



UK Secured Funding Programmes

Langton Programme

Report Date:	30-Nov-12
Reporting Period:	01-Nov-12 to 30-Nov-12
Trust Calculation Date:	01-Dec-12

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

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

COLLATERAL REPORT

Mortgage Loan Profile	
Original number of Mortgage Loans in Pool	72,499
Original current value of Mortgage Loans in Pool	£ 7,496,212,047
Current number of Mortgage Loans in Pool	130,629
Current value of Mortgage Loans in Pool	£ 13,472,498,178
Weighted Average Yield (Pre-Swap)	3.889%

Trust Assets	
Current value of Mortgage Loans in Pool at 30-Nov-12	£ 13,439,811,750
Last months Closing Trust Assets at 31-Oct-12	£ 13,745,991,614
Mortgage collections - Interest	£ 45,053,526
Mortgage collections - Principal (Scheduled)	£ 50,351,669
Mortgage collections - Principal (Unscheduled)	£ 252,039,910
Principal Ledger as calculated on 1-Dec-12	-
Funding Share as calculated on 1-Dec-12	£ 8,128,588,152
Funding Share % as calculated on 1-Dec-12	60.5%
Seller Share as calculated on 1-Dec-12	£ 5,311,223,598
Seller Share % as calculated on 1-Dec-12	39.5%
Minimum Seller Share (Amount) on 30-Nov-12	
X	Please refer to the notes on page 13
Y	
Z	
Minimum Seller Share (Amount)	£ 564,472,093
Minimum Seller Share (% of Total)	£ 139,991,988
	-
	£ 704,464,082
	5.24%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance (£)	Arrears (£)	By Number (%)	By current balance (%)
Less than 1 month in arrears	125,888	12,895,259,227	-	96.43%	95.80%
1<=2 months in arrears	2,067	245,045,609	1,764,085	1.58%	1.82%
2<=3 months in arrears	909	112,074,705	1,446,163	0.70%	0.83%
3<=4 months in arrears	512	65,459,924	1,142,459	0.39%	0.49%
4<=5 months in arrears	325	40,708,691	897,271	0.25%	0.30%
5<=6 months in arrears	206	25,065,949	677,604	0.16%	0.19%
6<=7 months in arrears	131	16,073,825	516,780	0.10%	0.12%
7<=8 months in arrears	102	11,657,362	458,863	0.08%	0.09%
8<=9 months in arrears	76	8,245,183	344,135	0.06%	0.06%
9<=10 months in arrears	74	9,939,195	462,137	0.06%	0.07%
10<=11 months in arrears	44	5,764,108	320,666	0.03%	0.04%
11<=12 months in arrears	35	3,764,058	208,228	0.03%	0.03%
More than 12 months in arrears	173	22,013,881	1,389,565	0.13%	0.16%
Total	130,542	13,461,071,716	9,627,956	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.

Arrears Capitalised	Number	Amount (£)
Capitalisation cases (In Month)	6	487,041
Capitalisation cases (Cumulative)	2,602	276,719,417

*Includes properties in possession cases, cases no longer in arrears but excludes any loans repurchased from the portfolio or loans that have been redeemed.

Losses on Properties in Possession	Number	Loss Amount (£)
Total Loss on Sale Brought Forward	222	6,597,198
Losses Recorded this Period	20	501,599
Total Loss on Sale Carried Forward	242	7,098,797
Recoveries	0	0

Properties in Possession	Number	Current balance (£)
Total Properties in Possession Since Inception	424	52,706,763
Reposessed (In Month)	22	2,520,025
Sold (In Month)	26	2,367,015
Current Number in Possession	87	11,426,462
Total Properties Sold Since Inception	337	41,280,301

Product Breakdown (By Balance)	No of accounts	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	39,471	30.22%	3,878,821,640	28.79%
Fixed Rate Loans	24,746	18.94%	2,657,972,628	19.73%
Discounted SVR Loans	852	0.65%	42,721,176	0.32%
Standard Variable Loans	65,373	50.04%	6,883,851,647	51.10%
Other	153	0.12%	9,142,389	0.07%
Unknown	34	0.03%	(11,302)	0.00%
Total	130,629	100%	13,472,498,178	100%

Payment Type (By Balance)	No of accounts	% by number	Current balance £	% by balance
Repayment	74,178	56.79%	6,016,019,243	44.65%
Interest only and Combined repayment & int-only	56,451	43.21%	7,456,478,936	55.35%
Other	-	0.00%	-	0.00%
Total	130,629	100%	13,472,498,178	100%

Use Of Proceeds (By Balance)	No of accounts	% by number	Current balance £	% by balance
House Purchase	53,911	41.27%	6,279,329,204	46.61%
Remortgage	76,718	58.73%	7,193,168,974	53.39%
Other	-	-	-	0.00%
Total	130,629	100%	13,472,498,178	100%

Analysis of Mortgage loan size at reporting date £	No of accounts	% by number	Current balance £	% by balance
0 to <=50,000	36,209	27.72%	993,255,317	7.37%
>50,000 to <=100,000	38,499	29.47%	2,849,341,184	21.15%
>100,000 to <=150,000	28,200	21.59%	3,460,180,213	25.68%
>150,000 to <=200,000	14,567	11.15%	2,495,823,085	18.53%
>200,000 to <=250,000	6,571	5.03%	1,451,176,631	10.77%
>250,000 to <=300,000	2,982	2.28%	809,994,142	6.01%
>300,000 to <=350,000	1,522	1.17%	489,790,969	3.64%
>350,000 to <=400,000	820	0.63%	303,877,183	2.26%
>400,000 to <=450,000	473	0.36%	199,563,138	1.48%
>450,000 to <=500,000	357	0.27%	168,650,894	1.25%
>500,000 to <=550,000	215	0.16%	110,756,871	0.82%
>550,000 to <=600,000	71	0.05%	40,661,311	0.30%
>600,000 to <=650,000	60	0.05%	37,497,671	0.28%
>650,000 to <=700,000	28	0.02%	18,666,370	0.14%
>700,000 to <=750,000	23	0.02%	16,480,770	0.12%
>750,000 to <=800,000	11	0.01%	8,437,657	0.06%
>800,000 to <=850,000	9	0.01%	7,293,695	0.05%
>850,000 to <=900,000	4	0.00%	3,463,358	0.03%
>900,000 to <=950,000	3	0.00%	2,712,352	0.02%
>950,000 to <=1,000,000	5	0.00%	4,875,366	0.04%
> 1,000,000	0	0.00%	0	0.00%
Total	130,629	100%	13,472,498,178	100%

As at the report date, the maximum loan size was £ 997,915.72, the minimum loan size was £ -56,737.75 and the average loan size was £ 103,135.58.

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period (£)
Substitution & Top up	0	0
Redeemed this period	1,632	186,873,881
Repurchases this period	1,020	119,305,984

CPR Analysis	1 Month CPR (%)	3 Month Average CPR (%)	12 Month CPR (Annualised) (%)
Total (including unscheduled repayments and repurchases from the trust)			
Current month	2.23%	2.25%	23.14%
Previous month	2.21%	2.25%	23.31%
Unscheduled repayments and repurchases from the trust only			
Current month	1.83%	1.87%	19.04%
Previous month	1.83%	1.87%	19.31%

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

Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	15,981	12.23%	815,571,301	6.05%
>= 5 to < 10	22,289	17.06%	1,653,974,538	12.28%
>= 10 to < 15	29,911	22.90%	2,903,757,530	21.55%
>=15 to < 20	37,492	28.70%	4,745,855,035	35.23%
>= 20 to < 25	14,832	11.35%	2,046,774,952	15.19%
>= 25 to < 30	6,174	4.73%	808,013,268	6.00%
>= 30 to < 35	3,906	2.99%	493,617,114	3.66%
>= 35 to < 40	44	0.03%	4,934,439	0.04%
>= 40 to < 45	0	0.00%	-	0.00%
Total	130,629	100%	13,472,498,178	100%

As at the report date, the maximum remaining term for a loan was 479.00 months, the minimum remaining term was -41.00 months and the weighted average remaining term was 195.60 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	2,530	1.94%	312,987,192.39	2.32%
>= 30 to < 36	5,199	3.98%	628,187,134.03	4.66%
>= 36 to < 42	5,744	4.40%	661,471,715.29	4.91%
>= 42 to < 48	3,794	2.90%	448,223,628.63	3.33%
>=48 to < 54	3,846	2.94%	546,973,707.12	4.06%
>=54 to < 60	6,122	4.69%	894,220,101.40	6.64%
>= 60 to < 66	16,593	12.70%	2,176,771,066.15	16.16%
>= 66 to < 72	11,707	8.96%	1,452,842,770.89	10.78%
>= 72 to < 78	11,126	8.52%	1,239,021,146.64	9.20%
>= 78 to < 84	9,717	7.44%	979,489,100.05	7.27%
>= 84 to < 90	7,916	6.06%	774,770,056.55	5.75%
>= 90 to < 96	5,708	4.37%	501,766,911.10	3.72%
>= 96 to < 102	6,432	4.92%	524,256,978.95	3.89%
>= 102 to < 108	7,135	5.46%	537,182,529.68	3.99%
>= 108 to < 114	6,717	5.14%	509,203,599.94	3.78%
>= 114 to < 120	5,528	4.23%	379,241,461.38	2.81%
>= 120 to < 126	5,362	4.10%	339,883,691.84	2.52%
>= 126 to < 132	2,991	2.29%	182,499,611.46	1.35%
>= 132 to < 138	3,016	2.31%	187,143,161.79	1.39%
>= 138 to < 144	917	0.70%	53,689,523.69	0.40%
>= 144 to < 150	744	0.57%	46,860,671.13	0.35%
>= 150 to < 156	417	0.32%	24,727,576.54	0.18%
>= 156 to < 162	432	0.33%	22,853,688.67	0.17%
>= 162 to < 168	345	0.26%	17,523,266.66	0.13%
>= 168 to < 174	206	0.16%	11,621,636.47	0.09%
>= 174 to < 180	109	0.08%	6,088,043.03	0.05%
>= 180	276	0.21%	12,998,206.79	0.10%
Total	130,629	100%	13,472,498,178	100%

As at the report date, the maximum seasoning for a loan was 207.00 months, the minimum seasoning was 27.00 months and the weighted average seasoning was 74.30 months.

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	4,960	3.80%	467,741,965	3.47%
East Midlands	5,771	4.42%	505,798,450	3.75%
Greater London	25,341	19.40%	3,543,879,910	26.30%
Northern England	5,001	3.83%	357,997,212	2.66%
North West	16,233	12.43%	1,317,240,921	9.78%
South East	28,492	21.81%	3,387,967,753	25.15%
South West	10,799	8.27%	1,147,358,696	8.52%
West Midlands	7,999	6.12%	691,118,597	5.13%
Yorkshire & Humberside	8,740	6.69%	677,870,823	5.03%
Scotland	7,320	5.60%	539,131,492	4.00%
Wales	5,857	4.48%	456,963,312	3.39%
Northern Ireland	4,116	3.15%	379,429,048	2.82%
Total	130,629	100%	13,472,498,178	100%

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%	25,033	19.16%	741,805,599	5.51%
>25% <=50%	31,962	24.47%	2,349,175,395	17.44%
>50% <=75%	34,379	26.32%	4,139,315,089	30.72%
>75% <=80%	7,397	5.66%	1,071,016,244	7.95%
>80% <=85%	7,942	6.08%	1,193,835,826	8.86%
>85% <=90%	5,815	4.45%	899,259,636	6.67%
>90% <=95%	5,463	4.18%	876,269,528	6.50%
>95%	12,561	9.62%	2,201,849,979	16.34%
Unknown	77	0.06%	(29,117)	0.00%
Total	130,629	100%	13,472,498,178	100%

As at the report date, the maximum indexed LTV was 331.44, the minimum indexed LTV was 0.00 and the weighted average indexed LTV was 69.51.

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%	24,149	18.49%	712,672,477	5.29%
>25% <=50%	32,640	24.99%	2,503,334,922	18.58%
>50% <=75%	43,987	33.67%	5,527,154,825	41.03%
>75% <=80%	9,413	7.21%	1,447,570,430	10.74%
>80% <=85%	8,336	6.38%	1,295,307,816	9.61%
>85% <=90%	5,883	4.50%	986,905,709	7.33%
>90% <=95%	3,740	2.86%	643,727,305	4.78%
>95%	2,481	1.90%	355,824,693	2.64%
Total	130,629	100%	13,472,498,178	100%

As at the report date, the maximum unindexed LTV was 321.88, the minimum unindexed LTV was -12.61 and the weighted average unindexed LTV was 64.11.

Original Loan to Value	Number of accounts	% by number	Current balance £	% by balance
>0% <=25%	10,470	8.02%	406,612,250	3.02%
>25% <=50%	30,652	23.46%	1,998,031,204	14.83%
>50% <=75%	46,249	35.40%	5,128,423,881	38.07%
>75% <=80%	10,699	8.19%	1,439,530,694	10.68%
>80% <=85%	9,946	7.61%	1,415,963,362	10.51%
>85% <=90%	13,775	10.55%	1,965,530,106	14.59%
>90% <=95%	8,835	6.76%	1,118,018,199	8.30%
>95%	2	0.00%	239,207	0.00%
Unknown	1	0.00%	149,276	0.00%
Total	130,629	100%	13,472,498,178	100%

As at the report date, the maximum original LTV was 102.16, the minimum LTV at origination was 1.10 and the weighted average LTV at origination was 68.39.

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-2015	Dec-2054	Sched AM	
A2	XS0546217794	Aaa/AAA	Aaa/AAA	GBP	n/a	2,125,000,000	(2,125,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	Dec-2015	Dec-2054	Sched AM	
A3	XS0546218172	Aaa/AAA	Aaa/AAA	GBP	n/a	2,125,000,000	(2,125,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	Dec-2015	Dec-2054	Sched AM	
A4	XS0546218503	Aaa/AAA	Aaa/AAA	GBP	n/a	2,125,000,000	(1,170,000,000)	955,000,000	3M GBP LIBOR	1.25%	1.89625%	18/09/12-18/12/12	18/12/2012	4,514,893	Dec-2015	Dec-2054	Sched AM	
A5	XS0546218842	Aaa/AAA	Aaa/AAA	GBP	n/a	400,000,000	-	400,000,000	3M GBP LIBOR	1.25%	1.89625%	18/09/12-18/12/12	18/12/2012	1,891,055	Dec-2015	Dec-2054	P-Through	
A6	XS0546219063	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	Dec-2015	Dec-2054	Sched AM	
A7	XS0546219220	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	Dec-2015	Dec-2054	Sched AM	
A8	XS0546219493	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	Dec-2015	Dec-2054	Sched AM	
A9	XS0546219816	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(1,913,000,000)	587,000,000	3M GBP LIBOR	1.25%	1.89625%	18/09/12-18/12/12	18/12/2012	2,775,123	Dec-2015	Dec-2054	Sched AM	
A10	XS0546220319	Aaa/AAA	Aaa/AAA	GBP	n/a	1,549,000,000	(1,156,000,000)	393,000,000	3M GBP LIBOR	1.25%	1.89625%	18/09/12-18/12/12	18/12/2012	1,857,961	Dec-2015	Dec-2054	P-Through	
Z1	XS0546220665	NR	NR	GBP	n/a	1,385,715,000	(1,142,714,790)	243,000,210	3M GBP LIBOR	0.90%	1.54625%	18/09/12-18/12/12	18/12/2012	936,774	Dec-2015	Dec-2054	P-Through	
Z2	XS0546221390	NR	NR	GBP	n/a	1,742,774,000	(1,441,773,986)	301,000,014	3M GBP LIBOR	0.90%	1.54625%	18/09/12-18/12/12	18/12/2012	1,160,365	Dec-2015	Dec-2054	P-Through	

*All bonds are listed on the London Stock Exchange unless designated otherwise

2010-1 Credit Enhancement	Total (£)	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	-	-	-	-
Class A2 Notes	-	-	-	-
Class A3 Notes	-	-	-	-
Class A4 Notes	955,000,000	33.17%	18.90%	20.23%
Class A5 Notes	400,000,000	13.89%	18.90%	20.23%
Class A6 Notes	-	-	-	-
Class A7 Notes	-	-	-	-
Class A8 Notes	-	-	-	-
Class A9 Notes	587,000,000	20.39%	18.90%	20.23%
Class A10 Notes	393,000,000	13.65%	18.90%	20.23%
Class Z1 Notes	243,000,210	8.44%	0.00%	0.00%
Class Z2 Notes	301,000,014	10.46%	0.00%	0.00%
	2,879,000,224	100%		
Issuer Reserve Fund Requirement*	38,330,000	1.33%		

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

Langton 2010-1 Reserve Fund	
Balance Brought Forward	£38,330,000
Drawings	-
Top Up	-
Balance Carried Forward	£38,330,000

Excess Spread 2010-1	
Excess Spread for the period ended 18 September 12 Annualised	2.68%

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

LOAN NOTE REPORT

Closing date		Series 2010-2 Notes																	
2010-2	ISIN	Current Ratings Moody's/Fitch	Current Ratings Moody's/Fitch	Currency	Applicable Exchange Rate	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Accrual Period	Next coupon date	Interest next coupon	Step up Date	Legal Maturity	Bond Type		
A1	XS0548535565	Aaa/AAA	Aaa/AAA	USD	0.631	1,600,000,000	(1,600,000,000)	-	3M USD LIBOR	1.40%	-	-	-	-	Jun-2014	Dec-2054	Sched AM		
A2	XS0548536290	Aaa/AAA	Aaa/AAA	USD	0.631	5,400,000,000	(5,400,000,000)	-	3M USD LIBOR	1.00%	-	-	-	-	Sep-2015	Dec-2054	Sched AM		
A3	XS0548540952	Aaa/AAA	Aaa/AAA	EUR	0.974	1,100,000,000	-	1,100,000,000	3M EURIBOR	1.00%	1.25000%	18/09/12-18/12/12	18/12/2012	3,475,694	Dec-2013	Dec-2054	P-through		
A4	XS0548542777	Aaa/AAA	Aaa/AAA	GBP	n/a	300,000,000	(135,000,000)	165,000,000	3M GBP LIBOR	1.00%	1.64625%	18/09/12-18/12/12	18/12/2012	677,218	Mar-2016	Dec-2054	P-through		
Z	XS0548544120	NR	NR	GBP	n/a	1,040,979,000	(595,979,000)	445,000,000	3M GBP LIBOR	0.90%	1.54625%	18/09/12-18/12/12	18/12/2012	1,715,490	Mar-2016	Dec-2054	P-through		

Closing date		Series 2011-2 Notes																	
2011-2	ISIN	Current Ratings Moody's/Fitch	Current Ratings Moody's/Fitch	Currency	Applicable Exchange Rate	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Accrual Period	Next coupon date	Interest next coupon	Step up Date	Legal Maturity	Bond Type		
A1	XS0654644201	Aaa/AAA	Aaa/AAA	USD	0.628	250,000,000	(6,500,000)	243,500,000	1M USD LIBOR	1.58%	1.78750%	19/11/12-18/12/12	18/12/2012	350,623	Sep-2016	Dec-2054	P-Through		
A2	XS0654644623	Aaa/AAA	Aaa/AAA	USD	0.628	250,000,000	(6,000,000)	244,000,000	1M USD LIBOR	1.53%	1.73750%	19/11/12-18/12/12	18/12/2012	341,515	Sep-2016	Dec-2054	P-Through		
A3	XS0654645273	Aaa/AAA	Aaa/AAA	USD	0.628	250,000,000	(5,500,000)	244,500,000	1M USD LIBOR	1.48%	1.68750%	19/11/12-18/12/12	18/12/2012	332,367	Sep-2016	Dec-2054	P-Through		
A4	XS0654645513	Aaa/AAA	Aaa/AAA	USD	0.628	250,000,000	(5,000,000)	245,000,000	1M USD LIBOR	1.43%	1.63750%	19/11/12-18/12/12	18/12/2012	323,179	Sep-2016	Dec-2054	P-Through		
A5	XS0654645604	Aaa/AAA	Aaa/AAA	USD	0.628	250,000,000	(6,500,000)	243,500,000	1M USD LIBOR	1.58%	1.78750%	19/11/12-18/12/12	18/12/2012	350,623	Dec-2016	Dec-2054	P-Through		
A6	XS0654646164	Aaa/AAA	Aaa/AAA	USD	0.628	250,000,000	(6,000,000)	244,000,000	1M USD LIBOR	1.53%	1.73750%	19/11/12-18/12/12	18/12/2012	341,515	Dec-2016	Dec-2054	P-Through		
A7	XS0654646677	Aaa/AAA	Aaa/AAA	USD	0.628	250,000,000	(5,500,000)	244,500,000	1M USD LIBOR	1.48%	1.68750%	19/11/12-18/12/12	18/12/2012	332,367	Dec-2016	Dec-2054	P-Through		
A8	XS0654646834	Aaa/AAA	Aaa/AAA	USD	0.628	250,000,000	(4,500,000)	245,500,000	1M USD LIBOR	1.43%	1.63750%	19/11/12-18/12/12	18/12/2012	323,838	Dec-2016	Dec-2054	P-Through		
A9	XS0654647212	Aaa/AAA	Aaa/AAA	USD	0.628	250,000,000	(4,500,000)	245,500,000	1M USD LIBOR	1.38%	1.58750%	19/11/12-18/12/12	18/12/2012	313,950	Dec-2016	Dec-2054	P-Through		
Z	XS0654658250	NR	NR	GBP	n/a	255,000,000	(134,500,000)	120,500,000	3M GBP LIBOR	0.90%	1.54625%	18/09/12-18/12/12	18/12/2012	464,532	Dec-2016	Dec-2054	P-Through		

*All bonds are listed on the London Stock Exchange unless designated otherwise

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

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

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

Excess Spread 2010-2 / 2011-2	
Excess Spread for the period ended 18 September 12 Annualised	2.692%

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

LOAN NOTE REPORT

Closing date		23/03/2011		Series 2011-1 Notes																
2011-1	ISIN	Current Ratings Moody's/Fitch	Current Ratings Moody's/Fitch	Currency	Applicable Exchange Rate	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Accrual Period	Next coupon date	Interest next coupon	Step up Date	Legal Maturity	Bond Type			
A1	XS0607443198	Aaa/AAA	Aaa/AAA	EUR	0.869	1,152,000,000	(750,000,000)	402,000,000	3M EURIBOR	1.25%	1.50000%	18/09/12-18/12/12	18/12/2012	1,524,250	Mar-2014	Dec-2054	P-Through			
A2	XS0607448559	Aaa/AAA	Aaa/AAA	EUR	0.869	1,440,000,000	-	1,440,000,000	3M EURIBOR	1.25%	1.50000%	18/09/12-18/12/12	18/12/2012	5,460,000	Mar-2014	Dec-2054	P-Through			
A3	XS0607450136	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Jun-2014	Dec-2054	Sched-AM			
A4	XS0607450649	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Jun-2014	Dec-2054	Sched-AM			
A5	XS0607451027	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Mar-2015	Dec-2054	Sched-AM			
A6	XS0607452009	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Mar-2015	Dec-2054	Sched-AM			
A7	XS0607452181	Aaa/AAA	Aaa/AAA	GBP	n/a	1,750,000,000	(1,570,000,000)	180,000,000	3M GBP LIBOR	1.20%	1.84625%	18/09/12-18/12/12	18/12/2012	828,536	Dec-2015	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%	1.54625%	18/09/12-18/12/12	18/12/2012	1,553,579	Dec-2016	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	349,137,000	16.00%	18.46%	20.50%
Class A2 Notes	1,250,640,000	57.30%	18.46%	20.50%
Class A3 Notes	-	-	-	-
Class A4 Notes	-	-	-	-
Class A5 Notes	-	-	-	-
Class A6 Notes	-	-	-	-
Class A7 Notes	180,000,000	8.25%	18.46%	20.50%
Class Z Notes	403,000,007	18.46%	0.00%	0.00%
	2,182,777,007	100%		
Issuer Reserve Fund Requirement*	£44,490,000	2.04%		

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

Langton 2011-1 Reserve Fund	
Balance Brought Forward	£44,490,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£44,490,000

Excess Spread 2011-1	
Excess Spread for the period ended 18 September 12 Annualised	2.45%

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.

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

Funding 1 Principal Ledger	£0
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Excess Spread Total for all Issuer vehicles	
Excess Spread for the period ended 18 September 12 Annualised	4.36%

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

WATERFALLS

MORTGAGES TRUSTEE REVENUE WATERFALL		MORTGAGES TRUSTEE PRINCIPAL WATERFALL		FUNDING REVENUE WATERFALL		FUNDING PRINCIPAL WATERFALL	
Mortgages Trustee Fees	0.00	Funding	0.00	Funding Security Trustee Fees	0.00	Repayment of AAA loan tranches	0.00
Other third party payments	0.00			Other third party payments	0.00	Repayment of AA loan tranches	0.00
<hr/>		<hr/>		<hr/>		<hr/>	
Servicer Fees	903,846.02	Seller	306,014,308.55	Cash Manager Fees	0.00	Repayment of A loan tranches	0.00
Cash Manager Fees	0.00			Funding 1 Corporate Services Fees	0.00	Repayment of BBB loan tranches	0.00
Mortgages Trustee Corporate Services Fees	0.00			Account Bank Fees etc	0.00		
Account Bank Fees	0.00					Repayment of NR loan tranches	0.00
<hr/>		<hr/>		<hr/>		<hr/>	
Funding 1	26,108,536.03			Payment to Funding 1 Swap Provider	0.00	Credit to Cash Accumulation Ledger	0.00
Seller	18,041,144.40						
<hr/>		<hr/>		<hr/>		<hr/>	
				Payments due and payable under the Intercompany loan agreement (other than principal and the funding start-up loan)	0.00		
					0.00		
				Credit to Funding 1 reserve ledger	0.00		
				Funding 1 issuer post reserve payments	0.00		
				Further payments to Funding 1 issuers	0.00		
				Excluded Swap Payments and other fees under the Intercompany Loan Agreement	0.00		
				Retained amounts	0.00		
				Deferred Consideration	0.00		
				Profit to Funding 1 retained previously	0.00		

WATERFALLS

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

SWAP PAYMENTS

Note	Counterparty	Currency Notional	Receive Reference Rate	Receive margin	Receive Rate	Received	£ Notional	Pay reference rate	Pay margin	Pay rate	Paid
2011-2 A1	ANTS	243,500,000	1M USD LIBOR	1.58%	1.79%	388,128.18	152,796,250	3M GBP LIBOR	1.32%	0.00%	0
2011-2 A2	ANTS	244,000,000	1M USD LIBOR	1.53%	1.74%	378,080.71	153,110,000	3M GBP LIBOR	1.27%	0.00%	0
2011-2 A3	ANTS	244,500,000	1M USD LIBOR	1.48%	1.69%	367,988.80	153,423,750	3M GBP LIBOR	1.22%	0.00%	0
2011-2 A4	ANTS	245,000,000	1M USD LIBOR	1.43%	1.64%	357,852.44	153,737,500	3M GBP LIBOR	1.17%	0.00%	0
2011-2 A5	ANTS	243,500,000	1M USD LIBOR	1.58%	1.79%	388,128.18	152,796,250	3M GBP LIBOR	1.32%	0.00%	0
2011-2 A6	ANTS	244,000,000	1M USD LIBOR	1.53%	1.74%	378,080.71	153,110,000	3M GBP LIBOR	1.27%	0.00%	0
2011-2 A7	ANTS	244,500,000	1M USD LIBOR	1.48%	1.69%	367,988.80	153,423,750	3M GBP LIBOR	1.22%	0.00%	0
2011-2 A8	ANTS	245,000,000	1M USD LIBOR	1.43%	1.64%	358,582.76	154,051,250	3M GBP LIBOR	1.17%	0.00%	0
2011-2 A9	ANTS	245,500,000	1M USD LIBOR	1.38%	1.53%	347,671.64	154,051,250	3M GBP LIBOR	1.12%	0.00%	0

COLLATERAL

Note	Collateral Postings	Counterparty

There were no collateral posted during the Reporting Period 01-Nov-12 to 30-Nov-12

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 (2011-2) plc offering circular	

Notes

- 1 Current number of mortgages**
This is the sum of all product holdings secured by a borrower(s) on a single property.
- 2 Current value of mortgages**
Includes all amounts of principal, interest and fees as yet unpaid by the borrower. Current Value of Mortgage Loans in Pool in 'Mortgage Loan Profile' and 'Trust Asset' is different due to the 'Mortgage Loan Profile' value including the accrued interest over the reporting period.
- 3 Funding Share**
The percentage funding share is calculated net of accrued interest.
- 4 Seasoning**
This is the age of the loan at the report date in months based on the Main Mortgage Completion Date.
Main Mortgage Completion Date is the date the borrower first took out a loan on the secured property. The initial loan may have been repaid and replaced by subsequent lending under the same mortgage agreement and updated terms and conditions.
- 5 Remaining term**
This is the remaining term of the loan at the report date in months.
- 6 Product breakdown**
Bank of England Base Rate Tracker Loans includes loans issued at a discount or premium to base rate.
All loans in the Discount category are linked to SVR.
- 7 Payment Type**
Most loans that are not fully repayment mortgages comprise an interest only portion, on which there are no scheduled principal repayments and a repayment portion for which there is a scheduled amortisation.
- 8 Loan to Value (LTV) at Last Valuation**
Prior to 2008, further advances may be made on existing loans based on the indexed LTV without carrying out a formal valuation. This occasionally gives rise to the unindexed LTV recording an unrealistically high LTV. Indexed and unindexed LTVs include a
- 9 Defaults**
For the purposes of the Bank of England Market Notice dated 30th November 2010 "defaults" is defined as properties having been taken into possession.
- 10 CPR**
The splits between scheduled and unscheduled principal receipts for a given month are derived from a forecast of scheduled principal receipts from the earlier month and therefore may not necessarily equal the actual amount of scheduled principal receipts during the period. For a period in which a trust replenishment occurs, a straight-lining method is used to estimate the scheduled principal receipts received on the replenished pool for the remainder of the month.
- 11 Calculation of Minimum Seller Share (as per page 3)**
X = Current balance of loans in the trust property multiplied by 4%
Y = Flexible draw capacity (Flexible drawdown reservoir of live sub-accounts), multiplied by 8%, multiplied by 3
Z = Balance of Flexible redraws and further advances covered by CCA