



UK Secured Funding Programmes

Langton Programme

Prior Report Date:	31-May-18
Report Date	26-Jun-18
Reporting Period:	01 May 2018 to 31 May 2018
Trust Calculation Date:	01-Jun-18

Investors (or other appropriate third parties) can register at <https://boeportal.co.uk/SantanderUK> (Internet Explorer version 5.5 SP1 or higher required) to download further disclosures in accordance with the Bank of England Market Notice *Detailed eligibility requirements for residential mortgage backed securities and covered bonds backed by residential mortgages* dated 30th November 2010.

DISCLAIMER: The following document has been prepared by Santander UK. The document is provided to you for information purposes only. The document is not intended as an offer or solicitation for the purchase or sale of any financial instrument. Whilst every effort has been taken to ensure that the document is accurate, current, complete, fit for its intended purpose and compliant with the relevant United Kingdom legislation and regulations as at the date of issue, Santander UK does not warrant that this document is accurate, current, complete, fit for its intended purpose and compliant with the relevant United Kingdom legislation and regulations as errors might occur due to circumstances which are beyond our control. In particular, Santander UK does not warrant that any market data or prices are complete or accurate. Any opinions or estimates expressed in the documents may be subject to change without notice and Santander UK is under no obligation to update its opinions, estimates or other of its affiliates, accept any liability whatsoever for any direct or consequential loss arising from any use of this document or its contents. Please remember that past performance is not necessarily a guide for future performance. The value of instruments and the income from them can go down as well as up.

Contacts:

All queries should be directed to:

Medium Term Funding Team

0207 756 7107

[MTF@santander.co.uk](mailto:MTF@santander.co.uk)

## 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				
<b>Funding 1</b>	Langton Funding (No. 1) Limited				
<b>Mortgages Trustee</b>	Langton Mortgages Trustee Limited				
<b>Seller</b>	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.
<b>Servicer</b>	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.
<b>Cash Manager</b>	Santander UK	A / Aa3	F1 / P-1		
<b>Each Start-up Loan Provider</b>	Santander UK	A / Aa3	F1 / P-1		
<b>Mortgages Trustee Account Bank</b>	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.
<b>Funding 1 Account Bank</b>	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.
<b>Each Issuer Account Bank</b>	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.
<b>Funding 1 Swap Provider</b>	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.
<b>Each Paying Agent and related roles</b>	Citibank N.A., London Branch	A+ / A1	F1 / P-1		
<b>Each Corporate Services Provider</b>	Structured Finance Management Limited				
<b>Jersey Corporate Services Provider</b>	Sanne Corporate Services Limited				
<b>Note Trustee and Issuer Security Trustee (Langton Securities 2010-2)</b>	Citibank N.A., London Branch	A+ / A1	F1 / P-1		
<b>Funding 1 Security Trustee, Note Trustee and Issuer Security Trustee (Langton Securities 2008-1 and Langton Securities 2010-1)</b>	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	77,677
Current value of Mortgage Loans in Pool	£ 3,642,152,939
Weighted Average Yield (Pre-Swap)*	3.30%

Trust Assets	
Current value of Mortgage Loans in Pool at 01 June 2018	£ 3,642,152,939
Last months Closing Trust Assets at 01 May 2018	£ 3,714,194,731
Mortgage Collections - Interest	£ 9,682,826
Mortgage collections - Principal (Scheduled)	£ 49,180,544
Mortgage collections - Principal (Unscheduled)	£ 25,853,432
Principal Ledger as calculated on 01 June 2018	-
Funding Share as calculated on 01 June 2018	£ 2,353,970,991
Funding Share % as calculated on 01 June 2018	63.37769%
Seller Share as calculated on 01 June 2018	£ 1,360,223,741
Seller Share % as calculated on 01 June 2018	36.62231%
Minimum Seller Share (Amount) 01 June 2018	-
X	£ 155,996,179
Y	£ 162,131,682
Z	-
Minimum Seller Share (Amount)	£ 318,127,860
Minimum Seller Share (% of Total)	8.56519%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance (£)	Arrears (£)	By Number (%)	By current balance (%)
Less than 1 month in arrears	74,711	3,460,293,255	-	96.18%	95.01%
=>1 <2 months in arrears	2,013	123,609,160	463,626	2.59%	3.39%
=>2 <3 months in arrears	376	22,846,156	239,797	0.48%	0.63%
=>3 <4 months in arrears	174	11,237,854	212,459	0.22%	0.31%
=>4 <5 months in arrears	130	8,757,709	197,239	0.17%	0.24%
=>5 <6 months in arrears	69	3,556,423	117,114	0.09%	0.10%
=>6 <7 months in arrears	47	3,240,199	113,354	0.06%	0.09%
=>7 <8 months in arrears	30	1,650,058	70,081	0.04%	0.05%
=>8 <9 months in arrears	47	2,798,766	109,111	0.06%	0.08%
=>9 <10 months in arrears	19	695,230	29,464	0.02%	0.02%
=>10 <11 months in arrears	23	2,045,730	81,083	0.03%	0.06%
=>11 <12 months in arrears	14	805,890	41,047	0.02%	0.02%
More than 12 months in arrears	24	616,509	20,759	0.03%	0.02%
<b>Total</b>	<b>77,677</b>	<b>3,642,152,939</b>	<b>1,750,350</b>	<b>100%</b>	<b>100%</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.

Arrears Capitalised	Number	Current Balance £	Capitalised Amount £
Capitalisation cases (In Month)	2	99,961	760
Capitalisation cases (Cumulative)	1,148	98,824,963	1,680,372

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	735	27,002,225.14
Losses Recorded this Period	1	18,470.18
Total Loss on Sale Carried Forward	736	27,020,695.32
Recoveries	92	209,736.00

\*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	1,025	136,715,089
Reposessed (In Month)	1	6,015
Sold (In Month)	1	56,470
Current Number in Possession	9	716,933
Total Properties Sold Since Inception	1,016	135,998,156

Product Breakdown (By Balance)	No of accounts	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	38,383	49.41%	1,686,361,380	46.30%
Fixed Rate Loans	1,567	2.02%	141,627,905	3.89%
Discounted SVR Loans	86	0.11%	1,352,970	0.04%
Standard Variable Loans	37,641	48.46%	1,812,810,684	49.77%
Other	0	0.00%	0	0.00%
Unknown	0	0.00%	0	0.00%
<b>Total</b>	<b>77,677</b>	<b>100.00%</b>	<b>3,642,152,939</b>	<b>100.00%</b>

Payment Type (By Balance)	No of accounts	% by number	Current balance £	% by balance
Repayment	47,433	61.06%	1,440,742,249	39.56%
Interest only and Combined repayment & int-onl	30,244	38.94%	2,201,410,690	60.44%
Other	-	0.00%	-	0.00%
<b>Total</b>	<b>77,677</b>	<b>100.00%</b>	<b>3,642,152,939</b>	<b>100.00%</b>

Use Of Proceeds (By Balance)	No of accounts	% by number	Current balance £	% by balance
House Purchase	24,835	31.97%	1,496,659,186	41.09%
Remortgage	52,842	68.03%	2,145,493,753	58.91%
<b>Total</b>	<b>77,677</b>	<b>100.00%</b>	<b>3,642,152,939</b>	<b>100.00%</b>

Analysis of Mortgage loan size at reporting date £	No of accounts	% by number	Current balance £	% by balance
0 to <=50,000	53,940	69.44%	585,388,183	16.07%
>50,000 to <=100,000	11,109	14.30%	805,256,798	22.11%
>100,000 to <=150,000	6,132	7.89%	751,093,414	20.62%
>150,000 to <=200,000	3,225	4.15%	553,110,502	15.19%
>200,000 to <=250,000	1,535	1.98%	339,911,421	9.33%
>250,000 to <=300,000	758	0.98%	206,593,049	5.67%
>300,000 to <=350,000	378	0.49%	121,860,759	3.35%
>350,000 to <=400,000	207	0.27%	76,921,006	2.11%
>400,000 to <=450,000	124	0.16%	52,125,654	1.43%
>450,000 to <=500,000	121	0.16%	57,306,245	1.57%
>500,000 to <=550,000	49	0.06%	25,186,239	0.69%
>550,000 to <=600,000	21	0.03%	11,981,273	0.33%
>600,000 to <=650,000	31	0.04%	19,382,880	0.53%
>650,000 to <=700,000	15	0.02%	10,092,138	0.28%
>700,000 to <=750,000	11	0.01%	8,062,948	0.22%
>750,000 to <=800,000	6	0.01%	4,541,374	0.12%
>800,000 to <=900,000	10	0.01%	8,532,917	0.23%
>900,000 to <=1,000,000	5	0.01%	4,806,142	0.13%
> 1,000,000	0	0.00%	0	0.00%
<b>Total</b>	<b>77,677</b>	<b>100.00%</b>	<b>3,642,152,939</b>	<b>100.00%</b>

As at the report date, the maximum loan size was £1,000,000.00, the minimum loan size was £0.00 and the average loan size was £46,888.43

Substitution, redemptions and repurchases	Number of accounts	Current balance this period (£)
Substitution & Top up	0	0
Redeemed this period	834	2,092,168
Repurchases this period	434	23,761,263

CPR Analysis*	1 Month (%)	1 Month Annualised	3 Month Average (%)	3 Month Annualised	12 Month Average (%)
<b>Total (including unscheduled repayments and repurchases from the trust)**</b>					
Current month	2.02%	21.72%	2.11%	22.57%	25.12%
Previous month	2.06%	22.12%	2.18%	23.77%	25.44%
<b>Unscheduled repayments and repurchases from the trust only**</b>					
Current month	0.71%	8.14%	0.83%	9.67%	13.53%
Previous month	0.81%	9.32%	1.23%	14.27%	13.70%

Standard Variable Rate - Applicable to underwritten Santander UK mortgages	
Effective Date Of Change	4.74%
Previous Existing Borrowers SVR	Jan-2018
Effective Date of Change	4.49%
	Oct-2012

Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	23,534	30.30%	610,045,064	16.75%
>= 5 to < 10	24,686	31.78%	1,054,610,490	28.96%
>= 10 to < 15	21,093	27.15%	1,380,483,961	37.90%
>=15 to < 20	4,843	6.23%	339,845,247	9.33%
>= 20 to < 25	2,246	2.89%	167,095,320	4.59%
>= 25 to < 30	1,172	1.51%	76,295,268	2.09%
>= 30 to < 35	103	0.13%	13,777,589	0.38%
>= 35 to < 40	0	0.00%	-	0.00%
>= 40 to < 45	0	0.00%	-	0.00%
<b>Total</b>	<b>77,677</b>	<b>100.00%</b>	<b>3,642,152,939</b>	<b>100.00%</b>

As at the report date, the maximum remaining term for a loan was 384 months, the minimum remaining term was 0 months and the weighted average remaining term was 130.19 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	-	0.00%	-	0.00%
>= 30 to < 36	-	0.00%	-	0.00%
>= 36 to < 42	104	0.13%	10,546,405.34	0.29%
>= 42 to < 48	268	0.35%	29,609,038.92	0.81%
>=48 to < 54	495	0.64%	56,905,761.17	1.56%
>=54 to < 60	335	0.43%	28,003,673.03	0.77%
>= 60 to < 66	126	0.16%	7,531,376.15	0.21%
>= 66 to < 72	143	0.18%	8,170,686.60	0.22%
>= 72 to < 78	107	0.14%	8,280,457.39	0.23%
>= 78 to < 84	104	0.13%	4,855,105.28	0.13%
>= 84 to < 90	210	0.27%	5,605,837.49	0.15%
>= 90 to < 96	839	1.08%	41,313,524.42	1.13%
>= 96 to < 102	1,497	1.93%	84,476,786.31	2.32%
>= 102 to < 108	1,612	2.08%	95,337,782.50	2.62%
>= 108 to < 114	1,300	1.71%	70,128,949.95	1.93%
>= 114 to < 120	2,055	2.65%	120,135,791.88	3.30%
>= 120 to < 126	3,748	4.83%	259,894,600.23	7.14%
>= 126 to < 132	7,613	9.80%	530,210,276.46	14.56%
>= 132 to < 138	6,726	8.66%	386,820,450.14	10.62%
>= 138 to < 144	8,396	10.81%	416,208,219.28	11.43%
>= 144 to < 150	6,990	9.00%	312,013,969.71	8.57%
>= 150 to < 156	5,156	6.64%	209,897,741.20	5.76%
>= 156 to < 162	3,511	4.52%	133,303,613.41	3.66%
>= 162 to < 168	4,595	5.92%	157,303,122.34	4.32%
>= 168 to < 174	4,842	6.23%	158,725,922.50	4.36%
>= 174 to < 180	4,541	5.85%	146,565,572.49	4.02%
>= 180	12,334	15.88%	360,308,274.93	9.89%
<b>Total</b>	<b>77,677</b>	<b>100.00%</b>	<b>3,642,152,939</b>	<b>100.00%</b>

As at the report date, the maximum seasoning for a loan was 305 months, the minimum seasoning was 36 months and the weighted average seasoning was 140 months.

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	8,078	10.40%	408,289,973	11.21%
East Midlands	4,078	5.25%	164,717,621	4.52%
London	11,272	14.51%	743,712,890	20.42%
North	2,981	3.84%	91,040,255	2.50%
North West	10,696	13.77%	398,349,688	10.94%
South East	13,162	16.94%	742,218,230	20.38%
South West	5,825	7.50%	287,187,409	7.89%
West Midlands	4,722	6.08%	193,181,371	5.30%
Yorkshire and Humberside	5,180	6.67%	185,039,050	5.08%
Scotland	4,324	5.57%	149,603,062	4.11%
Wales	4,183	5.39%	146,645,269	4.03%
Northern Ireland	3,176	4.09%	132,168,121	3.63%
<b>Total</b>	<b>77,677</b>	<b>100.00%</b>	<b>3,642,152,939</b>	<b>100.00%</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%	33,243	42.80%	608,154,546	16.70%
>25% =<50%	26,048	33.53%	1,526,839,832	41.92%
>50% =<75%	14,915	19.20%	1,209,790,024	33.22%
>75% =<80%	1,193	1.54%	93,559,388	2.57%
>80% =<85%	811	1.04%	71,492,640	1.96%
>85% =<90%	651	0.84%	57,777,415	1.59%
>90% =<95%	347	0.45%	30,711,829	0.84%
>95%	467	0.60%	43,821,000	1.20%
Unknown	2	0.00%	6,265	0.00%
<b>Total</b>	<b>77,677</b>	<b>100.00%</b>	<b>3,642,152,939</b>	<b>100.00%</b>

As at the report date, the maximum indexed LTV was 160 %, the minimum indexed LTV was 0% and the weighted average indexed LTV was 46.13%

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%	23,944	30.83%	275,337,413	7.56%
>25% =<50%	22,575	29.06%	863,155,574	23.70%
>50% =<75%	20,147	25.94%	1,406,081,799	38.61%
>75% =<80%	3,269	4.21%	306,157,724	8.41%
>80% =<85%	2,678	3.45%	264,017,022	7.25%
>85% =<90%	2,477	3.19%	265,056,469	7.28%
>90% =<95%	1,362	1.75%	154,380,354	4.24%
>95%	1,225	1.58%	107,966,584	2.96%
Unknown	-	0.00%	-	0.00%
<b>Total</b>	<b>77,677</b>	<b>100.00%</b>	<b>3,642,152,939</b>	<b>100.00%</b>

As at the report date, the maximum unindexed LTV was 199 %, the minimum unindexed LTV was 0% and the weighted average unindexed LTV was 60.69%

Original Loan to Value	Number of accounts	% by number	Current balance £	% by balance
>0% =<25%	4,133	5.32%	69,032,946	1.90%
>25% =<50%	17,455	22.47%	469,622,456	12.89%
>50% =<75%	31,400	40.42%	1,439,881,399	39.53%
>75% =<80%	6,470	8.33%	412,126,052	11.32%
>80% =<85%	5,923	7.63%	374,961,118	10.30%
>85% =<90%	7,112	9.16%	499,261,774	13.71%
>90% =<95%	2,640	3.40%	219,816,232	6.04%
>95%	2,544	3.28%	157,450,962	4.32%
Unknown	-	0.00%	-	0.00%
<b>Total</b>	<b>77,677</b>	<b>100.00%</b>	<b>3,642,152,939</b>	<b>100.00%</b>

As at the report date, the maximum original LTV was 258 %, the minimum LTV at origination was 0 and the weighted average LTV at origination was 70.4

## 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%	1.88075%	18/06/2018 - 18/09/2018	18/09/2018	3,510,908	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%	1.53075%	18/06/2018 - 18/09/2018	18/09/2018	937,575	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%	3.90%
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

## 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%	1.33075%	18/06/2018 - 18/09/2018	18/09/2018	3,248,384	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%	1.53075%	18/06/2018 - 18/09/2018	18/09/2018	1,554,907	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%	0.00%	3.24%
*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	
Top Up	
Balance Carried Forward	£44,490,000

## 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	£0
Top Up	£0
Balance Carried Forward	£20,450,000

<b>Excess Spread Total for all Issuer vehicles</b>	
Excess Spread for the period ended annualised	1.85%

Funding 1 Principal Ledger	£0
----------------------------	----



**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	21,928.58	Repayment of AA loan tranches	0.00
<hr/>		<hr/>		<hr/>		<hr/>	
Servicer Fees	242,401.25	Seller	75,033,975.14	Cash Manager Fees	58,876.60	Repayment of A loan tranches	0.00
Cash Manager Fees	0.00			Funding 1 Corporate Services Fees	1,500.00	Repayment of BBB loan tranches	0.00
Mortgages Trustee Corporate Services Fees	7,571.03			Account Bank Fees etc	0.00		
Account Bank Fees	0.00						
<hr/>							
Funding 1	5,975,444.46			Payment to Funding 1 Swap Provider	414,802.59	Repayment of NR loan tranches	0.00
Seller	3,452,864.56					Credit to Cash Accumulation Ledger	0.00
<hr/>							
				Payments due and payable under the Intercompany loan agreement (other than principal and the funding start-up loan)	6,726,316.82		
				Credit to Funding 1 reserve ledger	20,450,000.00		
				Funding 1 issuer post reserve payments	2,803,616.39		
				Further payments to Funding 1 issuers	312,680.94		
				Excluded Swap Payments and other fees under the Intercompany Loan Agreement	0.00		
				Retained amounts	3,853.31		
				Deferred Consideration	8,052,227.50		
				Balance to Funding 1	0.00		

**WATERFALLS****ISSUER 2011-1 REVENUE WATERFALL**

(a)	Issuer Security Trustee Fees	750.00
	Note Trustee Fees	0.00
	Agent bank fees etc.	0.00
(b)	Other third party payments	36,604.62
(c)	Issuer Cash Manager Fees	34,286.18
	Issuer Corporate Services Fees	3,000.00
	Issuer Account Bank Fees	0.00
(d)	Interest on Class A notes (including payments to Class A Issuer Swap Providers)	3,173,405.01 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	29,759.13
(h)	Interest on Class Z notes	1,521,497.49
(i)	Excluded Issuer Swap Payments	0.00
(j)	Issuer profit	469.49
(k)	Repayment of the issuer start-up loan	167,968.79
(l)	Balance payable to the issuer	57,840.48

**ISSUER 2011-1 PRINCIPAL WATERFALL**

(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

**ISSUER 2010-1 REVENUE WATERFALL**

(a)	Issuer Security Trustee Fees	750.00
	Note Trustee Fees	0.00
	Agent bank fees etc.	0.00
(b)	Other third party payments	8,721.79
(c)	Issuer Cash Manager Fees	24,590.42
	Issuer Corporate Services Fees	1,800.00
	Issuer Account Bank Fees	0.00
(d)	Interest on Class A notes (including payments to Class A Issuer Swap Providers)	3,442,408.80 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	21,343.58
(h)	Interest on Class Z notes	917,429.78
	Excluded Issuer Swap Payments	0.00
(j)	Issuer profit	435.98
(k)	Repayment of the issuer start-up loan	144,712.15
(l)	Balance payable to the issuer	49,743.73

**ISSUER 2010-1 PRINCIPAL WATERFALL**

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

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
Funding 1 Swap	Santander UK	2,353,995,674	3M GBP LIBOR	1.90062%	2.51494%	15,172,393.84	0	2,353,995,674	3M GBP LIBOR	0.00000%	2.55732%	14,757,591.24	0

COLLATERAL

Note	Collateral Postings	Counterparty

There were no collateral posted during the Reporting Period

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.	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 unscheduled 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 is calculated 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