

Monthly Report incorporating:

Langton Mortgages Trustee Limited
Langton Securities (2008-1) plc
Langton Securities (2008-2) plc
Langton Securities (2008-3) plc
Langton Funding (No. 1) Limited

Report Date:	31-Dec-09
Reporting Period:	01-Dec-09 to 31-Dec-09
Trust Calculation Date:	03-Jan-10

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Contacts:

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MAIN PARTIES TO THE STRUCTURE

Alliance & Leicester plc Seller Servicer Cash Manager, Issuer Cash Manager Funding 1 & Issuer Swap Provider Issuer and Funding 1 start-up loan provider Company Secretarial Services Provider	Langton Securities (2008-1) plc Issuer	Citibank, N.A. Agent Bank Paying Agent Registrar	Citicorp Trustee Company Limited Note Trustee Issuer Security Trustee Funding 1 Security Trustee	SFM Corporate Services Limited UK share trustee	Mourant & Co. Trustees Limited Jersey share trustee
	Langton Mortgages Trustee Limited Mortgages Trustee	Issuer Swap Providers Alliance & Leicester plc		Structured Finance Management Limited Corporate services provider (UK)	Mourant & Co. Limited Corporate services provider (Jersey)
Abbey National plc Account bank, for Mortgages Trustee, Funding 1 and Issuer	Langton Funding (No. 1) Limited Funding 1				

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	80,427
Current value of Mortgage Loans in Pool	£ 7,960,594,080
Current number of Mortgage Loan product holdings in Pool (A Mortgage Loan may have more than one active loan product)	114,570
Weighted Average Seasoning (Months)	48
Weighted Average Remaining Term (Months)	237
Average Loan Size	£ 98,979
Weighted Average unindexed LTV at last valuation (by value)	62.85%

Mortgage Trust Assets	
Current value of Mortgage Loans in Pool at 31-Dec-09	£ 7,960,594,080
Last months Closing Trust Assets at 30-Nov-09	£ 8,075,511,990
Principal Ledger as calculated on 3-Jan-10	£ 55,000,000
Funding Share as calculated on 3-Jan-10	£ 6,457,456,674
Funding Share % as calculated on 3-Jan-10	81.11778%
Seller Share as calculated on 3-Jan-10	£ 1,503,137,406
Seller Share % as calculated on 3-Jan-10	18.88222%
Minimum Seller Share (Amount)	£ 355,389,822
Minimum Seller Share (% of Total)	4.46436%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance £	Arrears £	By Number %	By current balance %
Less than 1 month in arrears	79,543	7,860,287,910	-	98.91%	98.76%
1<=3 months in arrears	507	55,504,974	455,735	0.63%	0.70%
>3<=6 months in arrears	189	21,109,134	440,166	0.24%	0.27%
>6<=9 months in arrears	75	9,696,253	339,647	0.09%	0.12%
>9<=12 months in arrears	36	4,339,405	204,317	0.04%	0.05%
More than 12 months in arrears	67	8,126,061	551,080	0.08%	0.10%
Total	80,417	7,959,063,737	1,990,944	100.00%	100.00%

Arrears are calculated in accordance with standard market practice in the UK. A mortgage is identified as being in arrears when, on any due date, the overdue amounts which were due on previous dates equal one or more full monthly payments and the total of arrears across all sub-accounts exceeds £150.

Properties in Possession	Number	Current balance £	Arrears £	Loss Amount £
Total Properties in Possession Since Inception	27	3,293,351	93,339	384,001
Repossessed (In Month)	6	795,226		
Sold (In Month)	1	95,516		
Current Number in Possession	10	1,530,343		
Total Properties Sold Since Inception	17	1,763,008		
Total Loss on Sale Brought Forward				399,513
Loss this Period				-
Total Loss on Sale Carried Forward				384,001
Recoveries				-
Total Net Loss				384,001

15,000 losses were incorrectly recorded in previous statements this has subsequently been corrected for the total loss on sale carried forward in December's report

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period £
Substitution	0	0
Redeemed this period*	956	94,882,614
Repurchases this period	0	0

*Redemptions this period include 331 accounts where minor balances totalling £ (9,380) remain to be collected after redemption. These balances have been repurchased by the Seller.

CPR Analysis *	1 Month CPR	12 Month CPR (Average Annualised)
	%	%
Current month	1.56%	15.27%
Previous month	1.30%	15.26%

* The CPR calculation includes repurchases by the Seller from the Trust

Product Breakdown (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	38,950	34.00%	3,033,769,357	38.11%
Fixed Rate Loans	35,895	31.33%	2,710,656,033	34.05%
Discounted SVR Loans	8,378	7.31%	473,295,680	5.95%
Standard Variable Rate Loans	31,347	27.36%	1,742,873,010	21.89%
Total	114,570	100.00%	7,960,594,080	100.00%

Standard Variable Rate	
Existing Borrowers SVR	4.99%
Effective Date Of Change	02-Mar-09
Previous Existing Borrowers SVR	5.09%
Effective Date of Change	02-Feb-09

Payment Type (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Repayment	78,492	68.51%	4,748,510,243	59.65%
Interest only and Combined repayment & int-only	36,078	31.49%	3,212,083,837	40.35%
Total	114,570	100.00%	7,960,594,080	100.00%

Use Of Proceeds (By Balance)	No of product holdings	% by number	Current balance £	% by balance
House Purchase	53,095	46.34%	5,153,928,268	64.74%
Remortgage	61,471	53.65%	2,806,372,568	35.25%
Other	4	0.00%	293,244	0.00%
Total	114,570	100.00%	7,960,594,080	100.00%

Analysis of Mortgage loan size at reporting date £	Number of accounts	% by number	Current balance £	% by balance
>0 =<50,000	20,538	25.54%	599,024,238	7.52%
>50,000 =<100,000	27,022	33.60%	2,013,006,733	25.29%
>100,000 =<150,000	18,513	23.02%	2,263,634,031	28.44%
>150,000 =<200,000	8,280	10.30%	1,417,310,337	17.80%
>200,000 =<250,000	3,445	4.28%	760,227,479	9.55%
>250,000 =<300,000	1,185	1.47%	321,813,550	4.04%
>300,000 =<350,000	607	0.75%	195,798,257	2.46%
>350,000 =<400,000	314	0.39%	116,718,957	1.47%
>400,000 =<450,000	180	0.22%	75,751,471	0.95%
>450,000 =<500,000	116	0.14%	54,617,795	0.69%
>500,000 =<550,000	77	0.10%	40,216,740	0.51%
>550,000 =<600,000	49	0.06%	27,985,416	0.35%
>600,000 =<650,000	28	0.03%	17,295,027	0.22%
>650,000 =<700,000	18	0.02%	12,077,206	0.15%
>700,000 =<750,000	14	0.02%	10,004,416	0.13%
>750,000 =<800,000	11	0.01%	8,425,672	0.11%
>800,000 =<1,000,000	30	0.04%	26,686,753	0.34%
Total	80,427	100.00%	7,960,594,080	100.00%

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	2,974	3.70%	277,720,302	3.49%
East Midlands	7,104	8.83%	588,826,588	7.40%
Greater London	4,147	5.16%	728,986,974	9.16%
Northern England	3,435	4.27%	283,913,247	3.57%
North West	8,156	10.14%	702,874,060	8.83%
South East	16,999	21.14%	2,175,106,091	27.32%
South West	6,723	8.36%	657,246,500	8.26%
West Midlands	5,908	7.35%	528,216,692	6.64%
Yorkshire & Humberside	6,823	8.48%	558,280,269	7.01%
Scotland	8,811	10.96%	704,842,995	8.85%
Wales	3,781	4.70%	295,192,707	3.71%
Northern Ireland	5,566	6.92%	459,387,656	5.77%
Total	80,427	100.00%	7,960,594,080	100.00%

Loan to Value at Last Valuation	Number	%	Current balance	%
Using current capital balance and unindexed latest valuation	of accounts	by number	£	by balance
>0% =<25%	12,013	14.94%	379,366,357	4.77%
>25% =<50%	22,448	27.91%	1,730,397,257	21.74%
>50% =<75%	27,253	33.89%	3,219,748,487	40.45%
>75% =<80%	4,868	6.05%	663,833,545	8.34%
>80% =<85%	5,591	6.95%	802,566,129	10.08%
>85% =<90%	5,351	6.65%	758,504,745	9.53%
>90% =<95%	2,175	2.70%	308,001,389	3.87%
>95% =<100%	653	0.81%	87,346,428	1.10%
>100%	75	0.09%	10,829,744	0.14%
Total	80,427	100.00%	7,960,594,080	100.00%

Indexed Current Loan to Value	Number	%	Current balance	%
Using current capital balance and HPI indexed latest valuation	of accounts	by number	£	by balance
>0% =<25%	14,225	17.69%	453,083,617	5.69%
>25% =<50%	21,444	26.66%	1,600,693,910	20.11%
>50% =<75%	20,618	25.64%	2,422,059,563	30.43%
>75% =<80%	3,828	4.76%	519,418,428	6.52%
>80% =<85%	3,777	4.70%	533,053,377	6.70%
>85% =<90%	3,553	4.42%	512,401,286	6.44%
>90% =<95%	3,420	4.25%	502,701,735	6.31%
>95% =<100%	3,276	4.07%	479,241,884	6.02%
>100%	6,286	7.82%	937,940,281	11.78%
Total	80,427	100.00%	7,960,594,080	100.00%

LOAN NOTE REPORT

Closing date 25/01/2008
Report date 31/12/2009

Series 2008-1 Notes

2008-1	ISIN	Ratings S&P/Moody's/Fitch	Currency	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Next coupon date	Interest next coupon	Step up Date	Legal Maturity
A1	XS0336390074	AAA/Aaa/AAA	EUR	1,060,000,000	(1,060,000,000)	0	3M EURIBOR	0.58000%			0	Mar-2009	Dec-2054
A2	XS0336393177	AAA/Aaa/AAA	EUR	1,200,000,000	0	1,200,000,000	3M EURIBOR	0.30000%	1.01500%	18/03/2010	3,045,000	Mar-2011	Dec-2054
B	XS0336393680	AA/Aa3/AA	GBP	70,000,000	0	70,000,000	3M GBP LIBOR	0.65000%	1.25438%	18/03/2010	216,509	Mar-2015	Dec-2054
Z	N/A	N/A	GBP	90,000,000	0	90,000,000	3M GBP LIBOR	2.00000%	2.60438%	18/03/2010	577,958	Mar-2015	Dec-2054

2008-1 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	£0	0.00%	15.18%	17.17%
Class A2 Notes	£894,000,000	84.82%	15.18%	17.17%
Class B_Notes	£70,000,000	6.64%	8.54%	10.53%
Class Z_Notes	£90,000,000	8.54%	0.00%	0.00%
	£1,054,000,000	100.00%		
Issuer Reserve Fund Requirement*	£21,000,000	1.99%		

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

Langton 2008-1 Reserve Fund	
Balance Brought Forward	£21,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£21,000,000

Excess Spread 2008-1	
Excess Spread for the period ended 18 Sep 09 Annualised	0.95%

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 05/03/2008
Report date 31/12/2009

Series 2008-2 Notes

2008-2	ISIN	Ratings S&P/Moody's/Fitch	Currency	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a. %	Current interest rate p.a. %	Next coupon date	Interest next coupon	Step up Date	Legal Maturity
A1	XS0351224356	AAA/Aaa/AAA	EUR	735,000,000	0	735,000,000	3M EURIBOR	0.45000%	1.16500%	18/03/2010	2,140,688	Dec-2010	Dec-2054
A2	XS0351224943	AAA/Aaa/AAA	EUR	1,274,000,000	0	1,274,000,000	3M EURIBOR	0.45000%	1.16500%	18/03/2010	3,710,525	Mar-2011	Dec-2054
A3	XS0351225320	AAA/Aaa/AAA	GBP	150,000,000	0	150,000,000	3M GBP LIBOR	0.45000%	1.05438%	18/03/2010	389,976	Mar-2011	Dec-2054
A4	XS0351225676	AAA/Aaa/AAA	GBP	150,000,000	(75,000,050)	74,999,950	3M GBP LIBOR	0.45000%	1.05438%	18/03/2010	194,988	Mar-2011	Dec-2054
Z	LU0092402198	N/A	GBP	174,000,000	0	174,000,000	3M GBP LIBOR	1.50000%	2.10438%	18/03/2010	902,866	Mar-2015	Dec-2054

2008-2 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	£563,010,000	28.68%	8.86%	9.93%
Class A2 Notes	£975,884,000	49.72%	8.86%	9.93%
Class A3 Notes	£150,000,000	7.64%	8.86%	9.93%
Class A4 Notes	£99,999,950	5.09%	8.86%	9.93%
Class Z_Notes	£174,000,000	8.86%	0.00%	0.00%
	£1,962,893,950	100.00%		
Issuer Reserve Fund Requirement*	£21,000,000	1.07%		

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

Langton 2008-2 Reserve Fund	
Balance Brought Forward	£21,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£21,000,000

Excess Spread 2008-2	
Excess Spread for the period ended 18 Sep 09 Annualised	0.83%

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 17/06/2008
Report date 31/12/2009

Series 2008-3 Notes

2008-3	ISIN	Ratings S&P/Moody's/Fitch	Currency	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Next coupon date	Interest next coupon	Step up Date	Legal Maturity
A1	XS0371055624	AAA/Aaa/AAA	GBP	300,000,000	(90,000,000)	210,000,000	3M GBP LIBOR	0.15000%	0.75438%	18/03/2010	390,624	Dec-2011	Dec-2054
A2	XS0371056515	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	0.90438%	18/03/2010	1,114,989	Dec-2011	Dec-2054
A3	XS0371056606	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	0.90438%	18/03/2010	1,114,989	Dec-2011	Dec-2054
A4	XS0371056945	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	0.90438%	18/03/2010	1,114,989	Dec-2011	Dec-2054
A5	XS0371057083	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	0.90438%	18/03/2010	1,114,989	Dec-2011	Dec-2054
A6	XS0371057240	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	0.90438%	18/03/2010	1,114,989	Dec-2011	Dec-2054
A7	XS0371057323	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	0.90438%	18/03/2010	1,114,989	Dec-2011	Dec-2054
Z	XS0371057596	N/A	GBP	310,600,000	0	310,600,000	3M GBP LIBOR	0.75000%	1.35438%	18/03/2010	1,037,270	Mar-2015	Dec-2054

2008-3 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	£240,000,000	6.76%	8.75%	9.76%
Class A2 Notes	£500,000,000	14.08%	8.75%	9.76%
Class A3 Notes	£500,000,000	14.08%	8.75%	9.76%
Class A4 Notes	£500,000,000	14.08%	8.75%	9.76%
Class A5 Notes	£500,000,000	14.08%	8.75%	9.76%
Class A6 Notes	£500,000,000	14.08%	8.75%	9.76%
Class A7 Notes	£500,000,000	14.08%	8.75%	9.76%
Class Z_Notes	£310,600,000	8.75%	0.00%	0.00%
	£3,550,600,000	100.00%		
Issuer Reserve Fund Requirement*	£36,106,000	1.02%		

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

Langton 2008-3 Reserve Fund	
Balance Brought Forward	£36,106,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£36,106,000

Excess Spread

Excess Spread 2008-3	
Excess Spread for the period ended 18 Sep 09 Annualised	0.99%

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

FUNDING 1

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

Funding 1 Reserve Fund	
Balance Brought Forward	£3,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£3,000,000

Funding 1 Principal Ledger	£54,868,084
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Excess Spread Total for all Issuer vehicles	
Excess Spread for the period ended 18 Sep 09	
Annualised	0.94%

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.

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
An arrears trigger event will occur if:	
The outstanding principal balance of the loans in arrears for more than 3 times the monthly payment then due divided by the outstanding principal balance of all of the loans in the mortgages trust (expressed as a percentage) exceeds 2 per cent.	None
Full details of all trigger events can be found within the Langton Securities (2008-3) 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.

3 Funder Share

The percentage funder 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

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 all further advances on a loan - but exclude any flexible drawdown reservoir.