299,470	36.92%	15,743,602,034	47.19%
Total	811,169	100.00%	33,360,119,491	100.00%

Loan Originator

	Number of Mortgage Accounts	% of Total of Mortgage Accounts	Current Balance (£)	% of Current Balance
Lloyds TSB	294,669	100.00%	33,360,119,491	100.00%
Bank of Scotland	0	0.00%	0	0.00%
Total	294,669	100.00%	33,360,119,491	100.00%

Lloyds TSB Bank plc €30bn Global Covered Bond Programme - Monthly Report July 2012

Arrears and Repossessions

Arrears Analysis of Non Repossessed Mortgage Accounts

Month(s) In Arrears	Number of Mortgage Accounts	% of Total of Mortgage Accounts	Current Balance (£)	% of Current Balance	Arrears Balance (£)
Current to < 1	289,312	98.18%	32,770,418,966	98.23%	850,961
1 to < 2	2,593	0.88%	290,745,123	0.87%	1,825,431
2 to < 3	938	0.32%	105,553,778	0.32%	1,284,538
3 to < 6	1,073	0.36%	114,994,270	0.34%	2,492,093
6 to < 9	355	0.12%	39,421,769	0.12%	1,317,527
9 to < 12	129	0.04%	13,315,334	0.04%	619,380
≥ 12	265	0.09%	25,232,410	0.08%	1,955,243
Total	294,665	100.00%	33,359,681,650	100.00%	10,345,173

Capitalised Arrears

	Current Period (£)	Previous Period (£)
Arrears Capitalised in Month	49,417	59,812

Repossessions

	Number of Accounts	Current Balance (£)	Arrears Balance (£)
Properties in possession (at start of period)	8	746,370	19,331
Repossessed (current period)	4	437,840	38,587
Properties returned to borrower (current period)	0	0	0
Bought back by Lloyds TSB (current period)	-8	-746,370	-19,331
Properties in possession (at end of period)	4	437,840	38,587
Repossessed (programme to date)	0	0	0
Properties returned to borrower (programme to date)	12	1,531,892	161
Sold (programme to date)	0	-	0

Losses (Current Period)

	Value (£)
Current Balance at sale date	0
Proceeds of Sale	0
Losses following possession sale (current period)	0
Losses following borrower sale with shortfall (current period)	19,218
Recoveries - current period	0
Net losses current period	19,218

Losses (Programme to date)

	Value (£)	Number with loss
Losses following possession sale (programme to date)	259,454	2
Losses following borrower sale with shortfall (programme to date)	151,417	11
Recoveries (programme to date)	0	0
Net losses (programme to date)	410,871	13

Lloyds TSB Bank plc €30bn Global Covered Bond Programme - Monthly Report July 2012

Cash Ledgers and Waterfall Summary

Cash Ledgers	Opening balance (£)	Total debits in period (£)	Total credits in period (£)	Closing balance (£)	Target balance (£)
Revenue ledger	0	84,597,426	-84,597,426	0	-
Principal ledger	0	319,254,779	0	319,254,779	-
Retained profit	12,000	0	0	12,000	-
Reserve Fund ledger ¹	78,565,585	11,223,196	0	89,788,781	142,045,400
Pre-maturity liquidity ledger	-	-	-	-	-

Bank Account Balances / Other Assets

	Value (£)
GIC account	409,055,560
Transaction account	0
Authorised investments/substitution assets	0
Total	409,055,560

Note: The cash ledgers reflect current month end cash positions adjusted for the subsequent waterfall payments and receipts on the 8th of the month.

¹ Reserve fund triggered as result of Issuer's rating falling below Fitch short term F-1+. Ledger balance to reach target using monthly available revenue receipts.

Waterfall summary

Revenue waterfall	Value (£)
Revenue ledger brought forward	0
Revenue receipts in month	84,451,518
GIC Interest in month	145,908
Total available revenue receipts	84,597,426
LLP Expenses	0
Cash Manager & Servicer Fees	-2,673,599
Net swap payment	-24,519,720
Interest Payments	-46,180,912
Balance transferred (to)/from Reserve Fund Ledger	-11,223,196
LLP members profit & expenses	0
Deferred consideration	0
Revenue ledger carried forward	0

Principal waterfall	Value (£)
Principal ledger brought forward	0
Principal receipts in month	319,254,779
Total available principal receipts	319,254,779
Repayment of capital contribution in month	0
Principal ledger carried forward	319,254,779

Lloyds TSB Bank plc €30bn Global Covered Bond Programme - Monthly Report July 2012

Monthly Report July 2012

Bonds issued

Series	Series 2010-1	Series 2010-2	Series 2010-3	Series 2010-4	Series 2010-5	Series 2010-6	Series 2010-7	Series 2011-1	Series 2011-2	Series 2011-3
Issue date	17-Mar-10	25-Jun-10	30-Jun-10	02-Sep-10	29-Sep-10	11-Oct-10	12-Oct-10	11-Jan-11	13-Jan-11	20-Jan-11
Tap date	n/a	n/a	n/a	n/a	n/a	n/a	17-Nov-10	n/a	04-Oct-11	n/a
ISIN	XS0482808465	XS0519671787	XS0522716223	XS0538831685	XS0542950810	XS0548151660	XS0548498343	XS0577346553	XS0577606725	XS0580328911
Stock Exchange Listing	London	London	London	London	London	London	London	London	London	London
Original Rating (Moody's/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Current Rating (Moody's/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Issuance Size	1,500,000,000	750,000,000	250,000,000	50,000,000	2,000,000,000	250,000,000	543,000,000	45,000,000	1,000,000,000	250,000,000
Outstanding amount	1,500,000,000	750,000,000	250,000,000	50,000,000	2,000,000,000	250,000,000	543,000,000	45,000,000	1,000,000,000	250,000,000
Currency	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR
Coupon	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed
Current Rate	3.37500%	4.00000%	2.62500%	4.00000%	4.00000%	2.37500%	4.00000%	4.90500%	4.87500%	2.75000%
Frequency - Interest payment	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual
Final maturity date	17-Mar-15	25-Jun-18	01-Jul-13	02-Sep-24	29-Sep-20	11-Oct-13	12-Oct-22	13-Jan-31	13-Jan-23	20-Jan-14
Bond structure	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet
Extended due for payment date	17-Mar-16	25-Jun-19	01-Jul-14	02-Sep-25	29-Sep-21	13-Oct-14	12-Oct-23	13-Jan-32	15-Jan-24	20-Jan-15
Swap counterparty	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB
Swap notional	1,500,000,000	750,000,000	250,000,000	50,000,000	2,000,000,000	250,000,000	543,000,000	45,000,000	1,000,000,000	250,000,000
Exchange rate	0.91100	0.83200	0.82500	0.81840	0.85600	0.86500	0.86226	0.84850	0.84758	0.83180
£ Equivalent	£1,366,500,000	£624,000,000	£206,250,000	£40,919,553	£1,712,000,000	£216,250,000	£468,205,500	£38,182,500	£847,575,000	£207,950,000
LLP pay rate (margin over 1mth GBP Libor)	0.95%	2.02%	1.88%	1.93%	1.92%	1.50%	1.71%	1.71%	2.26%	1.65%
Swap payments in period	£1,779,763	£1,343,163	£420,052	£85,103	£3,547,189	£372,877	£889,159	£72,334	£1,993,308	£383,348
Swap receipts in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expected interest payment in period	0.00	0.00	€ 6,562,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual interest payment in period	0.00	0.00	€ 6,562,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest shortfall in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative interest shortfall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expected principal payment in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual principal payment in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Principal shortfall in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative principal shortfall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Lloyds TSB Bank plc €30bn Global Covered Bond Programme - Monthly Report July 2012

Bonds Outstanding and Covered Bond Swaps

Bonds issued

Series	Series 2011-4	Series 2011-5	Series 2011-6	Series 2011-7	Series 2011-8	Series 2011-9	Series 2011-10	Series 2011-11	Series 2011-12	Series 2011-13
Issue date	26-Jan-11	08-Feb-11	08-Feb-11	11-Mar-11	10-Mar-11	14-Mar-11	06-Apr-11	08-Apr-11	08-Jun-11	10-Jun-11
Tap date	n/a	n/a	n/a	14-Apr-11	n/a	n/a	n/a	n/a	n/a	n/a
ISIN	XS0583560346	XS0589945459	XS0590159405	XS0603282939	XS0603344713	XS0605429454	XS0613942738	XS0615810149	XS0635256349	XS0635887093
Stock Exchange Listing	London	London	London	London	London	London	London	London	London	London
Original Rating (Moody's/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Current Rating (Moody's/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Issuance Size	750,000,000	1,250,000,000	250,000,000	1,000,000,000	500,000,000	250,000,000	1,750,000,000	250,000,000	250,000,000	45,000,000
Outstanding amount	750,000,000	1,250,000,000	250,000,000	1,000,000,000	500,000,000	250,000,000	1,750,000,000	250,000,000	250,000,000	45,000,000
Currency	NOK	GBP	EUR	EUR	NOK	EUR	EUR	EUR	EUR	GBP
Coupon	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed	3mth Euribor + 0.85%	3mth £ Libor + 1.08%
Current Rate	5.82500%	6.00000%	3.12500%	2.87500%	5.97000%	3.37500%	4.12500%	3.50000%	1.51300%	2.07063%
Frequency - Interest payment	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Quarterly	Quarterly
Final maturity date	26-Jan-21	08-Feb-29	10-Feb-14	11-Mar-13	10-Mar-21	14-Mar-14	06-Apr-16	08-Apr-14	08-Jun-14	10-Jun-14
Bond structure	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet
Extended due for payment date	26-Jan-22	08-Feb-30	10-Feb-15	11-Mar-14	10-Mar-22	16-Mar-15	06-Apr-17	08-Apr-15	08-Jun-15	10-Jun-15
Swap counterparty	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB
Swap notional	750,000,000	1,250,000,000	250,000,000	1,000,000,000	500,000,000	250,000,000	1,750,000,000	250,000,000	250,000,000	45,000,000
Exchange rate	0.10781	1.00000	0.85250	0.86480	0.11028	0.86100	0.87840	0.88070	0.87920	1.00000
£ Equivalent	£80,853,816	£1,250,000,000	£213,125,000	£864,800,000	£55,139,193	£215,250,000	£1,537,112,500	£220,175,000	£219,800,000	£45,000,000
LLP pay rate (margin over 1mth GBP Libor)	1.96%	2.11%	1.58%	1.33%	1.84%	1.52%	1.85%	1.48%	1.41%	1.32%
Swap payments in period	£169,652	£2,782,068	£381,502	£1,371,622	£110,484	£374,691	£3,096,393	£375,573	£362,739	£70,972
Swap receipts in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expected interest payment in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual interest payment in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest shortfall in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative interest shortfall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expected principal payment in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual principal payment in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Principal shortfall in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative principal shortfall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Lloyds TSB Bank plc €30bn Global Covered Bond Programme - Monthly Report July 2012

Bonds Outstanding and Covered Bond Swaps

Bonds issued

Series	Series 2011-14	Series 2011-15	Series 2011-16	Series 2011-17	Series 2012-1	Series 2012-2	Series 2012-4	Series 2012-6	Series 2012-7	Series 2012-8
Issue date	16-Jun-11	14-Jun-11	21-Jun-11	18-Jul-11	04-Jan-12	11-Jan-12	27-Jan-12	08-Feb-12	10-Feb-12	10-Feb-12
Tap date	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ISIN	XS0636635574	XS0638557313	XS0638851427	XS0649795589	XS0721326295	XS0729188606	XS0737747211	XS0744721761	XS0746090405	XS0746091395
Stock Exchange Listing	London	London	London	London	London	London	London	London	London	London
Original Rating (Moody's/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Current Rating (Moody's/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Issuance Size	200,000,000	480,000,000	550,000,000	500,000,000	500,000,000	1,250,000,000	1,250,000,000	400,000,000	1,451,400,000	1,209,500,000
Outstanding amount	200,000,000	480,000,000	550,000,000	500,000,000	500,000,000	1,250,000,000	1,250,000,000	400,000,000	1,451,400,000	1,209,500,000
Currency	EUR	NOK	SEK	EUR	NOK	EUR	GBP	NOK	EUR	EUR
Coupon	3mth Euribor + 0.83%	Annual Fixed	3mth Stibor + 0.93%	3mth Euribor + 0.85%	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed	3mth Euribor + 0.65%	3mth Euribor + 0.90%
Current Rate	1.49300%	5.29250%	3.07000%	1.32700%	5.38000%	3.50000%	5.12500%	4.82000%	1.31400%	1.55300%
Frequency - Interest payment	Quarterly	Annual	Quarterly	Quarterly	Annual	Annual	Annual	Annual	Quarterly	Quarterly
Final maturity date	16-Jun-14	14-Jun-18	21-Jun-14	18-Jul-14	04-Jan-24	11-Jan-17	07-Mar-25	08-Feb-19	02-Sep-13	01-Oct-14
Bond structure	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet
Extended due for payment date	16-Jun-15	14-Jun-19	22-Jun-15	20-Jul-15	04-Jan-25	11-Jan-18	07-Mar-26	08-Feb-20	02-Sep-14	01-Oct-15
Swap counterparty	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB
Swap notional	200,000,000	480,000,000	550,000,000	500,000,000	500,000,000	1,250,000,000	1,250,000,000	400,000,000	1,451,400,000	1,209,500,000
Exchange rate	0.89110	0.11417	0.09832	0.88140	0.11140	0.82770	1.00000	0.10850	0.82680	0.82680
£ Equivalent	£178,220,000	£54,800,000	£54,077,971	£440,700,000	£55,679,287	£1,034,562,500	£1,250,000,000	£43,399,139	£1,200,000,000	£1,000,000,000
LLP pay rate (margin over 1mth GBP Libor)	1.38%	1.56%	1.29%	1.47%	2.93%	2.92%	2.81%	2.07%	1.38%	1.61%
Swap payments in period	£289,431	£97,283	£84,090	£749,026	£161,266	£2,993,043	£3,502,479	£95,129	£1,946,841	£1,817,984
Swap receipts in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expected interest payment in period	0.00	0.00	0.00	€ 2,022,222.22	0.00	0.00	0.00	0.00	0.00	€ 5,145,515.38
Actual interest payment in period	0.00	0.00	0.00	€ 2,022,222.22	0.00	0.00	0.00	0.00	0.00	€ 5,145,515.38
Interest shortfall in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative interest shortfall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expected principal payment in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual principal payment in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Principal shortfall in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative principal shortfall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Lloyds TSB Bank plc €30bn Global Covered Bond Programme - Monthly Report July 2012

Bonds Outstanding and Covered Bond Swaps

Bonds issued

Series	Series 2012-9	Series 2012-10	Series 2012-11	Series 2012-12	Series 2012-14	Series 2012-15	Series 2012-16
Issue date	10-Feb-12	10-Feb-12	10-Feb-12	10-Feb-12	23-Mar-12	22-Mar-12	30-Mar-12
Tap date	n/a	n/a	n/a	n/a	n/a	02-Apr-12	n/a
ISIN	XS0746092526	XS0746094498	XS0746096782	XS0746100725	XS0762210739	XS0762204179	XS0765619407
Stock Exchange Listing	London	London	London	London	London	London	London
Original Rating (Moody's/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Current Rating (Moody's/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Issuance Size	1,209,500,000	1,209,500,000	1,451,400,000	1,209,500,000	1,000,000,000	1,000,000,000	1,250,000,000
Outstanding amount	1,209,500,000	1,209,500,000	1,451,400,000	1,209,500,000	1,000,000,000	1,000,000,000	1,250,000,000
Currency	EUR	EUR	EUR	EUR	NOK	GBP	GBP
Coupon	3mth Euribor + 1.35%	3mth Euribor + 1.60%	3mth Euribor + 1.60%	3mth Euribor + 1.60%	Annual Fixed	3mth Libor + 1.65%	Annual Fixed
Current Rate	1.86200%	2.13100%	2.25300%	2.02700%	5.22500%	2.55813%	4.87500%
Frequency - Interest payment	Quarterly	Quarterly	Quarterly	Quarterly	Annual	Quarterly	Annual
Final maturity date	13-Jul-16	11-Jan-27	03-Jul-28	27-Jul-29	23-Mar-27	22-Mar-17	30-Mar-27
Bond structure	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet
Extended due for payment date	13-Jul-17	11-Jan-28	03-Jul-29	27-Jul-30	23-Mar-28	22-Mar-18	30-Mar-28
Swap counterparty	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB
Swap notional	1,209,500,000	1,209,500,000	1,451,400,000	1,209,500,000	1,000,000,000	1,000,000,000	1,250,000,000
Exchange rate	0.82680	0.88140	0.88140	0.82770	0.11050	1.00000	1.00000
£ Equivalent	£1,000,000,000	£1,000,000,000	£1,200,000,000	£1,000,000,000	£110,518,172	£1,000,000,000	£1,250,000,000
LLP pay rate (margin over 1mth GBP Libor)	2.03%	1.88%	1.86%	1.85%	1.75%	1.81%	2.06%
Swap payments in period	£2,158,258	£2,035,792	£2,421,252	£2,009,490	£212,820	£1,975,792	£2,730,699
Swap receipts in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expected interest payment in period	€ 6,451,002.64	€ 7,233,683.53	€ 8,720,777.22	€ 7,105,274.94	0.00	0.00	0.00
Actual interest payment in period	€ 6,451,002.64	€ 7,233,683.53	€ 8,720,777.22	€ 7,105,274.94	0.00	0.00	0.00
Interest shortfall in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative interest shortfall	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expected principal payment in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual principal payment in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Principal shortfall in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative principal shortfall	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Lloyds TSB Bank plc €30bn Global Covered Bond Programme - Monthly Report July 2012

N-Bonds Outstanding and Bond Swaps

N-Bonds issued

Series	Series 2011-18	Series 2011-19	Series 2012-3	Series 2012-5	Series 2012-13	Series 2012-17	Series 2012-18	Series 2012-19
Issue date	31-Aug-11	13-Oct-11	01-Feb-12	07-Feb-12	22-Mar-12	26-Apr-12	10-May-12	11-Jun-12
Tap date	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ISIN	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Stock Exchange Listing	London	London	London	London	London	London	London	London
Original Rating (Moody's/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Current Rating (Moody's/Fitch)	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA	Aaa/AAA
Issuance Size	110,000,000	40,000,000	47,000,000	50,000,000	106,000,000	40,000,000	56,000,000	122,000,000
Outstanding amount	110,000,000	40,000,000	47,000,000	50,000,000	106,000,000	40,000,000	56,000,000	122,000,000
Currency	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR
Coupon	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed	Annual Fixed
Weighted average current Rate	3.79844%	3.79844%	3.79844%	3.79844%	3.79844%	3.79844%	3.79844%	3.79844%
Frequency - Interest payment	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual
Final maturity date	01-Sep-26	13-Oct-27	01-Feb-27	07-Jun-27	22-Mar-27	26-Apr-25	10-May-27	11-Jun-25
Bond structure	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet	Soft bullet
Extended due for payment date	01-Sep-27	13-Oct-28	01-Feb-28	07-Jun-28	22-Mar-28	26-Apr-26	10-May-28	11-Jun-26
Swap counterparty	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB	Lloyds TSB
Swap notional	110,000,000	40,000,000	47,000,000	50,000,000	106,000,000	40,000,000	56,000,000	122,000,000
Exchange rate	0.87480	0.87190	0.83385	0.83335	0.83310	0.81820	0.81180	0.80760
£ Equivalent	£96,228,000	£34,876,000	£39,190,950	£41,675,000	£88,308,600	£32,728,000	£45,458,000	£98,527,200
LLP pay rate (margin over 1mth GBP Libor)	1.83%	2.14%	2.02%	2.03%	1.70%	1.55%	1.51%	1.50%
Swap payments in period	£192,262	£78,511	£84,391	£89,843	£167,003	£57,804	£78,868	£169,565
Swap receipts in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expected interest payment in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual interest payment in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest shortfall in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative interest shortfall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expected principal payment in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual principal payment in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Principal shortfall in period	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative principal shortfall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Note: The balances above reflect current month end positions adjusted for the subsequent waterfall payments and receipts on the 8th of the month.

LLP Asset Swap

Swap Provider Party A	Swap Provider Party B	Party A Payments				Party B Payments			
		Currency	Notional Amount	Blended Rate in Period	Payment in period	Currency	Notional Amount	Blended Rate in Period	Payment in period
Lloyds TSB	Lloyds TSB Covered Bonds LLP	GBP	33,360,119,491	1.91%	53,145,668	GBP	33,360,119,491	2.79%	77,665,388

There has been no collateral posted under any of the swaps as no counterparty trigger events have occurred.

Lloyds TSB Bank plc €30bn Global Covered Bond Programme - Monthly Report July 2012

Monthly Report July 2012

Counterparty linked rating triggers

Party to the Transaction	Name	Required Rating (Moody's/Fitch)	Rating (where required) (Moody's/Fitch)	Status	Consequences
Issuer	Lloyds TSB Bank plc	1. Long term <A2 or short term <P-1 / short term <F1	A2; P-1 / F1	Not breached	Pre-Maturity Liquidity Test breach resulting in need to fund the Pre-Maturity Liquidity Ledger in respect of upcoming hard bullet bonds and/or leading to the sale of Selected Loans
		2. Short term <P-1 / short term <F1+	P-1 / F1	Breached	
Servicer	Lloyds TSB Bank plc	Long term <Baa3 / long term < BBB-	A2 / A	Not breached	Servicer required to use reasonable efforts to enter, within 60 days, into a back-up or master servicing agreement with a third party with suitable experience and credentials
Cash Manager	Lloyds TSB Bank plc	Long term <Baa3 / long term < BBB-	A2 / A	Not breached	Asset Monitor required to report on arithmetic accuracy of Cash Manager's calculations more frequently
Account Bank	Lloyds TSB Bank plc	Short term <P-1 / short term <F1	P-1 / F1	Not breached	Termination Event pursuant to the Bank Account Agreement, unless such downgrade is remedied in accordance with the terms of the Bank Account Agreement
Covered Bonds Swap Provider(s)	Lloyds TSB Bank plc	Counterparty credit ratings are downgraded by a Rating Agency below the required ratings specified in the relevant swap agreement.	A2; P-1 / A; F1	Not breached	Swap provider to provide collateral for its obligations, procure another entity to become a co-obligor or guarantor, arrange for its obligations to be transferred to a replacement counterparty or terminate the swap
Interest Rate Swap Provider	Lloyds TSB Bank plc	Counterparty credit ratings are downgraded by a Rating Agency below the required ratings specified in the relevant swap agreement.	A2; P-1 / A; F1	Not breached	Swap provider to provide collateral for its obligations, arrange for its obligations to be transferred to a replacement counterparty or terminate the swap

Issuer and LLP Events of Default

Party	Trigger Event	Status	Consequences
Issuer	Any of the events listed at Condition 9(a) (Events of Default, Acceleration and Enforcement – Issuer Events of Default) occurs. See the section of the Prospectus entitled "Terms and Conditions of the Covered Bonds" for more information.	Not breached	<ul style="list-style-type: none"> Covered Bonds become accelerated as against the Issuer (but not against the LLP). Notice to Pay served on the LLP. Following service of Notice to Pay, LLP starts making payments of Guaranteed Amounts under the Covered Bonds. Security becomes enforceable. Covered Bonds will become immediately due and repayable as against the Issuer (if not already the case) and also against the LLP. Moneys received or recovered by the Security Trustee will be applied in accordance with the Post-Enforcement Priority of Payments.
LLP	Any of the events listed at Condition 9(b) of the Prospectus (Events of Default and Enforcement – LLP Events of Default) occurs and an LLP Acceleration Notice is served. See the section of the Prospectus entitled "Terms and Conditions of the Covered Bonds" for more information.	Not breached	

Lloyds TSB Bank plc €30bn Global Covered Bond Programme - Monthly Report July 2012

Glossary

Arrears	Arrears are calculated in accordance with standard market practice in the UK. A mortgage 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 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 equal or exceeding 2 monthly payments (but for which the aggregate of missed payments is less than 3 monthly payments) would be classified as being 2 to <3 months in arrears, and so on. For the purpose of the Asset Coverage Test, an account is treated as being in default if it is 3 or more months in arrears.
Arrears Capitalisation Policy	We will consider capitalising arrears where a customer has made at least 6 consecutive full repayments since the last missed payment and the customer has provided consent for the capitalisation.
Monthly Constant Prepayment Date (CPR/PPR)	Monthly CPR on any portfolio calculation date means the total unscheduled principal receipts received during the period of one month ending on that calculation date divided by the aggregate current balance of the loans comprised in the portfolio property as at the immediately preceding calculation date. Unscheduled Principal Repayments comprise payments from Lloyds TSB for the repurchase of loans from the portfolio, and capital repayments and redemptions other than those received at the expected term end date of the loan. Where there has been portfolio transfers within the month, CPR is calculated on a weighted average basis. Monthly PPR on any portfolio calculation date means the total scheduled and unscheduled principal receipts received during the period of one month ending on that calculation date divided by the aggregate current balance of the loans comprised in the portfolio property as at the immediately preceding portfolio calculation date. Where there has been portfolio transfers within the month, PPR is calculated on a weighted average basis. These are annualised using the formula: $1 - ((1 - M)^{12})$ where M is the monthly CPR or PPR expressed as a percentage. Please note that CPR, as defined in the programme documentation, and as previously reported in the Investor Reports, corresponds with PPR in this revised format Investor Report.
Quarterly CPR/PPR	The average of the three most recent monthly annualised CPR / PPR expressed as a percentage.
Current Balance	In relation to any Loan at any date (the current balance determination date), the aggregate at such date (but avoiding double counting) of: <ul style="list-style-type: none">(i) the Initial Advance;(ii) Further Advances and/or Flexible Loan Drawings;(iii) Capitalised Expenses;(iv) Capitalised Interest; and(v) all expenses, charges, fees, premium or payment due and owing by the Borrower which have not yet been capitalised, in each case relating to such Loan less all prepayments, repayments or payments of any of the foregoing made on or prior to the current balance determination date; and in relation to any Mortgage Account at the current balance determination date, the aggregate at such date of the Current Balance in respect of each Loan comprised in the relevant Mortgage Account
Mortgage Account / Loan	A mortgage account consists of one or more loans secured, by way of equal ranking first charge, on the same property and thereby forming a single mortgage account.
Mortgage Collections	All cash receipts on a mortgage within the portfolio excluding monies paid by LTSB in respect of loans repurchased from the portfolio.
Origination Channel	The origination channel of each loan. Direct origination includes loans originated in Lloyds TSB branches, C&G branches, direct telephone sales and internet sales.
Purpose of Loan	Whether the purpose of the initial loan origination was to finance the purchase of a new property or to remortgage a property already owned by the borrower.
Original LTV	Based on the original amount advanced on the date of the origination of the initial loan (excluding capitalised interest, high LTV fees, insurance fees, booking fees and valuation fees), divided by the value of the property securing the loans in that mortgage account at that date.
Loan Seasoning	The number of months since the date of origination of the loan.
Remaining Term	The number of remaining years of the term of each loan.
Indexed LTV	The aggregate current balance of all loans within a mortgage account divided by the indexed valuation of the property securing the loans in that mortgage account at the reporting date.
Indexed Valuation	Indexation is applied on a regional basis to property valuations on a quarterly basis in January, April, July and October of each year using the Halifax House Price Index.
Product Balance	Month End Spot Balance
Pre Swap Mortgage yield	The pre swap mortgage yield is defined as the total revenue receipts generated by the mortgage assets in the period divided by the average mortgage balance for the period.