



UK Secured Funding Programmes

Langton Programme

Report Date:	28-Feb-14
Reporting Period:	01-Feb-14 to 28-Feb-14
Trust Calculation Date:	01-Feb-14

Investors (or other appropriate third parties) can register at <https://boeportal.co.uk/SantanderUK> (Internet Explorer version 5.5 SP1 or higher required) to download further disclosures in accordance with the Bank of England Market Notice *Detailed eligibility requirements for residential mortgage backed securities and covered bonds backed by residential mortgages* dated 30th November 2010.

DISCLAIMER: The following document has been prepared by Santander UK. The document is provided to you for information purposes only. The document is not intended as an offer or solicitation for the purchase or sale of any financial instrument. Whilst every effort has been taken to ensure that the document is accurate, current, complete, fit for its intended purpose and compliant with the relevant United Kingdom legislation and regulations as at the date of issue, Santander UK does not warrant that this document is accurate, current, complete, fit for its intended purpose and compliant with the relevant United Kingdom legislation and regulations as errors might occur due to circumstances which are beyond our control. In particular, Santander UK does not warrant that any market data or prices are complete or accurate. Any opinions or estimates expressed in the documents may be subject to change without notice and Santander UK is under no obligation to update its opinions, estimates or other of its affiliates, accept any liability whatsoever for any direct or consequential loss arising from any use of this document or its contents. Please remember that past performance is not necessarily a guide for future performance. The value of instruments and the income from them can go down as well as up.

DISCLAIMER: This document is a copy of the report produced in PDF format and available for downloading from www.aboutsantander.co.uk. In the event of any differences in the data between the Excel and PDF formats of the report, the PDF report should always be assumed to be correct. Whilst every attempt is made to keep the format and content of the Excel report the same each month Santander UK cannot be held responsible for any changes and the implications it may have for any individual manager's own spreadsheet links and macros.

Contacts:

All queries should be directed to:

Medium Term Funding Team

0207 756 6165

MTF@santander.co.uk

Langton Investors' Report - February 2014

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 / A2	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 / A2	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 / 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 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 / A2	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 / A2	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 / A2	F1 / P-1	A or F1 / A2 or P-1 (or A1 if not ST rating) BBB- or F3 / A3 or P-2 (or A3 if no ST rating)	Remedial action required - 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 / 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 - 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 / A2	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.	Citibank N.A., London Branch	A / A2	F1 / P-1		
Note Trustee and Issuer Security Trustee (Langton Securities 2008-1 and Langton Securities 2010-1)	Citicorp Trustee Company Limited				

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	95,218
Current value of Mortgage Loans in Pool	£ 9,285,074,963
Weighted Average Yield (Pre-Swap)	3.783%

Trust Assets	
Current value of Mortgage Loans in Pool at 28-Feb-14	£ 9,263,781,716
Last months Closing Trust Assets at 31-Jan-14	£ 9,465,168,934
Mortgage collections - Interest	£ 30,809,712
Mortgage collections - Principal (Scheduled)	£ 72,653,997
Mortgage collections - Principal (Unscheduled)	£ 128,792,619
Principal Ledger as calculated on 1-Mar-14	£ 320,593,639
Funding Share as calculated on 1-Mar-14	£ 7,034,706,863
Funding Share % as calculated on 1-Mar-14	75.93775%
Seller Share as calculated on 1-Mar-14	£ 2,229,074,852
Seller Share % as calculated on 1-Mar-14	24.06225%
Minimum Seller Share (Amount) on 28-Feb-14	
X	£ 389,078,832
Y	£ 138,900,974
Z	-
Minimum Seller Share (Amount)	£ 527,979,807
Minimum Seller Share (% of Total)	5.69940%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance (£)	Arrears (£)	By Number (%)	By current balance (%)
Less than 1 month in arrears	90,869	8,758,754,966.37	-	95.51%	94.45%
1<=2 months in arrears	1,633	189,879,651.07	1,356,460	1.72%	2.05%
2<=3 months in arrears	834	101,302,614.22	1,309,660	0.88%	1.09%
3<=4 months in arrears	533	67,013,131.24	1,218,962	0.56%	0.72%
4<=5 months in arrears	315	39,415,211.96	898,693	0.33%	0.43%
5<=6 months in arrears	199	23,803,231.14	669,328	0.21%	0.26%
6<=7 months in arrears	155	20,615,348.77	665,714	0.16%	0.22%
7<=8 months in arrears	122	13,350,520.29	546,650	0.13%	0.14%
8<=9 months in arrears	71	9,990,414.07	402,622	0.07%	0.11%
9<=10 months in arrears	69	7,764,902.92	380,005	0.07%	0.08%
10<=11 months in arrears	51	6,337,866.06	315,209	0.05%	0.07%
11<=12 months in arrears	46	5,143,398.88	291,279	0.05%	0.06%
More than 12 months in arrears	245	30,393,103.65	2,414,668	0.26%	0.33%
Total	95,142	9,273,764,360.64	10,469,250	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)	14	1,636,067
Capitalisation cases (Cumulative)	2,314	239,104,075

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	444	14,575,580
Losses Recorded this Period	12	284,420
Total Loss on Sale Carried Forward	456	14,860,001
Recoveries	46	28,688

Properties in Possession	Number	Current balance £
Total Properties in Possession Since Inception	684	90,543,808
Repossessed (In Month)	24	3,145,954
Sold (In Month)	16	1,767,635
Current Number in Possession	76	11,310,602
Total Properties Sold Since Inception	608	79,233,206

Product Breakdown (By Balance)	No of accounts	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	29,134	30.60%	2,699,402,349	29.07%
Fixed Rate Loans	9,216	9.68%	813,650,859	8.76%
Discounted SVR Loans	647	0.68%	29,742,637	0.32%
Standard Variable Loans	56,096	58.91%	5,735,250,934	61.77%
Other	125	0.13%	7,028,184	0.08%
Unknown	0	0.00%	0	0.00%
Total	95,218	100.00%	9,285,074,963	100.00%

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period (£)
Substitution & Top up	0	0
Redeemed this period	1,048	119,240,385
Repurchases this period	720	82,146,833

Payment Type (By Balance)	No of accounts	% by number	Current balance £	% by balance
Repayment	53,429	56.11%	3,817,348,666	41.11%
Interest only and Combined repayment & int-only	41,789	43.89%	5,467,726,296	58.89%
Other	0	0.00%	0	0.00%
Total	95,218	100.00%	9,285,074,963	100.00%

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	2.13%	22.75%	1.99%	21.86%	28.26%
Previous month	1.88%	20.35%	1.96%	21.52%	28.40%
Unscheduled repayments and repurchases from the trust only					
Current month	1.36%	15.16%	1.24%	14.12%	20.78%
Previous month	1.15%	12.91%	1.24%	14.11%	21.28%

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

Use Of Proceeds (By Balance)	No of accounts	% by number	Current balance £	% by balance
House Purchase	37,921	39.83%	4,143,868,712	44.63%
Remortgage	57,297	60.17%	5,141,206,251	55.37%
Total	95,218	100.00%	9,285,074,963	100.00%

Analysis of Mortgage loan size at reporting date £	No of accounts	% by number	Current balance £	% by balance
0 to <=50,000	30,054	31.56%	788,675,106	8.49%
>50,000 to <=100,000	27,371	28.75%	2,016,930,327	21.72%
>100,000 to <=150,000	19,175	20.14%	2,351,562,985	25.33%
>150,000 to <=200,000	9,830	10.32%	1,682,938,428	18.13%
>200,000 to <=250,000	4,440	4.66%	981,241,047	10.57%
>250,000 to <=300,000	2,011	2.11%	546,034,695	5.88%
>300,000 to <=350,000	999	1.05%	320,837,364	3.46%
>350,000 to <=400,000	518	0.54%	191,751,871	2.07%
>400,000 to <=450,000	306	0.32%	129,202,228	1.39%
>450,000 to <=500,000	229	0.24%	108,135,399	1.16%
>500,000 to <=550,000	128	0.13%	66,054,828	0.71%
>550,000 to <=600,000	51	0.05%	29,116,013	0.31%
>600,000 to <=650,000	47	0.05%	29,351,444	0.32%
>650,000 to <=700,000	22	0.02%	14,667,312	0.16%
>700,000 to <=750,000	19	0.02%	13,663,159	0.15%
>750,000 to <=800,000	7	0.01%	5,395,426	0.06%
>800,000 to <=850,000	6	0.01%	4,875,590	0.05%
>850,000 to <=900,000	1	0.00%	882,588	0.01%
>900,000 to <=950,000	2	0.00%	1,800,893	0.02%
>950,000 to <=1,000,000	1	0.00%	957,724	0.01%
> 1,000,000	1	0.00%	1,000,534	0.01%
Total	95,218	100.00%	9,285,074,963	100.00%

As at the report date, the maximum loan size was £ 1,000,534.35, the minimum loan size was £ -10,643.08 and the average loan size was £ 97,513.86.

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	14,446	15.17%	756,321,288	8.15%
>= 5 to < 10	18,498	19.43%	1,351,264,117	14.55%
>= 10 to < 15	24,564	25.80%	2,416,945,100	26.03%
>=15 to < 20	25,127	26.39%	3,219,486,320	34.67%
>= 20 to < 25	7,036	7.39%	864,486,604	9.31%
>= 25 to < 30	3,905	4.10%	485,933,103	5.23%
>= 30 to < 35	1,615	1.70%	187,420,459	2.02%
>= 35 to < 40	27	0.03%	3,217,973	0.03%
>= 40 to < 45	0	0.00%	-	0.00%
Total	95,218	100.00%	9,285,074,963	100.00%

As at the report date, the maximum remaining term for a loan was 464.00 months, the minimum remaining term was 0.00 months and the weighted average remaining term was 178.23 months.

Seasoning	Number of accounts	% by number	Current balance £	% by balance
0 to <6	-	0.00%	-	0.00%
>= 6 to < 12	-	0.00%	-	0.00%
>= 12 to < 18	-	0.00%	-	0.00%
>= 18 to < 24	-	0.00%	-	0.00%
>= 24 to < 30	-	0.00%	-	0.00%
>= 30 to < 36	-	0.00%	-	0.00%
>= 36 to < 42	-	0.00%	-	0.00%
>= 42 to < 48	3,030	3.18%	337,936,925.50	3.64%
>=48 to < 54	2,987	3.14%	330,430,892.97	3.56%
>=54 to < 60	2,832	2.97%	273,706,524.68	2.95%
>= 60 to < 66	2,191	2.30%	265,237,603.50	2.86%
>= 66 to < 72	3,135	3.29%	450,239,404.69	4.85%
>= 72 to < 78	8,502	8.93%	1,147,388,866.10	12.36%
>= 78 to < 84	11,503	12.08%	1,405,822,810.63	15.14%
>= 84 to < 90	8,226	8.64%	927,683,150.52	9.99%
>= 90 to < 96	8,681	9.12%	872,350,016.91	9.40%
>= 96 to < 102	5,875	6.17%	571,543,173.36	6.16%
>= 102 to < 108	5,324	5.59%	479,316,616.46	5.16%
>= 108 to < 114	4,108	4.31%	329,767,475.95	3.55%
>= 114 to < 120	5,348	5.62%	394,030,384.44	4.24%
>= 120 to < 126	5,316	5.58%	393,237,488.61	4.24%
>= 126 to < 132	4,355	4.57%	300,875,768.24	3.24%
>= 132 to < 138	4,947	5.20%	299,705,852.44	3.23%
>= 138 to < 144	2,541	2.67%	149,764,907.74	1.61%
>= 144 to < 150	2,494	2.62%	145,221,755.65	1.56%
>= 150 to < 156	1,502	1.58%	86,637,390.16	0.93%
>= 156 to < 162	627	0.66%	36,167,857.98	0.39%
>= 162 to < 168	447	0.47%	26,216,285.98	0.28%
>= 168 to < 174	339	0.36%	17,210,926.86	0.19%
>= 174 to < 180	318	0.33%	15,677,782.53	0.17%
>= 180	590	0.62%	28,905,100.87	0.31%
Total	95,218	100.00%	9,285,074,963	100.00%

As at the report date, the maximum seasoning for a loan was 222.00 months, the minimum seasoning was 42.00 months and the weighted average seasoning was 91.23 months.

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	3,596	3.78%	329,675,194	3.55%
East Midlands	4,235	4.45%	349,931,311	3.77%
Greater London	17,710	18.60%	2,339,084,786	25.19%
Northern England	3,749	3.94%	256,503,085	2.76%
North West	12,485	13.11%	965,254,016	10.40%
South East	20,009	21.01%	2,260,659,983	24.35%
South West	7,615	8.00%	777,353,106	8.37%
West Midlands	5,950	6.25%	490,342,737	5.28%
Yorkshire & Humberside	6,592	6.92%	486,478,755	5.24%
Scotland	5,476	5.75%	384,986,274	4.15%
Wales	4,423	4.65%	331,071,975	3.57%
Northern Ireland	3,378	3.55%	313,733,740	3.38%
Total	95,218	100.00%	9,285,074,963	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%	23,659	24.85%	705,804,556	7.60%
>25% =<50%	25,274	26.54%	1,958,136,069	21.09%
>50% =<75%	26,808	28.15%	3,407,143,657	36.69%
>75% =<80%	5,021	5.27%	771,395,621	8.31%
>80% =<85%	4,362	4.58%	686,408,157	7.39%
>85% =<90%	3,432	3.60%	582,360,751	6.27%
>90% =<95%	3,611	3.79%	650,084,699	7.00%
>95%	2,995	3.15%	523,769,196	5.64%
Unknown	56	0.06%	(27,742)	0.00%
Total	95,218	100.00%	9,285,074,963	100.00%

As at the report date, the maximum indexed LTV was 152.86, the minimum indexed LTV was 0.00 and the weighted average indexed LTV was 62.83.

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%	20,329	21.35%	548,423,546	5.91%
>25% =<50%	23,681	24.87%	1,724,977,636	18.58%
>50% =<75%	30,164	31.68%	3,668,676,140	39.51%
>75% =<80%	6,706	7.04%	1,017,511,900	10.96%
>80% =<85%	5,081	5.34%	800,871,279	8.63%
>85% =<90%	4,244	4.46%	719,572,705	7.75%
>90% =<95%	2,916	3.06%	503,517,861	5.42%
>95%	2,097	2.20%	301,523,895	3.25%
Total	95,218	100.00%	9,285,074,963	100.00%

As at the report date, the maximum unindexed LTV was 249.02, the minimum unindexed LTV was 0.00 and the weighted average unindexed LTV was 64.06.

Original Loan to Value	Number of accounts	% by number	Current balance £	% by balance
>0% =<25%	7,608	7.99%	290,197,925	3.13%
>25% =<50%	22,344	23.47%	1,339,435,841	14.43%
>50% =<75%	32,927	34.58%	3,384,299,445	36.45%
>75% =<80%	7,706	8.09%	983,761,477	10.60%
>80% =<85%	7,341	7.71%	1,007,697,257	10.85%
>85% =<90%	10,295	10.81%	1,421,499,964	15.31%
>90% =<95%	6,995	7.35%	857,923,755	9.24%
>95%	1	0.00%	176,141	0.00%
Unknown	1	0.00%	83,156	0.00%
Total	95,218	100.00%	9,285,074,963	100.00%

As at the report date, the maximum original LTV was 96.76, the minimum LTV at origination was 1.10 and the weighted average LTV at origination was 68.94.

Langton Investors' Report - February 2014

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%	1.77550%	18/12/2013-18/03/2014	18/03/2014	4,180,938	Dec-2015	Dec-2054	Sched AM	
A5	XS0546218842	Aaa/AAA	Aaa/AAA	GBP	n/a	400,000,000	0	400,000,000	3M GBP LIBOR	1.25%	1.77550%	18/12/2013-18/03/2014	18/03/2014	1,751,178	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-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%	1.77550%	18/12/2013-18/03/2014	18/03/2014	2,569,854	Mar-2016	Dec-2054	Sched AM	
A10	XS0546220319	Aaa/AAA	Aaa/AAA	GBP	n/a	1,549,000,000	(1,155,000,000)	393,000,000	3M GBP LIBOR	1.25%	1.77550%	18/12/2013-18/03/2014	18/03/2014	1,720,532	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%	1.42550%	18/12/2013-18/03/2014	18/03/2014	854,128	Mar-2016	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%	1.42550%	18/12/2013-18/03/2014	18/03/2014	1,057,994	Mar-2016	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%
	2,879,000,000	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 December 13 Annualised	1.32%

Excess spread is calculated on each quarterly interest payment date and includes all payments lower in priority than the credit to the Class 2 PDL.

Langton Investors' Report - February 2014

LOAN NOTE REPORT

Closing date		Series 2010-2 Notes															
2/10/2010																	
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	XS0548538290	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)	210,000,000	3M EURIBOR	1.00%	1.29000%	18/12/2013-18/03/2014	18/03/2014	677,250	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%	1.52550%	18/12/2013-18/03/2014	18/03/2014	620,649	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%	1.42550%	18/12/2013-18/03/2014	18/03/2014	1,564,145	Mar-2016	Dec-2054	P-through

Closing date		Series 2010-2 Notes															
28/07/2011																	
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%	1.73450%	18/02/2014-18/03/2014	18/03/2014	328,495	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%	1.68450%	18/02/2014-18/03/2014	18/03/2014	319,681	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%	1.63450%	18/02/2014-18/03/2014	18/03/2014	310,827	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%	1.58450%	18/02/2014-18/03/2014	18/03/2014	301,935	Sep-2016	Dec-2054	P-Through
A5	XS0654645964	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(6,500,000)	243,500,000	1M USD LIBOR	1.58%	1.73450%	18/02/2014-18/03/2014	18/03/2014	328,495	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%	1.68450%	18/02/2014-18/03/2014	18/03/2014	319,681	Dec-2016	Dec-2054	P-Through
A7	XS0654646877	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(5,500,000)	244,500,000	1M USD LIBOR	1.48%	1.63450%	18/02/2014-18/03/2014	18/03/2014	310,827	Dec-2016	Dec-2054	P-Through
A8	XS0654646874	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(4,500,000)	245,500,000	1M USD LIBOR	1.43%	1.58450%	18/02/2014-18/03/2014	18/03/2014	302,551	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%	1.53450%	18/02/2014-18/03/2014	18/03/2014	293,004	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%	1.42550%	18/12/2013-18/03/2014	18/03/2014	423,549	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	183,540,000	8.00%	24.65%	27.07%
Class A4 Notes	165,000,000	7.19%	24.65%	27.07%
Class Z Notes	445,900,000	19.39%	0.00%	0.00%
2011-2				
Class A1 Notes	152,796,250	6.66%	24.65%	27.07%
Class A2 Notes	153,110,000	6.67%	24.65%	27.07%
Class A3 Notes	153,423,750	6.69%	24.65%	27.07%
Class A4 Notes	153,737,500	6.70%	24.65%	27.07%
Class A5 Notes	152,796,250	6.66%	24.65%	27.07%
Class A6 Notes	153,110,000	6.67%	24.65%	27.07%
Class A7 Notes	153,423,750	6.69%	24.65%	27.07%
Class A8 Notes	154,051,250	6.71%	24.65%	27.07%
Class A9 Notes	154,051,250	6.71%	24.65%	27.07%
Class Z Notes	120,500,000	5.25%	0.00%	0.00%
	2,294,540,000	100%		
Issuer Reserve Fund Requirement*	£55,680,000	2.43%		

*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 13 Annualised	1.33%

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.

Langton Investors' Report - February 2014

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%	1.54000%	18/12/2013-18/03/2014	18/03/2014	1,547,700	Mar-2015	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%	1.22550%	18/12/2013-18/03/2014	18/03/2014	3,779,160	Mar-2016	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	XS0607452099	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%	1.72550%	18/12/2013-18/03/2014	18/03/2014	765,838	Dec-2015	Dec-2054	Sched-AM
Z	XS0607452348	NR	31/01/2014	GBP	n/a	2,500,000,000	(2,096,999,993)	403,000,007	3M GBP LIBOR	0.90%	1.42550%	18/12/2013-18/03/2014	18/03/2014	1,416,517	Dec-2016	Dec-2054	P-Through

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

2011-1 Credit Enhancement	Total (£)	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	349,137,000	16.00%	18.46%	20.50%
Class A2 Notes	1,250,640,000	57.39%	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%
	2,182,777,000	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 December 13 Annualised	1.32%

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	£320,593,639
----------------------------	--------------

Excess Spread Total for all Issuer vehicles	
Excess Spread for the period ended 18 December 13 Annualised	1.32%

Langton Investors' Report - February 2014

WATERFALLS

MORTGAGES TRUSTEE REVENUE WATERFALL		MORTGAGES TRUSTEE PRINCIPAL WATERFALL		FUNDING REVENUE WATERFALL		FUNDING PRINCIPAL WATERFALL	
Mortgages Trustee Fees	0.00	Funding	0.00	Funding Security Trustee Fees	0.00	Repayment of AAA loan tranches	0.00
Other third party payments	0.00			Other third party payments	0.00	Repayment of AA loan tranches	0.00
						Repayment of A loan tranches	0.00
Servicer Fees	580,876.12	Seller	201,446,616.31	Cash Manager Fees	0.00	Repayment of BBB loan tranches	0.00
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	0.00	Credit to Cash Accumulation Ledger	0.00
Funding 1	22,467,364.68						
Seller	7,761,471.28			Payments due and payable under the Intercompany loan agreement (other than principal and the funding start-up loan)	0.00		
					0.00		
				Credit to Funding 1 reserve ledger	0.00		
				Funding 1 issuer post reserve payments	0.00		
				Further payments to Funding 1 issuers	0.00		
				Excluded Swap Payments and other fees under the Intercompany Loan Agreement	0.00		
				Retained amounts	0.00		
				Deferred Consideration	0.00		
				Balance to Funding 1	0.00		

Langton Investors' Report - February 2014

WATERFALLS

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

SWAP PAYMENTS

Note	Counterparty	Currency Notional	Receive Reference Rate	Receive margin	Receive Rate	Received	£ Notional	Pay reference rate	Pay margin	Pay rate	Paid
2010-2T2 A1	ANTS	243,500,000	1M USD LIBOR	1.58%	1.73700%	328,968.50	152,796,250	3M GBP LIBOR	1.32%	0.00%	0
2010-2T2 A2	ANTS	244,000,000	1M USD LIBOR	1.53%	1.68700%	320,155.11	153,110,000	3M GBP LIBOR	1.27%	0.00%	0
2010-2T2 A3	ANTS	244,500,000	1M USD LIBOR	1.48%	1.63700%	311,302.83	153,423,750	3M GBP LIBOR	1.22%	0.00%	0
2010-2T2 A4	ANTS	245,000,000	1M USD LIBOR	1.43%	1.58700%	302,411.67	153,737,500	3M GBP LIBOR	1.17%	0.00%	0
2010-2T2 A5	ANTS	243,500,000	1M USD LIBOR	1.58%	1.73700%	328,968.50	152,796,250	3M GBP LIBOR	1.32%	0.00%	0
2010-2T2 A6	ANTS	244,000,000	1M USD LIBOR	1.53%	1.68700%	320,155.11	153,110,000	3M GBP LIBOR	1.27%	0.00%	0
2010-2T2 A7	ANTS	244,500,000	1M USD LIBOR	1.48%	1.63700%	311,302.83	153,423,750	3M GBP LIBOR	1.22%	0.00%	0
2010-2T2 A8	ANTS	245,500,000	1M USD LIBOR	1.43%	1.58700%	303,028.83	154,051,250	3M GBP LIBOR	1.17%	0.00%	0
2010-2T2 A9	ANTS	245,500,000	1M USD LIBOR	1.38%	1.53700%	293,481.61	154,051,250	3M GBP LIBOR	1.12%	0.00%	0

COLLATERAL

Note	Collateral Postings	Counterparty

There were no collateral posted during the Reporting Period 01-Feb-14 to 28-Feb-14

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]