



UK Secured Funding Programmes

Langton Programme

Report Date:	31-Mar-13
Reporting Period:	01-Mar-13 to 31-Mar-13
Trust Calculation Date:	01-Apr-13

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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 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 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	118,636
Current value of Mortgage Loans in Pool	£ 12,032,882,546
Weighted Average Yield (Pre-Swap)	3.884%

Trust Assets	
Current value of Mortgage Loans in Pool at 31-Mar-13	£ 12,003,339,795
Last months Closing Trust Assets at 28-Feb-13	£ 12,315,817,391
Mortgage collections - Interest	£ 40,618,122
Mortgage collections - Principal (Scheduled)	£ 54,262,260
Mortgage collections - Principal (Unscheduled)	£ 257,479,460
Principal Ledger as calculated on 1-Apr-13	-
Funding Share as calculated on 1-Apr-13	£ 8,127,219,205
Funding Share % as calculated on 1-Apr-13	67.7%
Seller Share as calculated on 1-Apr-13	£ 3,876,120,590
Seller Share % as calculated on 1-Apr-13	32.3%
Minimum Seller Share (Amount) on 31-Mar-13	-
X	Please refer to the notes on page 13
Y	£ 504,140,271
Z	£ 138,543,658
Minimum Seller Share (Amount)	£ 642,683,929
Minimum Seller Share (% of Total)	5.35%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance (£)	Arrears (£)	By Number (%)	By current balance (%)
Less than 1 month in arrears	113,812	11,440,791,329	-	95.99%	95.17%
1<=2 months in arrears	1,871	222,842,840	1,559,432	1.58%	1.85%
2<=3 months in arrears	996	130,376,696	1,623,694	0.84%	1.08%
3<=4 months in arrears	582	66,606,369	1,224,215	0.49%	0.55%
4<=5 months in arrears	361	43,831,722	1,005,132	0.30%	0.36%
5<=6 months in arrears	242	29,758,258	811,658	0.20%	0.25%
6<=7 months in arrears	171	21,270,295	670,351	0.14%	0.18%
7<=8 months in arrears	110	12,985,576	513,155	0.09%	0.11%
8<=9 months in arrears	86	10,200,508	422,676	0.07%	0.08%
9<=10 months in arrears	56	6,883,891	313,334	0.05%	0.06%
10<=11 months in arrears	40	4,962,173	260,555	0.03%	0.04%
11<=12 months in arrears	43	5,474,330	327,812	0.04%	0.05%
More than 12 months in arrears	194	25,948,926	1,848,308	0.16%	0.22%
Total	118,564	12,021,932,913	10,580,322	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)	2	157,804
Capitalisation cases (Cumulative)	2,440	258,046,173

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	287	8,760,547
Losses Recorded this Period	15	515,240
Total Loss on Sale Carried Forward	302	9,275,787
Recoveries	0	0

Properties in Possession	Number	Current balance (£)
Total Properties in Possession Since Inception	489	62,974,067
Repossessed (In Month)	14	2,725,351
Sold (In Month)	26	2,690,377
Current Number in Possession	72	10,949,633
Total Properties Sold Since Inception	417	52,024,434

Product Breakdown (By Balance)	No of accounts	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	34,803	29.34%	3,336,744,727	27.73%
Fixed Rate Loans	18,663	15.73%	1,902,187,564	15.81%
Discounted SVR Loans	779	0.66%	38,556,926	0.32%
Standard Variable Loans	63,920	53.88%	6,746,627,887	56.07%
Other	148	0.12%	8,779,247	0.07%
Unknown	323	0.27%	(13,806)	0.00%
Total	118,636	100%	12,032,882,546	100%

Payment Type (By Balance)	No of accounts	% by number	Current balance £	% by balance
Repayment	67,269	56.70%	5,266,141,884	43.76%
Interest only and Combined repayment & int-on	51,355	43.29%	6,766,740,836	56.24%
Other	12	0.01%	(175)	0.00%
Total	118,636	100%	12,032,882,546	100%

Use Of Proceeds (By Balance)	No of accounts	% by number	Current balance £	% by balance
House Purchase	48,390	40.79%	5,543,175,797	46.07%
Remortgage	70,246	59.21%	6,489,706,749	53.93%
Total	118,636	100%	12,032,882,546	100%

Analysis of Mortgage loan size at reporting date	No of accounts	% by number	Current balance £	% by balance
0 to <=50,000	34,220	28.84%	920,047,769	7.65%
>50,000 to <=100,000	34,693	29.24%	2,565,930,453	21.32%
>100,000 to <=150,000	25,176	21.22%	3,088,091,048	25.66%
>150,000 to <=200,000	12,901	10.87%	2,209,414,487	18.36%
>200,000 to <=250,000	5,833	4.92%	1,287,752,784	10.70%
>250,000 to <=300,000	2,659	2.24%	722,310,028	6.00%
>300,000 to <=350,000	1,334	1.12%	429,463,766	3.57%
>350,000 to <=400,000	709	0.60%	262,791,625	2.18%
>400,000 to <=450,000	418	0.35%	176,090,085	1.46%
>450,000 to <=500,000	307	0.26%	144,779,240	1.20%
>500,000 to <=550,000	190	0.16%	97,825,867	0.81%
>550,000 to <=600,000	65	0.05%	37,306,252	0.31%
>600,000 to <=650,000	55	0.05%	34,437,106	0.29%
>650,000 to <=700,000	26	0.02%	17,363,163	0.14%
>700,000 to <=750,000	20	0.02%	14,339,598	0.12%
>750,000 to <=800,000	12	0.01%	9,241,054	0.08%
>800,000 to <=850,000	8	0.01%	6,494,687	0.05%
>850,000 to <=900,000	3	0.00%	2,594,104	0.02%
>900,000 to <=950,000	3	0.00%	2,712,477	0.02%
>950,000 to <=1,000,000	4	0.00%	3,896,952	0.03%
> 1,000,000	0	0.00%	0	0.00%
Total	118,636	100%	12,032,882,546	100%

As at the report date, the maximum loan size was £ 997,904.13, the minimum loan size was £ -7,449.57 and the average loan size was £ 101,426.91.

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period (£)
Substitution & Top up	0	0
Redeemed this period	1,293	156,590,014
Repurchases this period	1,172	155,887,582

CPR Analysis	1 Month CPR (%)	3 Month Average CPR (%)	12 Month CPR (Annualised) (%)
Total (including unscheduled repayments and repurchases from the trust)			
Current month	2.54%	3.02%	25.30%
Previous month	2.31%	2.86%	24.98%
Unscheduled repayments and repurchases from the trust only			
Current month	2.10%	2.59%	20.92%
Previous month	1.89%	2.46%	20.69%

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	15,613	13.16%	795,206,579	6.61%
≥ 5 to < 10	20,952	17.66%	1,538,417,451	12.79%
≥ 10 to < 15	27,968	23.57%	2,740,301,161	22.77%
≥ 15 to < 20	34,166	28.80%	4,360,536,855	36.24%
≥ 20 to < 25	11,499	9.69%	1,525,306,310	12.68%
≥ 25 to < 30	5,400	4.55%	699,037,401	5.81%
≥ 30 to < 35	3,002	2.53%	370,195,185	3.08%
≥ 35 to < 40	36	0.03%	3,881,603	0.03%
≥ 40 to < 45	0	0.00%	-	0.00%
Total	118,636	100%	12,032,882,546	100%

As at the report date, the maximum remaining term for a loan was 475.00 months, the minimum remaining term was -45.00 months and the weighted average remaining term was 191.33 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%	24,108	20.32%	708,866,307	5.89%
>25% =<50%	29,396	24.78%	2,176,350,167	18.09%
>50% =<75%	31,301	26.38%	3,797,309,006	31.56%
>75% =<80%	6,618	5.58%	945,803,639	7.86%
>80% =<85%	6,977	5.88%	1,059,600,684	8.81%
>85% =<90%	5,128	4.32%	791,813,820	6.58%
>90% =<95%	4,765	4.02%	792,090,723	6.58%
>95%	9,975	8.41%	1,761,038,391	14.64%
Unknown	368	0.31%	9,809	0.00%
Total	118,636	100%	12,032,882,546	100%

As at the report date, the maximum indexed LTV was 325.44, the minimum indexed LTV was 0.00 and the weighted average indexed LTV was 68.38.

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	-	0.00%	-	0.00%
≥ 30 to < 36	3,892	3.28%	468,313,391.14	3.89%
≥ 36 to < 42	4,462	3.76%	522,491,944.92	4.34%
≥ 42 to < 48	4,339	3.66%	469,118,501.35	3.90%
≥ 48 to < 54	3,048	2.57%	364,854,102.33	3.03%
≥ 54 to < 60	4,341	3.66%	634,375,497.79	5.27%
≥ 60 to < 66	8,567	7.22%	1,201,851,879.87	9.99%
≥ 66 to < 72	14,310	12.06%	1,819,481,524.94	15.12%
≥ 72 to < 78	10,298	8.68%	1,217,076,480.05	10.11%
≥ 78 to < 84	10,276	8.66%	1,089,112,744.07	9.05%
≥ 84 to < 90	7,663	6.46%	755,573,341.81	6.28%
≥ 90 to < 96	6,872	5.79%	646,340,672.50	5.37%
≥ 96 to < 102	4,938	4.16%	409,950,137.48	3.41%
≥ 102 to < 108	6,307	5.32%	487,797,953.06	4.05%
≥ 108 to < 114	6,490	5.47%	492,406,020.35	4.09%
≥ 114 to < 120	5,787	4.88%	414,687,978.48	3.45%
≥ 120 to < 126	5,839	4.92%	373,738,934.40	3.11%
≥ 126 to < 132	3,397	2.86%	207,615,931.58	1.73%
≥ 132 to < 138	2,867	2.42%	174,062,158.48	1.45%
≥ 138 to < 144	2,123	1.79%	126,560,170.44	1.05%
≥ 144 to < 150	736	0.62%	44,313,806.90	0.37%
≥ 150 to < 156	591	0.50%	35,995,417.64	0.30%
≥ 156 to < 162	378	0.32%	19,994,557.91	0.17%
≥ 162 to < 168	384	0.32%	20,180,746.91	0.17%
≥ 168 to < 174	264	0.22%	14,296,531.09	0.12%
≥ 174 to < 180	167	0.14%	8,385,557.96	0.07%
≥ 180	300	0.25%	14,306,562.09	0.12%
Total	118,636	100%	12,032,882,546	100%

As at the report date, the maximum seasoning for a loan was 211.00 months, the minimum seasoning was 31.00 months and the weighted average seasoning was 78.71 months.

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%	23,053	19.43%	652,590,514	5.42%
>25% =<50%	29,525	24.89%	2,233,600,289	18.56%
>50% =<75%	39,087	32.95%	4,867,311,166	40.45%
>75% =<80%	8,550	7.21%	1,307,456,202	10.87%
>80% =<85%	7,265	6.12%	1,132,852,710	9.41%
>85% =<90%	5,340	4.50%	900,447,043	7.48%
>90% =<95%	3,473	2.93%	601,643,154	5.00%
>95%	2,343	1.97%	336,981,468	2.80%
Total	118,636	100%	12,032,882,546	100%

As at the report date, the maximum unindexed LTV was 321.78, the minimum unindexed LTV was -3.24 and the weighted average unindexed LTV was 64.15.

Original Loan to Value	Number of accounts	% by number	Current balance £	% by balance
>0% =<25%	9,531	8.03%	365,027,909	3.03%
>25% =<50%	27,860	23.48%	1,770,399,923	14.71%
>50% =<75%	41,665	35.12%	4,511,975,160	37.50%
>75% =<80%	9,658	8.14%	1,282,626,789	10.66%
>80% =<85%	9,035	7.62%	1,273,915,744	10.59%
>85% =<90%	12,642	10.66%	1,788,795,993	14.87%
>90% =<95%	8,242	6.95%	1,039,726,795	8.64%
>95%	2	0.00%	284,410	0.00%
Unknown	1	0.00%	129,823	0.00%
Total	118,636	100%	12,032,882,546	100%

As at the report date, the maximum original LTV was 100.29, the minimum LTV at origination was 1.10 and the weighted average LTV at origination was 68.59.

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	4,509	3.80%	422,306,493	3.51%
East Midlands	5,270	4.44%	453,379,817	3.77%
Greater London	22,731	19.16%	3,123,129,629	25.95%
Northern England	4,555	3.84%	322,572,089	2.68%
North West	14,949	12.60%	1,196,490,817	9.94%
South East	25,758	21.71%	3,009,840,473	25.01%
South West	9,746	8.22%	1,023,526,113	8.51%
West Midlands	7,275	6.13%	617,695,978	5.13%
Yorkshire & Humberside	8,027	6.77%	615,205,212	5.11%
Scotland	6,663	5.62%	483,323,918	4.02%
Wales	5,344	4.50%	413,003,695	3.43%
Northern Ireland	3,809	3.21%	352,408,311	2.93%
Total	118,636	100%	12,032,882,546	100%

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-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%	1.75688%	18/03/13-18/06/13	18/06/2013	4,229,027	Dec-2015	Dec-2054	Sched AM		
A5	XS0546218542	Aaa/AAA	Aaa/AAA	GBP	n/a	400,000,000	0	400,000,000	3M GBP LIBOR	1.25%	1.75688%	18/03/13-18/06/13	18/06/2013	1,771,320	Dec-2015	Dec-2054	P-Through		
A6	XS0546219053	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%	1.75688%	18/03/13-18/06/13	18/06/2013	2,999,412	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%	1.75688%	18/03/13-18/06/13	18/06/2013	1,740,322	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%	1.40688%	18/03/13-18/06/13	18/06/2013	861,705	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%	1.40688%	18/03/13-18/06/13	18/06/2013	1,067,379	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 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 March 13 Annualised	1.53%

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	0	1,100,000,000	3M EURIBOR	1.00%	1.20400%	18/03/13-18/06/13	18/06/2013	3,384,578	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%	1.50688%	18/03/13-18/06/13	18/06/2013	626,697	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%	1.40688%	18/03/13-18/06/13	18/06/2013	1,578,016	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	1.78%	1.78220%	18/03/13-18/04/13	18/04/2013	373,902	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	1.73%	1.73220%	18/03/13-18/04/13	18/04/2013	364,165	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	1.68%	1.68220%	18/03/13-18/04/13	18/04/2013	354,384	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	1.63%	1.63220%	18/03/13-18/04/13	18/04/2013	344,560	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	1.78%	1.78220%	18/03/13-18/04/13	18/04/2013	373,902	Dec-2016	Dec-2054	P-Through			
A6	XS0654646161	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(6,000,000)	244,000,000	1M USD LIBOR	1.73%	1.73220%	18/03/13-18/04/13	18/04/2013	364,165	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	1.68%	1.68220%	18/03/13-18/04/13	18/04/2013	354,384	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	1.63%	1.63220%	18/03/13-18/04/13	18/04/2013	345,263	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	1.58%	1.58220%	18/03/13-18/04/13	18/04/2013	334,693	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%	1.40688%	18/03/13-18/06/13	18/06/2013	427,306	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 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 March 13 Annualised	1.529%

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	(750,000,000)	402,000,000	3M EURIBOR	1.25%	1.45400%	18/03/13-18/06/13	18/06/2013	1,493,743	Mar-2014	Dec-2054	P-Through
A2	XS0607449559	Aaa/AAA	Aaa/AAA	GBP	n/a	1,250,640,000	0	1,250,640,000	3M GBP LIBOR	0.70%	1.75688%	18/03/13-18/06/13	18/06/2013	3,804,446	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%	1.70688%	18/03/13-18/06/13	18/06/2013	774,409	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%	1.40688%	18/03/13-18/06/13	18/06/2013	1,429,082	Dec-2016	Dec-2054	P-Through

*All bonds are listed on the London Stock Exchange unless designated otherwise
Langton 2011-1 A2 redenominated from EUR to GBP as of 18/03/2013.

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 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 March 13 Annualised	1.53%

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	
Top Up	
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 March 13 Annualised	1.53%

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	37,500.00	Repayment of AA loan tranches	0.00
						Repayment of A loan tranches	0.00
						Repayment of BBB loan tranches	0.00
Servicer Fees	836,800.74	Seller	311,741,719.45	Cash Manager Fees	200,568.75		
Cash Manager Fees	0.00			Funding 1 Corporate Services Fees	0.00		
Mortgages Trustee Corporate Services Fees	0.00			Account Bank Fees etc	0.00	Repayment of NR loan tranches	0.00
Account Bank Fees	0.00						
				Payment to Funding 1 Swap Provider	68,328,717.84	Credit to Cash Accumulation Ledger	0.00
Funding 1	26,252,831.75						
Seller	13,528,489.67			Payments due and payable under the Intercompany loan agreement (other than principal and the funding start-up loan)	29,961,329.04		
				Credit to Funding 1 reserve ledger	20,450,000.00		
				Funding 1 issuer post reserve payments	5,779,422.95		
				Further payments to Funding 1 issuers	0.00		
				Excluded Swap Payments and other fees under the Intercompany Loan Agreement	0.00		
				Retained amounts	1,250.00		
				Deferred Consideration	25,091,608.98		
				Balance to Funding 1	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	53,821.90 0.00 0.00	(c)	Issuer Cash Manager Fees Issuer Corporate Services Fees Issuer Account Bank Fees	70,989.04 0.00 0.00	(c)	Issuer Cash Manager Fees Issuer Corporate Services Fees Issuer Account Bank Fees	75,757.81 0.00 0.00
(d)	Interest on Class A notes (including payments to Class A Issuer Swap Providers)	9,002,241.88 8,239,399.42	(d)	Interest on Class A notes	10,183,638.70	(d)	Interest on Class A notes (including payments to Class A Issuer Swap Providers)	10,719,276.32 10,101,373.92
(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	44,490,000.00	(f)	Credit to issuer reserve fund	38,330,000.00	(f)	Credit to issuer reserve fund	55,680,000.00
(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	1,409,809.93	(h)	Interest on Class Z notes	1,903,068.49	(h)	Interest on Class Z notes	1,978,281.68
(i)	Excluded Issuer Swap Payments	0.00	(i)	Excluded Issuer Swap Payments	0.00	(i)	Excluded Issuer Swap Payments	0.00
(j)	Issuer profit	1,250.00	(j)	Issuer profit	1,250.00	(j)	Issuer profit	1,250.00
(k)	Repayment of the issuer start-up loan	155,638.82	(k)	Repayment of the issuer start-up loan	134,089.37	(k)	Repayment of the issuer start-up loan	266,324.64
(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
Funding 1 Swap	ANTS	8,134,177,000	3m GBP LIBOR			50,596,740.09	8,134,177,000	3M GBP LIBOR			68,328,717.84
2008-1 Tap A1	ANTS	402,000,000	3M EURIBOR	1.25%	1.43%	1,441,170.00	349,137,000	3M GBP LIBOR	1.57%	2.09%	1,798,175.12
2008-1 Tap A2	ANTS	1,440,000,000	3M EURIBOR	1.25%	1.43%	5,162,400.00	1,250,640,000	3M GBP LIBOR	1.57%	2.09%	6,441,224.30
2010-2 A3	ANTS	1,100,000,000	3M EURIBOR	1.00%	1.18%	3,255,000.00	961,400,000	3M GBP LIBOR	1.23%	1.75%	4,145,543.63
2010-2T2 A1	ANTS	243,500,000	1M USD LIBOR	1.58%	1.78%	373,902.37	152,796,250	3M GBP LIBOR	1.32%	1.84%	692,763.55
2010-2T2 A2	ANTS	244,000,000	1M USD LIBOR	1.53%	1.73%	364,164.58	153,110,000	3M GBP LIBOR	1.27%	1.79%	675,309.48
2010-2T2 A3	ANTS	244,500,000	1M USD LIBOR	1.48%	1.68%	354,383.73	153,423,750	3M GBP LIBOR	1.22%	1.74%	657,778.06
2010-2T2 A4	ANTS	245,000,000	1M USD LIBOR	1.43%	1.63%	344,559.83	153,737,500	3M GBP LIBOR	1.17%	1.69%	640,169.27
2010-2T2 A5	ANTS	243,500,000	1M USD LIBOR	1.58%	1.78%	373,902.37	152,796,250	3M GBP LIBOR	1.32%	1.84%	692,763.55
2010-2T2 A6	ANTS	244,000,000	1M USD LIBOR	1.53%	1.73%	364,164.58	153,110,000	3M GBP LIBOR	1.27%	1.79%	675,309.48
2010-2T2 A7	ANTS	244,500,000	1M USD LIBOR	1.48%	1.68%	354,383.73	153,423,750	3M GBP LIBOR	1.22%	1.74%	657,778.06
2010-2T2 A8	ANTS	245,000,000	1M USD LIBOR	1.43%	1.63%	345,263.02	154,051,250	3M GBP LIBOR	1.17%	1.69%	641,475.74
2010-2T2 A9	ANTS	245,500,000	1M USD LIBOR	1.38%	1.58%	334,692.88	154,051,250	3M GBP LIBOR	1.12%	1.64%	622,483.12

*www.aboutsantander.co.uk

COLLATERAL

Note	Collateral Postings	Counterparty

There were no collateral posted during the Reporting Period 01-Mar-13 to 31-Mar-13

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. Sellers role as administrator terminated & new administrator is not appointed within 60 days. The then current Seller Share is less than the adjusted Minimum Seller Share for two consecutive Trust Calculation Dates. The aggregate outstanding principal balance of loans in the Trust is less than the required loan balance on two consecutive Trust Calculation Dates.	None None None 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 drawdown reservoir

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 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.

9 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

10 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]