



UK Secured Funding Programmes

Fosse Master Issuer

Report Date:	30-Apr-14
Reporting Period:	01-Apr-14 to 30-Apr-14
Trust Calculation Date:	01-May-14

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MAIN PARTIES TO THE STRUCTURE, RATINGS AND TRIGGERS (IF APPLICABLE)

		Fitch/Moody's/S&P Long Term Rating	Fitch/Moody's/S&P Short Term Rating	Applicable Trigger (loss of)	Consequence
Issuer	Fosse Master Issuer plc				
Funding	Fosse Funding (No. 1) Limited				
Mortgages Trustee	Fosse Trustee Limited				
Seller	Santander UK	A / A2 / A	F1 / P-1 / A-1	A-(Fitch) / A3 (Moody's) BBB- / Baa3 / A-2 BBB- (Fitch) / BBB- (S&P) F2 / P-2 / A-3 BBB- / Baa3 / BBB- F1 / P-1 / A-2 F2 or BBB+ / P-2 / A-2 or BBB	Funding 1 required to establish a Liquidity Reserve Fund. Notice to be given to Borrowers of transfer of equitable and beneficial interest in the Loans, but no need to perfect legal title to the Loans. Completion of legal assignment of Loans to Mortgages Trustee and perfection of transfer of Related Security. Seller unable to sell in New Loans, Funding 1 unable to make Initial Contributions, Further Contributions or Refinancing Contributions. Adjustment to Minimum Seller Share calculation. Independent audit of Loans in the Portfolio to verify that the representations and warranties relating to them were complied with as of their Assignment Date. Transfer of Seller collection accounts to another bank with these minimum ratings or payments to be made directly to the Mortgages Trustee GIC Account.
Servicer	Santander UK	A / A2 / A	F1 / P-1 / A-1	F2 / P-2 / A-2	The title deeds and the customer files relating to the Loans in the Portfolio to be segregated from the title deeds and customer files of other properties and mortgages of the Seller which do not form part of the Portfolio.
Cash Manager	Santander UK	A / A2 / A	F1 / P-1 / A-1		
Start-up Loan Provider	Santander UK	A / A2 / A	F1 / P-1 / A-1		
Mortgages Trustee Account Bank	Santander UK	A / A2 / A	F1 / P-1 / A-1	A or F1 / P-2 / BBB+ or A-2 P-1 / A or A-1 or A+ of no ST rating (S&P)	Remedial action required within 30 days – obtaining a guarantee from an entity rated A and F1 / P-1 / A and A-1+ and a confirmation from the Ratings Agencies that the outstanding Rated Notes will not be downgraded. If this action is not taken, the Mortgages Trustee GIC Account needs to be closed and amounts transferred to an entity rated A and F1 / P-1 / A and A-1+, unless the Rating Agencies confirm that failure to close the account and transfer amounts will not have an impact on the rating of the Rated Notes. A stand-by arrangement in respect of the Mortgages Trustee GIC Account needs to be put in place within 60 days with an entity that is rated A and F1 / P-1 / A and A-1. If a stand-by arrangement is not implemented, the Mortgages Trustee GIC Account needs to be closed and amounts transferred to an entity rated A and F1 / P-1 / A and A-1+, unless the Rating Agencies confirm that failure to close the account and transfer amounts will not have an impact on the rating of the Rated Notes.
Account Bank A in respect of the Funding 1 Transaction Account				A or F1 / P-1 / A or A-1 (or A+ if no ST rating)	Remedial action required within 30 business days – either (a) procuring a guarantee of the obligations of Account Bank A in respect of the Funding 1 Transaction Account from a financial institution having the minimum required ratings; or (b) taking such other action required by the Rating Agencies to ensure that the ratings assigned to the Rated Notes are not adversely affected. If remedial action is not taken, the Funding 1 Transaction Account needs to be closed and amounts transferred to a financing institution having the minimum required ratings
Account Bank B in respect of the Funding 1 GIC Account	Santander UK	A / A2 / A	F1 / P-1 / A-1	A or F1 / P-1 / A or A-1 (or A+ if no ST rating)	Remedial action required within 30 business days – either (a) procuring a guarantee of the obligations of Account Bank B in respect of the Funding 1 GIC Account from a financial institution having the minimum required ratings; or (b) taking such other action required by the Rating Agencies to ensure that the ratings assigned to the Rated Notes are not adversely affected. If remedial action is not taken, the Funding 1 GIC Account needs to be closed and amounts transferred to a financing institution having the minimum required ratings. If certain conditions are met pursuant to the Panel Bank Guidelines (see Schedule 5 to the Cash Management Agreement) a limited amount of cash may be kept with Santander UK as an Eligible Bank when it is rated below A or F1 / P-1 / A or A-, but no lower than F2 and BBB+ / P-2 / A-2 and BBB+.
Issuer Account Bank	Santander UK	A / A2 / A	F1 / P-1 / A-1	A or F1 / P-1 / A or A-1 (or A+ if no ST rating)	Remedial action required within 30 days – obtaining a guarantee from an entity rated A and F1 / P-1 / A and A-1+ and a confirmation from the Ratings Agencies that the outstanding Rated Notes will not be downgraded. If this action is not taken, the Issuer GIC Account needs to be closed and amounts standing to the credit of the Issuer GIC Account transferred to an entity rated A and F1 / P-1 / A and A-1+, unless the Rating Agencies confirm that failure to close the account and transfer amounts will not have an impact on the rating of the Rated Notes.
Funding 1 Swap Provider	Santander UK	A / A2 / A	F1 / P-1 / A-1	A or F1 / A2 or P-1 (or A1 if no ST rating) / A or A-1 (A+ if not ST rating) BBB+ or F2 (Fitch) BBB- or F3 / A3 or P-2 (or A3 if no ST rating) / BBB+	Remedial action required - posting collateral and/or possibility of obtaining guarantee or transfer to eligible transferee. Further collateral required and possibility of obtaining guarantee or transfer to eligible transferee. Further remedial action required including posting collateral and the possibility of obtaining a guarantee or replacement.
Issuer Swap Provider	Abbey National Treasury Services plc (all Notes other than the swaps in respect of the Notes hedged by Wells Fargo Bank NA and National Australia Bank - see below)	A / A2 / A	F1 / P-1 / A-1	A or F1 / A2 or P-1 (or A1 if no ST rating) / A or A-1 (or A+ if no ST rating) BBB+ or F2 (Fitch) BBB- or F3 / A3 or P-2 (or A3 if no ST rating) / BBB+	Remedial action required - posting collateral and/or possibility of obtaining guarantee or transfer to eligible transferee. Further collateral required and possibility of obtaining guarantee or transfer to eligible transferee. Further remedial action required including posting collateral and obtaining a guarantee or replacement.
	Wells Fargo Bank NA (Series 2012-1 Class 2A2 Notes)	AA- / Aa3 / AA-	F1+ / P-1 / A-1+	A or F1 / A2 or P-1 / A or A-1 A- or F2 (Fitch) BBB+ or F2 / A3 or P-2 / BBB+	Remedial action required - posting collateral with possibility of obtaining guarantee or transfer to eligible transferee. Further collateral required and possibility of obtaining guarantee or transfer to eligible transferee Further remedial action required including posting collateral and obtaining a guarantee or replacement.
	National Australia Bank (Series 2012-1 Class 2A1 and Class 2A5 Notes)	AA- / Aa2 / AA-	F1+ / P-1 / A-1+	A or F1 / A2 or P-1 (or A1 if no ST rating) / A or A-1 (or A+ if no ST rating) BBB+ or F2 (Fitch) BBB- or F3 / A3 or P-2 (or A3 if no ST rating) / BBB+	Remedial action required - posting collateral with possibility of obtaining guarantee or transfer to eligible transferee. Further collateral required and possibility of obtaining guarantee or transfer to eligible transferee Further remedial action required including posting collateral and obtaining a guarantee or replacement.
Paying Agent and related roles	Citibank N.A.	A / A2 / A	F1 / P-1 / A-1		
English Corporate Services Provider	Structured Finance Management Limited				
Jersey Corporate Services Provider	Sanne Corporate Services Limited				
Note Trustee and Security Trustee	Law Debenture Company				

The table above is a brief overview only. For a more detailed summary, please consult pages 58 to 66 (Rating Triggers Table) of the base prospectus. Investors are also 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 Loans in Portfolio	42,395
Original current value of Loans in Portfolio	£ 3,399,995,370
Current number of Loans in Portfolio	166,422
Current value of Loans in Portfolio	£ 13,343,337,976
Current number of Loan product holdings in Portfolio (A Loan may have more than one active Loan product)	230,743
Weighted average yield (pre-swap)	3.088%

Trust Assets	
Current value of Loans in portfolio at 30-Apr-14	13,343,359,981.19
Current value of Loans in portfolio at 31-Mar-14	13,631,460,808.22
Mortgage collections - Interest	33,568,230.69
Mortgage collections - Principal (Scheduled)	40,903,854.00
Mortgage collections - Principal (Unscheduled)	257,883,840.33
Principal Ledger as calculated on 01-May-14	298,787,694.33
Funding 1 Share as calculated on 01-May-14	10,452,386,144.51
Funding 1 Share % as calculated on 01-May-14	78.33%
Seller Share as calculated on 01-May-14	2,890,973,836.68
Seller Share % as calculated on 01-May-14	21.67%
Minimum Seller Share (Amount) 30-Apr-14	
X	Please refer to the notes on page 10
Y	453,674,239.36
Z	251,154,305.85
Minimum Seller Share (Amount)	104,312,946.07
Minimum Seller Share (% of Total)	809,141,491.28
	6.06%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance £	Arrears £	By Number %	By current balance %
Less than 1 month in arrears	164,180	13,125,344,083	-	98.67%	98.39%
1<=2 months in arrears	1,095	103,269,262	755,128	0.66%	0.77%
2<=3 months in arrears	265	26,965,592	368,230	0.16%	0.20%
3<=4 months in arrears	185	18,623,697	349,918	0.11%	0.14%
4<=5 months in arrears	126	12,644,619	305,363	0.08%	0.09%
5<=6 months in arrears	109	10,993,687	333,252	0.07%	0.08%
6<=7 months in arrears	93	8,161,009	317,519	0.06%	0.06%
7<=8 months in arrears	66	6,315,420	254,961	0.04%	0.05%
8<=9 months in arrears	45	4,150,496	209,233	0.03%	0.03%
9<=10 months in arrears	34	3,328,507	158,128	0.02%	0.02%
10<=11 months in arrears	29	3,203,909	164,512	0.02%	0.02%
11<=12 months in arrears	26	2,681,183	147,111	0.02%	0.02%
More than 12 months in arrears	135	13,767,472	1,164,298	0.08%	0.10%
Total	166,388	13,339,448,937	4,527,654	100.00%	100.00%

Arrears are calculated in accordance with standard market practice in the UK. A Loan 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)	5	557,815
Capitalisation cases (cumulative)	428	38,246,215

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	307	10,989,589
Losses recorded this period	7	113,780
Total loss on sale carried forward	314	11,103,370
Recoveries*	0	0

*Please note these are continually reported from 31/12/2011 but excluding any sales before this date.

Properties in Possession	Number	Current balance £
Total properties in possession since inception	430	48,378,173
Reposessed (in month)	18	1,962,207
Sold (in month)	10	863,827
Current number in possession	34	3,889,039
Total properties sold since inception	396	44,489,134

Product Breakdown (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	131,197	56.86%	8,289,349,756	62.12%
Fixed Rate Loans	11,062	4.79%	737,717,497	5.53%
Discounted SVR Loans	18	0.01%	401,807	0.00%
Standard Variable Loans	88,463	38.34%	4,315,823,787	32.34%
Other	3	0.00%	45,129	0.00%
Total	230,743	100.00%	13,343,337,976	100.00%

Payment Type (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Repayment	158,977	68.90%	7,239,056,192	54.25%
Interest only and combined repayment & int-only	71,766	31.10%	6,104,281,784	45.75%
Total	230,743	100.00%	13,343,337,976	100.00%

Use Of Proceeds (By Balance)	No of product holdings	% by number	Current balance £	% by balance
House purchase	114,175	49.48%	8,577,574,221	64.28%
Remortgage	116,567	50.52%	4,765,631,251	35.72%
Other	1	0.00%	132,504	0.00%
Total	230,743	100.00%	13,343,337,976	100.00%

Analysis of Mortgage loan size at reporting date £	No of accounts	% by number	Current balance £	% by balance
>0 =<50,000	64,036	38.48%	1,594,610,490	11.95%
>50,000 =<100,000	53,048	31.88%	3,884,051,751	29.11%
>100,000 =<150,000	29,280	17.59%	3,557,582,916	26.66%
>150,000 =<200,000	11,610	6.98%	1,981,937,282	14.85%
>200,000 =<250,000	4,572	2.75%	1,011,740,016	7.58%
>250,000 =<300,000	1,748	1.05%	474,279,106	3.55%
>300,000 =<350,000	893	0.54%	287,971,555	2.16%
>350,000 =<400,000	487	0.29%	181,258,637	1.36%
>400,000 =<450,000	288	0.17%	121,612,978	0.91%
>450,000 =<500,000	181	0.11%	85,568,726	0.64%
>500,000 =<550,000	104	0.06%	54,151,205	0.41%
>550,000 =<600,000	77	0.05%	44,211,362	0.33%
>600,000 =<650,000	42	0.03%	26,046,568	0.20%
>650,000 =<700,000	39	0.02%	26,123,880	0.20%
>700,000 =<750,000	17	0.01%	12,191,503	0.09%
>750,000 =<800,000	-	0.00%	-	0.00%
>800,000 =<850,000	-	0.00%	-	0.00%
>850,000 =<900,000	-	0.00%	-	0.00%
>900,000 =<950,000	-	0.00%	-	0.00%
>950,000 =<1,000,000	-	0.00%	-	0.00%
>1,000,000	-	0.00%	-	0.00%
Total	166,422	100.00%	13,343,337,976	100.00%

The average Loan size was approximately £80,177.73, the maximum Loan size was £735,756.41 and the minimum Loan size was £0.

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	5,839	3.51%	440,198,864	3.30%
East Midlands	14,207	8.54%	955,299,374	7.16%
Greater London	7,178	4.31%	1,034,276,941	7.75%
Northern England	6,931	4.16%	475,655,069	3.56%
North West	17,781	10.68%	1,285,703,048	9.64%
South East	31,248	18.78%	3,354,267,783	25.14%
South West	12,683	7.62%	1,055,628,156	7.91%
West Midlands	12,771	7.67%	962,273,052	7.21%
Yorkshire & Humberside	14,339	8.62%	973,686,865	7.30%
Scotland	21,295	12.80%	1,305,698,554	9.79%
Wales	7,308	4.39%	477,885,362	3.58%
Northern Ireland	14,842	8.92%	1,022,764,907	7.66%
Total	166,422	100.00%	13,343,337,976	100.00%

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period £
Substitution & top up	0	0
Redeemed this period*	2,006	206,278,625
Repurchases this period (including arrears)**	774	81,822,202
Arrears repurchased this period**	0	0
Cumulative arrears repurchased	0	0

* Redemptions this period include 494 accounts where minor balances totalling £230,030.43 remain to be collected after redemption. These balances have been repurchased by the seller.

** "Arrears" for this purpose means, in respect of a Loan, on any date that two or more Monthly Payments have become due and remain unpaid by the relevant Borrower, and this reporting line relates to repurchases under clause 8.13 of the Mortgage Sale Agreement.

CPR/PPR Analysis*	1 Month %	1 Month Annualised %	3 Month Average %	3 Month Annualised %	12 Month Average %
Total (including unscheduled repayments and repurchases from the Mortgages Trust)					
Current month	2.19%	23.35%	2.11%	23.06%	26.07%
Previous month	2.11%	22.58%	2.08%	22.70%	26.29%
Unscheduled repayments and repurchases from the Mortgages Trust only					
Current month	1.89%	20.48%	1.81%	20.05%	22.59%
Previous month	1.82%	19.78%	1.76%	19.50%	22.83%

*As of February 2014 the definitions and calculations for CPR/PPR have been amended to align all Santander UK secured funding structures.

Standard Variable Rate (Alliance & Leicester)	
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

Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	26,989	16.22%	929,864,902.41	6.97%
>= 5 to < 10	33,105	19.89%	1,776,726,859.23	13.32%
>= 10 to < 15	39,127	23.51%	3,052,652,876.32	22.88%
>=15 to < 20	41,462	24.91%	4,569,701,124.64	34.25%
>= 20 to < 25	15,380	9.24%	1,787,328,877.02	13.39%
>= 25 to < 30	7,246	4.35%	854,338,556.24	6.40%
>= 30 to < 35	3,000	1.80%	359,710,103.59	2.70%
>= 35 to < 40	113	0.07%	13,014,676.37	0.10%
>= 40 to < 45	0	0.00%	-	0.00%
Total	166,422	100.00%	13,343,337,976	100.00%

The weighted average remaining term of Loans was approximately 188.791 months, the maximum remaining term of Loans was 453 months and the minimum remaining term of Loans was 0 months.

Seasoning	Number of accounts	% by number	Current balance £	% by balance
0 to <6	0	0.00%	-	0.00%
>= 6 to < 12	0	0.00%	-	0.00%
>= 12 to < 18	0	0.00%	-	0.00%
>= 18 to < 24	410	0.25%	61,716,279.27	0.46%
>= 24 to < 30	595	0.36%	79,815,316.03	0.60%
>= 30 to < 36	630	0.38%	83,997,483.10	0.63%
>= 36 to < 42	1,355	0.81%	153,798,012.21	1.15%
>= 42 to < 48	6,559	3.94%	654,540,239.10	4.91%
>=48 to < 54	5,140	3.09%	482,728,980.40	3.62%
>=54 to < 60	6,372	3.83%	569,737,009.54	4.27%
>= 60 to < 66	2,518	1.51%	216,222,311.14	1.62%
>= 66 to < 72	3,485	2.09%	348,988,947.55	2.62%
>= 72 to < 78	7,417	4.46%	824,320,186.33	6.18%
>= 78 to < 84	14,601	8.77%	1,619,326,247.89	12.14%
>= 84 to < 90	13,559	8.15%	1,378,617,182.73	10.33%
>= 90 to < 96	13,843	8.32%	1,353,145,991.99	10.14%
>= 96 to < 102	17,526	10.53%	1,565,845,152.07	11.74%
>= 102 to < 108	12,780	7.68%	981,357,031.08	7.35%
>= 108 to < 114	4,127	2.48%	282,326,525.64	2.12%
>= 114 to < 120	6,485	3.90%	374,890,903.49	2.81%
>= 120 to < 126	8,627	5.18%	492,037,303.14	3.69%
>= 126 to < 132	7,345	4.41%	396,651,299.39	2.97%
>= 132 to < 138	3,313	1.99%	174,889,009.96	1.31%
>= 138 to < 144	3,201	1.92%	174,738,381.09	1.31%
>= 144 to < 150	3,199	1.92%	169,456,250.85	1.27%
>= 150 to < 156	3,670	2.21%	177,065,219.47	1.33%
>= 156 to < 162	2,180	1.31%	87,153,287.80	0.65%
>= 162 to < 168	1,469	0.88%	59,736,732.85	0.45%
>= 168 to < 174	1,424	0.86%	60,211,128.88	0.45%
>= 174 to < 180	2,099	1.26%	92,275,225.86	0.69%
>= 180	12,493	7.51%	427,750,336.97	3.21%
Total	166,422	100.00%	13,343,337,976	100.00%

The weighted average seasoning of Loans was approximately 94.75 months, the maximum seasoning of Loans was 618 months and the minimum seasoning of Loans was 21 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%	49,503	29.75%	1,367,080,886	10.25%
>25% <=50%	46,233	27.78%	3,438,725,133	25.77%
>50% <=75%	40,242	24.18%	4,629,675,684	34.70%
>75% <=80%	6,987	4.20%	887,227,468	6.65%
>80% <=85%	6,049	3.63%	766,367,256	5.74%
>85% <=90%	4,964	2.98%	639,593,669	4.79%
>90% <=95%	4,161	2.50%	531,169,528	3.98%
>95% <=100%	2,968	1.78%	375,334,300	2.81%
>100%	5,315	3.19%	708,164,052	5.31%
Total	166,422	100.00%	13,343,337,976	100.00%

The weighted average indexed loan to value was approximately 60.16%, the maximum indexed loan to value was 209% and the minimum indexed loan to value was 0%.

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%	42,106	25.30%	1,038,332,065	7.78%
>25% <=50%	47,690	28.66%	3,265,806,386	24.48%
>50% <=75%	48,147	28.93%	5,208,337,825	39.03%
>75% <=80%	9,142	5.49%	1,158,163,631	8.68%
>80% <=85%	7,457	4.48%	1,013,988,393	7.60%
>85% <=90%	6,374	3.83%	903,907,383	6.77%
>90% <=95%	3,210	1.93%	442,818,000	3.32%
>95% <=100%	2,162	1.30%	291,444,747	2.18%
>100%	134	0.08%	20,539,545	0.15%
Total	166,422	100.00%	13,343,337,976	100.00%

The weighted average loan to value was approximately 59.68%, the maximum loan to value was 243% and the minimum loan to value was 0%.

Original Loan to Value Using original balance and valuation amount	Number of accounts	% by number	Current balance £	% by balance
0% to <=25%	10,522	6.32%	318,717,459	2.39%
>25% to <=50%	38,193	22.95%	1,954,692,635	14.65%
>50% to <=75%	58,067	34.89%	4,950,953,515	37.10%
>75% to <=80%	10,294	6.19%	1,018,978,156	7.64%
>80% to <=85%	15,407	9.26%	1,685,990,898	12.64%
>85% to <=90%	21,523	12.93%	2,289,975,232	17.16%
>90% to <=95%	12,416	7.46%	1,124,030,082	8.42%
>95% to <=100%	-	0.00%	-	0.00%
>100%	-	0.00%	-	0.00%
Total	166,422	100.00%	13,343,337,976	100.00%

The weighted average original loan to value was approximately 70.31%, the maximum loan to value was 95% and the minimum loan to value was 1%.

LOAN NOTE REPORT

Report period 22nd April 2014 - 18th July 2014

Closing Date 12/03/2010

Series 2010-1 Notes

2010-1	ISIN (Reg S)	ISIN (144a)	Ratings S&P/Moody's/Fitch	Initial Ratings S&P/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	XS0493851298	XS0493851298	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP		205,000,000	(57,831,963)	147,168,037	3M GBP LIBOR	1.20000%	1.72781%	22/04/2014-18/07/2014	18/07/2014	606,088	Jan-2015	Oct-2054	Sched AM
A2	XS0493852858	XS0493852858	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	0.90	775,000,000	(218,633,035)	556,366,965	3M EURIBOR	1.20000%	1.52700%	22/04/2014-18/07/2014	18/07/2014	2,053,133	Jan-2015	Oct-2054	Sched AM
A3	XS0493854631	XS0493854631	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP		525,000,000	0	525,000,000	GBP mid-swaps		4.63500%	21/01/2014-18/07/2014	18/07/2014	12,166,875	Jan-2017	Oct-2054	P-Through
Z	XS0493858202	XS0493858202	N/A	N/A	GBP		389,000,000	0	389,000,000	3M GBP LIBOR	0.90000%	1.42781%	22/04/2014-18/07/2014	18/07/2014	1,323,873	Jan-2017	Oct-2054	P-Through

Closing Date 27/07/2010

Series 2010-3 Notes

2010-3	ISIN (Reg S)	ISIN (144a)	Ratings S&P/Moody's/Fitch	Initial Ratings S&P/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	XS0525763420	XS0525763420	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP		1,250,000,000	(1,250,000,000)	0	3M GBP LIBOR	1.52000%	-	-	-	-	N/A	Oct-2054	Sched AM
A2	XS0525763859	XS0525763859	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP		1,250,000,000	(188,097,553)	1,061,902,447	3M GBP LIBOR	1.63000%	2.15781%	22/04/2014-18/07/2014	18/07/2014	5,461,654	Apr-2015	Oct-2054	Sched AM
A3	XS0525764071	XS0525764071	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP		1,000,000,000	0	1,000,000,000	3M GBP LIBOR	1.68000%	2.20781%	22/04/2014-18/07/2014	18/07/2014	5,282,451	Jul-2016	Oct-2054	Sched AM
Z	XS0525764154	XS0525764154	N/A	N/A	GBP		500,000,000	0	500,000,000	3M GBP LIBOR	0.90000%	1.42781%	22/04/2014-18/07/2014	18/07/2014	1,701,637	Jul-2016	Oct-2054	P-Through

Closing Date 25/05/2011

Series 2011-1 Notes

2011-1	ISIN (Reg S)	ISIN (144a)	Ratings S&P/Moody's/Fitch	Initial Ratings S&P/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	XS0629511170	US34988WAE49	A-1+/P-1/F1+	A-1+/P-1/F1+	USD	0.61	500,000,000	(500,000,000)	0	1M USD LIBOR	0.13000%	-	-	-	-	N/A	Apr-2012	Sched AM
A2	XS0629516211	US34988WAF14	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.62	3,000,000,000	(1,105,823,863)	1,894,176,137	3M USD LIBOR	1.40000%	1.62785%	22/04/2014-18/07/2014	18/07/2014	7,451,634	Jul-2014	Oct-2054	Sched AM
A3	XS0629519314	XS0629519405	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP		500,000,000	(184,303,978)	315,696,022	3M GBP LIBOR	1.40000%	1.92781%	22/04/2014-18/07/2014	18/07/2014	1,450,640	Jul-2014	Oct-2054	Sched AM
A4	XS0629582325	XS0629582601	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	0.87	500,000,000	(184,303,978)	315,696,022	3M EURIBOR	1.30000%	1.62700%	22/04/2014-18/07/2014	18/07/2014	1,241,290	Jul-2014	Oct-2054	Sched AM
A5	XS0630101979	US34988WAD65	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.62	275,000,000	0	275,000,000	3M USD LIBOR	1.50000%	1.72785%	22/04/2014-18/07/2014	18/07/2014	1,148,300	Jul-2016	Oct-2054	Sched AM
A6	XS0630105533	XS0630108800	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP		250,000,000	0	250,000,000	3M GBP LIBOR	1.50000%	2.02781%	22/04/2014-18/07/2014	18/07/2014	1,208,353	Jul-2016	Oct-2054	Sched AM
A7	XS0630111853	XS0630110707	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	0.88	275,000,000	0	275,000,000	3M EURIBOR	1.40000%	1.72700%	22/04/2014-18/07/2014	18/07/2014	1,147,735	Jul-2016	Oct-2054	Sched AM
Z	XS0629519587	n/a	N/A	N/A	GBP		965,000,000	0	965,000,000	3M GBP LIBOR	0.70000%	1.22781%	22/04/2014-18/07/2014	18/07/2014	2,824,131	N/A	Oct-2054	P-Through

Closing Date 06/12/2011

Series 2011-2 Notes

2011-2	ISIN (Reg S)	ISIN (144a)	Ratings S&P/Moody's/Fitch	Initial Ratings S&P/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	XS0715270855	US34988MAU09	A-1+/P-1/F1+	A-1+/P-1/F1+	USD	0.64	350,000,000	(350,000,000)	0	1M USD LIBOR	0.20000%	-	-	-	-	N/A	Oct-2012	Sched AM
A2	XS0715271150	US34988MAV81	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.64	700,000,000	(33,292,794)	666,707,206	3M USD LIBOR	1.60000%	1.82785%	22/04/2014-18/07/2014	18/07/2014	2,680,010	Jan-2015	Oct-2054	Sched AM
A3	XS0715271234	XS0715271408	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	0.88	100,000,000	(13,327,542)	86,672,458	3M EURIBOR	1.50000%	1.82700%	22/04/2014-18/07/2014	18/07/2014	382,681	Jan-2015	Oct-2054	Sched AM
A4	XS0715271580	US34988MAW64	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.64	300,000,000	0	300,000,000	3M USD LIBOR	1.65000%	1.87785%	22/04/2014-18/07/2014	18/07/2014	1,361,441	Jan-2016	Oct-2054	Sched AM
A5	XS0715271663	US34988MAX48	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.65	250,000,000	0	250,000,000	USD Fixed	-	4.25000%	21/01/2014-18/07/2014	18/07/2014	5,312,500	Jan-2022	Oct-2054	Sched AM
Z	XS0715271747	n/a	N/A	N/A	GBP		233,965,000	0	233,965,000	3M GBP LIBOR	0.70000%	1.22781%	22/04/2014-18/07/2014	18/07/2014	684,713	N/A	Oct-2054	P-Through

Closing Date 23/05/2012

Series 2012-1 Notes

2012-1	ISIN (Reg S)	ISIN (144a)	Ratings S&P/Moody's/Fitch	Initial Ratings S&P/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
1A1	XS078492596163	US34988WAV63	A-1+/P-1/F1+	A-1+/P-1/F1+	USD	0.62	250,000,000	(250,000,000)	0	1M USD LIBOR	0.18000%	-	-	-	-	N/A	Apr-2013	Sched Am
2A1	AU0000FOBHA4	n/a	AAA/Aaa/AAA	AAA/Aaa/AAA	AUD	0.62	150,000,000	(28,491,222)	121,508,778	1M AUD BBR-BBSV	2.05000%	4.68500%	22/04/2014-19/05/2014	19/05/2014	421,103	Oct-2015	Oct-2054	Sched Am
2A2	XS0784926353	US34988WAL81	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.63	750,000,000	(142,456,110)	607,543,890	3M USD LIBOR	1.40000%	1.62785%	22/04/2014-18/07/2014	18/07/2014	2,380,060	Oct-2015	Oct-2054	Sched Am
2A3	XS0784926437	XS0785326538	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP		300,000,000	(56,982,444)	243,017,556	3M GBP LIBOR	1.45000%	1.97781%	22/04/2014-18/07/2014	18/07/2014	1,145,641	Oct-2015	Oct-2054	Sched Am
2A4	XS0784926510	XS0785327858	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	0.80	200,000,000	(37,988,296)	162,011,704	3M EURIBOR	1.10000%	1.42700%	22/04/2014-18/07/2014	18/07/2014	658,711	Oct-2015	Oct-2054	Sched Am
2A5	XS0784928300	XS0785328153	AAA/Aaa/AAA	AAA/Aaa/AAA	JPY	0.01	16,000,000,000	(3,039,063,676)	12,960,936,324	3M JPY LIBOR	0.70000%	0.83500%	22/04/2014-18/07/2014	18/07/2014	26,154,089	Oct-2015	Oct-2054	Sched Am
3A1	XS0784928482	US34988WAS35	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.63	700,000,000	0	700,000,000	3M USD LIBOR	1.50000%	1.72785%	22/04/2014-18/07/2014	18/07/2014	2,922,946	Jul-2017	Oct-2054	Sched Am
3A2	XS0784928649	XS0785328583	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP		300,000,000	0	300,000,000	3M GBP LIBOR	1.55000%	2.07781%	22/04/2014-18/07/2014	18/07/2014	1,485,776	Jul-2017	Oct-2054	Sched Am
2B1	XS0784929290	US34988WAQ78	AA/As3/AA	AA/As3/AA	USD	0.63	50,000,000	0	50,000,000	3M USD LIBOR	1.95000%	2.17785%	22/04/2014-18/07/2014	18/07/2014	263,157	Oct-2015	Oct-2054	Sched Am
2B2	XS0784929530	XS0785328237	AA/As3/AA	AA/As3/AA	GBP		200,000,000	0	200,000,000	3M GBP LIBOR	2.10000%	2.62781%	22/04/2014-18/07/2014	18/07/2014	1,252,709	Oct-2015	Oct-2054	Sched Am
Z	XS0784929613	n/a	N/A	N/A	GBP		285,000,000	0	285,000,000	3M GBP LIBOR	0.70000%	1.22781%	22/04/2014-18/07/2014	18/07/2014	834,070	N/A	Oct-2054	P-Through

All Notes are listed on the London Stock Exchange apart from the series 2012-1 2A1 notes which are listed on the Australian Securities Exchange

Combined Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund	% Required
Class A Notes	£8,147,699,566	75.78%	24.22%	30.43%	9.25%
Class B Notes	£231,377,471	2.15%	22.07%	28.27%	5.95%
Class M Notes	£0	0.00%	0.00%	0.00%	3.40%
Class C Notes	£0	0.00%	0.00%	0.00%	1.70%
Class Z Notes	£2,372,965,000	22.07%	0.00%	0.00%	0.00%
	10,752,042,037	100.00%			
General Reserve Fund Required Amount	£667,000,000	6.20%			

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

General Reserve Fund	
Balance brought forward	£667,000,000
Drawings	£0
Top up	£0
Balance carried forward	£667,000,000

Excess Spread	
Excess spread this month annualised	0.63%
Excess spread rolling 12 month average	0.68%

*Excess spread is calculated at each quarterly Interest Payment Date - see note 13

Funding 1 Principal Ledger-AAA	£298,787,694
Funding 1 Principal Ledger-AA	£0
Funding 1 Principal Ledger-A	£0
Funding 1 Principal Ledger-BBB	£0
Total Funding 1 Principal Ledger	£298,787,694

WATERFALLS

MORTGAGES TRUSTEE REVENUE WATERFALL

* for distribution period 1st April 2014 - 30th April 2014

Mortgages Trustee Fees	0.00
Other third party payments	0.00
<hr/>	
Servicer Fees	896,315.23
Cash Manager Fees	0.00
Mortgages Trustee Corporate Service Provider fees	0.00
Funding 1 Account Banks fees	0.00
<hr/>	
Funding 1	25,769,120.58
Seller	6,902,794.88
<hr/>	

MORTGAGES TRUSTEE PRINCIPAL WATERFALL

* for distribution period 1st April 2014 - 30th April 2014

Funding 1	298,787,694.33
<hr/>	
Seller	0.00
<hr/>	

FUNDING 1 REVENUE WATERFALL

Funding 1 Security Trustee fees	0.00
Fee under Intercompany Loan	0.00
Other third party payments	360,964.20
<hr/>	
Cash Manager fees	276,579.72
Funding 1 Corporate Service Provider fees	0.00
Funding 1 Account Banks fees	0.00
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Payment to Funding 1 Swap Provider	73,620,908.05
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Interest on AAA Loan Tranches	43,477,152.25
Credit to AAA Principal Deficiency Ledger	0.00

Interest on AA Loan Tranches	1,491,047.59
Credit to AA Principal Deficiency Ledger	0.00

Interest on A Loan Tranches	0.00
Credit to A Principal Deficiency Ledger	0.00

Interest on BBB Loan Tranches	0.00
Credit to BBB Principal Deficiency Ledger	0.00

Credit to General Reserve Fund	667,000,000.00
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Credit to NR Principal Deficiency Ledger	1,398,596.08
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Interest on NR Loan Tranches	7,659,162.55
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Excluded swap payments and other fees under the Intercompany Loan Agreement	0.00
	0.00

Profit to Funding 1	1,250.00
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Payment of Funding 1 Start-up Loan	9,813,198.62
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Deferred Consideration	0.00
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FUNDING 1 PRINCIPAL WATERFALL

Repayment of Class A Notes	341,540,026.75
Repayment of Class B Notes	0.00
Repayment of Class M Notes	0.00
Repayment of Class C Notes	0.00

Repayment of NR loan tranches	0.00
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Credit to Cash Accumulation Ledger	0.00
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ISSUER REVENUE WATERFALL

Issuer Security Trustee fees	0.00
Note Trustee fees	0.00
Agent Bank fees etc.	0.00
<hr/>	
Other third party payments	84,466.33
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Issuer Cash Manager Fees	276,579.72
Issuer Corporate Service Provider Fees	0.00
Issuer Account Bank Fees	0.00
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Interest on Class A Notes (including amounts paid to Issuer Swap Providers)	43,477,152.25
Interest on Class B Notes (including amounts paid to Issuer Swap Providers)	25,579,952.11
Interest on Class M Notes (including amounts paid to Issuer Swap Providers)	1,491,047.59
Interest on Class C Notes (including amounts paid to Issuer Swap Providers)	184,791.20
	0.00
	0.00
	0.00
	0.00

Interest on Class Z Notes	7,659,162.55
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Excluded Issuer swap payments	0.00
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Issuer profit	1,250.00
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ISSUER PRINCIPAL WATERFALL

Repayment of Class A Notes (including principal payments to class A swap providers)	341,540,026.75
Repayment of Class B Notes (including principal payments to class B swap providers)	226,961,428.30
Repayment of Class M Notes (including principal payments to class M swap providers)	0.00
Repayment of Class C Notes (including principal payments to class C swap providers)	0.00
	0.00
	0.00

Repayment of Class Z Notes	0.00
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SWAP PAYMENTS THIS PERIOD

Note	Swap Provider	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	ANTS	10,881,513,256.78	3M GBP LIBOR	1.65%	2.17%	58,302,736.06	0.00	10,881,513,256.78	3M GBP LIBOR	0.00%	2.74%	73,629,308.05	0.00
2010-1 A2	ANTS	607,740,555.30	3M EURIBOR	1.20%	1.5020%	2,307,422.07	51,373,590.00	549,593,556.99	3M GBP LIBOR	1.32%	1.84%	2,822,148.43	46,458,302.00
2010-3 A3	ANTS	525,000,000.00	3M GBP LIBOR	0.00%	4.63500%	0.00	0.00	525,000,000.00	3M GBP LIBOR	1.39%	1.91%	2,496,328.83	0.00
2011-1 A2	ANTS	2,016,802,352.00	3M USD LIBOR	1.40%	1.6366%	8,343,432.90	122,626,215.42	1,241,873,369.46	3M GBP LIBOR	1.52%	2.04%	6,309,823.86	75,508,753.34
2011-1 A4	ANTS	336,133,725.00	3M EURIBOR	1.30%	1.6020%	1,361,173.52	20,437,702.57	293,444,741.93	3M GBP LIBOR	1.58%	2.10%	1,535,405.72	17,842,114.34
2011-1 A5	ANTS	275,000,000.00	3M USD LIBOR	1.50%	1.7366%	1,207,178.19	0.00	170,489,770.61	3M GBP LIBOR	1.64%	2.15%	915,865.40	0.00
2011-1 A7	ANTS	275,000,000.00	3M EURIBOR	1.40%	1.7020%	1,183,126.39	0.00	242,412,500.00	3M GBP LIBOR	1.65%	2.17%	1,311,297.48	0.00
2011-2 A2	ANTS	652,575,081.00	3M USD LIBOR	1.60%	1.8366%	3,029,590.69	45,867,874.50	418,854,352.37	3M GBP LIBOR	1.51%	2.02%	2,114,316.98	29,440,227.64
2011-2 A3	ANTS	93,225,012.00	3M EURIBOR	1.50%	1.8020%	424,645.11	6,552,553.00	82,457,523.11	3M GBP LIBOR	2.48%	1.97%	510,800.16	5,795,734.00
2011-2 A4	ANTS	300,000,000.00	3M USD LIBOR	1.65%	1.8866%	1,430,671.67	0.00	192,307,692.31	3M GBP LIBOR	1.52%	2.04%	978,892.47	0.00
2011-2 A5	ANTS	250,000,000.00	USD Fixed	4.25%	4.2500%	0.00	0.00	161,707,633.00	3M GBP LIBOR	1.89%	2.41%	971,494.23	0.00
2012-1 2A1	NAB	130,690,635.00	1M AUD LIBOR	2.05%	4.6950%	588,376.40	9,181,856.93	81,427,186.92	3M GBP LIBOR	1.62%	2.14%	434,379.00	5,720,783.14
2012-1 2A2	Wells Fargo	653,453,175.00	3M USD LIBOR	1.40%	1.6366%	2,703,310.37	45,309,284.67	409,431,813.91	3M GBP LIBOR	1.48%	2.00%	2,045,827.46	28,765,215.96
2012-1 2A4	ANTS	174,254,180.00	3M EURIBOR	1.10%	1.4020%	617,547.13	12,242,475.91	139,229,089.92	3M GBP LIBOR	1.62%	2.14%	742,727.27	9,781,738.25
2012-1 2A5	NAB	13,940,334,397.01	3M JPY LIBOR	0.70%	0.8436%	29,725,776.60	979,398,072.97	108,866,336.56	3M GBP LIBOR	1.52%	2.04%	554,291.58	7,648,559.73
2012-1 3A1	ANTS	700,000,000.00	3M USD LIBOR	1.50%	1.7366%	3,072,817.22	0.00	439,781,365.84	3M GBP LIBOR	1.43%	1.95%	2,136,349.92	0.00
2012-1 2B1	ANTS	50,000,000.00	3M USD LIBOR	1.95%	2.1866%	276,361.94	0.00	31,377,470.98	3M GBP LIBOR	1.84%	2.36%	184,791.20	0.00

COLLATERAL

Note	Collateral Postings	Counterparty

There was no collateral posted during the reporting period 01-Apr-14 to 30-Apr-14

TRIGGER EVENTS	
Asset Amount debited to AAA Principal Deficiency Sub Ledger, unless certain criteria are met	None
Non Asset Insolvency Event occurs in relation to Seller Sellers role as Servicer terminated & new Servicer is not appointed within 60 days The then current Seller Share is less than the adjusted Minimum Seller Share for 2 consecutive Trust Calculation Dates The aggregate outstanding principal balance of Loans in the Mortgages Trust is less than the required loan balance amount specified in the most recent final terms	None None None 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 Fosse Master Issuer plc base prospectus	

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 Funding 1 Share

The percentage Funding 1 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 were 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.

9 Defaults

For the purpose of the Bank of England Market Notice dated 30 November 2010 "defaults" is defined as properties taken into possession.

10 X

Current balance of Loans in the portfolio multiplied by 3.4%

11 Y

Flexible draw capacity (flexible drawdown reservoir of live sub-accounts) multiplied by 8% multiplied by 3%

12 Z

Balance of flexible redraws and Further Advances covered by CCA

13 Excess spread calculation

Excess spreads is calculated by dividing (excess cash available for payments below the General Reserve Fund in the waterfall) by (the Funding 1 Share)

14 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.

15 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.

16 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

17 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.

18 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

All capitalised terms used in this investor report have the meaning or descriptions assigned to them in the Fosse Master Issuer plc base prospectus