



UK Secured Funding Programmes

Langton Programme

Report Date:	28-Feb-17
Reporting Period:	01-Feb-17 to 28-Feb-17
Trust Calculation Date:	01-Mar-17

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MAIN PARTIES TO THE STRUCTURE, RATINGS AND TRIGGERS (IF APPLICABLE)

		Fitch/Moody's Long Term Rating	Fitch/Moody's Short Term Rating	Applicable Trigger (loss of)	Consequence
Issuer	Langton Securities (2008-1) plc Langton Securities (2010-1) plc Langton Securities (2010-2) plc				
Funding 1	Langton Funding (No. 1) Limited				
Mortgages Trustee	Langton Mortgages Trustee Limited				
Seller	Santander UK	A / Aa3	F1 / P-1	A- / A3 BBB- / Baa3 BBB- / Baa3 F2 / P-2 F2 / P-2	Requirement to establish an Issuer Liquidity Reserve Fund and fund it up to the Issuer Liquidity Reserve Amount (3% of the aggregate current balance of the Notes over the aggregate of amounts standing to the credit of the Issuer Reserve Fund). Adjustment to the calculation of the Minimum Seller Share (Factor X in the calculation increases to 4.2% of the greater of (a) the aggregate Current Balance of all Loans comprised in the Trust Property or (b) the deposits held by the Seller as at the date of notification to Borrowers of the transfer of the Loans to the Mortgages Trustee). Notice must be given to the Borrowers of the transfer of the equitable and beneficial interest in the Loans, but there is no need to perfect the assignment of the legal title to the Mortgages Trustee, unless the Fitch rating falls to below BBB-. If the rating is below BBB- by Fitch, legal title to the Loans and their Related Security needs to be assigned to the Mortgages Trustee within 20 business days. Independent auditors need to be appointed (and approved by the Rating Agencies) to determine whether the Loans and their Related Security comprised in the Trust Property complied with the representations and warranties as at the date such Loans were sold to the Mortgages Trustee. Seller unable to sell in new Loans into the Portfolio, Funding 1 unable to make Initial Contributions, Further Contributions or Refinancing Contributions.
Servicer	Santander UK	A / Aa3	F1 / P-1	F2 / P-2	The Servicer shall ensure that the Customer Files and Title Deeds relating to the Loans and their Related Security in the Portfolio are identified as distinct from the title deeds of other properties not forming part of the Portfolio.
Cash Manager	Santander UK	A / Aa3	F1 / P-1		
Each Start-up Loan Provider	Santander UK	A / Aa3	F1 / P-1		
Mortgages Trustee Account Bank	Santander UK	A / Aa3	F1 / P-1	A or F1 / P-1 (or such other ratings as may be acceptable to the Rating Agencies) BBB+ or F2 / P-2	Remedial action required – procuring guarantor with required ratings and obtaining confirmation from Ratings Agencies that outstanding Notes will not be downgraded. If remedial action is not taken, all amounts standing to the credit of the Mortgages Trustee GIC Account need to be transferred to an account held with a financial institution having the required ratings, unless the Rating Agencies confirm that the outstanding Notes would not be downgraded if such transfer is not made. All further direct debit instructions to debit accounts of Borrowers in respect of the Loans to be made to another bank rated at least F2 and BBB+ by Fitch / P-2 by Moody's or directly to the Mortgages Trustee GIC Account.
Funding 1 Account Bank	Santander UK	A / Aa3	F1 / P-1	A or F1 / P-1 (or such other ratings as may be acceptable to the Rating Agencies)	Remedial action required – procuring guarantor with required ratings and obtaining confirmation from Ratings Agencies that outstanding Notes will not be downgraded. If remedial action is not taken, all amounts standing to the credit of the Funding 1 Bank Accounts need to be transferred to an account held with a financial institution having the required ratings, unless the Rating Agencies confirm that the outstanding Notes would not be downgraded if such transfer is not made.
Each Issuer Account Bank	Santander UK	A / Aa3	F1 / P-1	A or F1 / P-1 (or such other ratings as may be acceptable to the Rating Agencies)	Remedial action required – procuring guarantor with required ratings and obtaining confirmation from Ratings Agencies that outstanding Notes will not be downgraded. If remedial action is not taken, all amounts standing to the credit of the Issuer Accounts need to be transferred to an account held with a financial institution having the required ratings, unless the Rating Agencies confirm that the outstanding Notes would not be downgraded if such transfer is not made.
Funding 1 Swap Provider	Santander UK	A / Aa3	F1 / P-1	A or F1 / A2 or P-1 (or A1 if not ST rating) BBB- or F3 / A3 or P-2 (or A3 if no ST rating)	Remedial action required - posting collateral or possibility of obtaining an eligible guarantor or replacement. Further remedial action required - posting / continuing to post collateral and obtaining an eligible guarantee or replacement.
Each Issuer Swap Provider	Abbey National Treasury Services plc	A / Aa3	F1 / P-1	A or F1 / A2 or P-1 (or A1 if no ST rating) BBB- or F3 / A3 or P-2 (or A3 if no ST rating)	Remedial action required - posting collateral or possibility of obtaining an eligible guarantor or replacement. Further remedial action required - posting / continuing to post collateral and obtaining an eligible guarantee or replacement.
Each Paying Agent and related roles	Citibank N.A., London Branch	A+ / A1	F1 / P-1		
Each Corporate Services Provider	Structured Finance Management Limited				
Jersey Corporate Services Provider	Sanne Corporate Services Limited				
Note Trustee and Issuer Security Trustee (Langton Securities 2010-2)	Citibank N.A., London Branch	A+ / A1	F1 / P-1		
Funding 1 Security Trustee, Note Trustee and Issuer Security Trustee (Langton Securities 2008-1 and Langton Securities 2010-1)	Citicorp Trustee Company Limited				

The table above is a brief overview only. Investors are advised to consult the underlying Transaction Documents to understand the precise legal terms and conditions associated with the roles listed above and the rating triggers summarised above.

COLLATERAL REPORT

Mortgage Loan Profile	
Original number of Mortgage Loans in Pool	72,499
Original current value of Mortgage Loans in Pool	£ 7,496,212,047
Current number of Mortgage Loans in Pool	56,847
Current value of Mortgage Loans in Pool	£ 5,025,800,015
Weighted Average Yield (Pre-Swap)	3.160%

Trust Assets	
Current value of Mortgage Loans in Pool at 28 February 2017	£ 5,032,473,940
Last months Closing Trust Assets at 31 January 2017	£ 5,125,066,378
Mortgage collections - Interest	£ 14,107,126
Mortgage collections - Principal (Scheduled)	£ 53,290,903
Mortgage collections - Principal (Unscheduled)	£ 39,254,529
Principal Ledger as calculated on March 2017	-
Funding Share as calculated on 01 March 2017	£ 2,354,683,788
Funding Share % as calculated on 01 March 2017	46.78979%
Seller Share as calculated on 01 March 2017	£ 2,677,790,152
Seller Share % as calculated on 01 March 2017	53.21021%
Minimum Seller Share (Amount) on 28 February 2017	-
X	£ 211,363,905
Y	£ 134,719,496
Z	-
Minimum Seller Share (Amount)	£ 346,083,401
Minimum Seller Share (% of Total)	6.87700%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance (£)	Arrears (£)	By Number (%)	By current balance (%)
Less than 1 month in arrears	54,488	4,770,408,309	-	95.90%	94.99%
1<=2 months in arrears	867	92,193,364	691,258	1.53%	1.84%
2<=3 months in arrears	379	41,945,595	562,479	0.67%	0.84%
3<=4 months in arrears	246	27,110,520	522,678	0.43%	0.54%
4<=5 months in arrears	199	20,628,996	519,872	0.35%	0.41%
5<=6 months in arrears	127	14,309,577	427,815	0.22%	0.28%
6<=7 months in arrears	85	9,853,371	331,949	0.15%	0.20%
7<=8 months in arrears	64	7,217,213	288,654	0.11%	0.14%
8<=9 months in arrears	54	5,835,515	293,261	0.10%	0.12%
9<=10 months in arrears	47	4,583,024	252,167	0.08%	0.09%
10<=11 months in arrears	32	3,389,974	178,685	0.06%	0.07%
11<=12 months in arrears	26	2,479,250	140,855	0.05%	0.05%
More than 12 months in arrears	202	22,050,573	2,355,379	0.36%	0.44%
Total	56,816	5,022,005,281	6,565,050	100.00%	100.00%

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 dates equal one or more full monthly payments and the total of arrears across all sub-accounts exceeds £150.

Arrears Capitalised	Number	Current Balance £	Capitalised Amount £
Capitalisation cases (In Month)	4	268,881	6,470
Capitalisation cases (Cumulative)	1,739	163,715,742	2,658,614

Includes properties in possession cases, cases no longer in arrears but excludes any loans repurchased from the portfolio or loans that have been redeemed since January 2008

Losses on Properties in Possession	Number	Loss Amount (£)
Total Loss on Sale Brought Forward	707	25,561,363
Losses Recorded this Period	2	80,719
Total Loss on Sale Carried Forward	709	25,642,082
Recoveries	93	174,147

*This figure represents all live cases and would therefore exclude cases that have been closed due to bankruptcy.

Properties in Possession	Number	Current balance (£)
Total Properties in Possession Since Inception	1,013	134,679,307
Repossessed (In Month)	8	806,665
Sold (In Month)	2	356,219
Current Number in Possession	31	3,794,734
Total Properties Sold Since Inception	982	130,884,573

Product Breakdown (By Balance)	No of accounts	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	21,240	37.36%	1,889,172,933	37.59%
Fixed Rate Loans	3,771	6.63%	363,280,728	7.23%
Discounted SVR Loans	234	0.41%	6,976,428	0.14%
Standard Variable Loans	31,531	55.47%	2,762,966,692	54.98%
Other	71	0.12%	3,403,234	0.07%
Unknown	0	0.00%	0	0.00%
Total	56,847	100.00%	5,025,800,015	100.00%

Payment Type (By Balance)	No of accounts	% by number	Current balance £	% by balance
Repayment	32,989	58.03%	1,968,211,301	39.16%
Interest only and Combined repayment & int-only	23,858	41.97%	3,057,588,714	60.84%
Other	-	0.00%	-	0.00%
Total	56,847	100.00%	5,025,800,015	100.00%

Use Of Proceeds (By Balance)	No of accounts	% by number	Current balance £	% by balance
House Purchase	22,197	39.05%	2,142,348,444	42.63%
Remortgage	34,650	60.95%	2,883,451,570	57.37%
Total	56,847	100.00%	5,025,800,015	100.00%

Analysis of Mortgage loan size at reporting date £	No of accounts	% by number	Current balance £	% by balance
0 to <=50,000	21,960	38.63%	522,403,413	10.39%
>50,000 to <=100,000	15,637	27.51%	1,147,003,509	22.82%
>100,000 to <=150,000	9,764	17.18%	1,198,660,800	23.85%
>150,000 to <=200,000	4,794	8.43%	822,238,596	16.36%
>200,000 to <=250,000	2,296	4.04%	507,803,528	10.10%
>250,000 to <=300,000	1,050	1.85%	286,114,857	5.69%
>300,000 to <=350,000	543	0.96%	175,141,936	3.48%
>350,000 to <=400,000	301	0.53%	111,369,775	2.22%
>400,000 to <=450,000	176	0.31%	74,403,148	1.48%
>450,000 to <=500,000	132	0.23%	62,826,367	1.25%
>500,000 to <=550,000	82	0.14%	42,366,113	0.84%
>550,000 to <=600,000	27	0.05%	15,503,509	0.31%
>600,000 to <=650,000	30	0.05%	18,809,171	0.37%
>650,000 to <=700,000	22	0.04%	14,808,446	0.29%
>700,000 to <=750,000	13	0.02%	9,533,745	0.19%
>750,000 to <=800,000	6	0.01%	4,572,442	0.09%
>800,000 to <=850,000	6	0.01%	4,863,079	0.10%
>850,000 to <=900,000	3	0.01%	2,632,494	0.05%
>900,000 to <=950,000	3	0.01%	2,750,403	0.05%
>950,000 to <=1,000,000	2	0.00%	1,994,684	0.04%
> 1,000,000	0	0.00%	0	0.00%
Total	56,847	100.00%	5,025,800,015	100.00%

As at the report date, the maximum loan size was £ 999,683.74, the minimum loan size was £ 0.00 and the average loan size was £ 88,409.24.

Substitution, redemptions and repurchases	Number of accounts	Current balance this period (£)
Substitution & Top up	0	0
Redeemed this period	608	6,028,876
Repurchases this period	302	33,225,653

CPR Analysis*	1 Month (%)	1 Month Annualised	3 Month Average (%)	3 Month Annualised	12 Month Average (%)
Total (including unscheduled repayments and repurchases from the trust)					
Current month	1.84%	19.97%	1.81%	20.00%	25.11%
Previous month	1.67%	18.35%	1.86%	20.50%	25.23%
Unscheduled repayments and repurchases from the trust only					
Current month	0.31%	3.65%	0.32%	3.74%	8.17%
Previous month	0.21%	2.50%	0.40%	4.66%	8.57%

*As of February 2014 the definitions and calculations for CPR/PPR have been amended to align the reporting between all Santander UK secured funding structures.

Standard Variable Rate - Applicable to underwritten Santander UK mortgages	
Existing Borrowers SVR	4.49%
Effective Date Of Change	Sep-2016
Previous Existing Borrowers SVR	4.74%
Effective Date of Change	Oct-2012

Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	12,023	21.15%	636,921,992	12.67%
>= 5 to < 10	15,328	26.96%	1,132,246,340	22.53%
>= 10 to < 15	17,080	30.05%	1,747,721,837	34.77%
>=15 to < 20	7,788	13.70%	955,747,710	19.02%
>= 20 to < 25	2,645	4.65%	315,436,170	6.28%
>= 25 to < 30	1,759	3.09%	204,491,290	4.07%
>= 30 to < 35	222	0.39%	32,972,852	0.66%
>= 35 to < 40	2	0.00%	261,823	0.01%
>= 40 to < 45	0	0.00%	-	0.00%
Total	56,847	100.00%	5,025,800,015	100.00%

As at the report date, the maximum remaining term for a loan was 423.00 months, the minimum remaining term was 0 months and the weighted average remaining term was 146.71 months.

Seasoning	Number of accounts	% by number	Current balance £	% by balance
0 to <6	-	0.00%	-	0.00%
>= 6 to < 12	-	0.00%	-	0.00%
>= 12 to < 18	-	0.00%	-	0.00%
>= 18 to < 24	103	0.18%	16,648,643.64	0.33%
>= 24 to < 30	155	0.27%	22,761,954.33	0.45%
>= 30 to < 36	515	0.91%	74,154,005.72	1.48%
>= 36 to < 42	417	0.73%	55,799,930.54	1.11%
>= 42 to < 48	322	0.57%	38,396,432.72	0.76%
>=48 to < 54	204	0.36%	21,430,724.30	0.43%
>=54 to < 60	161	0.28%	14,851,524.42	0.30%
>= 60 to < 66	87	0.15%	9,045,984.79	0.18%
>= 66 to < 72	75	0.13%	7,461,130.05	0.15%
>= 72 to < 78	56	0.10%	6,800,260.75	0.14%
>= 78 to < 84	1,205	2.12%	113,516,174.12	2.26%
>= 84 to < 90	1,314	2.31%	123,928,641.62	2.47%
>= 90 to < 96	1,147	2.02%	93,350,012.89	1.86%
>= 96 to < 102	1,177	2.07%	130,138,188.39	2.59%
>= 102 to < 108	1,724	3.03%	232,828,223.83	4.63%
>= 108 to < 114	4,759	8.37%	584,704,181.45	11.63%
>= 114 to < 120	6,267	11.02%	675,616,054.48	13.44%
>= 120 to < 126	4,869	8.57%	499,533,410.04	9.94%
>= 126 to < 132	5,330	9.38%	498,459,760.43	9.92%
>= 132 to < 138	3,443	6.06%	305,555,649.19	6.08%
>= 138 to < 144	3,081	5.42%	256,822,224.45	5.11%
>= 144 to < 150	2,511	4.42%	186,002,773.02	3.70%
>= 150 to < 156	3,250	5.72%	217,745,002.23	4.33%
>= 156 to < 162	3,197	5.62%	215,531,869.62	4.29%
>= 162 to < 168	2,622	4.61%	163,226,697.24	3.25%
>= 168 to < 174	2,992	5.26%	162,712,637.71	3.24%
>= 174 to < 180	1,666	2.93%	87,284,404.80	1.74%
>= 180	4,198	7.38%	211,493,517.89	4.21%
Total	56,847	100.00%	5,025,800,015	100.00%

As at the report date, the maximum seasoning for a loan was 258.00 months, the minimum seasoning was 21.00 months and the weighted average seasoning was 124.89 months.

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	1,946	3.42%	166,238,040	3.31%
East Midlands	3,093	5.44%	229,431,255	4.57%
London	8,373	14.73%	1,013,160,260	20.16%
North	2,420	4.26%	151,647,036	3.02%
North West	7,436	13.08%	529,042,191	10.53%
South East	13,191	23.20%	1,389,160,430	27.64%
South West	4,263	7.50%	402,597,439	8.01%
West Midlands	3,578	6.29%	269,395,501	5.36%
Yorkshire and Humberside	3,854	6.78%	258,957,055	5.15%
Scotland	3,354	5.90%	213,549,647	4.25%
Wales	3,077	5.41%	210,591,088	4.19%
Northern Ireland	2,262	3.98%	192,030,074	3.82%
Total	56,847	100.00%	5,025,800,015	100.00%

Indexed Current Loan to Value Using current capital balance and HPI indexed latest valuation	Number of accounts	% by number	Current balance £	% by balance
>0% =<25%	21,230	37.35%	659,899,740	13.13%
>25% =<50%	18,225	32.06%	1,693,321,592	33.69%
>50% =<75%	14,448	25.42%	2,155,925,321	42.90%
>75% =<80%	1,713	3.01%	308,976,527	6.15%
>80% =<85%	960	1.69%	164,061,951	3.26%
>85% =<90%	237	0.42%	37,644,497	0.75%
>90% =<95%	17	0.03%	2,907,699	0.06%
>95%	16	0.03%	3,062,688	0.06%
Unknown	1	0.00%	1	0.00%
Total	56,847	100.00%	5,025,800,015	100.00%

As at the report date, the maximum indexed LTV was 126.53, the minimum indexed LTV was 0.00 and the weighted average indexed LTV was 49.88.

Loan to Value at Last Valuation Using current capital balance and unindexed latest valuation	Number of accounts	% by number	Current balance £	% by balance
>0% =<25%	15,469	27.21%	359,617,781	7.16%
>25% =<50%	15,413	27.11%	1,096,256,786	21.81%
>50% =<75%	15,757	27.72%	1,947,340,991	38.75%
>75% =<80%	3,179	5.59%	480,801,371	9.57%
>80% =<85%	2,114	3.72%	352,261,242	7.01%
>85% =<90%	2,118	3.73%	364,192,352	7.25%
>90% =<95%	1,514	2.66%	249,840,105	4.97%
>95%	1,269	2.23%	174,946,978	3.48%
Unknown	14	0.02%	542,409	0.01%
Total	56,847	100.00%	5,025,800,015	100.00%

As at the report date, the maximum unindexed LTV was 230.96, the minimum unindexed LTV was 0.00 and the weighted average unindexed LTV was 61.84.

Original Loan to Value	Number of accounts	% by number	Current balance £	% by balance
>0% =<25%	4,077	7.17%	146,635,805	2.92%
>25% =<50%	12,959	22.80%	707,364,793	14.07%
>50% =<75%	20,607	36.25%	1,893,626,919	37.68%
>75% =<80%	4,832	8.50%	563,016,496	11.20%
>80% =<85%	4,285	7.54%	530,931,272	10.56%
>85% =<90%	5,852	10.29%	737,128,296	14.67%
>90% =<95%	4,221	7.43%	446,554,026	8.89%
>95%	-	0.00%	-	0.00%
Unknown	14	0.02%	542,409	0.01%
Total	56,847	100.00%	5,025,800,015	100.00%

As at the report date, the maximum original LTV was 95.00, the minimum LTV at origination was 0.13 and the weighted average LTV at origination was 68.84.

LOAN NOTE REPORT

Closing date		01/10/2010		Series 2010-1 Notes														
2010-1	ISIN	Current Ratings Moody's/Fitch	Current Ratings Moody's/Fitch	Currency	Applicable Exchange Rate	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Accrual Period	Next coupon date	Interest next coupon	Step up Date	Legal Maturity	Bond Type	
A1	XS0546217109	Aaa/AAA	Aaa/AAA	GBP	n/a	2,125,000,000	(2,125,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2054	Sched AM	
A2	XS0546217794	Aaa/AAA	Aaa/AAA	GBP	n/a	2,125,000,000	(2,125,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2054	Sched AM	
A3	XS0546218172	Aaa/AAA	Aaa/AAA	GBP	n/a	2,125,000,000	(2,125,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2054	Sched AM	
A4	XS0546218503	Aaa/AAA	Aaa/AAA	GBP	n/a	2,125,000,000	(1,384,383,374)	740,616,626	3M GBP LIBOR	1.25%	1.62063%	19/12/2016 - 20/03/2017	20/03/2017	2,992,443	Jun-2022	Dec-2054	Sched AM	
A5	XS0546218842	Aaa/AAA	Aaa/AAA	GBP	n/a	400,000,000	(400,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2054	P-Through	
A6	XS0546219063	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2054	Sched AM	
A7	XS0546219220	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2054	Sched AM	
A8	XS0546219493	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2054	Sched AM	
A9	XS0546219816	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2054	Sched AM	
A10	XS0546220319	Aaa/AAA	Aaa/AAA	GBP	n/a	1,549,000,000	(1,549,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2054	P-Through	
Z1	XS0546220665	NR	NR	GBP	n/a	1,385,715,000	(1,142,714,790)	243,000,210	3M GBP LIBOR	0.90%	1.27063%	19/12/2016 - 20/03/2017	20/03/2017	769,794	Sep-2022	Dec-2054	P-Through	
Z2	XS0546221390	NR	NR	GBP	n/a	1,742,774,000	(1,742,774,000)	-	3M GBP LIBOR	0.90%	-	-	-	-	-	Dec-2054	P-Through	

All bonds are listed on the London Stock Exchange unless designated otherwise

2010-1 Credit Enhancement	Total (£)	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	-	-	-	-
Class A2 Notes	-	-	-	-
Class A3 Notes	-	-	-	-
Class A4 Notes	740,616,626	75.30%	24.70%	28.60%
Class A5 Notes	-	-	-	-
Class A6 Notes	-	-	-	-
Class A7 Notes	-	-	-	-
Class A8 Notes	-	-	-	-
Class A9 Notes	-	-	-	-
Class A10 Notes	-	-	-	-
Class Z1 Notes	243,000,210	24.70%	0.00%	0.00%
Class Z2 Notes	-	-	-	-
	983,616,836	100%		
Issuer Reserve Fund Requirement*	38,330,000	3.90%		

*Each issuer is entitled to its pro rata share of Funding Reserve

Langton 2010-1 Reserve Fund	
Balance Brought Forward	£38,330,000
Drawings	-
Top Up	-
Balance Carried Forward	£38,330,000

Excess Spread 2010-1	
Excess Spread for the period ended 19 December 16 Annualised	3.22%

Excess spread is calculated on each quarterly interest payment date and includes all payments lower in priority than the credit to the Class Z PDL.

LOAN NOTE REPORT

Closing date 28/07/2011

2010-2 / 2011-2	ISIN	Current Ratings Moody's/Fitch	Current Ratings Moody's/Fitch	Currency	Applicable Exchange Rate	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Accrual Period	Next coupon date	Interest next coupon	Step up Date	Legal Maturity	Bond Type
A1	XS0654644201	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(250,000,000)	-	1M USD LIBOR	1.58%	-	-	-	-	-	Dec-2054	P-Through
A2	XS0654644623	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(250,000,000)	-	1M USD LIBOR	1.53%	-	-	-	-	-	Dec-2054	P-Through
A3	XS0654645273	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(250,000,000)	-	1M USD LIBOR	1.48%	-	-	-	-	-	Dec-2054	P-Through
A4	XS0654645513	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(250,000,000)	-	1M USD LIBOR	1.43%	-	-	-	-	-	Dec-2054	P-Through
A5	XS0654645604	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(250,000,000)	-	1M USD LIBOR	1.58%	-	-	-	-	-	Dec-2054	P-Through
A6	XS0654646164	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(250,000,000)	-	1M USD LIBOR	1.53%	-	-	-	-	-	Dec-2054	P-Through
A7	XS0654646677	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(250,000,000)	-	1M USD LIBOR	1.48%	-	-	-	-	-	Dec-2054	P-Through
A8	XS0654646834	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(250,000,000)	-	1M USD LIBOR	1.43%	-	-	-	-	-	Dec-2054	P-Through
A9	XS0654647212	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(250,000,000)	-	1M USD LIBOR	1.38%	-	-	-	-	-	Dec-2054	P-Through
Z	XS0654658250	NR	NR	GBP	n/a	255,000,000	(255,000,000)	-	3M GBP LIBOR	0.90%	-	-	-	-	-	Dec-2054	P-Through

*All bonds are listed on the London Stock Exchange unless designated otherwise

2010-2 / 2011-2 Credit Enhancement	Total (£)	% of Total	Current note subordination	Subordination +Reserve Fund
2011-2	-	-	-	-
Class A1 Notes	-	-	-	-
Class A2 Notes	-	-	-	-
Class A3 Notes	-	-	-	-
Class A4 Notes	-	-	-	-
Class A5 Notes	-	-	-	-
Class A6 Notes	-	-	-	-
Class A7 Notes	-	-	-	-
Class A8 Notes	-	-	-	-
Class A9 Notes	-	-	-	-
Class Z Notes	-	-	-	-
	-	-	-	-
Issuer Reserve Fund Requirement*	-	-	-	-

*Each issuer is entitled to its pro rata share of Funding Reserve

Langton 2010-2 / 2011-2 Reserve Fund	
Balance Brought Forward	£0
Drawings	£0
Top Up	
Balance Carried Forward	£0

Excess Spread 2010-2 / 2011-2	
Excess Spread for the period ended 19 December 16 Annualised	0.00%

Excess spread is calculated on each quarterly interest payment date and includes all payments lower in priority than the credit to the Class Z PDL.

LOAN NOTE REPORT

Closing date		23/03/2011		Series 2011-1 Notes													
2011-1	ISIN	Current Ratings Moody's/Fitch	Current Ratings Moody's/Fitch	Currency	Applicable Exchange Rate	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Accrual Period	Next coupon date	Interest next coupon	Step up Date	Legal Maturity	Bond Type
A1	XS0607443198	Aaa/AAA	Aaa/AAA	EUR	0.8685	1,152,000,000	(795,000,000)	-	3M EURIBOR	1.25%	-	-	-	-	Mar-2015	Dec-2054	P-Through
A2	XS0607449559	Aaa/AAA	Aaa/AAA	GBP	n/a	1,250,640,000	(282,193,000)	968,447,000	3M GBP LIBOR	0.70%	1.07063%	19/12/2016 - 20/03/2017	20/03/2017	2,585,019	Dec-2018	Dec-2054	P-Through
A3	XS0607450136	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Feb-2012	Dec-2054	Sched-AM
A4	XS0607450649	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Feb-2012	Dec-2054	Sched-AM
A5	XS0607451027	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Feb-2012	Dec-2054	Sched-AM
A6	XS0607452009	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Feb-2012	Dec-2054	Sched-AM
A7	XS0607452181	Aaa/AAA	Aaa/AAA	GBP	n/a	1,750,000,000	(1,750,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	-	Dec-2054	Sched-AM
Z	XS0607452348	NR	NR	GBP	n/a	2,500,000,000	(2,096,999,993)	403,000,007	3M GBP LIBOR	0.90%	1.27063%	19/12/2016 - 20/03/2017	20/03/2017	1,276,652	Mar-2019	Dec-2054	P-Through

All bonds are listed on the London Stock Exchange unless designated otherwise

2011-1 Credit Enhancement	Total (£)	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	-	-	-	-
Class A2 Notes	968,447,000	70.61%	29.39%	32.63%
Class A3 Notes	-	-	-	-
Class A4 Notes	-	-	-	-
Class A5 Notes	-	-	-	-
Class A6 Notes	-	-	-	-
Class A7 Notes	-	-	-	-
Class Z Notes	403,000,007	29.39%	29.39%	32.63%
*All bonds are listed on the London Stock Exchange unless designated otherwise	1,371,447,007	100%		
Issuer Reserve Fund Requirement*	£44,490,000	3.24%		

*Each issuer is entitled to its pro rata share of Funding Reserve

Langton 2011-1 Reserve Fund	
Balance Brought Forward	£44,490,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£44,490,000

Excess Spread 2011-1	
Excess Spread for the period ended 19 December 16 Annualised	3.27%

Excess spread is calculated on each quarterly interest payment date and includes all payments lower in priority than the credit to the Class Z PDL.

FUNDING 1

Interest shortfall in period	£0
Cumulative interest shortfall	£0
Principal shortfall in period	£0
Cumulative principal shortfall	£0
Cumulative net loss	£0
Excess principal paid in current period	£0

Funding 1 Reserve Fund	
Balance Brought Forward	£20,450,000
Drawings	
Top Up	
Balance Carried Forward	£20,450,000

Funding 1 Principal Ledger	£0
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Excess Spread Total for all Issuer vehicles	
Excess Spread for the period ended 19 December 16 Annualised	3.21%

WATERFALLS

MORTGAGES TRUSTEE REVENUE WATERFALL

Mortgages Trustee Fees	0.00
Other third party payments	0.00
<hr/>	
Servicer Fees	314,524.62
Cash Manager Fees	0.00
Mortgages Trustee Corporate Services Fees	0.00
Account Bank Fees	0.00
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Funding 1	6,337,035.36
Seller	7,455,565.65
<hr/>	

MORTGAGES TRUSTEE PRINCIPAL WATERFALL

Funding	0.00
<hr/>	
Seller	92,545,432.04
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FUNDING REVENUE WATERFALL

Funding Security Trustee Fees	0.00
Other third party payments	0.00
<hr/>	
Cash Manager Fees	0.00
Funding 1 Corporate Services Fees	0.00
Account Bank Fees etc	0.00
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Payment to Funding 1 Swap Provider	0.00
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Payments due and payable under the Intercompany loan agreement (other than principal and the funding start-up loan)	0.00
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Credit to Funding 1 reserve ledger	0.00
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Funding 1 issuer post reserve payments	0.00
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Further payments to Funding 1 issuers	0.00
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Excluded Swap Payments and other fees under the Intercompany Loan Agreement	0.00
<hr/>	
Retained amounts	0.00
<hr/>	
Deferred Consideration	0.00
<hr/>	
Balance to Funding 1	0.00
<hr/>	

FUNDING PRINCIPAL WATERFALL

Repayment of AAA loan tranches	0.00
Repayment of AA loan tranches	0.00
Repayment of A loan tranches	0.00
Repayment of BBB loan tranches	0.00
<hr/>	
Repayment of NR loan tranches	0.00
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Credit to Cash Accumulation Ledger	0.00
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WATERFALLS

ISSUER 2011-1 REVENUE WATERFALL

(a)	Issuer Security Trustee Fees	0.00
	Note Trustee Fees	0.00
	Agent bank fees etc.	0.00
(b)	Other third party payments	0.00
(c)	Issuer Cash Manager Fees	0.00
	Issuer Corporate Services Fees	0.00
	Issuer Account Bank Fees	0.00
(d)	Interest on Class A notes	0.00
	(including payments to Class A Issuer Swap Providers)	0.00
(e)	Credit to the AAA principal deficiency ledger	0.00
(f)	Credit to issuer reserve fund	0.00
(g)	Credit to class Z principal deficiency ledger	0.00
(h)	Interest on Class Z notes	0.00
(i)	Excluded Issuer Swap Payments	0.00
(j)	Issuer profit	0.00
(k)	Repayment of the issuer start-up loan	0.00
(l)	Balance payable to the issuer	0.00

ISSUER 2011-1 PRINCIPAL WATERFALL

(a)	Repayment of Class A Notes	0.00
	(including principal payments to class A swap providers)	0.00
(b)	Repayment of Class Z Notes	0.00

ISSUER 2010-1 REVENUE WATERFALL

(a)	Issuer Security Trustee Fees	0.00
	Note Trustee Fees	0.00
	Agent bank fees etc.	0.00
(b)	Other third party payments	0.00
(c)	Issuer Cash Manager Fees	0.00
	Issuer Corporate Services Fees	0.00
	Issuer Account Bank Fees	0.00
(d)	Interest on Class A notes	0.00
	(including payments to Class A Issuer Swap Providers)	0.00
(e)	Credit to the AAA principal deficiency ledger	0.00
(f)	Credit to issuer reserve fund	0.00
(g)	Credit to class Z principal deficiency ledger	0.00
(h)	Interest on Class Z notes	0.00
(i)	Excluded Issuer Swap Payments	0.00
(j)	Issuer profit	0.00
(k)	Repayment of the issuer start-up loan	0.00
(l)	Balance payable to the issuer	0.00

ISSUER 2010-1 PRINCIPAL WATERFALL

(a)	Repayment of Class A Notes	0.00
(b)	Repayment of Class Z Notes	0.00

ISSUER 2010-2/2011-2 REVENUE WATERFALL

(a)	Issuer Security Trustee Fees	0.00
	Note Trustee Fees	0.00
	Agent bank fees etc.	0.00
(b)	Other third party payments	0.00
(c)	Issuer Cash Manager Fees	0.00
	Issuer Corporate Services Fees	0.00
	Issuer Account Bank Fees	0.00
(d)	Interest on Class A notes	0.00
	(including payments to Class A Issuer Swap Providers)	0.00
(e)	Credit to the AAA principal deficiency ledger	0.00
(f)	Credit to issuer reserve fund	0.00
(g)	Credit to class Z principal deficiency ledger	0.00
(h)	Interest on Class Z notes	0.00
(i)	Excluded Issuer Swap Payments	0.00
(j)	Issuer profit	0.00
(k)	Repayment of the issuer start-up loan	0.00
(l)	Balance payable to the issuer	0.00

ISSUER 2010-2/2011-2 PRINCIPAL WATERFALL

(a)	Repayment of Class A Notes	
	(including principal payments to class A swap providers)	
(b)	Repayment of Class Z Notes	

SWAP PAYMENTS

Note	Counterparty	Currency Notional	Receive Reference Rate	Receive margin	Receive Rate	Interest Received	Principal Received	£ Notional	Pay reference rate	Pay margin	Pay rate	Interest Paid	Principal Paid

COLLATERAL

Note	Collateral Postings	Counterparty

There were no collateral posted during the Reporting Period 01 - February 17 to 28 - February 17

TRIGGER EVENTS	
Asset	
Amount debited to AAA principal deficiency sub ledger (Funding programme notes outstanding)	None
Non Asset	
Insolvency event occurs in relation to Seller.	None
Sellers role as administrator terminated & new administrator is not appointed within 60 days.	None
The then current Seller Share is less than the adjusted Minimum Seller Share for two consecutive Trust Calculation Dates.	None
The aggregate outstanding principal balance of loans in the Trust is less than the required loan balance on two consecutive Trust Calculation Dates.	None
Full details of all trigger events can be found within the Langton Securities (2011-2) plc offering circular	

Notes**1 Current value of mortgages**

Includes all amounts of principal, interest and fees as yet unpaid by the borrower. Current Value of Mortgage Loans in Pool in 'Mortgage Loan Profile' and 'Trust Asset' is different due to the 'Mortgage Loan Profile' value including the accrued interest over the reporting period.

2 Funding Share

The percentage funding share is calculated net of accrued interest.

3 Remaining term

This is the remaining term of the loan at the report date in months .

4 Product breakdown

Bank of England Base Rate Tracker Loans includes loans issued at a discount or premium to base rate.

All loans in the Discount category are linked to SVR.

5 Payment Type

Most loans that are not fully repayment mortgages comprise an interest only portion, on which there are no scheduled principal repayments and a repayment portion for which there is a scheduled amortisation.

6 Loan to Value (LTV) at Last Valuation

Prior to 2008, further advances may be made on existing loans based on the indexed LTV without carrying out a formal valuation. This occasionally gives rise to the unindexed LTV recording an unrealistically high LTV. Indexed and unindexed LTVs include a all further advances on a loan - but exclude flexible drawdown reservoir

7 Defaults

For the purposes of the Bank of England Market Notice dated 30th November 2010 "defaults" is defined as properties having been taken into possession.

8 1 month CPR

On any trust calculation date, the total principal receipts received during the immediately preceding trust calculation period divided by the aggregate current balance of the loans comprised in the trust property calculated on the previous trust calculation date in respect of the previous trust calculation period.

9 1 month annualised CPR

Calculated as $1 - ((1 - R) ^ 12)$ where R is (i) total principal receipts received scheduled and unscheduled during the relevant period, divided by (ii) the aggregate outstanding principal balance of the loans in the expected portfolio as at the start of that period.

10 3 month average CPR

The total principal receipts received during the immediately preceding trust calculation period for the last 3 months divided by the average aggregate current balance of the last 3 months of the loans comprised in the trust property.

11 3 month annualised CPR

Calculated as $1 - ((1 - R) ^ 4)$ where R is (i) total principal receipts received scheduled and unscdeduled during the relevant period, divided by (ii) the average aggregate outstanding principal balance over the last 3 months of the loans in the expected portfolio as at the start of that period.

12 12 month average CPR

The total principal receipts received during the immediately preceding trust calculation period for the last 12 months divided by the average aggregate current balance of the last 12 months of the loans comprised in the trust property.

13 Calculation of Minimum Seller Share (as per page 3)

X = Current balance of loans in the trust property multiplied by 4%

Y = Flexible draw capacity (Flexible drawdown reservoir of live sub-accounts), multiplied by 8%, multiplied by 3

Z = Balance of Flexible redraws and further advances covered by CCA

14 Calculation of Excess Spread

Excess spread for each of the individual issuer vehicles is calculated by dividing [excess cash available for payment below the reserve fund in the waterfall] by [the issuer's outstanding intercompany loans]. Excess spread for the Funding vehicle is calculated similarly, by dividing [the sum of all excess cash available for payments below each of the issuer's reserve funds in their respective waterfalls] by [the sum of all intercompany loans outstanding]

Redemptions

There were no loan notes fully redeemed in February 2017.