



UK Secured Funding Programmes

Langton Programme

Report Date:	29-Feb-16
Reporting Period:	01-Feb-16 to 29-Feb-16
Trust Calculation Date:	01-Mar-16

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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 1	Langton Funding (No. 1) Limited				
Mortgages Trustee	Langton Mortgages Trustee Limited				
Seller	Santander UK	A / A1	F1 / P-1	A- / A3 BBB- / Baa3 BBB- / Baa3 F2 / P-2 F2 / P-2	Requirement to establish an Issuer Liquidity Reserve Fund and fund it up to the Issuer Liquidity Reserve Amount (3% of the aggregate current balance of the Notes over the aggregate of amounts standing to the credit of the Issuer Reserve Fund). Adjustment to the calculation of the Minimum Seller Share (Factor X in the calculation increases to 4.2% of the greater of (a) the aggregate Current Balance of all Loans comprised in the Trust Property or (b) the deposits held by the Seller as at the date of notification to Borrowers of the transfer of the Loans to the Mortgages Trustee). Notice must be given to the Borrowers of the transfer of the equitable and beneficial interest in the Loans, but there is no need to perfect the assignment of the legal title to the Mortgages Trustee, unless the Fitch rating falls to below BBB-. If the rating is below BBB- by Fitch, legal title to the Loans and their Related Security needs to be assigned to the Mortgages Trustee within 20 business days. Independent auditors need to be appointed (and approved by the Rating Agencies) to determine whether the Loans and their Related Security comprised in the Trust Property complied with the representations and warranties as at the date such Loans were sold to the Mortgages Trustee. Seller unable to sell in new Loans into the Portfolio, Funding 1 unable to make Initial Contributions, Further Contributions or Refinancing Contributions.
Servicer	Santander UK	A / A1	F1 / P-1	F2 / P-2	The Servicer shall ensure that the Customer Files and Title Deeds relating to the Loans and their Related Security in the Portfolio are identified as distinct from the title deeds of other properties not forming part of the Portfolio.
Cash Manager	Santander UK	A / A1	F1 / P-1		
Each Start-up Loan Provider	Santander UK	A / A1	F1 / P-1		
Mortgages Trustee Account Bank	Santander UK	A / A1	F1 / P-1	A or F1 / P-1 (or such other ratings as may be acceptable to the Rating Agencies) BBB+ or F2 / P-2	Remedial action required – procuring guarantor with required ratings and obtaining confirmation from Ratings Agencies that outstanding Notes will not be downgraded. If remedial action is not taken, all amounts standing to the credit of the Mortgages Trustee GIC Account need to be transferred to an account held with a financial institution having the required ratings, unless the Rating Agencies confirm that the outstanding Notes would not be downgraded if such transfer is not made. All further direct debit instructions to debit accounts of Borrowers in respect of the Loans to be made to another bank rated at least F2 and BBB+ by Fitch / P-2 by Moody's or directly to the Mortgages Trustee GIC Account.
Funding 1 Account Bank	Santander UK	A / A1	F1 / P-1	A or F1 / P-1 (or such other ratings as may be acceptable to the Rating Agencies)	Remedial action required – procuring guarantor with required ratings and obtaining confirmation from Ratings Agencies that outstanding Notes will not be downgraded. If remedial action is not taken, all amounts standing to the credit of the Funding 1 Bank Accounts need to be transferred to an account held with a financial institution having the required ratings, unless the Rating Agencies confirm that the outstanding Notes would not be downgraded if such transfer is not made.
Each Issuer Account Bank	Santander UK	A / A1	F1 / P-1	A or F1 / P-1 (or such other ratings as may be acceptable to the Rating Agencies)	Remedial action required – procuring guarantor with required ratings and obtaining confirmation from Ratings Agencies that outstanding Notes will not be downgraded. If remedial action is not taken, all amounts standing to the credit of the Issuer Accounts need to be transferred to an account held with a financial institution having the required ratings, unless the Rating Agencies confirm that the outstanding Notes would not be downgraded if such transfer is not made.
Funding 1 Swap Provider	Santander UK	A / A1	F1 / P-1	A or F1 / A2 or P-1 (or A1 if not ST rating) BBB- or F3 / A3 or P-2 (or A3 if no ST rating)	Remedial action required - posting collateral or possibility of obtaining an eligible guarantor or replacement. Further remedial action required - posting / continuing to post collateral and obtaining an eligible guarantee or replacement.
Each Issuer Swap Provider	Abbey National Treasury Services plc	A / A1	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)	Remedial action required - posting collateral or possibility of obtaining an eligible guarantor or replacement. Further remedial action required - posting / continuing to post collateral and obtaining an eligible guarantee or replacement.
Each Paying Agent and related roles	Citibank N.A., London Branch	A+ / A1	F1 / P-1		
Each Corporate Services Provider	Structured Finance Management Limited				
Jersey Corporate Services Provider	Sanne Corporate Services Limited				
Note Trustee and Issuer Security Trustee (Langton Securities 2010-2), Funding 1 Security Trustee, Note Trustee and Issuer Security Trustee (Langton Securities 2008-1 and Langton Securities 2010-1)	Citibank N.A., London Branch Citicorp Trustee Company Limited	A+ / A1	F1 / P-1		

The table above is a brief overview only. Investors are advised to consult the underlying Transaction Documents to understand the precise legal terms and conditions associated with the roles listed above and the rating triggers summarised above.

COLLATERAL REPORT

Mortgage Loan Profile	
Original number of Mortgage Loans in Pool	72,499
Original current value of Mortgage Loans in Pool	£ 7,496,212,047
Current number of Mortgage Loans in Pool	69,776
Current value of Mortgage Loans in Pool	£ 6,440,033,008
Weighted Average rate (Pre-Swap)	3.478%

Trust Assets	
Current value of Mortgage Loans in Pool at 29 February 2016	£ 6,448,053,949
Last months Closing Trust Assets at 31 January 2016	£ 6,577,641,245
Mortgage collections - Interest	£ 20,238,030
Mortgage collections - Principal (Scheduled)	£ 72,098,421
Mortgage collections - Principal (Unscheduled)	£ 56,822,551
Principal Ledger as calculated on 01 March 2016	£ 362,356,933
Funding Share as calculated on 01 March 2016	£ 5,390,910,983
Funding Share % as calculated on 01 March 2016	83.60525%
Seller Share as calculated on 01 March 2016	£ 1,057,142,966
Seller Share % as calculated on 01 March 2016	16.39475%
Minimum Seller Share (Amount) on 29 February 2016	
X	£ 270,818,266
Y	£ 138,751,279
Z	-
Minimum Seller Share (Amount)	£ 409,569,545
Minimum Seller Share (% of Total)	6.35183%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance (£)	Arrears (£)	By Number (%)	By current balance (%)
Less than 1 month in arrears	66,962	6,127,119,410	-	96.01%	95.19%
1<=2 months in arrears	955	102,826,510	762,877	1.37%	1.60%
2<=3 months in arrears	555	63,165,242	854,445	0.80%	0.98%
3<=4 months in arrears	299	34,655,343	663,598	0.43%	0.54%
4<=5 months in arrears	236	25,942,974	664,864	0.34%	0.40%
5<=6 months in arrears	155	20,030,314	547,298	0.22%	0.31%
6<=7 months in arrears	102	11,649,081	414,263	0.15%	0.18%
7<=8 months in arrears	79	9,016,788	370,461	0.11%	0.14%
8<=9 months in arrears	53	5,708,500	290,298	0.08%	0.09%
9<=10 months in arrears	46	5,286,573	236,812	0.07%	0.08%
10<=11 months in arrears	42	3,587,696	214,910	0.06%	0.06%
11<=12 months in arrears	34	2,897,257	190,884	0.05%	0.05%
More than 12 months in arrears	226	24,615,605	2,983,352	0.32%	0.38%
Total	69,744	6,436,501,293	8,194,062	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	Current Balance £	Capitalised Amount £
Capitalisation cases (In Month)	6	764,210	12,933
Capitalisation cases (Cumulative)	1,985	193,085,662	2,994,367

*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	652	23,248,262
Losses Recorded this Period	9	497,193
Total Loss on Sale Carried Forward	661	23,745,455
Recoveries	88	124,473

*This figure represents all live cases and would therefore exclude cases that have been closed due to bankruptcy.

Properties in Possession	Number	Current balance £
Total Properties in Possession Since Inception	940	125,188,119
Repossessed (In Month)	8	1,225,530
Sold (In Month)	8	1,332,781
Current Number in Possession	32	3,531,715
Total Properties Sold Since Inception	908	121,656,404

Product Breakdown (By Balance)	No of accounts	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	24,324	34.86%	2,203,138,205	34.21%
Fixed Rate Loans	6,051	8.67%	631,319,017	9.80%
Discounted SVR Loans	313	0.45%	11,256,342	0.17%
Standard Variable Loans	39,000	55.89%	3,590,018,988	55.75%
Other	88	0.13%	4,300,456	0.07%
Unknown	0	0.00%	0	0.00%
Total	69,776	100.00%	6,440,033,008	100.00%

Payment Type (By Balance)	No of accounts	% by number	Current balance £	% by balance
Repayment	40,337	57.81%	2,634,096,143	40.90%
Interest only and Combined repayment & int-only	29,439	42.19%	3,805,936,865	59.10%
Other	0	0.00%	0	0.00%
Total	69,776	100.00%	6,440,033,008	100.00%

Use Of Proceeds (By Balance)	No of accounts	% by number	Current balance £	% by balance
House Purchase	27,584	39.53%	2,815,411,217	43.72%
Remortgage	42,192	60.47%	3,624,621,791	56.28%
Total	69,776	100.00%	6,440,033,008	100.00%

Analysis of Mortgage loan size at reporting date £	No of accounts	% by number	Current balance £	% by balance
0 to <=50,000	25,033	35.88%	612,746,013	9.51%
>50,000 to <=100,000	19,543	28.01%	1,436,099,078	22.30%
>100,000 to <=150,000	12,742	18.26%	1,563,985,980	24.29%
>150,000 to <=200,000	6,361	9.12%	1,091,167,144	16.94%
>200,000 to <=250,000	2,986	4.28%	660,072,944	10.25%
>250,000 to <=300,000	1,344	1.93%	366,143,598	5.69%
>300,000 to <=350,000	725	1.04%	233,659,716	3.63%
>350,000 to <=400,000	394	0.56%	146,234,752	2.27%
>400,000 to <=450,000	220	0.32%	93,004,272	1.44%
>450,000 to <=500,000	183	0.26%	86,839,602	1.35%
>500,000 to <=550,000	99	0.14%	51,355,830	0.80%
>550,000 to <=600,000	34	0.05%	19,551,388	0.30%
>600,000 to <=650,000	42	0.06%	26,261,485	0.41%
>650,000 to <=700,000	26	0.04%	17,484,962	0.27%
>700,000 to <=750,000	16	0.02%	11,667,381	0.18%
>750,000 to <=800,000	6	0.01%	4,588,617	0.07%
>800,000 to <=850,000	10	0.01%	8,208,420	0.13%
>850,000 to <=900,000	6	0.01%	5,256,433	0.08%
>900,000 to <=950,000	4	0.01%	3,710,701	0.06%
>950,000 to <=1,000,000	2	0.00%	1,994,692	0.03%
> 1,000,000	0	0.00%	0	0.00%
Total	69,776	100.00%	6,440,033,008	100.00%

As at the report date, the maximum loan size was £ 999,691.81, the minimum loan size was £ 0.00 and the average loan size was £ 92,295.82.

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period (£)
Substitution & Top up	0	0
Redeemed this period	701	3,737,471
Repurchases this period	429	53,085,080

PPR/CPR Analysis*	1 Month (%)	1 Month Annualised (%)	3 Month Average (%)	3 Month Annualised (%)	12 Month Average (%)
Total (including unscheduled repayments and repurchases from the trust)					
Current month	2.00%	21.52%	1.84%	20.30%	24.04%
Previous month	1.60%	17.57%	1.84%	20.37%	23.78%
Unscheduled repayments and repurchases from the trust only					
Current month	0.75%	8.62%	0.61%	7.16%	10.74%
Previous month	0.38%	4.41%	0.63%	7.39%	10.83%

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

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	13,022	18.66%	684,150,502	10.62%
>= 5 to < 10	16,402	23.51%	1,197,884,405	18.60%
>= 10 to < 15	20,077	28.77%	2,013,168,323	31.26%
>=15 to < 20	13,136	18.83%	1,648,596,816	25.60%
>= 20 to < 25	3,998	5.73%	504,094,294	7.83%
>= 25 to < 30	2,529	3.62%	309,520,358	4.81%
>= 30 to < 35	610	0.87%	82,353,921	1.28%
>= 35 to < 40	2	0.00%	264,389	0.00%
>= 40 to < 45	-	0.00%	-	0.00%
Total	69,776	100.00%	6,440,033,008	100.00%

As at the report date, the maximum remaining term for a loan was 435.00 months, the minimum remaining term was 0 months and the weighted average remaining term was 159.59 months.

Seasoning	Number of accounts	% by number	Current balance £	% by balance
0 to <6	-	0.00%	-	0.00%
>= 6 to < 12	132	0.19%	22,177,962	0.34%
>= 12 to < 18	293	0.42%	45,409,801	0.71%
>= 18 to < 24	1,021	1.46%	157,646,618	2.45%
>= 24 to < 30	605	0.87%	83,660,699	1.30%
>= 30 to < 36	433	0.62%	54,461,670	0.85%
>= 36 to < 42	289	0.41%	32,455,996	0.50%
>= 42 to < 48	261	0.37%	28,857,572	0.45%
>=48 to < 54	146	0.21%	15,476,852	0.24%
>=54 to < 60	103	0.15%	11,727,639	0.18%
>= 60 to < 66	76	0.11%	9,855,919	0.15%
>= 66 to < 72	1,585	2.27%	159,417,467	2.48%
>= 72 to < 78	1,690	2.42%	169,072,546	2.63%
>= 78 to < 84	1,480	2.12%	128,634,526	2.00%
>= 84 to < 90	1,463	2.10%	165,873,096	2.58%
>= 90 to < 96	2,137	3.06%	294,382,920	4.57%
>= 96 to < 102	5,795	8.31%	734,011,024	11.40%
>= 102 to < 108	7,657	10.97%	863,314,056	13.41%
>= 108 to < 114	5,983	8.57%	626,575,024	9.73%
>= 114 to < 120	6,496	9.31%	608,059,647	9.44%
>= 120 to < 126	4,109	5.89%	382,212,706	5.93%
>= 126 to < 132	3,711	5.32%	317,286,142	4.93%
>= 132 to < 138	2,989	4.28%	228,102,281	3.54%
>= 138 to < 144	3,867	5.54%	269,170,657	4.18%
>= 144 to < 150	3,859	5.53%	267,002,750	4.15%
>= 150 to < 156	3,149	4.51%	201,981,894	3.14%
>= 156 to < 162	3,581	5.13%	203,417,762	3.16%
>= 162 to < 168	1,946	2.79%	105,491,132	1.64%
>= 168 to < 174	1,939	2.78%	101,990,474	1.58%
>= 174 to < 180	1,173	1.68%	61,525,687	0.96%
>= 180	1,808	2.59%	90,780,490	1.41%
Total	69,776	100.00%	6,440,033,008	100.00%

As at the report date, the maximum seasoning for a loan was 246.00 months, the minimum seasoning was 9.00 months and the weighted average seasoning was 110.63 months.

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	2,376	3.41%	212,894,278	3.31%
East Midlands	3,779	5.42%	297,377,168	4.62%
London	10,351	14.83%	1,315,124,208	20.42%
North	2,932	4.20%	189,463,262	2.94%
North West	8,982	12.87%	656,233,585	10.19%
South East	16,376	23.47%	1,795,805,492	27.89%
South West	5,271	7.55%	511,528,787	7.94%
West Midlands	4,416	6.33%	346,122,711	5.37%
Yorkshire and Humberside	4,725	6.77%	333,599,140	5.18%
Scotland	4,153	5.95%	278,643,603	4.33%
Wales	3,701	5.30%	264,578,303	4.11%
Northern Ireland	2,714	3.89%	238,662,471	3.71%
Total	69,776	100.00%	6,440,033,008	100.00%

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%	23,268	33.35%	726,053,866	11.27%
>25% =<50%	21,438	30.72%	1,940,250,698	30.13%
>50% =<75%	19,553	28.02%	2,818,265,182	43.76%
>75% =<80%	2,582	3.70%	439,098,815	6.82%
>80% =<85%	1,702	2.44%	303,329,310	4.71%
>85% =<90%	905	1.30%	160,172,905	2.49%
>90% =<95%	301	0.43%	47,974,510	0.74%
>95%	25	0.04%	4,758,363	0.07%
Unknown	2	0.00%	129,360	0.00%
Total	69,776	100.00%	6,440,033,008	100.00%

As at the report date, the maximum indexed LTV was 132.28, the minimum indexed LTV was 0.00 and the weighted average indexed LTV was 52.97.

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%	17,409	24.95%	427,857,286	6.64%
>25% =<50%	18,364	26.32%	1,333,499,759	20.71%
>50% =<75%	20,581	29.50%	2,547,135,051	39.55%
>75% =<80%	4,266	6.11%	647,889,189	10.06%
>80% =<85%	2,909	4.17%	478,581,176	7.43%
>85% =<90%	2,805	4.02%	474,059,540	7.36%
>90% =<95%	1,867	2.68%	313,547,412	4.87%
>95%	1,559	2.23%	216,564,158	3.36%
Unknown	16	0.02%	899,437	0.01%
Total	69,776	100.00%	6,440,033,008	100.00%

As at the report date, the maximum unindexed LTV was 238.58, the minimum unindexed LTV was 0.00 and the weighted average unindexed LTV was 62.57.

Original Loan to Value	Number of accounts	% by number	Current balance £	% by balance
>0% =<25%	5,209	7.47%	190,144,443	2.95%
>25% =<50%	15,987	22.91%	909,969,405	14.13%
>50% =<75%	24,873	35.65%	2,411,038,272	37.44%
>75% =<80%	5,862	8.40%	709,652,629	11.02%
>80% =<85%	5,292	7.58%	681,272,568	10.58%
>85% =<90%	7,300	10.46%	954,405,596	14.82%
>90% =<95%	5,237	7.51%	582,650,657	9.05%
>95%	-	0.00%	-	0.00%
Unknown	16	0.02%	899,437	0.01%
Total	69,776	100.00%	6,440,033,008	100.00%

As at the report date, the maximum original LTV was 95, the minimum LTV at origination was 0.13 and the weighted average LTV at origination was 68.83.

LOAN NOTE REPORT

Closing date		Series 2010-1 Notes																	
01/10/2010																			
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-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-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-2054	Sched AM		
A4	XS0546218503	Aaa/AAA	Aaa/AAA	GBP	n/a	2,125,000,000	(1,384,383,374)	740,616,626	3M GBP LIBOR	1.25%	1.83563%	18/12/2015 - 18/03/2016	18/03/2016	3,389,434	Jun-2022	Dec-2054	Sched AM		
A5	XS0546218842	Aaa/AAA	Aaa/AAA	GBP	n/a	400,000,000	-	400,000,000	3M GBP LIBOR	1.25%	1.83563%	18/12/2015 - 18/03/2016	18/03/2016	1,830,601	Mar-2016	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-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-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-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%	1.83563%	18/12/2015 - 18/03/2016	18/03/2016	2,686,407	Mar-2016	Dec-2054	Sched AM		
A10	XS0546220319	Aaa/AAA	Aaa/AAA	GBP	n/a	1,549,000,000	(1,549,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	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%	1.48563%	18/12/2015 - 18/03/2016	18/03/2016	900,048	Sep-2022	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%	1.48563%	18/12/2015 - 18/03/2016	18/03/2016	1,114,874	Mar-2016	Dec-2054	P-Through		

Langton 2010-1 A4 (XS0546218503) and Langton 2010-1 Z1 (XS0546221390) has been changed in accordance with global deed of amendment made on the 11th of December 2015
<http://www.santander.co.uk/uk/about-santander-uk/investor-relations/langton-securities>

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

2010-1 Credit Enhancement	Total (£)	% of Total	Current note subordination	Subordination + Reserve Fund
Class A1 Notes	-	-	-	-
Class A2 Notes	-	-	-	-
Class A3 Notes	-	-	-	-
Class A4 Notes	740,616,626	32.60%	23.95%	25.64%
Class A5 Notes	400,000,000	17.61%	23.95%	25.64%
Class A6 Notes	-	-	-	-
Class A7 Notes	-	-	-	-
Class A8 Notes	-	-	-	-
Class A9 Notes	587,000,000	25.84%	23.95%	25.64%
Class A10 Notes	-	-	-	-
Class Z1 Notes	243,000,210	10.70%	0.00%	0.00%
Class Z2 Notes	301,000,014	13.25%	0.00%	0.00%
	2,271,616,850	100%		
Issuer Reserve Fund Requirement*	38,330,000	1.69%		

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

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

Excess Spread 2010-1	
Excess Spread for the period ended 18 December 15 Annualised	1.67%

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		12/10/2010		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	0.6305	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	0.6305	5,400,000,000	(5,400,000,000)	-	3M USD LIBOR	1.00%	-	-	-	-	Sep-2015	Dec-2054	Sched AM	
A3	XS0548540052	Aaa/AAA	Aaa/AAA	EUR	0.8740	1,100,000,000	(890,000,000)	-	3M EURIBOR	1.00%	-	-	-	-	Mar-2015	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%	1.58563%	18/12/2015 - 18/03/2016	18/03/2016	652,280	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%	1.48563%	18/12/2015 - 18/03/2016	18/03/2016	1,648,235	Mar-2016	Dec-2054	P-through	

Closing date		28/07/2011		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	0.6275	250,000,000	(6,500,000)	243,500,000	1M USD LIBOR	1.58%	2.00950%	19/02/2016 - 18/03/2016	18/03/2016	394,169	Sep-2016	Dec-2054	P-Through	
A2	XS0654644623	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(6,000,000)	244,000,000	1M USD LIBOR	1.53%	1.95950%	19/02/2016 - 18/03/2016	18/03/2016	385,151	Sep-2016	Dec-2054	P-Through	
A3	XS0654645273	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(5,500,000)	244,500,000	1M USD LIBOR	1.48%	1.90950%	19/02/2016 - 18/03/2016	18/03/2016	376,092	Sep-2016	Dec-2054	P-Through	
A4	XS0654645513	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(5,000,000)	245,000,000	1M USD LIBOR	1.43%	1.85950%	19/02/2016 - 18/03/2016	18/03/2016	366,993	Sep-2016	Dec-2054	P-Through	
A5	XS0654645604	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(6,500,000)	243,500,000	1M USD LIBOR	1.58%	2.00950%	19/02/2016 - 18/03/2016	18/03/2016	394,169	Dec-2016	Dec-2054	P-Through	
A6	XS0654646164	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(6,000,000)	244,000,000	1M USD LIBOR	1.53%	1.95950%	19/02/2016 - 18/03/2016	18/03/2016	385,151	Dec-2016	Dec-2054	P-Through	
A7	XS0654646677	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(5,500,000)	244,500,000	1M USD LIBOR	1.48%	1.90950%	19/02/2016 - 18/03/2016	18/03/2016	376,092	Dec-2016	Dec-2054	P-Through	
A8	XS0654646834	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(4,500,000)	245,500,000	1M USD LIBOR	1.43%	1.85950%	19/02/2016 - 18/03/2016	18/03/2016	367,742	Dec-2016	Dec-2054	P-Through	
A9	XS0654647212	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(4,500,000)	245,500,000	1M USD LIBOR	1.38%	1.80950%	19/02/2016 - 18/03/2016	18/03/2016	357,854	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%	1.48563%	18/12/2015 - 18/03/2016	18/03/2016	446,320	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	-	-	-	-
Class A4 Notes	165,000,000	7.82%	26.79%	29.43%
Class Z Notes	445,000,000	21.08%	0.00%	0.00%
2011-2				
Class A1 Notes	152,796,250	7.24%	26.79%	29.43%
Class A2 Notes	153,110,000	7.25%	26.79%	29.43%
Class A3 Notes	153,423,750	7.27%	26.79%	29.43%
Class A4 Notes	153,737,500	7.28%	26.79%	29.43%
Class A5 Notes	152,796,250	7.24%	26.79%	29.43%
Class A6 Notes	153,110,000	7.25%	26.79%	29.43%
Class A7 Notes	153,423,750	7.27%	26.79%	29.43%
Class A8 Notes	154,051,250	7.30%	26.79%	29.43%
Class A9 Notes	154,051,250	7.30%	26.79%	29.43%
Class Z Notes	120,500,000	5.71%	0.00%	0.00%
	2,111,000,000	100%		
Issuer Reserve Fund Requirement*	£55,680,000	2.64%		

*Each issuer 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 December 15 Annualised	1.79%

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	0.8685	1,152,000,000	(795,000,000)	-	3M EURIBOR	1.25%	-	-	-	-	Mar-2015	Dec-2054	P-Through			
A2	XS0607449559	Aaa/AAA	Aaa/AAA	GBP	n/a	1,250,640,000	(282,193,000)	968,447,000	3M GBP LIBOR	0.70%	1.28563%	18/12/2015 - 18/03/2016	18/03/2016	3,104,133	Dec-2018	Dec-2054	P-Through			
A3	XS0607450136	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Feb-2012	Dec-2054	Sched-AM			
A4	XS0607450649	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Feb-2012	Dec-2054	Sched-AM			
A5	XS0607451027	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Feb-2012	Dec-2054	Sched-AM			
A6	XS0607452009	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Feb-2012	Dec-2054	Sched-AM			
A7	XS0607452181	Aaa/AAA	Aaa/AAA	GBP	n/a	1,750,000,000	(1,750,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	-	Dec-2054	Sched-AM			
Z	XS0607452348	NR	NR	GBP	n/a	2,500,000,000	(2,096,999,993)	403,000,007	3M GBP LIBOR	0.90%	1.48563%	18/12/2015 - 18/03/2016	18/03/2016	1,492,671	Mar-2019	Dec-2054	P-Through			

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

2011-1 Credit Enhancement	Total (£)	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	-	-	-	-
Class A2 Notes	968,447,000	70.61%	29.39%	32.63%
Class A3 Notes	-	-	-	-
Class A4 Notes	-	-	-	-
Class A5 Notes	-	-	-	-
Class A6 Notes	-	-	-	-
Class A7 Notes	-	-	-	-
Class Z Notes	403,000,007	29.39%	29.39%	32.63%
*All bonds are listed on the London Stock Exchange unless designated otherwise	1,371,447,007	100%		
Issuer Reserve Fund Requirement*	£44,490,000	3.24%		

*Each issuer 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 Decembr 15 Annualised	1.77%

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	£362,356,933
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Excess Spread Total for all Issuer vehicles	
Excess Spread for the period ended 18 December 15 Annualised	1.74%

WATERFALLS

MORTGAGES TRUSTEE REVENUE WATERFALL

Mortgages Trustee Fees	0.00
Other third party payments	0.00
<hr/>	
Servicer Fees	416,943.38
Cash Manager Fees	0.00
Mortgages Trustee Corporate Services Fees	0.00
Account Bank Fees	0.00
<hr/>	
Funding 1	16,634,503.71
Seller	3,186,582.51
<hr/>	

MORTGAGES TRUSTEE PRINCIPAL WATERFALL

Funding	128,920,972.24
<hr/>	
Seller	0.00
<hr/>	

FUNDING REVENUE WATERFALL

Funding Security Trustee Fees	0.00
Other third party payments	0.00
<hr/>	
Cash Manager Fees	0.00
Funding 1 Corporate Services Fees	0.00
Account Bank Fees etc	0.00
<hr/>	
Payment to Funding 1 Swap Provider	0.00
<hr/>	
Payments due and payable under the Intercompany loan agreement (other than principal and the funding start-up loan)	0.00
<hr/>	
Credit to Funding 1 reserve ledger	0.00
<hr/>	
Funding 1 issuer post reserve payments	0.00
<hr/>	
Further payments to Funding 1 issuers	0.00
<hr/>	
Excluded Swap Payments and other fees under the Intercompany Loan Agreement	0.00
<hr/>	
Retained amounts	0.00
<hr/>	
Deferred Consideration	0.00
<hr/>	
Balance to Funding 1	0.00
<hr/>	

FUNDING PRINCIPAL WATERFALL

Repayment of AAA loan tranches	0.00
Repayment of AA loan tranches	0.00
Repayment of A loan tranches	0.00
Repayment of BBB loan tranches	0.00
<hr/>	
Repayment of NR loan tranches	0.00
<hr/>	
Credit to Cash Accumulation Ledger	0.00
<hr/>	

WATERFALLS

ISSUER 2011-1 REVENUE WATERFALL

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

ISSUER 2011-1 PRINCIPAL WATERFALL

(a)	Repayment of Class A Notes	0.00
	(including principal payments to class A swap providers)	0.00
(b)	Repayment of Class Z Notes	0.00

ISSUER 2010-1 REVENUE WATERFALL

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

ISSUER 2010-1 PRINCIPAL WATERFALL

(a)	Repayment of Class A Notes	0.00
(b)	Repayment of Class Z Notes	0.00

ISSUER 2010-2/2011-2 REVENUE WATERFALL

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

ISSUER 2010-2/2011-2 PRINCIPAL WATERFALL

(a)	Repayment of Class A Notes	0.00
	(including principal payments to class A swap providers)	0.00
(b)	Repayment of Class Z Notes	0.00

SWAP PAYMENTS

Note	Counterparty	Currency Notional	Receive Reference Rate	Receive margin	Receive Rate	Interest Received	Principal Received	£ Notional	Pay reference rate	Pay margin	Pay rate	Interest Paid	Principal Paid
2010-2T2 A1	ANTS	243,500,000	1M USD LIBOR	1.58000%	2.00550%	406,949.38	0	152,796,250	3M GBP LIBOR	1.32000%	0.00000%	0	0
2010-2T2 A2	ANTS	244,000,000	1M USD LIBOR	1.53000%	1.95550%	397,618.33	0	153,110,000	3M GBP LIBOR	1.27000%	0.00000%	0	0
2010-2T2 A3	ANTS	244,500,000	1M USD LIBOR	1.48000%	1.90550%	388,245.63	0	153,423,750	3M GBP LIBOR	1.22000%	0.00000%	0	0
2010-2T2 A4	ANTS	245,000,000	1M USD LIBOR	1.43000%	1.85550%	378,831.25	0	153,737,500	3M GBP LIBOR	1.17000%	0.00000%	0	0
2010-2T2 A5	ANTS	243,500,000	1M USD LIBOR	1.58000%	2.00550%	406,949.38	0	152,796,250	3M GBP LIBOR	1.32000%	0.00000%	0	0
2010-2T2 A6	ANTS	244,000,000	1M USD LIBOR	1.53000%	1.95550%	397,618.33	0	153,110,000	3M GBP LIBOR	1.27000%	0.00000%	0	0
2010-2T2 A7	ANTS	244,500,000	1M USD LIBOR	1.48000%	1.90550%	388,245.63	0	153,423,750	3M GBP LIBOR	1.22000%	0.00000%	0	0
2010-2T2 A8	ANTS	245,000,000	1M USD LIBOR	1.43000%	1.85550%	379,604.38	0	154,051,250	3M GBP LIBOR	1.17000%	0.00000%	0	0
2010-2T2 A9	ANTS	245,500,000	1M USD LIBOR	1.38000%	1.80550%	369,375.21	0	154,051,250	3M GBP LIBOR	1.12000%	0.00000%	0	0

COLLATERAL

Note	Collateral Postings	Counterparty

There were no collateral posted during the Reporting Period 01 - February 16 to 29 February 16

TRIGGER EVENTS	
Asset Amount debited to AAA principal deficiency sub ledger (Funding programme notes outstanding)	None
Non Asset Insolvency event occurs in relation to Seller.	None
Sellers role as administrator terminated & new administrator is not appointed within 60 days.	None
The then current Seller Share is less than the adjusted Minimum Seller Share for two consecutive Trust Calculation Dates.	None
The aggregate outstanding principal balance of loans in the Trust is less than the required loan balance on two consecutive Trust Calculation Dates.	None
Full details of all trigger events can be found within the Langton Securities (2011-2) plc offering circular	

Notes**1 Current value of mortgages**

Includes all amounts of principal, interest and fees as yet unpaid by the borrower. Current Value of Mortgage Loans in Pool in 'Mortgage Loan Profile' and 'Trust Asset' is different due to the 'Mortgage Loan Profile' value including the accrued interest over the reporting period.

2 Funding Share

The percentage funding share is calculated net of accrued interest.

3 Remaining term

This is the remaining term of the loan at the report date in months .

4 Product breakdown

Bank of England Base Rate Tracker Loans includes loans issued at a discount or premium to base rate.

All loans in the Discount category are linked to SVR.

5 Payment Type

Most loans that are not fully repayment mortgages comprise an interest only portion, on which there are no scheduled principal repayments and a repayment portion for which there is a scheduled amortisation.

6 Loan to Value (LTV) at Last Valuation

Prior to 2008, further advances may be made on existing loans based on the indexed LTV without carrying out a formal valuation. This occasionally gives rise to the unindexed LTV recording an unrealistically high LTV. Indexed and unindexed LTVs include a all further advances on a loan - but exclude flexible

7 Defaults

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

8 1 month CPR

On any trust calculation date, the total principal receipts received during the immediately preceding trust calculation period divided by the aggregate current balance of the loans comprised in the trust property calculated on the previous trust calculation date in respect of the previous trust calculation period.

9 1 month annualised CPR

Calculated as $1 - ((1 - R) ^ 12)$ where R is (i) total principal receipts received scheduled and unscheduled during the relevant period, divided by (ii) the aggregate outstanding principal balance of the loans in the expected portfolio as at the start of that period.

10 3 month average CPR

The total principal receipts received during the immediately preceding trust calculation period for the last 3 months divided by the average aggregate current balance of the last 3 months of the loans comprised in the trust property.

11 3 month annualised CPR

Calculated as $1 - ((1 - R) ^ 4)$ where R is (i) total principal receipts received scheduled and unscheduled during the relevant period, divided by (ii) the average aggregate outstanding principal balance over the last 3 months of the loans in the expected portfolio as at the start of that period.

12 12 month average CPR

The total principal receipts received during the immediately preceding trust calculation period for the last 12 months divided by the average aggregate current balance of the last 12 months of the loans comprised in the trust property.

13 Calculation of Minimum Seller Share (as per page 3)

X = Current balance of loans in the trust property multiplied by 4%

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

Z = Balance of Flexible redraws and further advances covered by CCA

14 Calculation of Excess Spread

Excess spread for each of the individual issuer vehicles is calculated by dividing [excess cash available for payment below the reserve fund in the waterfall] by [the issuer's outstanding intercompany loans]. Excess spread for the Funding vehicle is calculated similarly, by dividing [the sum of all excess cash available for payments below each of the issuer's reserve funds in their respective waterfalls] by [the sum of all intercompany loans outstanding]

Redemptions

There were no loan notes fully redeemed in February 2016.

All capitalised terms used in this investor report have the meaning or descriptions assigned to them in the Langton securities base prospectus.