

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-May-09
Reporting Period:	01-May-09 to 31-May-09
Trust Calculation Date:	01-Jun-09

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MAIN PARTIES TO THE STRUCTURE

Alliance & Leicester plc Seller Servicer Cash Manager, Issuer Cash Manager Funding 1 Swap Provider Issuer swap provider Issuer and Funding 1 start-up loan provider Account bank, for Mortgages Trustee, Funding 1 and Issuer Company Secretarial Services Provider	Langton Securities (2008-1) plc	Citibank, N.A.	Citicorp Trustee Company Limited	SFM Corporate Services Limited	Mourant & Co. Trustees Limited
	Issuer	Agent Bank Paying Agent	Note Trustee Issuer Security Trustee Funding 1 Security Trustee	UK share trustee	Jersey share trustee
	Langton Mortgages Trustee Limited	Registrar		Structured Finance Management Limited	Mourant & Co. Limited
	Mortgages Trustee	Issuer Swap Providers Alliance & Leicester plc		Corporate services provider (UK)	Corporate services provider (Jersey)
	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	86,849
Current value of Mortgage Loans in Pool	£ 8,748,121,451
Current number of Mortgage Loan product holdings in Pool (A Mortgage Loan may have more than one active loan product)	121,091
Weighted Average Seasoning (Months)	41
Weighted Average Remaining Term (Months)	243
Average Loan Size	£ 100,728
Weighted Average unindexed LTV at last valuation (by value)	63.07%

Mortgage Trust Assets	
Current value of Mortgage Loans in Pool at 31-May-09	£ 8,748,121,451
Last months Closing Trust Assets at 30-Apr-09	£ 8,888,064,571
Principal Ledger as calculated on 1-Jun-09	£ 55,000,000
Funding Share as calculated on 1-Jun-09	£ 6,622,453,904
Funding Share % as calculated on 1-Jun-09	75.70144%
Seller Share as calculated on 1-Jun-09	£ 2,125,667,548
Seller Share % as calculated on 1-Jun-09	24.29856%
Minimum Seller Share (Amount)	£ 383,904,841
Minimum Seller Share (% of Total)	4.38843%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance £	Arrears £	By Number %	By current balance %
Less than 1 month in arrears	86,034	8,651,777,762	-	99.07%	98.90%
1<=3 months in arrears	539	63,232,219	502,129	0.62%	0.72%
>3<=6 months in arrears	139	15,874,997	317,185	0.16%	0.18%
>6<=9 months in arrears	63	8,787,762	283,330	0.07%	0.10%
>9<=12 months in arrears	31	3,597,617	161,358	0.04%	0.04%
More than 12 months in arrears	36	4,499,639	338,447	0.04%	0.05%
Total	86,842	8,747,769,996	1,602,449	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	9	546,955	19,989	58,437
Repossessed (In Month)	-	-		
Sold (In Month)	-	-		
Current Number in Possession	7	351,455		
Total Properties Sold Since Inception	2	195,500		
Total Loss on Sale Brought Forward				58,437
Loss this Period				-
Total Loss on Sale Carried Forward				58,437
Recoveries				-
Total Net Loss				58,437

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period £
Substitution	0	0
Redeemed this period*	1,051	116,634,696
Repurchases this period	0	0

*Redemptions this period include 362 accounts where minor balances totalling £ (91,787) 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	1.72%	15.76%
Previous month	1.02%	16.14%

* 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	38,683	31.95%	3,038,879,117	34.74%
Fixed Rate Loans	43,430	35.87%	3,678,517,725	42.05%
Discounted SVR Loans	11,167	9.22%	699,464,351	8.00%
Standard Variable Rate Loans	27,811	22.97%	1,331,260,259	15.22%
Total	121,091	100.00%	8,748,121,451	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	83,124	68.65%	5,306,338,751	60.66%
Interest only and Combined repayment & int-only	37,967	31.35%	3,441,782,700	39.34%
Total	121,091	100.00%	8,748,121,451	100.00%

Use Of Proceeds (By Balance)	No of product holdings	% by number	Current balance £	% by balance
House Purchase	57,172	47.21%	5,677,933,243	64.90%
Remortgage	63,915	52.78%	3,069,890,091	35.09%
Other	4	0.00%	298,117	0.00%
Total	121,091	100.00%	8,748,121,451	100.00%

Analysis of Mortgage loan size at reporting date £	Number of accounts	% by number	Current balance £	% by balance
>0 =<50,000	21,151	24.35%	631,484,090	7.22%
>50,000 =<100,000	29,308	33.75%	2,185,481,097	24.98%
>100,000 =<150,000	20,363	23.45%	2,492,434,052	28.49%
>150,000 =<200,000	9,203	10.60%	1,575,479,318	18.01%
>200,000 =<250,000	3,942	4.54%	870,519,853	9.95%
>250,000 =<300,000	1,289	1.48%	349,980,314	4.00%
>300,000 =<350,000	658	0.76%	211,944,131	2.42%
>350,000 =<400,000	358	0.41%	133,159,298	1.52%
>400,000 =<450,000	224	0.26%	94,480,824	1.08%
>450,000 =<500,000	119	0.14%	56,488,999	0.65%
>500,000 =<550,000	78	0.09%	40,590,801	0.46%
>550,000 =<600,000	50	0.06%	28,666,227	0.33%
>600,000 =<650,000	28	0.03%	17,384,245	0.20%
>650,000 =<700,000	23	0.03%	15,485,732	0.18%
>700,000 =<750,000	15	0.02%	10,744,052	0.12%
>750,000 =<800,000	13	0.01%	9,947,541	0.11%
>800,000 =<1,000,000	27	0.03%	23,850,879	0.27%
>0	-	0.00%	-	0.00%
Total	86,849	100.00%	8,748,121,451	100.00%

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	3,225	3.71%	304,987,827	3.49%
East Midlands	7,611	8.76%	638,732,456	7.30%
Greater London	4,560	5.25%	810,239,161	9.26%
Northern England	3,697	4.26%	311,213,576	3.56%
North West	8,722	10.04%	766,231,344	8.76%
South East	18,514	21.32%	2,400,500,315	27.44%
South West	7,347	8.46%	732,900,033	8.38%
West Midlands	6,322	7.28%	574,679,427	6.57%
Yorkshire & Humberside	7,355	8.47%	614,096,701	7.02%
Scotland	9,605	11.06%	785,561,487	8.98%
Wales	4,070	4.69%	325,193,839	3.72%
Northern Ireland	5,821	6.70%	483,785,285	5.53%
Total	86,849	100.00%	8,748,121,451	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%	12,047	13.87%	398,110,520	4.55%
>25% =<50%	24,318	28.00%	1,886,026,219	21.56%
>50% =<75%	30,028	34.57%	3,579,471,501	40.92%
>75% =<80%	5,146	5.93%	703,503,199	8.04%
>80% =<85%	5,777	6.65%	827,192,188	9.46%
>85% =<90%	6,299	7.25%	906,154,491	10.36%
>90% =<95%	2,470	2.84%	345,662,461	3.95%
>95% =<100%	713	0.82%	94,238,141	1.08%
>100%	51	0.06%	7,762,732	0.09%
Total	86,849	100.00%	8,748,121,451	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%	14,235	16.39%	459,801,000	5.26%
>25% =<50%	22,532	25.94%	1,646,508,014	18.82%
>50% =<75%	22,008	25.34%	2,511,858,766	28.71%
>75% =<80%	4,049	4.66%	550,764,689	6.30%
>80% =<85%	4,033	4.64%	573,313,416	6.55%
>85% =<90%	3,830	4.41%	554,792,421	6.34%
>90% =<95%	3,684	4.24%	536,290,569	6.13%
>95% =<100%	3,665	4.22%	544,527,010	6.22%
>100%	8,813	10.15%	1,370,265,565	15.66%
Total	86,849	100.00%	8,748,121,451	100.00%

LOAN NOTE REPORT

Closing date 25/01/2008
Report date 31/05/2009

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%	2.20900%	18/06/2009	0	Mar-2009	Dec-2054
A2	XS0336393177	AAA/Aaa/AAA	EUR	1,200,000,000	0	1,200,000,000	3M EURIBOR	0.30000%	1.92900%	18/06/2009	5,915,600	Mar-2011	Dec-2054
B	XS0336393680	AA/Aa3/AA	GBP	70,000,000	0	70,000,000	3M GBP LIBOR	0.65000%	2.43625%	18/06/2009	429,848	Mar-2015	Dec-2054
Z	N/A	N/A	GBP	90,000,000	0	90,000,000	3M GBP LIBOR	2.00000%	3.78625%	18/06/2009	858,908	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 Mar 09 Annualised	0.33%

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 31/05/2009

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%	2.07900%	18/06/2009	3,905,055	Dec-2010	Dec-2054
A2	XS0351224943	AAA/Aaa/AAA	EUR	1,274,000,000	0	1,274,000,000	3M EURIBOR	0.45000%	2.07900%	18/06/2009	6,768,762	Mar-2011	Dec-2054
A3	XS0351225320	AAA/Aaa/AAA	GBP	150,000,000	0	150,000,000	3M GBP LIBOR	0.45000%	2.23625%	18/06/2009	845,486	Mar-2011	Dec-2054
A4	XS0351225676	AAA/Aaa/AAA	GBP	150,000,000	0	150,000,000	3M GBP LIBOR	0.45000%	2.23625%	18/06/2009	845,486	Mar-2011	Dec-2054
Z	LU0092402198	N/A	GBP	174,000,000	0	174,000,000	3M GBP LIBOR	1.50000%	3.28625%	18/06/2009	1,441,268	Mar-2015	Dec-2054

2008-2 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	£563,010,000	27.97%	8.64%	9.69%
Class A2 Notes	£975,884,000	48.48%	8.64%	9.69%
Class A3 Notes	£150,000,000	7.45%	8.64%	9.69%
Class A4 Notes	£150,000,000	7.45%	8.64%	9.69%
Class Z_Notes	£174,000,000	8.64%	0.00%	0.00%
	£2,012,894,000	100.00%		
Issuer Reserve Fund Requirement*	£21,000,000	1.04%		

*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 Mar 09 Annualised	0.45%

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 31/05/2009

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	0	300,000,000	3M GBP LIBOR	0.15000%	1.93625%	18/06/2009	1,464,123	Dec-2011	Dec-2054
A2	XS0371056515	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	2.08625%	18/06/2009	2,629,247	Dec-2011	Dec-2054
A3	XS0371056606	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	2.08625%	18/06/2009	2,629,247	Dec-2011	Dec-2054
A4	XS0371056945	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	2.08625%	18/06/2009	2,629,247	Dec-2011	Dec-2054
A5	XS0371057083	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	2.08625%	18/06/2009	2,629,247	Dec-2011	Dec-2054
A6	XS0371057240	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	2.08625%	18/06/2009	2,629,247	Dec-2011	Dec-2054
A7	XS0371057323	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	2.08625%	18/06/2009	2,629,247	Dec-2011	Dec-2054
Z	XS0371057596	N/A	GBP	310,600,000	0	310,600,000	3M GBP LIBOR	0.75000%	2.53625%	18/06/2009	1,985,585	Mar-2015	Dec-2054

2008-3 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	£300,000,000	8.31%	8.60%	9.60%
Class A2 Notes	£500,000,000	13.85%	8.60%	9.60%
Class A3 Notes	£500,000,000	13.85%	8.60%	9.60%
Class A4 Notes	£500,000,000	13.85%	8.60%	9.60%
Class A5 Notes	£500,000,000	13.85%	8.60%	9.60%
Class A6 Notes	£500,000,000	13.85%	8.60%	9.60%
Class A7 Notes	£500,000,000	13.85%	8.60%	9.60%
Class Z_ Notes	£310,600,000	8.60%	0.00%	0.00%
	£3,610,600,000	100.00%		
Issuer Reserve Fund Requirement*	£36,106,000	1.00%		

*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 Mar 09	
Annualised	0.62%

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	£55,000,000
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Excess Spread Total for all Issuer vehicles	
Excess Spread for the period ended 18 Mar 09	
Annualised	0.50%

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.