



UK Secured Funding Programmes

Langton Programme

Prior Report Date:	31-May-19
Report Date	30-Jun-19
Reporting Period:	01-May-19 to 31-May-19
Trust Calculation Date:	01-Jun-19

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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				
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 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	64,073
Current value of Mortgage Loans in Pool	£ 2,856,004,440
Weighted Average Yield (Pre-Swap)	3.47%

Trust Assets	
Current value of Mortgage Loans in Pool at 01 May 2019	£ 2,856,004,440
Last months Closing Trust Assets at 01 April 2019	£ 2,918,429,989
Mortgage Collections - Interest	£ 7,923,283
Mortgage collections - Principal (Scheduled)	£ 43,493,717
Mortgage collections - Principal (Unscheduled)	£ 22,350,159
Principal Ledger as calculated on 01 February 2019	-
Funding Share as calculated on 01 February 2019	£ 2,353,578,714
Funding Share % as calculated on 01 February 2019	80.64537%
Seller Share as calculated on 01 February 2019	£ 564,851,275
Seller Share % as calculated on 01 February 2019	19.35463%
Minimum Seller Share (Amount) 01 February 2019	£ -
X	£ 61,249,962
Y	£ 154,966,443
Z	£ -
Minimum Seller Share (Amount)	£ 216,216,405
Minimum Seller Share (% of Total)	7.40865%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance (£)	Arrears (£)	By Number (%)	By current balance (%)
Less than 1 month in arrears	61,318	2,689,647,029	-	95.70%	94.18%
⇒1 <2 months in arrears	1,729	104,515,633	463,887	2.70%	3.66%
⇒2 <3 months in arrears	328	19,081,376	206,186	0.51%	0.67%
⇒3 <4 months in arrears	159	10,405,087	161,796	0.25%	0.36%
⇒4 <5 months in arrears	101	7,404,228	171,662	0.16%	0.26%
⇒5 <6 months in arrears	79	4,778,189	148,206	0.12%	0.17%
⇒6 <7 months in arrears	59	4,112,963	115,145	0.09%	0.14%
⇒7 <8 months in arrears	52	3,185,096	131,731	0.08%	0.11%
⇒8 <9 months in arrears	29	957,079	131,533	0.05%	0.03%
⇒9 <10 months in arrears	38	2,685,897	136,921	0.06%	0.09%
⇒10 <11 months in arrears	23	912,032	53,481	0.04%	0.03%
⇒11 <12 months in arrears	31	1,216,810	77,636	0.05%	0.04%
More than 12 months in arrears	127	7,103,029	424,962	0.20%	0.25%
Total	64,073	2,856,004,440	2,318,091	100%	100%

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)	1	48,296	3,811
Capitalisation cases (Total)	939	76,297,425	1,362,853

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	753	27,465,905.19
Losses Recorded this Period	-	-
Total Loss on Sale Carried Forward	753	27,465,905.19
Recoveries	88	210,092.98

*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	1,044	138,949,876
Reposessed (In Month)	3	262,191
Sold (In Month)	-	0
Current Number in Possession	9	724,360
Total Properties Sold Since Inception	1,035	138,225,516

Product Breakdown (By Balance)	No of accounts	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	33,846	52.82%	1,458,584,831	51.07%
Fixed Rate Loans	522	0.81%	36,609,662	1.28%
Discounted SVR Loans	19	0.03%	288,518	0.01%
Standard Variable Loans	29,686	46.33%	1,360,521,430	47.64%
Other	0	0.00%	0	0.00%
Unknown	0	0.00%	0	0.00%
Total	64,073	100.00%	2,856,004,440	100.00%

Payment Type (By Balance)	No of accounts	% by number	Current balance £	% by balance
Repayment	38,900	60.71%	1,064,419,431	37.27%
Interest only and Combined repayment & int-only	25,173	39.29%	1,791,585,009	62.73%
Other	-	0.00%	-	0.00%
Total	64,073	100.00%	2,856,004,440	100.00%

Use Of Proceeds (By Balance)	No of accounts	% by number	Current balance £	% by balance
House Purchase	20,817	32.49%	1,164,648,574	40.78%
Remortgage	43,256	67.51%	1,691,355,866	59.22%
Total	64,073	100.00%	2,856,004,440	100.00%

Analysis of Mortgage loan size at reporting date £	No of accounts	% by number	Current balance £	% by balance
0 to <=50,000	45,614	71.19%	462,625,561	16.20%
>50,000 to <=100,000	8,619	13.45%	623,395,879	21.83%
>100,000 to <=150,000	4,753	7.42%	582,468,623	20.39%
>150,000 to <=200,000	2,465	3.85%	422,404,036	14.79%
>200,000 to <=250,000	1,205	1.88%	267,003,561	9.35%
>250,000 to <=300,000	598	0.93%	162,893,784	5.70%
>300,000 to <=350,000	326	0.51%	105,111,955	3.68%
>350,000 to <=400,000	165	0.26%	61,448,271	2.15%
>400,000 to <=450,000	103	0.16%	43,472,578	1.52%
>450,000 to <=500,000	102	0.16%	48,300,207	1.69%
>500,000 to <=550,000	42	0.07%	21,604,904	0.76%
>550,000 to <=600,000	18	0.03%	10,255,745	0.36%
>600,000 to <=650,000	23	0.04%	14,418,468	0.50%
>650,000 to <=700,000	12	0.02%	8,052,987	0.28%
>700,000 to <=750,000	11	0.02%	7,963,666	0.28%
>750,000 to <=800,000	5	0.01%	3,814,226	0.13%
>800,000 to <=900,000	7	0.01%	5,963,849	0.21%
>900,000 to <=1,000,000	5	0.01%	4,806,142	0.17%
> 1,000,000	0	0.00%	0	0.00%
Total	64,073	100.00%	2,856,004,440	100.00%

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 £44,574.23

Substitution, redemptions and repurchases	Number of accounts	Current balance this period (£)
Substitution & Top up	0	0
Redeemed this period	856	1,739,491
Repurchases this period	266	20,610,668

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	2.26%	23.95%	2.17%	21.84%	22.35%
Previous month	2.18%	23.28%	2.13%	21.98%	22.16%
Unscheduled repayments and repurchases from the trust only**					
Current month	0.78%	8.94%	0.89%	9.74%	8.95%
Previous month	0.91%	10.35%	0.93%	10.37%	8.89%

Standard Variable Rate - Applicable to underwritten Santander UK mortgages	
Existing Borrowers SVR	4.99%
Effective Date Of Change	Sep-2018
Previous Existing Borrowers SVR	4.74%
Effective Date of Change	Jan-2018

Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	21,280	33.21%	531,193,887	18.60%
>= 5 to < 10	22,366	34.91%	962,589,463	33.70%
>= 10 to < 15	14,884	23.23%	1,006,275,243	35.23%
>=15 to < 20	3,243	5.06%	207,847,839	7.28%
>= 20 to < 25	1,596	2.49%	106,083,367	3.71%
>= 25 to < 30	667	1.04%	38,113,605	1.33%
>= 30 to < 35	37	0.06%	3,901,037	0.14%
>= 35 to < 40	0	0.00%	-	0.00%
>= 40 to < 45	0	0.00%	-	0.00%
Total	64,073	100.00%	2,856,004,440	100.00%

As at the report date, the maximum remaining term for a loan was 372 months, the minimum remaining term was 0 months and the weighted average remaining term was 119 months.

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%	29,028	45.30%	497,143,569	17.41%
>25% =<50%	20,935	32.67%	1,181,075,781	41.35%
>50% =<75%	11,735	18.32%	969,337,496	33.94%
>75% =<80%	789	1.23%	66,791,859	2.34%
>80% =<85%	600	0.94%	54,230,428	1.90%
>85% =<90%	448	0.70%	38,347,111	1.34%
>90% =<95%	205	0.32%	18,305,256	0.64%
>95%	333	0.52%	30,772,940	1.08%
Unknown	-	0.00%	-	0.00%
Total	64,073	100.00%	2,856,004,440	100.00%

As at the report date, the maximum indexed LTV was 155 %, the minimum indexed LTV was 0% and the weighted average indexed LTV was 45.73%

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	-	0.00%	-	0.00%
>= 42 to < 48	-	0.00%	-	0.00%
>=48 to < 54	79	0.12%	9,143,916.93	0.32%
>=54 to < 60	175	0.27%	16,003,713.46	0.56%
>= 60 to < 66	164	0.26%	12,214,787.04	0.43%
>= 66 to < 72	133	0.21%	8,591,034.54	0.30%
>= 72 to < 78	91	0.14%	4,797,242.24	0.17%
>= 78 to < 84	97	0.15%	4,995,613.75	0.17%
>= 84 to < 90	79	0.12%	6,260,939.22	0.22%
>= 90 to < 96	83	0.13%	3,721,291.27	0.13%
>= 96 to < 102	168	0.26%	3,646,280.53	0.13%
>= 102 to < 108	638	1.00%	30,965,416.59	1.08%
>= 108 to < 114	1,213	1.89%	65,239,341.13	2.28%
>= 114 to < 120	1,261	1.97%	70,535,028.42	2.47%
>= 120 to < 126	992	1.55%	50,354,335.52	1.76%
>= 126 to < 132	1,542	2.41%	90,491,934.62	3.17%
>= 132 to < 138	3,019	4.71%	203,007,070.46	7.11%
>= 138 to < 144	6,286	9.81%	419,145,897.41	14.68%
>= 144 to < 150	5,582	8.71%	305,674,815.58	10.70%
>= 150 to < 156	7,274	11.35%	354,568,867.43	12.41%
>= 156 to < 162	5,944	9.28%	251,762,296.90	8.82%
>= 162 to < 168	4,348	6.79%	171,407,274.50	6.00%
>= 168 to < 174	2,945	4.60%	107,803,514.31	3.77%
>= 174 to < 180	3,869	6.04%	126,642,501.06	4.43%
>= 180	18,091	28.23%	539,031,327.50	18.87%
Total	64,073	100.00%	2,856,004,440	100.00%

As at the report date, the maximum seasoning for a loan was 317 months, the minimum seasoning was 48 months and the weighted average seasoning was 154 months.

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%	21,506	33.56%	233,937,176	8.19%
>25% =<50%	18,437	28.77%	694,532,190	24.32%
>50% =<75%	15,436	24.09%	1,063,813,465	37.25%
>75% =<80%	2,627	4.10%	240,469,834	8.42%
>80% =<85%	2,055	3.21%	205,481,904	7.19%
>85% =<90%	1,984	3.10%	209,630,952	7.34%
>90% =<95%	1,117	1.74%	123,763,538	4.33%
>95%	911	1.42%	84,375,382	2.95%
Unknown	-	0.00%	-	0.00%
Total	64,073	100.00%	2,856,004,440	100.00%

As at the report date, the maximum unindexed LTV was 186 %, the minimum unindexed LTV was 0% and the weighted average unindexed LTV was 60.26%

Original Loan to Value	Number of accounts	% by number	Current balance £	% by balance
>0% =<25%	3,191	4.98%	50,871,952	1.78%
>25% =<50%	14,234	22.22%	364,820,112	12.77%
>50% =<75%	26,433	41.25%	1,133,414,994	39.69%
>75% =<80%	5,391	8.41%	325,811,629	11.41%
>80% =<85%	4,975	7.76%	296,102,951	10.44%
>85% =<90%	5,857	9.14%	399,509,862	13.64%
>90% =<95%	2,189	3.42%	175,267,432	6.14%
>95%	1,803	2.81%	118,205,509	4.14%
Unknown	-	0.00%	-	0.00%
Total	64,073	100.00%	2,856,004,440	100.00%

As at the report date, the maximum original LTV was 162%, the minimum LTV at origination was 0 and the weighted average LTV at origination was 70.44%

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	6,571	10.26%	312,611,644	10.95%
East Midlands	3,338	5.21%	129,791,847	4.54%
London	9,402	14.67%	594,580,775	20.82%
North	2,492	3.89%	71,844,162	2.52%
North West	8,865	13.84%	317,700,950	11.12%
South East	10,937	17.07%	578,895,067	20.27%
South West	4,759	7.43%	223,824,188	7.84%
West Midlands	3,880	6.06%	147,444,018	5.16%
Yorkshire and Humberside	4,274	6.67%	144,572,149	5.06%
Scotland	3,507	5.47%	112,314,967	3.93%
Wales	3,468	5.41%	116,962,565	4.10%
Northern Ireland	2,580	4.03%	105,462,111	3.69%
Total	64,073	100.00%	2,856,004,440	100.00%

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	X50546217109	Aaa/AAA	Aaa/AAA	GBP	n/a	2,125,000,000	(2,125,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	-	Sched AM			
A2	X50546217734	Aaa/AAA	Aaa/AAA	GBP	n/a	2,125,000,000	(2,125,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	-	Sched AM			
A3	X50546218172	Aaa/AAA	Aaa/AAA	GBP	n/a	2,125,000,000	(2,125,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	-	Sched AM			
A4	X50546218503	Aaa/AAA	Aaa/AAA	GBP	n/a	2,125,000,000	(1,384,383,374)	740,616,626	3M GBP LIBOR	1.25%	2.09600%	18/03/2019 - 18/06/2019	18/06/2019	3,912,728	Jun-2022	-	Dec-2054			
A5	X50546218842	Aaa/AAA	Aaa/AAA	GBP	n/a	400,000,000	(400,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	-	P-Through			
A6	X50546219083	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	-	Sched AM			
A7	X50546219220	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	-	Sched AM			
A8	X50546219493	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	-	Sched AM			
A9	X50546219816	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	-	Sched AM			
A10	X50546220319	Aaa/AAA	Aaa/AAA	GBP	n/a	1,549,000,000	(1,549,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	-	P-Through			
Z1	X50546220665	NR	NR	GBP	n/a	1,385,715,000	(1,142,714,790)	243,000,210	3M GBP LIBOR	0.90%	1.74600%	18/03/2019 - 18/06/2019	18/06/2019	1,069,414	Sep-2022	-	Dec-2054			
Z2	X50546221390	NR	NR	GBP	n/a	1,742,774,000	(1,742,774,000)	-	3M GBP LIBOR	0.90%	-	-	-	-	-	-	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	0.8605	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	1,249,884,000	(282,004,366)	967,799,634	3M GBP LIBOR	0.70%	1.54600%	18/03/2019 - 18/06/2019	18/06/2019	3,771,290	Dec-2021	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	XS0607452191	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	0.80%	1.74600%	18/03/2019 - 18/06/2019	18/06/2019	1,773,553	Mar-2022	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	967,799,634	70.60%	29.40%	32.64%
Class A3 Notes	-	-	-	-
Class A4 Notes	-	-	-	-
Class A5 Notes	-	-	-	-
Class A6 Notes	-	-	-	-
Class A7 Notes	-	-	-	-
Class Z Notes	403,000,007	29.40%	0.00%	3.25%
	1,370,799,641	100%		
Issuer Reserve Fund Requirement*	44,490,000	3.25%		

*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

Funding 1 Reserve Fund	
Balance Brought Forward	£20,450,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£20,450,000

Excess Spread Total for all Issuer vehicles	
Excess Spread for the period ended annualised	1.65%

Funding 1 Principal Ledger	£0
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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
		Seller	65,843,875.72			Repayment of BBB loan tranches	0.00
Servicer Fees	189,424.74			Cash Manager Fees	58,860.41		
Cash Manager Fees	0.00			Funding 1 Corporate Services Fees	1,500.00		
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	1,185,015.29	Credit to Cash Accumulation Ledger	0.00
Funding 1	6,252,150.87						
Seller	1,500,496.14			Payments due and payable under the Intercompany loan agreement (other than principal and the funding start-up loan)	7,766,622.15		
				Credit to Funding 1 reserve ledger	0.00		
				Further payments due and payable under Intercompany Loan& Issuers' Start-Up Loan	3,249,728.61		
				Excluded Swap Payments and other fees under the Intercompany Loan Agreement	0.00		
				Retained amounts	3,926.37		
				Deferred Consideration	6,548,006.15		
				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	8,721.79
(c)	Issuer Cash Manager Fees	34,269.99
	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)	3,771,289.80 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	24,003.97
(h)	Interest on Class Z notes	1,773,553.35
(i)	Excluded Issuer Swap Payments	0.00
(j)	Issuer profit	554.48
(k)	Repayment of the issuer start-up loan	195,795.00
(l)	Balance payable to the issuer	85,876.82

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)	3,912,728.36 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	17,224.03
(h)	Interest on Class Z notes	1,069,413.97
(i)	Excluded Issuer Swap Payments	0.00
(j)	Issuer profit	498.21
(k)	Repayment of the issuer start-up loan	168,685.60
(l)	Balance payable to the issuer	73,852.58

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	2,354,058,543	3M GBP LIBOR	1.80813%	2.65413%	16,933,838.79	0	2,354,058,543	3M GBP LIBOR	0.00000%	2.85393%	15,748,823.50	0

COLLATERAL

Note	Collateral Postings	Counterparty

There were no collateral posted during the Reporting Period

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 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 4.2%
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