



UK Secured Funding Programmes

Fosse Master Issuer

Report Date:	31-Dec-13
Reporting Period:	01-Dec-13 to 31-Dec-13
Trust Calculation Date:	01-Jan-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
<b>Issuer</b>	Fosse Master Issuer plc				
<b>Funding</b>	Fosse Funding (No. 1) Limited				
<b>Mortgages Trustee</b>	Fosse Trustee Limited				
<b>Seller</b>	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.
<b>Servicer</b>	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.
<b>Cash Manager</b>	Santander UK	A / A2 / A	F1 / P-1 / A-1		
<b>Start-up Loan Provider</b>	Santander UK	A / A2 / A	F1 / P-1 / A-1		
<b>Mortgages Trustee Account Bank</b>	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.
<b>Account Bank A in respect of the Funding 1 Transaction Account</b>				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
<b>Account Bank B in respect of the Funding 1 GIC Account</b>	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+.
<b>Issuer Account Bank</b>	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.
<b>Funding 1 Swap Provider</b>	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.
<b>Issuer Swap Provider</b>	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.
<b>Paying Agent and related roles</b>	Citibank N.A.	A / A2 / A	F1 / P-1 / A-1		
<b>English Corporate Services Provider</b>	Structured Finance Management Limited				
<b>Jersey Corporate Services Provider</b>	Sanne Corporate Services Limited				
<b>Note Trustee and Security Trustee</b>	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	177,298
Current value of Loans in Portfolio	£ 14,481,425,443
Current number of Loan product holdings in Portfolio (A Loan may have more than one active Loan product)	246,585
Weighted average yield (pre-swap)	3.138%

Trust Assets	
Current value of Loans in portfolio at 31-Dec-13	14,481,736,153.04
Current value of Loans in portfolio at 30-Nov-13	14,760,995,882.82
Mortgage collections - Interest	38,218,097.20
Mortgage collections - Principal (Scheduled)	41,709,470.00
Mortgage collections - Principal (Unscheduled)	245,968,666.17
Principal Ledger as calculated on 01-Jan-14	£351,249,675
Funding 1 Share as calculated on 01-Jan-14	11,092,686,621.96
Funding 1 Share % as calculated on 01-Jan-14	76.60%
Seller Share as calculated on 01-Jan-14	3,389,049,531.08
Seller Share % as calculated on 01-Jan-14	23.40%
Minimum Seller Share (Amount) 31-Dec-13	
X	Please refer to the notes on page 12
Y	492,379,029.20
Z	257,721,266.94
Minimum Seller Share (Amount)	115,173,625.90
Minimum Seller Share (% of Total)	865,273,922.04
	5.97%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance £	Arrears £	By Number %	By current balance %
Less than 1 month in arrears	175,110	14,265,893,578	-	98.78%	98.53%
1<=2 months in arrears	1,048	103,020,784	727,450	0.59%	0.71%
2<=3 months in arrears	266	24,852,240	349,559	0.15%	0.17%
3<=4 months in arrears	192	20,201,604	388,831	0.11%	0.14%
4<=5 months in arrears	147	15,466,984	381,900	0.08%	0.11%
5<=6 months in arrears	108	10,283,953	327,815	0.06%	0.07%
6<=7 months in arrears	73	7,015,269	246,734	0.04%	0.05%
7<=8 months in arrears	63	6,441,016	227,176	0.04%	0.04%
8<=9 months in arrears	41	3,432,497	157,162	0.02%	0.02%
9<=10 months in arrears	41	3,769,902	218,952	0.02%	0.03%
10<=11 months in arrears	25	2,653,494	138,392	0.01%	0.02%
11<=12 months in arrears	25	2,633,407	161,630	0.01%	0.02%
More than 12 months in arrears	130	12,649,374	1,072,590	0.07%	0.09%
<b>Total</b>	<b>177,269</b>	<b>14,478,314,102</b>	<b>4,398,191</b>	<b>100.00%</b>	<b>100.00%</b>

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)	4	240,728
Capitalisation cases (cumulative)	435	38,737,329

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	266	9,381,974
Losses recorded this period	14	517,826
Total loss on sale carried forward	280	9,899,800
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	378	42,908,865
Repossessed (in month)	5	541,855
Sold (in month)	17	1,896,924
Current number in possession	29	3,111,341
Total properties sold since inception	349	39,797,524

Product Breakdown (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	137,755	55.87%	8,783,228,556	60.65%
Fixed Rate Loans	14,712	5.97%	1,034,012,602	7.14%
Discounted SVR Loans	23	0.01%	532,654	0.30%
Standard Variable Loans	94,091	38.16%	4,663,605,226	32.20%
Other	4	0.00%	46,404	0.00%
<b>Total</b>	<b>246,585</b>	<b>100.00%</b>	<b>14,481,425,443</b>	<b>100.00%</b>

Payment Type (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Repayment	170,495	69.14%	7,984,224,496	55.13%
Interest only and combined repayment & int-only	76,090	30.86%	6,497,200,947	44.87%
<b>Total</b>	<b>246,585</b>	<b>100.00%</b>	<b>14,481,425,443</b>	<b>100.00%</b>

Use Of Proceeds (By Balance)	No of product holdings	% by number	Current balance £	% by balance
House purchase	121,864	49.42%	9,325,368,871	64.40%
Remortgage	124,720	50.58%	5,155,923,656	35.60%
Other	1	0.00%	132,916	0.00%
<b>Total</b>	<b>246,585</b>	<b>100.00%</b>	<b>14,481,425,443</b>	<b>100.00%</b>

Analysis of Mortgage loan size at reporting date £	No of accounts	% by number	Current balance £	% by balance
>0 =<=50,000	66,400	37.45%	1,670,146,535	11.53%
>50,000 =<=100,000	56,723	31.99%	4,157,893,422	28.71%
>100,000 =<=150,000	32,024	18.06%	3,891,193,644	26.87%
>150,000 =<=200,000	12,817	7.23%	2,188,574,169	15.11%
>200,000 =<=250,000	5,008	2.82%	1,108,343,217	7.65%
>250,000 =<=300,000	1,943	1.10%	527,156,525	3.64%
>300,000 =<=350,000	1,010	0.57%	325,539,312	2.25%
>350,000 =<=400,000	538	0.30%	199,938,936	1.38%
>400,000 =<=450,000	320	0.18%	135,072,863	0.93%
>450,000 =<=500,000	206	0.12%	97,542,965	0.67%
>500,000 =<=550,000	116	0.07%	60,311,210	0.42%
>550,000 =<=600,000	85	0.05%	48,785,530	0.34%
>600,000 =<=650,000	48	0.03%	29,819,693	0.21%
>650,000 =<=700,000	42	0.02%	28,207,976	0.19%
>700,000 =<=750,000	18	0.01%	12,899,443	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%
<b>Total</b>	<b>177,298</b>	<b>100.00%</b>	<b>14,481,425,443</b>	<b>100.00%</b>

The average Loan size was approximately £81,678.45, the maximum Loan size was £741,690.41 and the minimum Loan size was £0.

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	6,303	3.56%	485,129,170	3.35%
East Midlands	15,140	8.54%	1,038,127,555	7.17%
Greater London	7,710	4.35%	1,132,279,327	7.82%
Northern England	7,360	4.15%	513,045,863	3.54%
North West	18,842	10.63%	1,384,225,124	9.56%
South East	33,653	18.98%	3,684,465,050	25.44%
South West	13,633	7.69%	1,151,430,734	7.95%
West Midlands	13,587	7.66%	1,037,244,954	7.16%
Yorkshire & Humberside	15,261	8.61%	1,054,255,392	7.28%
Scotland	22,619	12.76%	1,416,404,016	9.78%
Wales	7,742	4.37%	514,684,340	3.55%
Northern Ireland	15,448	8.71%	1,070,133,917	7.39%
<b>Total</b>	<b>177,298</b>	<b>100.00%</b>	<b>14,481,425,443</b>	<b>100.00%</b>

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period £
Substitution & top up	0	0
Redeemed this period*	2,161	231,125,542
Repurchases this period (including arrears)**	432	48,134,187
Arrears repurchased this period**	0	0
Cumulative arrears repurchased	0	0

\* Redemptions this period include 496 accounts where minor balances totalling £306,799 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 Analysis	1 Month CPR	3 Month Average CPR	12 Month CPR (Annualised)
	%	%	%
Total (including unscheduled repayments and repurchases from the Mortgages Trust)			
Current month	1.95%	2.16%	23.48%
Previous month	2.24%	2.28%	23.52%
Unscheduled repayments and repurchases from the Mortgages Trust only			
Current month	1.67%	1.87%	20.19%
Previous month	1.96%	2.00%	20.24%

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	23,406	13.20%	778,873,161.71	5.38%
>= 5 to < 10	33,760	19.04%	1,730,448,830.78	11.95%
>= 10 to < 15	40,305	22.73%	3,022,356,183.88	20.87%
>=15 to < 20	47,854	26.99%	5,167,406,848.69	35.68%
>= 20 to < 25	19,563	11.03%	2,292,212,645.41	15.83%
>= 25 to < 30	8,431	4.76%	1,009,927,546.40	6.97%
>= 30 to < 35	3,778	2.13%	457,709,435.74	3.16%
>= 35 to < 40	201	0.11%	22,490,789.97	0.16%
>= 40 to < 45	0	0.00%	-	0.00%
<b>Total</b>	<b>177,298</b>	<b>100.00%</b>	<b>14,481,425,443</b>	<b>100.00%</b>

The weighted average remaining term of Loans was approximately 192.88 months, the maximum remaining term of Loans was 457 months and the minimum remaining term of Loans was 1 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	159	0.09%	24,245,669.47	0.17%
>= 18 to < 24	748	0.42%	115,851,436.00	0.80%
>= 24 to < 30	759	0.43%	103,042,194.52	0.71%
>= 30 to < 36	728	0.41%	93,034,317.85	0.64%
>= 36 to < 42	5,562	3.14%	590,843,232.82	4.08%
>= 42 to < 48	6,409	3.61%	614,999,551.70	4.25%
>=48 to < 54	6,882	3.88%	683,817,317.23	4.72%
>=54 to < 60	4,637	2.62%	393,074,543.21	2.71%
>= 60 to < 66	2,431	1.37%	252,394,477.95	1.74%
>= 66 to < 72	5,410	3.05%	563,249,555.99	3.89%
>= 72 to < 78	14,394	8.12%	1,652,364,166.15	11.41%
>= 78 to < 84	13,822	7.80%	1,453,809,951.14	10.04%
>= 84 to < 90	14,739	8.31%	1,496,132,657.13	10.33%
>= 90 to < 96	15,781	8.90%	1,480,457,315.21	10.22%
>= 96 to < 102	17,506	9.87%	1,470,246,525.76	10.15%
>= 102 to < 108	6,994	3.94%	498,845,665.60	3.44%
>= 108 to < 114	4,987	2.81%	311,064,628.60	2.15%
>= 114 to < 120	8,670	4.89%	496,599,208.07	3.43%
>= 120 to < 126	9,642	5.44%	537,926,622.37	3.71%
>= 126 to < 132	3,979	2.24%	217,148,167.99	1.50%
>= 132 to < 138	3,845	2.17%	216,354,719.54	1.49%
>= 138 to < 144	2,582	1.46%	135,438,437.54	0.94%
>= 144 to < 150	4,649	2.62%	244,506,177.06	1.69%
>= 150 to < 156	2,576	1.45%	108,810,143.09	0.75%
>= 156 to < 162	1,822	1.03%	77,776,549.83	0.54%
>= 162 to < 168	1,349	0.76%	56,436,229.75	0.39%
>= 168 to < 174	2,103	1.19%	94,985,330.75	0.66%
>= 174 to < 180	1,937	1.09%	79,986,908.78	0.55%
>= 180	12,196	6.88%	417,983,741.48	2.89%
<b>Total</b>	<b>177,298</b>	<b>100.00%</b>	<b>14,481,425,443</b>	<b>100.00%</b>

The weighted average seasoning of Loans was approximately 90.22 months, the maximum seasoning of Loans was 614 months and the minimum seasoning of Loans was 17 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%	49,762	28.07%	1,359,366,627	9.39%
>25% <=50%	48,388	27.29%	3,538,041,867	24.43%
>50% <=75%	42,418	23.92%	4,868,942,821	33.62%
>75% <=80%	8,054	4.54%	1,015,591,390	7.01%
>80% <=85%	6,701	3.78%	854,045,846	5.90%
>85% <=90%	5,815	3.28%	751,976,560	5.19%
>90% <=95%	4,700	2.65%	612,754,285	4.23%
>95% <=100%	3,716	2.10%	470,489,046	3.25%
>100%	7,744	4.37%	1,010,217,001	6.98%
<b>Total</b>	<b>177,298</b>	<b>100.00%</b>	<b>14,481,425,443</b>	<b>100.00%</b>

The weighted average indexed loan to value was approximately 62.62%, the maximum indexed loan to value was 231% 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%	43,278	24.41%	1,082,892,516	7.48%
>25% <=50%	50,393	28.42%	3,469,545,542	23.96%
>50% <=75%	52,055	29.36%	5,672,059,465	39.17%
>75% <=80%	10,218	5.76%	1,310,887,333	9.05%
>80% <=85%	8,535	4.81%	1,154,417,873	7.97%
>85% <=90%	6,910	3.90%	980,753,299	6.77%
>90% <=95%	3,505	1.98%	485,173,761	3.35%
>95% <=100%	2,267	1.28%	305,066,034	2.11%
>100%	137	0.08%	20,629,620	0.14%
<b>Total</b>	<b>177,298</b>	<b>100.00%</b>	<b>14,481,425,443</b>	<b>100.00%</b>

The weighted average loan to value was approximately 60.08%, the maximum loan to value was 239% 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%	11,386	6.42%	353,514,084	2.44%
>25% to <=50%	40,828	23.03%	2,140,450,054	14.78%
>50% to <=75%	61,941	34.94%	5,407,555,001	37.34%
>75% to <=80%	10,904	6.15%	1,096,782,883	7.57%
>80% to <=85%	16,648	9.39%	1,862,689,266	12.86%
>85% to <=90%	22,634	12.77%	2,435,443,040	16.82%
>90% to <=95%	12,957	7.31%	1,184,991,115	8.18%
>95% to <100%	-	0.00%	-	0.00%
>100%	-	0.00%	-	0.00%
<b>Total</b>	<b>177,298</b>	<b>100.00%</b>	<b>14,481,425,443</b>	<b>100.00%</b>

The weighted average original loan to value was approximately 70.14%, the maximum loan to value was 95% and the minimum loan to value was 1%.

LOAN NOTE REPORT

Report period 18th October 2013 - 21st January 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	(30,090,184)	174,909,816	3M GBP LIBOR	1.20000%	1.71719%	18/10/13-21/01/14	21/01/2014	781,742	Jan-2015	Oct-2054	Sched AM
A2	XS0493852858	XS0493852858	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	0.90	775,000,000	(113,755,576)	661,244,424	3M EURIBOR	1.20000%	1.42500%	18/10/13-21/01/14	21/01/2014	2,486,555	Jan-2015	Oct-2054	Sched AM
A3	XS0493854631	XS0493854631	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP		525,000,000	0	525,000,000	GBP Fixed		4.63500%	18/07/13-21/01/14	21/01/2014	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%	1.41719%	18/10/13-21/01/14	21/01/2014	1,434,856	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	(63,210,094)	1,186,789,906	3M GBP LIBOR	1.63000%	2.14719%	18/10/13-21/01/14	21/01/2014	6,632,466	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%	2.19719%	18/10/13-21/01/14	21/01/2014	5,718,714	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%	1.41719%	18/10/13-21/01/14	21/01/2014	1,844,288	Jul-2016	Oct-2054	P-Through	

Closing Date 09/09/2010

Series 2010-4 Notes

2010-4	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	XS0538724252	n/a	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	0.83	675,000,000	(675,000,000)	0	3M GBP LIBOR	1.40000%	-	-	-	-	-	Oct-2054	Sched AM
A2	XS0538724336	n/a	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR		700,000,000	(700,000,000)	0	3M EURIBOR	1.40000%	-	-	-	-	-	Oct-2054	Sched AM

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	XS0629515211	US34988WAF14	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.62	3,000,000,000	(856,408,725)	2,143,591,275	3M USD LIBOR	1.40000%	1.64605%	18/10/13-21/01/14	21/01/2014	9,311,210	Jul-2014	Oct-2054	Sched AM	
A3	XS0629519314	XS0629519405	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP		500,000,000	(142,734,788)	357,265,212	3M GBP LIBOR	1.40000%	1.91719%	18/10/13-21/01/14	21/01/2014	1,782,734	Jul-2014	Oct-2054	Sched AM	
A4	XS0629583245	XS0629582601	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	0.67	500,000,000	(142,734,788)	357,265,212	3M EURIBOR	1.30000%	1.52500%	18/10/13-21/01/14	21/01/2014	1,437,744	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%	1.74605%	18/10/13-21/01/14	21/01/2014	1,267,099	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%	2.01719%	18/10/13-21/01/14	21/01/2014	1,312,555	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%	1.62500%	18/10/13-21/01/14	21/01/2014	1,179,253	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%	1.21719%	18/10/13-21/01/14	21/01/2014	3,057,148	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	0	700,000,000	3M USD LIBOR	1.60000%	1.84605%	18/10/13-21/01/14	21/01/2014	3,410,965	Jan-2015	Oct-2054	Sched AM	
A3	XS0715271234	US0715271408	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	0.88	100,000,000	0	100,000,000	3M EURIBOR	1.50000%	1.72500%	18/10/13-21/01/14	21/01/2014	455,208	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%	1.89605%	18/10/13-21/01/14	21/01/2014	1,501,040	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%	18/07/13-21/01/14	21/01/2014	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%	1.21719%	18/10/13-21/01/14	21/01/2014	741,208	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	XS0785596163	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	(9,815,818)	140,184,182	AUD BBR-BBSW	2.95000%	4.64800%	18/12/13-21/01/14	21/01/2014	606,987	Oct-2015	Oct-2054	Sched AM	
2A2	XS0784926353	US34988WAL81	AAA/Aaa/AAA	AAA/Aaa/AAA	AUD	0.63	750,000,000	(49,079,090)	700,920,910	3M USD LIBOR	1.40000%	1.64605%	18/10/13-21/01/14	21/01/2014	3,044,620	Oct-2015	Oct-2054	Sched AM	
2A3	XS0784926437	XS0785326538	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP		300,000,000	(19,631,636)	280,368,364	3M GBP LIBOR	1.45000%	1.96719%	18/10/13-21/01/14	21/01/2014	1,435,509	Oct-2015	Oct-2054	Sched AM	
2A4	XS0784926510	XS0785327658	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	0.80	200,000,000	(13,067,757)	186,932,243	3M EURIBOR	1.10000%	1.32500%	18/10/13-21/01/14	21/01/2014	653,544	Oct-2015	Oct-2054	Sched AM	
2A5	XS0784928300	XS0785328153	AAA/Aaa/AAA	AAA/Aaa/AAA	JPY	0.01	16,000,000,000	(1,047,020,581)	14,952,979,419	3M JPY LIBOR	0.70000%	0.84286%	18/10/13-21/01/14	21/01/2014	33,258,625	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%	1.74605%	18/10/13-21/01/14	21/01/2014	3,252,342	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%	2.06719%	18/10/13-21/01/14	21/01/2014	1,614,107	Jul-2017	Oct-2054	Sched AM	
2B1	XS0784929290	US34988WAQ78	AA/Aaa/AA	AA/Aaa/AA	USD	0.63	50,000,000	0	50,000,000	3M USD LIBOR	1.95000%	2.19605%	18/10/13-21/01/14	21/01/2014	289,757	Oct-2015	Oct-2054	Sched AM	
2B2	XS0784929530	XS0785328237	AA/Aaa/AA	AA/Aaa/AA	GBP		200,000,000	0	200,000,000	3M GBP LIBOR	2.10000%	2.61719%	18/10/13-21/01/14	21/01/2014	1,362,373	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%	1.21719%	18/10/13-21/01/14	21/01/2014	902,888	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	£8,841,225,531	77.25%	22.75%	28.58%	9.25%
Class B Notes	£231,377,471	2.02%	20.73%	26.56%	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	20.73%	0.00%	0.00%	0.00%
	11,445,568,002	100.00%			
General Reserve Fund Required Amount	£667,000,000	5.83%			

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	0.58%
Excess spread rolling 12 month average	0.76%

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

Funding 1 Principal Ledger-AAA	£351,249,675
Funding 1 Principal Ledger-AA	£0
Funding 1 Principal Ledger-A	£0
Funding 1 Principal Ledger-BBB	£0
<b>Total Funding 1 Principal Ledger</b>	<b>£351,249,675</b>

**WATERFALLS**

**MORTGAGES TRUSTEE REVENUE WATERFALL**

\* for distribution period 1st December 2013 - 31st December 2013

Mortgages Trustee Fees	0.00
Other third party payments	0.00
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Servicer Fees	1,002,938.90
Cash Manager Fees	0.00
Mortgages Trustee Corporate Service Provider fees	0.00
Funding 1 Account Banks fees	0.00
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Funding 1	27,967,667.82
Seller	9,247,490.48
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**MORTGAGES TRUSTEE PRINCIPAL WATERFALL**

\* for distribution period 1st December 2013 - 31st December 2013

Funding 1	0.00
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Seller	287,678,136.17
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**FUNDING 1 REVENUE WATERFALL**

Funding 1 Security Trustee fees	0.00
Fee under Intercompany Loan	0.00
Other third party payments	0.00
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Cash Manager fees	0.00
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	0.00
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Interest on AAA Loan Tranches	0.00
Credit to AAA Principal Deficiency Ledger	0.00

Interest on AA Loan Tranches	0.00
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	0.00
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Credit to NR Principal Deficiency Ledger	0.00
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Interest on NR Loan Tranches	0.00
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Excluded swap payments and other fees under the Intercompany Loan Agreement	0.00
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Profit to Funding 1	0.00
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Payment of Funding 1 Start-up Loan	0.00
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Deferred Consideration	0.00
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**FUNDING 1 PRINCIPAL WATERFALL**

Repayment of Class A Notes	0.00
Repayment of Class B Notes	0.00
Repayment of Class M Notes	0.00
Repayment of Class C Notes	0.00
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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
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Other third party payments	0.00
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Issuer Cash Manager Fees	0.00
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)	0.00
Interest on Class B Notes (including amounts paid to Issuer Swap Providers)	0.00
Interest on Class M Notes (including amounts paid to Issuer Swap Providers)	0.00
Interest on Class C Notes (including amounts paid to Issuer Swap Providers)	0.00
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Interest on Class Z Notes	0.00
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Excluded Issuer swap payments	0.00
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Issuer profit	0.00
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**ISSUER PRINCIPAL WATERFALL**

Repayment of Class A Notes (including principal payments to class A swap providers)	0.00
Repayment of Class B Notes (including principal payments to class B swap providers)	0.00
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
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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	Received	£ Notional	Pay reference rate	Pay margin	Pay rate	Paid
2012-1 2A1	NAB	140,184,182.00	1M AUD LIBOR	2.05%	4.6183%	532,120.00	87,342,169.47	3M GBP LIBOR	1.62%	0.00%	0.00

COLLATERAL

Note	Collateral Postings	Counterparty

There was no collateral posted during the reporting period 01-Dec-13 to 31-Dec-13

TRIGGER EVENTS	
<b>Asset</b> Amount debited to AAA Principal Deficiency Sub Ledger, unless certain criteria are met	<b>None</b>
<b>Non Asset</b> Insolvency Event occurs in relation to Seller	<b>None</b>
Sellers role as Servicer terminated & new Servicer is not appointed within 60 days	<b>None</b>
The then current Seller Share is less than the adjusted Minimum Seller Share for 2 consecutive Trust Calculation Dates	<b>None</b>
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	<b>None</b>
<b>An arrears trigger event will occur if:</b> 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.	
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)

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