



UK Secured Funding Programmes

Langton Programme

Report Date:	31-Jan-13
Reporting Period:	01-Jan-13 to 31-Jan-13
Trust Calculation Date:	01-Feb-13

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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
<b>Issuer</b>	Langton Securities (2008-1) plc				
	Langton Securities (2010-1) plc				
	Langton Securities (2010-2) plc				
<b>Funding</b>	Langton Funding (No. 1) Limited				
<b>Mortgages Trustee</b>	Langton Mortgages Trustee Limited				
<b>Seller</b>	Santander UK	A / A2	F1 / P-1	A3	Establish a liquidity reserve - see definition of "issuer liquidity reserve fund rating event" in the relevant prospectus for more detail
				BBB- / Baa3	Completion of legal assignment of mortgages to Mortgages Trust (if loss of Fitch rating) or otherwise notice given to Borrowers of transfer of equitable and beneficial interest
				F2 / P-2	Seller unable to sell in new mortgages, Funding Companies unable to make Initial Contributions, Further Contributions or Refinancing Contributions
				BBB- / Baa3	Adjustment to Minimum Seller Share
<b>Servicer</b>	Santander UK	A / A2	F1 / P-1		
<b>Cash Manager</b>	Santander UK	A / A2	F1 / P-1		
<b>Each Start-up Loan Provider</b>	Santander UK	A / A2	F1 / P-1		
<b>Mortgages Trustee Account Bank</b>	Santander UK	A / A2	F1 / P-1	A or F1 / P-1 (or such other rating as may be satisfactory to the respective rating agencies)	Remedial action required – either (a) obtaining guarantor with required ratings and obtaining confirmation from Ratings Agencies that outstanding notes will not be downgraded; or (b) replacement of Mortgages Trustee Account Bank with financial institution having the required ratings
<b>Funding 1 Account Bank</b>	Santander UK	A / A2	F1 / P-1	A or F1	Remedial action required – either (a) obtaining guarantor with required ratings within 30 days and obtaining confirmation from Ratings Agencies that outstanding notes will not be downgraded; or (b) replacement of Funding 1 Account Bank with financial institution having the required ratings
<b>Each Issuer Account Bank</b>	Santander UK	A / A2	F1 / P-1	A or F1 / P-1	If amount standing to credit of General Reserve Ledger exceeds 5% of Funding 1 Share, Funding 1 Account Bank must transfer the excess to a financial institution with the required ratings. Remedial action required – either (a) obtaining guarantor with required ratings within 30 days and obtaining confirmation from Ratings Agencies that outstanding notes will not be downgraded; or (b) replacement of Issuer Account Bank with financial institution having the required ratings - see page 103 of the prospectus for a summary
<b>Funding Swap Provider</b>	Santander UK	A / A2	F1 / P-1	A or F1 / A2 or P-1 (or A1 if not ST rating)	Remedial action required including posting collateral or possibility of obtaining guarantor or transfer to eligible transferee - see swap agreement for more detail
				BBB- or F3 / A3 or P-2 (or A3 if no ST rating)	Further remedial action required including the possibility of obtaining a guarantee or replacement - see swap agreement for more detail
<b>Each Issuer Swap Provider</b>	Abbey National Treasury Services plc	A / A2	F1 / P-1	A or F1 / A2 or P-1 (or A1 if no ST rating)	Remedial action required including posting collateral or possibility of obtaining guarantor or transfer to eligible transferee - see individual swap agreements for more detail
				BBB- or F3 / A3 or P-2 (or A3 if no ST rating)	Further remedial action required including the possibility of obtaining a guarantee or replacement – see individual swap agreements for more detail
				BBB- or F3 / A3 or P-2 (or A3 if no ST rating)	Further remedial action required including the possibility of obtaining a guarantee or replacement – see individual swap agreements for more detail
<b>Each Paying Agent and related roles</b>	Citibank NA	A / A3	F1 / P-2		
<b>Each Corporate Services Provider</b>	Structured Finance Management Limited				
<b>Jersey Corporate Services Provider</b>	State Street Secretaries (Jersey) Limited				
<b>Each Note Trustee and Each Security Trustee</b>	Citicorp Trustee Company Limited (Langton Securities 2008-1, Langton Securities 2010-1) Citibank N.A. (Langton Securities 2010-				

The table above is a summary only and investors are advised to read the relevant transaction documents to understand precisely the legal terms and conditions associated with these roles.

## 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	123,141
Current value of Mortgage Loans in Pool	£ 12,637,556,089
Weighted Average Yield (Pre-Swap)	3.886%

Trust Assets	
Current value of Mortgage Loans in Pool at 31-Jan-13	£ 12,606,455,704
Last months Closing Trust Assets at 31-Dec-12	£ 13,160,559,688
Mortgage collections - Interest	£ 43,998,434
Mortgage collections - Principal (Scheduled)	£ 54,728,750
Mortgage collections - Principal (Unscheduled)	£ 498,583,151
Principal Ledger as calculated on 1-Feb-13	-
Funding Share as calculated on 1-Feb-13	£ 8,127,863,221
Funding Share % as calculated on 1-Feb-13	64.5%
Seller Share as calculated on 1-Feb-13	£ 4,478,592,483
Seller Share % as calculated on 1-Feb-13	35.5%
Minimum Seller Share (Amount) on 31-Jan-13	-
X	£ 529,471,140
Y	£ 139,141,294
Z	-
Minimum Seller Share (Amount)	£ 668,612,434
Minimum Seller Share (% of Total)	5.30%

\* The unusually high amount of repurchases this month is due to 2,252 accounts being repurchased due to them being discovered (following a recently completed loan level data refinement process) as being subsidised by the Department of Work and Pensions and therefore being originally ineligible for inclusion in the pool.

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance (£)	Arrears (£)	By Number (%)	By current balance (%)
Less than 1 month in arrears	118,282	12,042,379,673	-	96.11%	95.36%
1<=2 months in arrears	1,998	241,221,294	1,701,572	1.62%	1.91%
2<=3 months in arrears	1,024	126,773,786	1,601,246	0.83%	1.00%
3<=4 months in arrears	559	70,229,898	1,260,511	0.45%	0.56%
4<=5 months in arrears	348	41,095,551	946,923	0.28%	0.33%
5<=6 months in arrears	224	27,681,219	787,021	0.18%	0.22%
6<=7 months in arrears	142	16,237,673	506,865	0.12%	0.13%
7<=8 months in arrears	106	13,684,874	513,761	0.09%	0.11%
8<=9 months in arrears	71	8,490,694	369,160	0.06%	0.07%
9<=10 months in arrears	55	7,118,734	328,845	0.04%	0.06%
10<=11 months in arrears	44	5,996,089	320,858	0.04%	0.05%
11<=12 months in arrears	30	3,520,137	197,976	0.02%	0.03%
More than 12 months in arrears	180	23,429,992	1,582,346	0.15%	0.19%
<b>Total</b>	<b>123,063</b>	<b>12,627,859,615</b>	<b>10,117,083</b>	<b>100.00%</b>	<b>100.00%</b>

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	Amount (£)
Capitalisation cases (In Month)	10	1,055,576
Capitalisation cases (Cumulative)	2,480	263,299,183

\*Includes properties in possession cases, cases no longer and 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	260	7,894,373
Losses Recorded this Period	16	394,675
Total Loss on Sale Carried Forward	276	8,289,047
Recoveries	0	0

Properties in Possession	Number	Current balance (£)
Total Properties in Possession Since Inception	455	57,090,968
Repossessed (In Month)	17	3,018,641
Sold (In Month)	16	3,029,150
Current Number in Possession	78	9,696,474
Total Properties Sold Since Inception	377	47,394,493

Product Breakdown (By Balance)	No of accounts	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	36,974	30.03%	3,600,112,098	28.49%
Fixed Rate Loans	21,222	17.23%	2,227,281,023	17.62%
Discounted SVR Loans	798	0.65%	39,716,054	0.31%
Standard Variable Loans	63,979	51.96%	6,761,535,831	53.50%
Other	149	0.12%	8,913,536	0.07%
Unknown	19	0.02%	(2,454)	0.00%
<b>Total</b>	<b>123,141</b>	<b>100%</b>	<b>12,637,556,089</b>	<b>100%</b>

Payment Type (By Balance)	No of accounts	% by number	Current balance £	% by balance
Repayment	70,111	56.94%	5,607,598,607	44.37%
Interest only and Combined repayment & int-only	53,029	43.06%	7,029,957,584	55.63%
Other	1	0.00%	(102)	0.00%
<b>Total</b>	<b>123,141</b>	<b>100%</b>	<b>12,637,556,089</b>	<b>100%</b>

Use Of Proceeds (By Balance)	No of accounts	% by number	Current balance £	% by balance
House Purchase	50,464	40.98%	5,852,802,824	46.31%
Remortgage	72,677	59.02%	6,784,753,265	53.69%
Other	-	-	-	0.00%
<b>Total</b>	<b>123,141</b>	<b>100%</b>	<b>12,637,556,089</b>	<b>100%</b>

Analysis of Mortgage loan size at reporting date £	No of accounts	% by number	Current balance £	% by balance
0 to <=50,000	34,584	28.08%	944,271,649	7.47%
>50,000 to <=100,000	36,222	29.42%	2,681,647,425	21.22%
>100,000 to <=150,000	26,407	21.44%	3,239,985,425	25.64%
>150,000 to <=200,000	13,624	11.06%	2,333,372,167	18.46%
>200,000 to <=250,000	6,145	4.99%	1,356,876,475	10.74%
>250,000 to <=300,000	2,790	2.27%	757,660,078	6.00%
>300,000 to <=350,000	1,424	1.16%	458,406,417	3.63%
>350,000 to <=400,000	754	0.61%	279,400,997	2.21%
>400,000 to <=450,000	455	0.37%	191,639,308	1.52%
>450,000 to <=500,000	331	0.27%	156,412,461	1.24%
>500,000 to <=550,000	198	0.16%	102,016,876	0.81%
>550,000 to <=600,000	68	0.06%	38,968,839	0.31%
>600,000 to <=650,000	56	0.05%	35,009,338	0.28%
>650,000 to <=700,000	30	0.02%	20,014,876	0.16%
>700,000 to <=750,000	21	0.02%	15,053,129	0.12%
>750,000 to <=800,000	11	0.01%	8,449,971	0.07%
>800,000 to <=850,000	9	0.01%	7,294,453	0.06%
>850,000 to <=900,000	3	0.00%	2,584,593	0.02%
>900,000 to <=950,000	4	0.00%	3,615,030	0.03%
>950,000 to <=1,000,000	5	0.00%	4,876,584	0.04%
> 1,000,000	0	0.00%	0	0.00%
<b>Total</b>	<b>123,141</b>	<b>100%</b>	<b>12,637,556,089</b>	<b>100%</b>

As at the report date, the maximum loan size was £ 997,909.93, the minimum loan size was £ -41,810.32 and the average loan size was £ 102,626.71.

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period (£)
Substitution & Top up	0	0
Redeemed this period	1,371	159,358,548
Repurchases this period	3,988	394,745,436

CPR Analysis	1 Month CPR (%)	3 Month Average CPR (%)	12 Month CPR (Annualised) (%)
<b>Total (including unscheduled repayments and repurchases from the trust)</b>			
Current month	4.21%	2.84%	24.65%
Previous month	2.08%	2.17%	22.94%
<b>Unscheduled repayments and repurchases from the trust only</b>			
Current month	3.79%	2.44%	20.39%
Previous month	1.70%	1.79%	18.78%

Standard Variable Rate - Applicable to underwritten Santander UK mortgages	
Existing Borrowers SVR	4.74%
Effective Date Of Change	Oct-2012
Previous Existing Borrowers SVR	4.24%
Effective Date of Change	Mar-2009

Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	15,604	12.67%	800,663,956	6.34%
>= 5 to < 10	21,389	17.37%	1,586,012,410	12.55%
>= 10 to < 15	28,692	23.30%	2,810,336,647	22.24%
>=15 to < 20	35,568	28.88%	4,542,915,395	35.95%
>= 20 to < 25	12,769	10.37%	1,728,455,286	13.68%
>= 25 to < 30	5,742	4.66%	748,638,756	5.92%
>= 30 to < 35	3,337	2.71%	416,338,241	3.29%
>= 35 to < 40	40	0.03%	4,195,398	0.03%
>= 40 to < 45	0	0.00%	-	0.00%
<b>Total</b>	<b>123,141</b>	<b>100%</b>	<b>12,637,556,089</b>	<b>100%</b>

As at the report date, the maximum remaining term for a loan was 477.00 months, the minimum remaining term was -43.00 months and the weighted average remaining term was 193.68 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	-	0.00%	-	0.00%
>= 24 to < 30	9	0.01%	968,065.64	0.01%
>= 30 to < 36	5,633	4.57%	682,262,817.92	5.40%
>= 36 to < 42	5,459	4.43%	640,686,785.90	5.07%
>= 42 to < 48	3,666	2.98%	396,968,386.46	3.14%
>=48 to < 54	3,377	2.74%	448,727,672.28	3.55%
>=54 to < 60	4,636	3.76%	687,873,091.58	5.44%
>= 60 to < 66	12,807	10.40%	1,745,492,029.61	13.81%
>= 66 to < 72	13,268	10.77%	1,656,749,141.35	13.11%
>= 72 to < 78	10,310	8.37%	1,183,234,990.58	9.36%
>= 78 to < 84	10,500	8.53%	1,080,156,593.86	8.55%
>= 84 to < 90	7,248	5.89%	731,288,088.79	5.79%
>= 90 to < 96	6,402	5.20%	580,092,627.70	4.59%
>= 96 to < 102	5,380	4.37%	450,052,885.00	3.56%
>= 102 to < 108	6,748	5.48%	504,522,844.60	3.99%
>= 108 to < 114	6,482	5.26%	501,322,523.61	3.97%
>= 114 to < 120	5,519	4.48%	385,394,123.88	3.05%
>= 120 to < 126	5,906	4.80%	376,428,340.76	2.98%
>= 126 to < 132	2,826	2.29%	173,287,270.10	1.37%
>= 132 to < 138	3,015	2.45%	186,554,166.37	1.48%
>= 138 to < 144	1,340	1.09%	78,171,744.01	0.62%
>= 144 to < 150	715	0.58%	44,916,510.15	0.36%
>= 150 to < 156	504	0.41%	29,692,398.61	0.23%
>= 156 to < 162	397	0.32%	21,615,371.19	0.17%
>= 162 to < 168	336	0.27%	17,395,058.98	0.14%
>= 168 to < 174	235	0.19%	12,777,112.44	0.10%
>= 174 to < 180	144	0.12%	7,859,656.29	0.06%
>= 180	279	0.23%	13,065,791.43	0.10%
<b>Total</b>	<b>123,141</b>	<b>100%</b>	<b>12,637,556,089</b>	<b>100%</b>

As at the report date, the maximum seasoning for a loan was 209.00 months, the minimum seasoning was 29.00 months and the weighted average seasoning was 76.42 months.

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	4,691	3.81%	441,578,309	3.49%
East Midlands	5,469	4.44%	475,307,653	3.76%
Greater London	23,763	19.30%	3,305,048,644	26.15%
Northern England	4,706	3.82%	336,593,901	2.66%
North West	15,417	12.52%	1,243,854,735	9.84%
South East	26,832	21.79%	3,175,026,514	25.12%
South West	10,143	8.24%	1,075,179,555	8.51%
West Midlands	7,519	6.11%	645,789,576	5.11%
Yorkshire & Humberside	8,294	6.74%	642,612,327	5.08%
Scotland	6,891	5.60%	505,873,232	4.00%
Wales	5,523	4.49%	430,689,706	3.41%
Northern Ireland	3,893	3.16%	360,001,937	2.85%
<b>Total</b>	<b>123,141</b>	<b>100%</b>	<b>12,637,556,089</b>	<b>100%</b>

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%	24,017	19.50%	703,829,518	5.57%
>25%=<50%	29,936	24.31%	2,193,157,391	17.35%
>50%=<75%	32,013	26.00%	3,833,261,721	30.33%
>75%=<80%	6,916	5.62%	998,734,195	7.90%
>80%=<85%	7,361	5.98%	1,100,209,631	8.71%
>85%=<90%	5,508	4.47%	852,077,734	6.74%
>90%=<95%	5,136	4.17%	819,390,060	6.48%
>95%	12,195	9.90%	2,136,893,156	16.91%
Unknown	59	0.05%	2,683	0.00%
<b>Total</b>	<b>123,141</b>	<b>100%</b>	<b>12,637,556,089</b>	<b>100%</b>

As at the report date, the maximum indexed LTV was 332.22, the minimum indexed LTV was 0.00 and the weighted average indexed LTV was 69.71.

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%	23,161	18.81%	677,098,743	5.36%
>25%=<50%	30,796	25.01%	2,355,059,251	18.64%
>50%=<75%	41,118	33.39%	5,151,873,964	40.77%
>75%=<80%	8,847	7.18%	1,359,494,838	10.76%
>80%=<85%	7,714	6.26%	1,199,128,025	9.49%
>85%=<90%	5,569	4.52%	939,026,457	7.43%
>90%=<95%	3,570	2.90%	616,868,668	4.88%
>95%	2,366	1.92%	339,006,142	2.68%
<b>Total</b>	<b>123,141</b>	<b>100%</b>	<b>12,637,556,089</b>	<b>100%</b>

As at the report date, the maximum unindexed LTV was 321.83, the minimum unindexed LTV was -15.49 and the weighted average unindexed LTV was 64.10.

Original Loan to Value	Number of accounts	% by number	Current balance £	% by balance
>0%=<25%	9,802	7.96%	381,083,695	3.02%
>25%=<50%	28,863	23.44%	1,869,079,122	14.79%
>50%=<75%	43,515	35.34%	4,781,913,939	37.84%
>75%=<80%	10,072	8.18%	1,347,189,316	10.66%
>80%=<85%	9,421	7.65%	1,337,139,388	10.58%
>85%=<90%	13,058	10.60%	1,856,394,354	14.69%
>90%=<95%	8,406	6.83%	1,064,364,337	8.42%
>95%	3	0.00%	254,532	0.00%
Unknown	1	0.00%	137,406	0.00%
<b>Total</b>	<b>123,141</b>	<b>100%</b>	<b>12,637,556,089</b>	<b>100%</b>

As at the report date, the maximum original LTV was 98.53, the minimum LTV at origination was 1.10 and the weighted average LTV at origination was 68.47.

LOAN NOTE REPORT

Closing date		Series 2010-1 Notes																
01/10/2010																		
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-2015	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-2015	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-2015	Dec-2054	Sched AM
A4	XS0546218503	Aaa/AAA	Aaa/AAA	GBP	n/a	2,125,000,000	(1,170,000,000)	955,000,000	3M GBP LIBOR	1.25%	1.76875%	18/12/12-18/03/13	18/03/2013	4,165,043	-	Dec-2015	Dec-2054	Sched AM
A5	XS0546218842	Aaa/AAA	Aaa/AAA	GBP	n/a	400,000,000	0	400,000,000	3M GBP LIBOR	1.25%	1.76875%	18/12/12-18/03/13	18/03/2013	1,744,521	-	Dec-2015	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-2015	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-2015	Dec-2054	Sched AM
A8	XS0546219483	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2015	Dec-2054	Sched AM
A9	XS0546219816	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(1,913,000,000)	587,000,000	3M GBP LIBOR	1.25%	1.76875%	18/12/12-18/03/13	18/03/2013	2,560,084	-	Dec-2015	Dec-2054	Sched AM
A10	XS0546220319	Aaa/AAA	Aaa/AAA	GBP	n/a	1,549,000,000	(1,156,000,000)	393,000,000	3M GBP LIBOR	1.25%	1.76875%	18/12/12-18/03/13	18/03/2013	1,713,991	-	Dec-2015	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%	1.41875%	18/12/12-18/03/13	18/03/2013	850,085	-	Dec-2015	Dec-2054	P-Through
Z2	XS0546221390	NR	NR	GBP	n/a	1,742,774,000	(1,441,773,986)	301,000,014	3M GBP LIBOR	0.90%	1.41875%	18/12/12-18/03/13	18/03/2013	1,052,985	-	Dec-2015	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	955,000,000	33.17%	18.90%	20.23%
Class A5 Notes	400,000,000	13.89%	18.90%	20.23%
Class A6 Notes	-	-	-	-
Class A7 Notes	-	-	-	-
Class A8 Notes	587,000,000	20.39%	18.90%	20.23%
Class A9 Notes	393,000,000	13.65%	18.90%	20.23%
Class A10 Notes	243,000,210	8.44%	0.00%	0.00%
Class Z1 Notes	301,000,014	10.46%	0.00%	0.00%
	2,879,000,224	100%		
Issuer Reserve Fund Requirement*	38,330,000	1.33%		

\*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 18 December 12 Annualised	1.25%

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		Series 2010-2 Notes																	
12/10/2010																			
2010-2	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	XS0548535565	Aaa/AAA	Aaa/AAA	USD	0.6305	1,600,000,000	(1,600,000,000)	-	3M USD LIBOR	1.40%	-	-	-	-	Jun-2014	Dec-2054	Sched AM		
A2	XS0548536290	Aaa/AAA	Aaa/AAA	USD	0.6305	5,400,000,000	(5,400,000,000)	-	3M USD LIBOR	1.00%	-	-	-	-	Sep-2015	Dec-2054	Sched AM		
A3	XS0548540052	Aaa/AAA	Aaa/AAA	EUR	0.8740	1,100,000,000	0	1,100,000,000	3M EURIBOR	1.00%	1.18400%	18/12/12-18/03/13	18/03/2013	3,256,000	Dec-2013	Dec-2054	P-through		
A4	XS0548542777	Aaa/AAA	Aaa/AAA	GBP	n/a	300,000,000	(135,000,000)	165,000,000	3M GBP LIBOR	1.00%	1.51875%	18/12/12-18/03/13	18/03/2013	617,902	Mar-2016	Dec-2054	P-through		
Z	XS0548544120	NR	NR	GBP	n/a	1,040,979,000	(595,979,000)	445,000,000	3M GBP LIBOR	0.90%	1.41875%	18/12/12-18/03/13	18/03/2013	1,556,738	Mar-2016	Dec-2054	P-through		

Closing date		Series 2011-2 Notes																	
28/07/2011																			
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	(6,500,000)	243,500,000	1M USD LIBOR	1.58%	1.78570%	18/01/13-19/02/13	19/02/2013	386,505	Sep-2016	Dec-2054	P-Through		
A2	XS0654644623	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(6,000,000)	244,000,000	1M USD LIBOR	1.53%	1.73570%	18/01/13-19/02/13	19/02/2013	376,454	Sep-2016	Dec-2054	P-Through		
A3	XS0654645273	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(5,500,000)	244,500,000	1M USD LIBOR	1.48%	1.68570%	18/01/13-19/02/13	19/02/2013	366,359	Sep-2016	Dec-2054	P-Through		
A4	XS0654645513	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(5,000,000)	245,000,000	1M USD LIBOR	1.43%	1.63570%	18/01/13-19/02/13	19/02/2013	356,219	Sep-2016	Dec-2054	P-Through		
A5	XS0654645604	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(6,500,000)	243,500,000	1M USD LIBOR	1.58%	1.78570%	18/01/13-19/02/13	19/02/2013	386,505	Dec-2016	Dec-2054	P-Through		
A6	XS0654646164	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(6,000,000)	244,000,000	1M USD LIBOR	1.53%	1.73570%	18/01/13-19/02/13	19/02/2013	376,454	Dec-2016	Dec-2054	P-Through		
A7	XS0654646677	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(5,500,000)	244,500,000	1M USD LIBOR	1.48%	1.68570%	18/01/13-19/02/13	19/02/2013	366,359	Dec-2016	Dec-2054	P-Through		
A8	XS0654646834	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(4,500,000)	245,500,000	1M USD LIBOR	1.43%	1.63570%	18/01/13-19/02/13	19/02/2013	356,946	Dec-2016	Dec-2054	P-Through		
A9	XS0654647212	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(4,500,000)	245,500,000	1M USD LIBOR	1.38%	1.58570%	18/01/13-19/02/13	19/02/2013	346,035	Dec-2016	Dec-2054	P-Through		
Z	XS0654658250	NR	NR	GBP	n/a	255,000,000	(134,500,000)	120,500,000	3M GBP LIBOR	0.90%	1.41875%	18/12/12-18/03/13	18/03/2013	421,544	Dec-2016	Dec-2054	P-Through		

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2010-2 / 2011-2 Credit Enhancement	Total (£)	% of Total	Current note subordination	Subordination +Reserve Fund
<b>2010-2</b>				
Class A1 Notes	-	-	-	-
Class A2 Notes	961,400,000	31.29%	18.41%	20.22%
Class A3 Notes	165,000,000	5.37%	18.41%	20.22%
Class A4 Notes	445,000,000	14.48%	0.00%	0.00%
Class Z Notes				
<b>2011-2</b>				
Class A1 Notes	152,796,250	4.97%	18.41%	20.22%
Class A2 Notes	153,110,000	4.98%	18.41%	20.22%
Class A3 Notes	153,423,750	4.99%	18.41%	20.22%
Class A4 Notes	153,737,500	5.00%	18.41%	20.22%
Class A5 Notes	152,796,250	4.97%	18.41%	20.22%
Class A6 Notes	153,110,000	4.98%	18.41%	20.22%
Class A7 Notes	153,423,750	4.99%	18.41%	20.22%
Class A8 Notes	154,051,250	5.01%	18.41%	20.22%
Class A9 Notes	154,051,250	5.01%	18.41%	20.22%
Class Z Notes	120,500,000	3.92%	0.00%	0.00%
	3,072,400,000	100%		
Issuer Reserve Fund Requirement*	£55,680,000	1.81%		

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

Langton 2010-2 / 2011-2 Reserve Fund	
Balance Brought Forward	£55,680,000
Drawings	
Top Up	
Balance Carried Forward	£55,680,000

Excess Spread 2010-2 / 2011-2	
Excess Spread for the period ended 18 December 12 Annualised	1.262%

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	(750,000,000)	402,000,000	3M EURIBOR	1.25%	1.43400%	18/12/12-18/03/13	18/03/2013	1,441,170	Mar-2014	Dec-2054	P-Through			
A2	XS0607449559	Aaa/AAA	Aaa/AAA	EUR	0.8685	1,440,000,000	0	1,440,000,000	3M EURIBOR	1.25%	1.43400%	18/12/12-18/03/13	18/03/2013	5,162,400	Mar-2014	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%	-	-	-	-	Jun-2014	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%	-	-	-	-	Jun-2014	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%	-	-	-	-	Mar-2015	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%	-	-	-	-	Mar-2015	Dec-2054	Sched-AM			
A7	XS0607452181	Aaa/AAA	Aaa/AAA	GBP	n/a	1,750,000,000	(1,570,000,000)	180,000,000	3M GBP LIBOR	1.20%	1.71875%	18/12/12-18/03/13	18/03/2013	762,842	Dec-2015	Dec-2054	Sched-AM			
Z	XS0607452348	NR	NR	GBP	n/a	2,500,000,000	(2,096,999,999)	403,000,007	3M GBP LIBOR	0.90%	1.41875%	18/12/12-18/03/13	18/03/2013	1,409,810	Dec-2016	Dec-2054	P-Through			

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2011-1 Credit Enhancement	Total (£)	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	349,137,000	16.00%	18.46%	20.50%
Class A2 Notes	1,250,640,000	57.30%	18.46%	20.50%
Class A3 Notes	-	-	-	-
Class A4 Notes	-	-	-	-
Class A5 Notes	-	-	-	-
Class A6 Notes	-	-	-	-
Class A7 Notes	180,000,000	8.25%	18.46%	20.50%
Class Z Notes	403,000,007	18.46%	0.00%	0.00%
	<b>2,182,777,007</b>	<b>100%</b>		
Issuer Reserve Fund Requirement*	£44,490,000	2.04%		

\*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 18 December 12 Annualised	1.26%

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

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

Funding 1 Principal Ledger	£0
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<b>Excess Spread Total for all Issuer vehicles</b>	
<b>Excess Spread for the period ended 18 December 12 Annualised</b>	1.26%

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.

**WATERFALLS**

MORTGAGES TRUSTEE REVENUE WATERFALL		MORTGAGES TRUSTEE PRINCIPAL WATERFALL		FUNDING REVENUE WATERFALL		FUNDING PRINCIPAL WATERFALL	
Mortgages Trustee Fees	0.00	Funding	0.00	Funding Security Trustee Fees	0.00	Repayment of AAA loan tranches	0.00
Other third party payments	0.00			Other third party payments	0.00	Repayment of AA loan tranches	0.00
						Repayment of A loan tranches	0.00
						Repayment of BBB loan tranches	0.00
Servicer Fees	894,196.93	Seller	553,311,900.98	Cash Manager Fees	0.00		
Cash Manager Fees	0.00			Funding 1 Corporate Services Fees	0.00		
Mortgages Trustee Corporate Services Fees	0.00			Account Bank Fees etc	0.00	Repayment of NR loan tranches	0.00
Account Bank Fees	0.00						
				Payment to Funding 1 Swap Provider	0.00	Credit to Cash Accumulation Ledger	0.00
Funding 1	26,621,655.47						
Seller	16,482,581.92			Payments due and payable under the Intercompany loan agreement (other than principal and the funding start-up loan)	0.00		
					0.00		
				Credit to Funding 1 reserve ledger	0.00		
				Funding 1 issuer post reserve payments	0.00		
				Further payments to Funding 1 issuers	0.00		
				Excluded Swap Payments and other fees under the Intercompany Loan Agreement	0.00		
				Retained amounts	0.00		
				Deferred Consideration	0.00		
				Balance to Funding 1	0.00		

**WATERFALLS**

ISSUER 2011-1 REVENUE WATERFALL			ISSUER 2010-1 REVENUE WATERFALL			ISSUER 2010-2/2011-2 REVENUE WATERFALL		
(a)	Issuer Security Trustee Fees Note Trustee Fees Agent bank fees etc.	0.00 0.00 0.00	(a)	Issuer Security Trustee Fees Note Trustee Fees Agent bank fees etc.	0.00 0.00 0.00	(a)	Issuer Security Trustee Fees Note Trustee Fees Agent bank fees etc.	0.00 0.00 0.00
(b)	Other third party payments	0.00	(b)	Other third party payments	0.00	(b)	Other third party payments	0.00
(c)	Issuer Cash Manager Fees Issuer Corporate Services Fees Issuer Account Bank Fees	0.00 0.00 0.00	(c)	Issuer Cash Manager Fees Issuer Corporate Services Fees Issuer Account Bank Fees	0.00 0.00 0.00	(c)	Issuer Cash Manager Fees Issuer Corporate Services Fees Issuer Account Bank Fees	0.00 0.00 0.00
(d)	Interest on Class A notes (including payments to Class A Issuer Swap Providers)	0.00 0.00	(d)	Interest on Class A notes	0.00	(d)	Interest on Class A notes (including payments to Class A Issuer Swap Providers)	0.00 0.00
(e)	Credit to the AAA principal deficiency ledger	0.00	(e)	Credit to the AAA principal deficiency ledger	0.00	(e)	Credit to the AAA principal deficiency ledger	0.00
(f)	Credit to issuer reserve fund	0.00	(f)	Credit to issuer reserve fund	0.00	(f)	Credit to issuer reserve fund	0.00
(g)	Credit to class Z principal deficiency ledger	0.00	(g)	Credit to class Z principal deficiency ledger	0.00	(g)	Credit to class Z principal deficiency ledger	0.00
(h)	Interest on Class Z notes	0.00	(h)	Interest on Class Z notes	0.00	(h)	Interest on Class Z notes	0.00
(i)	Excluded Issuer Swap Payments	0.00	(i)	Excluded Issuer Swap Payments	N/A	(i)	Excluded Issuer Swap Payments	0.00
(j)	Issuer profit	0.00	(j)	Issuer profit	0.00	(j)	Issuer profit	0.00
(k)	Repayment of the issuer start-up loan	0.00	(k)	Repayment of the issuer start-up loan	0.00	(k)	Repayment of the issuer start-up loan	0.00
(l)	Balance payable to the issuer	0.00	(l)	Balance payable to the issuer	0.00	(l)	Balance payable to the issuer	0.00
ISSUER 2011-1 PRINCIPAL WATERFALL			ISSUER 2010-1 PRINCIPAL WATERFALL			ISSUER 2010-2/2011-2 PRINCIPAL WATERFALL		
(a)	Repayment of Class A Notes (including principal payments to class A swap providers)	0.00 0.00	(a)	Repayment of Class A Notes	0.00	(a)	Repayment of Class A Notes (including principal payments to class A swap providers)	0.00 0.00
(b)	Repayment of Class Z Notes	0.00	(b)	Repayment of Class Z Notes	0.00	(b)	Repayment of Class Z Notes	0.00

## SWAP PAYMENTS

Note	Counterparty	Currency Notional	Receive Reference Rate	Receive margin	Receive Rate	Received	£ Notional	Pay reference rate	Pay margin	Pay rate	Paid
2011-2 A1	ANTS	243,500,000	1M USD LIBOR	1.58%	1.79%	375,118.51	152,796,250	3M GBP LIBOR	1.32%	0.00%	0
2011-2 A2	ANTS	244,000,000	1M USD LIBOR	1.53%	1.74%	365,383.22	153,110,000	3M GBP LIBOR	1.27%	0.00%	0
2011-2 A3	ANTS	244,500,000	1M USD LIBOR	1.48%	1.69%	355,604.88	153,423,750	3M GBP LIBOR	1.22%	0.00%	0
2011-2 A4	ANTS	245,000,000	1M USD LIBOR	1.43%	1.64%	345,783.47	153,737,500	3M GBP LIBOR	1.17%	0.00%	0
2011-2 A5	ANTS	243,500,000	1M USD LIBOR	1.58%	1.79%	375,118.51	152,796,250	3M GBP LIBOR	1.32%	0.00%	0
2011-2 A6	ANTS	244,000,000	1M USD LIBOR	1.53%	1.74%	365,383.22	153,110,000	3M GBP LIBOR	1.27%	0.00%	0
2011-2 A7	ANTS	244,500,000	1M USD LIBOR	1.48%	1.69%	355,604.88	153,423,750	3M GBP LIBOR	1.22%	0.00%	0
2011-2 A8	ANTS	245,500,000	1M USD LIBOR	1.43%	1.64%	346,489.15	154,051,250	3M GBP LIBOR	1.17%	0.00%	0
2011-2 A9	ANTS	245,500,000	1M USD LIBOR	1.38%	1.59%	335,919.01	154,051,250	3M GBP LIBOR	1.12%	0.00%	0

## COLLATERAL

Note	Collateral Postings	Counterparty

There were no collateral posted during the Reporting Period 01-Jan-13 to 31-Jan-13

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

#### Notes

##### 1 Current number of mortgages

This is the sum of all product holdings secured by a borrower(s) on a single property.

##### 2 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.

##### 3 Funding Share

The percentage funding share is calculated net of accrued interest.

##### 4 Seasoning

This is the age of the loan at the report date in months based on the Main Mortgage Completion Date.

Main Mortgage Completion Date is the date the borrower first took out a loan on the secured property. The initial loan may have been repaid and replaced by subsequent lending under the same mortgage agreement and updated terms and conditions.

##### 5 Remaining term

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

##### 6 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.

##### 7 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.

##### 8 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

##### 9 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.

##### 10 CPR

The splits between scheduled and unscheduled principal receipts for a given month are derived from a forecast of scheduled principal receipts from the earlier month and therefore may not necessarily equal the actual amount of scheduled principal receipts during the period. For a period in which a trust replenishment occurs, a straight-lining method is used to estimate the scheduled principal receipts received on the replenished pool for the remainder of the month.

##### 11 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

##### 12 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]