

RCB 3 Annex 2D: Asset Pool Notification Form

Completing the form

Please complete all fields in [blue](#).

Unless specified otherwise, please report data as of the *End Date of reporting period*.

This Asset Notification Form **must be submitted each month and published by the issuer**.

This form must also be sent **at least five business days prior to any proposed assets transfer** (giving details of the size and composition of the transfer) **when such transfer changes the level of over collateralisation by 5% or more**.

Warning

Knowingly or recklessly giving us false or misleading information may be a criminal offence (Regulation 38 of the RCB Regulations and section 398 of the Financial Services and Markets Act 2000).

Sending the form

Send this form to us by email to rcb@fca.org.uk.

Regulated Covered Bonds Team
Prudential Specialists Department
Financial Conduct Authority
12 Endeavour Square
London
E20 1JN

Administration

Name of issuer	Principality Building Society
Name of RCB programme	Principality Building Society €5bn Global Covered Bond Programme
Name, job title and contact details of person validating this form	Nick Emmerson Debt Capital Markets Senior Manager nick.emmerson@principality.co.uk
Date of form submission	23/02/26
Start Date of reporting period	01/01/26
End Date of reporting period	31/01/26
Web links - prospectus, transaction documents, loan-level data	https://www.principality.co.uk/home/corporate-governance/investor-relations https://www.euroabs.com/IH.aspx?d=26752

Counterparties, Ratings

	Counterparty/ies	Fitch		Moody's	
		Rating trigger	Current rating	Rating trigger	Current rating
Covered bonds		N/A	AAA	N/A	Aaa
Issuer	Principality Building Society	BBB-	F1/BBB+	Baa3(cr)	P-1/A2
Seller(s)	Principality Building Society	BBB-	F1/BBB+	Baa3(cr)	P-1/A2
Cash manager	Principality Building Society	BBB-	F1/BBB+	Baa3(cr)	P-1/A2
Account bank	HSBC	A / F1	F1+/AA-	A3	P-1/Aa3
Stand-by account bank	N/A	N/A	N/A	N/A	N/A
Servicer(s)	Principality Building Society	BBB-	F1/BBB+	Baa3(cr)	P-1/A2
Stand-by servicer(s)	N/A	N/A	N/A	N/A	N/A
Swap provider(s) on cover pool	Principality Building Society	BBB-	F1/BBB+	Baa3(cr)	P-1/A2
Stand-by swap provider(s) on cover pool	N/A	N/A	N/A	N/A	N/A
Swap notional amount(s) (GBP)	£ 881,702,360				
Swap notional maturity/ies	Notional reduces to zero on fixed rate loans				
LLP receive rate/margin	SONIA + 50bps				
LLP pay rate/margin	4.35%				
Collateral posting amount(s) (GBP)	£ 9,714,889				

Accounts, Ledgers

	Value as of End Date of reporting period	Value as of Start Date of reporting period	Targeted Value
Revenue receipts (please disclose all parts of waterfall)			

(a) Revenue Receipts - Interest received from Borrowers	£ 3,483,458	£ 3,548,740	N/A
(b) Interest received	£ -	£ -	N/A
(c) Excess Reserve Fund	£ 54,631	£ -	N/A
(d) Other Revenue Receipts	£ -	£ -	N/A
(e) Excess Required Coupon Amount	£ -	£ -	N/A
(f) Reserve Ledger credit amounts following Notice to Pay	£ -	£ -	N/A
LESS			N/A
(g) Amounts Belonging to Third Parties	£ -	£ -	N/A
(h) Required Coupon Amount	£ -	£ -	N/A
(i) Interest Accumulation Ledger	£ 636,885	£ -	N/A
Total Available Revenue Receipts	£ 2,901,205	£ 3,548,740	N/A

PRE-ACCELERATION REVENUE PRIORITY OF PAYMENTS

(a) Fees, costs and expenses of the Trustee;	£ -	£ -	N/A
(b) Costs and fees of the Agents, any third parties, amounts required to discharge any liability of the Issuer for corporation tax.	£ 13,333	£ -	N/A
(c) Costs and fees of each of the Servicer, Back-Up Administrator Facilitator, Cash Manager, Account Bank, Custodian, and, where applicable, Back-Up Administrator and Back-Up Cash Manager;	£ -	£ -	N/A
(d) Asset swap payment	£ -	£ -	N/A
(e) Term Advance/Liability swap payment representing the bond interest;	£ -	£ -	N/A
(f) Transaction Accounts	£ -	£ -	N/A
(g) Reserve Fund	£ -	£ -	N/A
(h) Excluded Swap Termination Amounts	£ -	£ -	N/A
(i) Indemnity amount to the Asset Pool Monitor	£ -	£ -	N/A
(j) Credit to the Coupon Payment Ledger	£ -	£ -	N/A
(k) Deferred Consideration to the seller	£ 2,887,621	£ 3,548,740	N/A
(l) Liquidation Members Fee	£ -	£ -	N/A
(m) Members Profit	£ 250	£ -	N/A
Revenue priority of payments total	£ 2,901,205	£ 3,548,740	N/A

Principal receipts (please disclose all parts of waterfall)

(a) Scheduled amounts received from Borrowers	£ 7,955,001	£ 22,828,506	N/A
(b) Term Advance/Cash Capital Contributions/Sale of Selected Loans	£ -	£ -	N/A
Total Available Principal Receipts	£ 7,955,001	£ 22,828,506	N/A

PRE-ACCELERATION PRINCIPAL PRIORITY OF PAYMENTS

(a) Purchase of New Loans or Substitution Assets	£ -	£ -	N/A
(b) Deposit Principal Receipts in the Transaction Account.	£ -	£ -	N/A
(c) (i) Amounts due to the Covered Bond Swap Providers	£ -	£ -	N/A
(ii) Amounts due on the Term Advance	£ -	£ -	N/A
(iii) Accumulation Series of Covered Bonds	£ -	£ -	N/A
(d) Capital Distribution to Members	£ 7,955,001	£ 22,828,506	N/A
Principal priority of payments total	£ 7,955,001	£ 22,828,506	N/A
Reserve ledger	£ 5,899,929	£ 5,228,703	N/A
Revenue ledger	£ 2,901,205	£ 3,548,740	N/A
Principal ledger	£ 7,955,001	£ 22,828,506	N/A
Pre-maturity liquidity ledger	£ -	£ -	N/A

Asset Coverage Test

	Value	Description (please edit if different)
A	£ 832,818,709	Adjusted current balance
B	£ 7,955,001	Principal collections not yet applied
C	£ -	Qualifying additional collateral
D	£ -	Substitute assets
X	£ 270,391	Set-off
Y	£ 22,500,000	Negative carry
Total	£ 818,003,319	
Method used for calculating component 'A'		ii
Asset percentage (%)		90.00%
Maximum asset percentage from Fitch (%)		92.50%
Maximum asset percentage from Moody's (%)		94.00%
Maximum asset percentage from S&P (%)		N/A
Maximum asset percentage from DBRS (%)		N/A
Credit support as derived from ACT (GBP)	£ 318,003,319	
Credit support as derived from ACT (%)		63.60%

Programme-Level Characteristics

Programme currency		EUR
Programme size		€5bn
Covered bonds principal amount outstanding (GBP, non-GBP series converted at swap FX rate)	£	500,000,000
Covered bonds principal amount outstanding (GBP, non-GBP series converted at current spot rate)	£	500,000,000
Cover pool balance (GBP)	£	925,602,017

GIC account balance (GBP)	£	11,046,515
Any additional collateral (please specify)		
Any additional collateral (GBP)		
Aggregate balance of off-set mortgages (GBP)		0
Aggregate deposits attaching to the cover pool (GBP)	£	4,285,977
Aggregate deposits attaching specifically to the off-set mortgages (GBP)		0
Nominal level of overcollateralisation (GBP)	£	425,602,017
Nominal level of overcollateralisation (%)		85.1%
Number of loans in cover pool		7,834
Average loan balance (GBP)	£	118,152
Weighted average non-indexed LTV (%)		66.2%
Weighted average indexed LTV (%)		58.4%
Weighted average seasoning (months)		53.4
Weighted average remaining term (months)		281.0
Weighted average interest rate (%)		4.4%
Standard Variable Rate(s) (%)		6.8%
Constant Pre-Payment Rate (% , current month)		0.6%
Constant Pre-Payment Rate (% , quarterly average)		1.2%
Principal Payment Rate (% , current month)		1.5%
Principal Payment Rate (% , quarterly average)		2.7%
Constant Default Rate (% , current month)		0.0%
Constant Default Rate (% , quarterly average)		0.0%
Fitch Discontinuity Cap		N/A
Moody's Timely Payment Indicator		Probable-High
Moody's Collateral Score (%)		4%

Mortgage collections

Mortgage collections (scheduled - interest)	£	3,483,458
Mortgage collections (scheduled - principal)	£	2,090,968
Mortgage collections (unscheduled - principal)	£	5,864,033

Loan Redemptions & Replenishments Since Previous Reporting Date

	Number	% of total number	Amount (GBP)	% of total amount
Loan redemptions since previous reporting date	203	2.59%	£ 4,744,954	0.51%
Loans bought back by seller(s)	3	0.04%	£ 404,704.21	0.04%
of which are non-performing loans	3	0.04%	£ 404,704.21	0.04%
of which have breached R&Ws	0	0.00%	£ -	0.00%
Loans sold into the cover pool	0	0.00%	£ -	0.00%

Product Rate Type and Reversionary Profiles

	Number	% of total number	Amount (GBP)	% of total amount	Weighted average				
					% Current rate	Remaining teaser period (months)	% Current margin	% Reversionary margin	% Initial rate
Fixed at origination, reverting to SVR	7,078	90.35%	£ 870,021,136	94.00%	4.30%	27	4.30%	0.00%	4.30%
Fixed at origination, reverting to Libor	0	0.00%	£ 0	0.00%	0	0	0	0.00%	0
Fixed at origination, reverting to tracker	0	0.00%	£ 0	0.00%	0	0	0	0.00%	0
Fixed for life	0	0.00%	£ 0	0.00%	0	0	0	0.00%	0
Tracker at origination, reverting to SVR	1	0.01%	£ 95,607	0.01%	5.04%	85	1.04%	0.00%	5.04%
Tracker at origination, reverting to Libor	0	0.00%	£ 0	0.00%	0	0	0	0.00%	0
Tracker for life	0	0.00%	£ 0	0.00%	0	0	0	0.00%	0
SVR, including discount to SVR	755	9.64%	£ 55,485,274	5.99%	6.21%	93	-0.58%	0.00%	6.21%
Libor	0	0.00%	£ 0	0.00%	0	0	0	0.00%	0
Total	7,834	100.00%	£ 925,602,017	100.00%	4.41%		4.00%		4.41%

Stratifications

Arrears breakdown	Number	% of total number	Amount (GBP)	% of total amount
Current	7,767	99.14%	£ 916,418,432	99.01%
0-1 month in arrears	50	0.64%	£ 7,117,801	0.77%
1-2 months in arrears	13	0.17%	£ 1,453,728	0.16%
2-3 months in arrears	4	0.05%	£ 612,057	0.07%
3-6 months in arrears	0	0.00%	£ -	0.00%
6-12 months in arrears	0	0.00%	£ -	0.00%
12+ months in arrears	0	0.00%	£ -	0.00%
Total	7,834	100.00%	£ 925,602,017	100.00%

Current non-indexed LTV	Number	% of total number	Amount (GBP)	% of total amount
0-50%	2,557	32.64%	£ 197,065,865	21.29%
50-55%	361	4.61%	£ 41,993,337	4.54%
55-60%	465	5.94%	£ 59,499,924	6.43%
60-65%	502	6.41%	£ 67,699,118	7.31%
65-70%	623	7.95%	£ 82,891,537	8.96%
70-75%	737	9.41%	£ 101,920,865	11.01%
75-80%	708	9.04%	£ 99,223,413	10.72%
80-85%	766	9.78%	£ 113,246,972	12.23%
85-90%	814	10.39%	£ 120,995,829	13.07%
90-95%	301	3.84%	£ 41,065,156	4.44%

95-100%	0	0.00%	£ -	0.00%
100-105%	0	0.00%	£ -	0.00%
105-110%	0	0.00%	£ -	0.00%
110-125%	0	0.00%	£ -	0.00%
125%+	0	0.00%	£ -	0.00%
Total	7,834	100.00%	£ 925,602,017	100.00%

Current indexed LTV	Number	% of total number	Amount (GBP)	% of total amount
0-50%	3,676	46.92%	£ 310,635,253	33.56%
50-55%	579	7.39%	£ 75,416,319	8.15%
55-60%	688	8.78%	£ 94,268,638	10.18%
60-65%	607	7.75%	£ 82,934,699	8.96%
65-70%	592	7.56%	£ 87,611,170	9.47%
70-75%	536	6.84%	£ 85,323,148	9.22%
75-80%	517	6.60%	£ 86,777,900	9.38%
80-85%	345	4.40%	£ 55,701,690	6.02%
85-90%	225	2.87%	£ 36,318,806	3.92%
90-95%	69	0.88%	£ 10,614,395	1.15%
95-100%	0	0.00%	£ -	0.00%
100-105%	0	0.00%	£ -	0.00%
105-110%	0	0.00%	£ -	0.00%
110-125%	0	0.00%	£ -	0.00%
125%+	0	0.00%	£ -	0.00%
Total	7,834	100.00%	£ 925,602,017	100.00%

Current outstanding balance of loan	Number	% of total number	Amount (GBP)	% of total amount
0-5,000	325	4.15%	£ 91,246	0.01%
5,000-10,000	44	0.56%	£ 335,915	0.04%
10,000-25,000	203	2.59%	£ 3,617,223	0.39%
25,000-50,000	603	7.70%	£ 23,610,778	2.55%
50,000-75,000	1,076	13.74%	£ 68,436,337	7.39%
75,000-100,000	1,417	18.09%	£ 124,690,712	13.47%
100,000-150,000	2,137	27.28%	£ 261,193,357	28.22%
150,000-200,000	1,058	13.51%	£ 180,739,016	19.53%
200,000-250,000	523	6.68%	£ 115,700,106	12.50%
250,000-300,000	218	2.78%	£ 59,401,403	6.42%
300,000-350,000	106	1.35%	£ 34,138,906	3.69%
350,000-400,000	58	0.74%	£ 21,339,348	2.31%
400,000-450,000	25	0.32%	£ 10,692,107	1.16%
450,000-500,000	19	0.24%	£ 8,920,635	0.96%
500,000-600,000	19	0.24%	£ 10,557,378	1.14%
600,000-700,000	2	0.03%	£ 1,282,215	0.14%
700,000-800,000	0	0.00%	£ -	0.00%
800,000-900,000	1	0.01%	£ 855,335	0.09%
900,000-1,000,000	0	0.00%	£ -	0.00%
1,000,000 +	0	0.00%	£ -	0.00%
Total	7,834	100.00%	£ 925,602,017	100.00%

Regional distribution	Number	% of total number	Amount (GBP)	% of total amount
East Anglia	376	4.80%	£ 57,382,826	6.20%
East Midlands	910	11.62%	£ 116,445,593	12.58%
London	111	1.42%	£ 27,703,281	2.99%
North	270	3.45%	£ 26,261,135	2.84%
North West	1,372	17.51%	£ 160,274,562	17.32%
Northern Ireland	0	0.00%	£ -	0.00%
Outer Metro	256	3.27%	£ 41,495,766	4.48%
South East	215	2.74%	£ 35,831,258	3.87%
South West	405	5.17%	£ 52,278,327	5.65%
Scotland	0	0.00%	£ -	0.00%
Wales	2,466	31.48%	£ 248,669,743	26.87%
West Midlands	207	2.64%	£ 26,512,198	2.86%
Yorkshire	1,246	15.91%	£ 132,747,326	14.34%
Other	0	0.00%	£ -	0.00%
Total	7,834	100.00%	£ 925,602,017	100.00%

Repayment type	Number	% of total number	Amount (GBP)	% of total amount
Capital repayment	7,121	90.90%	£ 839,865,080	90.74%
Part-and-part	24	0.31%	£ 2,499,487	0.27%
Interest-only	689	8.79%	£ 83,237,450	8.99%
Offset	0	0.00%	£ 0	0.00%
Total	7,834	100.00%	£ 925,602,017	100.00%

Seasoning	Number	% of total number	Amount (GBP)	% of total amount
0-12 months	4	0.05%	597,762	0.06%
12-24 months	385	4.91%	50,421,363	5.45%

24-36 months	2,908	37.12%	385,870,760	41.69%
36-48 months	1,243	15.87%	169,047,623	18.26%
48-60 months	518	6.61%	66,450,302	7.18%
60-72 months	389	4.97%	38,887,018	4.20%
72-84 months	514	6.56%	54,993,487	5.94%
84-96 months	800	10.21%	77,908,859	8.42%
96-108 months	740	9.45%	58,391,424	6.31%
108-120 months	327	4.17%	22,500,665	2.43%
120-150 months	6	0.08%	532,754	0.06%
150-180 months	0	0.00%	0	0.00%
180+ months	0	0.00%	0	0.00%
Total	7,834	100.00%	£ 925,602,017	100.00%

Interest payment type	Number	% of total number	Amount (GBP)	% of total amount
Fixed	7,078	90.35%	£ 870,021,136	94.00%
SVR	282	3.60%	£ 15,620,408	1.69%
Tracker	1	0.01%	£ 95,607	0.01%
Discount	473	6.04%	£ 39,864,866	4.31%
Total	7,834	100.00%	£ 925,602,017	100.00%

Loan purpose type	Number	% of total number	Amount (GBP)	% of total amount
Owner-occupied	7,359	93.94%	£ 874,318,255	94.46%
Buy-to-let	475	6.06%	£ 51,283,762	5.54%
Second home	0	0.00%	£ -	0.00%
Total	7,834	100.00%	£ 925,602,017	100.00%

Income verification type	Number	% of total number	Amount (GBP)	% of total amount
Fully verified	7,834	100.00%	£ 925,602,017	100.00%
Fast-track	0	0.00%	£ -	0.00%
Self-certified	0	0.00%	£ -	0.00%
Total	7,834	100.00%	£ 925,602,017	100.00%

Remaining term of loan	Number	% of total number	Amount (GBP)	% of total amount
0-30 months	122	1.56%	£ 4,107,427	0.44%
30-60 months	213	2.72%	£ 8,767,986	0.95%
60-120 months	688	8.78%	£ 46,080,474	4.98%
120-180 months	894	11.41%	£ 80,813,357	8.73%
180-240 months	1,313	16.76%	£ 144,737,718	15.64%
240-300 months	1,503	19.19%	£ 193,430,650	20.90%
300-360 months	1,330	16.98%	£ 185,874,803	20.08%
360+ months	1,771	22.61%	£ 261,789,602	28.28%
Total	7,834	100.00%	£ 925,602,017	100.00%

Employment status	Number	% of total number	Amount (GBP)	% of total amount
Employed	6,755	86.23%	£ 794,908,954	85.88%
Self-employed	882	11.26%	£ 114,346,033	12.35%
Unemployed	16	0.20%	£ 728,544	0.08%
Retired	99	1.26%	£ 6,773,212	0.73%
Guarantor	0	0.00%	£ -	0.00%
Other	82	1.05%	£ 8,845,274	0.96%
Total	7,834	100.00%	£ 925,602,017	100.00%

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

Series	2026-1
Issue date	21/01/2026
Original rating (Moody's/S&P/Fitch/DBRS)	Aaa/-/AAA/-
Current rating (Moody's/S&P/Fitch/DBRS)	Aaa/-/AAA/-
Denomination	GBP
Amount at issuance	500,000,000
Amount outstanding	500,000,000
FX swap rate (rate:£1)	N/A
Maturity type (hard/soft-bullet/pass-through)	Soft-bullet
Scheduled final maturity date	21/01/2031
Legal final maturity date	21/01/2032
ISIN	XS3268856906
Stock exchange listing	London Stock Exchange
Coupon payment frequency	Quarterly
Coupon payment date	21/04/2026
Coupon (rate if fixed, margin and reference rate if floating)	Compounded Daily SONIA + 50bps
Margin payable under extended maturity period (%)	N/A
Swap counterparty/ies	N/A
Swap notional denomination	N/A
Swap notional amount	N/A
Swap notional maturity	N/A
LLP receive rate/margin	N/A
LLP pay rate/margin	N/A

Collateral posting amount	N/A
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Programme triggers

Event (please list all triggers)	Summary of Event	Trigger (S&P, Moody's, Fitch, DBRS; short-term, long-term)	Trigger breached (yes/no)	Consequence of a trigger breach
Principality Trigger (Issuer of Default)	Principality's Failure to pay on Covered Bonds or Principality's insolvency. See 'Terms and Conditions of the Covered Bonds' 9(a).	Principality's Failure to pay on Covered Bonds or Principality's insolvency	No	Triggers a notice to pay on the LLP
Seller Trigger	Seller ratings fall below required levels.	Baa3(cr)/BBB-	No	Triggers the requirement to prepare perfection of title documents but not the steps necessary to perfect legal title
Servicer Trigger	Servicer's ratings fall below required levels	Baa3(cr)/BBB-	No	Appoint Back-Up Servicer within 60 days upon breach with the assistance of the Back-up servicer Facilitator
Cash Management Trigger	Cash Managers ratings fall below required levels	Baa3(cr)/BBB-	No	Appoint Back-Up Cash Manager within 60 days upon breach. APM to take over calculation of tests.
HSBC Account Bank Trigger	Account Bank ratings fall below required levels	Fitch rating: F1 or A Moody's rating: A3	No	If not remedied within 30 calender days, all money will be transferred from the account to an account which has the required account bank ratings
Asset Coverage Test	Failure of Asset coverage Test	Adjusted Aggregate Loan Amount less than Aggregate Principal Amount outstanding	No	If not remedied within three calculation dates, triggers Issuer Event of Default
Yield Shortfall Test	Failure of Portfolio Yield Test	Falls below SONIA plus 0.30%	No	Obligation to sell more assets into the pool to increase the yield. If Issuer event of default occurring Increase Standard Variable Rate and/or the other discretionary rates or margins
LLP Event of Default	LLP failure to pay Guarantee, insolvency etc	LLP failure to pay Guarantee, insolvency etc	No	Triggers an LLP Acceleration Notice
Amortisation Test	Failure of Amortisation Test	Amortisation Test Aggregate Loan Amount less than Aggregate Principal Outstanding	No	LLP Acceleration Notice
Interest Rate Shortfall Test	Failure of Interest Rate Shortfall Test	Failure of Interest Rate Shortfall Test	No	Within one business day, give written notice to the LLP and the Security Trustee of the amount of such Interest Rate Shortfall. Seller should offer to sell New Loans and their Related Security to the LLP on or before the next Calculation Date sufficient to avoid such Interest Rate Shortfall on future Calculation Dates
Asset Swap Counterparty Rating Trigger	Counterparty Ratings Downgrade	Fitch rating: A- Moody's rating: A3(cr)	Yes	Collateral posting

Asset Swap Counterparty Replacement Trigger	Counterparty Ratings Downgrade	Fitch rating: BBB- or F3 Moody's rating: Baa3 (cr)	No	Replacement Trigger
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