



UK Secured Funding Programmes

Langton Programme

Report Date:	31-May-15
Reporting Period:	01-May-15 to 31-May-15
Trust Calculation Date:	01-Jun-15

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

		Fitch/Moody's Long Term Rating	Fitch/Moody's Short Term Rating	Applicable Trigger (loss of)	Consequence
Issuer	Langton Securities (2008-1) plc Langton Securities (2010-1) plc Langton Securities (2010-2) plc				
Funding 1	Langton Funding (No. 1) Limited				
Mortgages Trustee	Langton Mortgages Trustee Limited				
Seller	Santander UK	A / 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 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 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+ / A1	F1 / P-1		
Each Corporate Services Provider	Structured Finance Management Limited				
Jersey Corporate Services Provider	Sanne Corporate Services Limited				
Note Trustee and Issuer Security Trustee (Langton Securities 2010-2) Funding 1 Security Trustee.	Citibank N.A., London Branch	A+ / A1	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	78,074
Current value of Mortgage Loans in Pool	£ 7,415,139,951
Weighted Average Yield (Pre-Swap)	3.571%

Trust Assets	
Current value of Mortgage Loans in Pool at 31 May 2015	£ 7,398,646,744
Last months Closing Trust Assets at 30 April 2015	£ 7,548,590,883
Mortgage collections - Interest	£ 23,352,625
Mortgage collections - Principal (Scheduled)	£ 75,915,523
Mortgage collections - Principal (Unscheduled)	£ 73,720,256
Principal Ledger as calculated on 01 June 2015	£ 93,610,934
Funding Share as calculated on 01 June 2015	£ 6,414,533,248
Funding Share % as calculated on 01 June 2015	86.69674%
Seller Share as calculated on 01 June 2015	£ 984,113,496
Seller Share % as calculated on 01 June 2015	13.30126%
Minimum Seller Share (Amount) on 31 May 2015	-
X	£ 310,743,163
Y	£ 140,986,857
Z	-
Minimum Seller Share (Amount)	£ 451,730,020
Minimum Seller Share (% of Total)	6.10558%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance (£)	Arrears (£)	By Number (%)	By current balance (%)
Less than 1 month in arrears	74,805	7,028,033,794.46	-	95.86%	94.85%
1<=2 months in arrears	1,160	130,832,925.44	962,461	1.49%	1.77%
2<=3 months in arrears	646	77,147,692.21	1,020,708	0.83%	1.04%
3<=4 months in arrears	345	41,277,667.05	749,155	0.44%	0.56%
4<=5 months in arrears	246	29,692,741.73	694,587	0.32%	0.40%
5<=6 months in arrears	188	24,536,310.92	690,576	0.24%	0.33%
6<=7 months in arrears	117	13,702,019.97	476,765	0.15%	0.18%
7<=8 months in arrears	93	11,197,004.09	438,287	0.12%	0.15%
8<=9 months in arrears	71	8,105,146.36	363,799	0.09%	0.11%
9<=10 months in arrears	39	4,202,816.07	214,940	0.05%	0.06%
10<=11 months in arrears	33	3,887,682.97	209,076	0.04%	0.05%
11<=12 months in arrears	43	4,332,592.80	289,525	0.06%	0.06%
More than 12 months in arrears	250	32,597,020.11	3,154,390	0.32%	0.44%
Total	78,036	7,409,545,414.18	9,264,270	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)	12	1,492,181
Capitalisation cases (Cumulative)	2,163	216,246,237

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	597	20,851,340
Losses Recorded this Period	6	261,536
Total Loss on Sale Carried Forward	603	21,112,875
Recoveries	75	84,164

Properties in Possession	Number	Current balance £
Total Properties in Possession Since Inception	874	116,271,121
Repossessed (In Month)	6	223,656
Sold (In Month)	11	1,175,251
Current Number in Possession	38	5,594,536
Total Properties Sold Since Inception	836	110,676,584

Product Breakdown (By Balance)	No of accounts	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	25,837	33.09%	2,391,811,079	32.26%
Fixed Rate Loans	6,270	8.03%	629,912,419	8.49%
Discounted SVR Loans	446	0.57%	19,532,840	0.26%
Standard Variable Loans	45,413	58.17%	4,368,191,162	58.91%
Other	108	0.14%	5,692,450	0.08%
Unknown	0	0.00%	0	0.00%
Total	78,074	100.00%	7,415,139,951	100.00%

Payment Type (By Balance)	No of accounts	% by number	Current balance £	% by balance
Repayment	44,304	56.75%	3,014,537,445	40.65%
Interest only and Combined repayment & int-only	33,770	43.25%	4,400,602,506	59.35%
Other	0	0.00%	0	0.00%
Total	78,074	100.00%	7,415,139,951	100.00%

Use Of Proceeds (By Balance)	No of accounts	% by number	Current balance £	% by balance
House Purchase	30,813	39.47%	3,251,985,650	43.86%
Remortgage	47,261	60.53%	4,163,154,301	56.14%
Total	78,074	100.00%	7,415,139,951	100.00%

Analysis of Mortgage loan size at reporting date £	No of accounts	% by number	Current balance £	% by balance
0 to <=50,000	26,407	33.82%	670,222,390	9.04%
>50,000 to <=100,000	22,085	28.29%	1,622,095,206	21.88%
>100,000 to <=150,000	14,961	19.16%	1,835,422,805	24.75%
>150,000 to <=200,000	7,520	9.63%	1,286,902,695	17.36%
>200,000 to <=250,000	3,527	4.52%	778,944,927	10.50%
>250,000 to <=300,000	1,584	2.03%	430,376,486	5.80%
>300,000 to <=350,000	837	1.07%	268,793,999	3.62%
>350,000 to <=400,000	445	0.57%	164,792,865	2.22%
>400,000 to <=450,000	252	0.32%	106,322,451	1.43%
>450,000 to <=500,000	182	0.23%	86,246,993	1.16%
>500,000 to <=550,000	119	0.15%	61,452,152	0.83%
>550,000 to <=600,000	46	0.06%	26,483,700	0.36%
>600,000 to <=650,000	43	0.06%	26,871,609	0.36%
>650,000 to <=700,000	19	0.02%	12,676,681	0.17%
>700,000 to <=750,000	17	0.02%	12,280,750	0.17%
>750,000 to <=800,000	7	0.01%	5,336,970	0.07%
>800,000 to <=850,000	10	0.01%	8,190,686	0.11%
>850,000 to <=900,000	7	0.01%	6,050,023	0.08%
>900,000 to <=950,000	4	0.01%	3,680,933	0.05%
>950,000 to <=1,000,000	1	0.00%	995,106	0.01%
> 1,000,000	1	0.00%	1,000,523	0.01%
Total	78,074	100.00%	7,415,139,951	100.00%

As at the report date, the maximum loan size was £1,000,523.27, the minimum loan size was £-727.97 and the average loan size was £94,975.79.

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period (£)
Substitution & Top up	0	0
Redeemed this period	788	17,042,584
Repurchases this period	455	56,677,673

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	2.02%	21.74%	2.00%	21.88%	23.80%
Previous month	1.80%	19.54%	1.91%	21.01%	23.77%
Unscheduled repayments and repurchases from the trust only					
Current month	1.00%	11.32%	1.02%	11.70%	13.12%
Previous month	0.82%	9.46%	0.97%	11.19%	13.31%

*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.

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

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Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	13,514	17.31%	716,647,550	9.66%
>= 5 to < 10	16,887	21.63%	1,247,154,121	16.82%
>= 10 to < 15	21,889	28.04%	2,182,309,325	29.43%
>=15 to < 20	17,075	21.87%	2,174,982,316	29.33%
>= 20 to < 25	4,837	6.20%	615,156,284	8.30%
>= 25 to < 30	2,980	3.82%	366,172,305	4.94%
>= 30 to < 35	886	1.13%	112,075,204	1.51%
>= 35 to < 40	6	0.01%	642,846	0.01%
>= 40 to < 45	-	0.00%	-	0.00%
Total	78,074	100.00%	7,415,139,951	100.00%

As at the report date, the maximum remaining term for a loan was 444.00 months, the minimum remaining term was 0.00 months and the weighted average remaining term was 166.43 months.

Seasoning	Number of accounts	% by number	Current balance £	% by balance
0 to <6	-	0.00%	-	0.00%
>= 6 to < 12	342	0.44%	56,548,953.25	0.76%
>= 12 to < 18	787	1.01%	124,251,603.52	1.68%
>= 18 to < 24	628	0.80%	91,945,836.10	1.24%
>= 24 to < 30	276	0.35%	32,144,268.98	0.43%
>= 30 to < 36	242	0.31%	27,701,421.20	0.37%
>= 36 to < 42	157	0.20%	19,325,307.80	0.26%
>= 42 to < 48	115	0.15%	13,113,830.94	0.18%
>=48 to < 54	66	0.08%	8,542,893.18	0.12%
>=54 to < 60	994	1.27%	104,721,807.36	1.41%
>= 60 to < 66	1,793	2.30%	188,455,088.81	2.54%
>= 66 to < 72	2,189	2.80%	212,975,211.28	2.87%
>= 72 to < 78	1,527	1.96%	153,537,215.65	2.07%
>= 78 to < 84	1,972	2.53%	257,530,809.59	3.47%
>= 84 to < 90	3,433	4.40%	482,831,816.54	6.51%
>= 90 to < 96	9,693	12.42%	1,181,281,856.21	15.93%
>= 96 to < 102	6,980	8.94%	797,359,253.09	10.75%
>= 102 to < 108	7,249	9.28%	756,695,120.65	10.20%
>= 108 to < 114	5,908	7.57%	555,329,758.62	7.49%
>= 114 to < 120	4,682	6.00%	418,961,664.51	5.65%
>= 120 to < 126	3,482	4.46%	286,404,179.88	3.86%
>= 126 to < 132	3,967	5.08%	300,851,712.77	4.06%
>= 132 to < 138	4,282	5.48%	303,302,946.58	4.09%
>= 138 to < 144	4,122	5.28%	287,921,498.69	3.88%
>= 144 to < 150	3,313	4.24%	208,280,679.34	2.81%
>= 150 to < 156	3,449	4.42%	198,521,129.28	2.68%
>= 156 to < 162	1,999	2.56%	109,285,294.08	1.47%
>= 162 to < 168	2,084	2.67%	116,052,762.77	1.57%
>= 168 to < 174	635	0.81%	33,999,923.27	0.46%
>= 174 to < 180	497	0.64%	27,677,828.95	0.37%
>= 180	1,211	1.55%	59,588,277.70	0.80%
Total	78,074	100.00%	7,415,139,951	100.00%

As at the report date, the maximum seasoning for a loan was 237.00 months, the minimum seasoning was 9.00 months and the weighted average seasoning was 103.21 months.

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	2,635	3.38%	239,302,328	3.23%
East Midlands	4,229	5.42%	344,092,778	4.64%
Greater London	11,749	15.05%	1,526,441,717	20.59%
Northern England	3,226	4.13%	213,844,768	2.88%
North West	9,937	12.73%	746,615,304	10.07%
South East	18,499	23.69%	2,084,030,978	28.11%
South West	5,995	7.68%	596,514,076	8.04%
West Midlands	4,927	6.31%	396,308,339	5.34%
Yorkshire & Humberside	5,260	6.74%	384,991,073	5.19%
Scotland	4,605	5.90%	317,877,000	4.29%
Wales	4,053	5.19%	299,308,605	4.04%
Northern Ireland	2,959	3.79%	265,812,985	3.58%
Total	78,074	100.00%	7,415,139,951	100.00%

The method of identifying the CML Classification (Region) has been enhanced with greater granularity by using more of the postcode as per the ONS requirements.

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%	23,568	30.19%	744,817,089	10.04%
>25% <=50%	23,093	29.58%	2,001,202,254	26.99%
>50% <=75%	22,805	29.21%	3,181,477,160	42.91%
>75% <=80%	3,159	4.05%	530,694,920	7.16%
>80% <=85%	3,025	3.87%	546,140,746	7.37%
>85% <=90%	1,778	2.28%	309,714,423	4.18%
>90% <=95%	306	0.39%	47,960,543	0.65%
>95%	321	0.41%	52,998,914	0.71%
Unknown	19	0.02%	133,901	0.00%
Total	78,074	100.00%	7,415,139,951	100.00%

As at the report date, the maximum indexed LTV was 210.18, the minimum indexed LTV was 0.00 and the weighted average indexed LTV was 55.63.

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%	18,059	23.14%	465,384,645	6.28%
>25% <=50%	20,111	25.77%	1,465,709,719	19.77%
>50% <=75%	23,984	30.73%	2,950,274,506	39.79%
>75% <=80%	4,985	6.39%	757,542,951	10.22%
>80% <=85%	3,588	4.60%	579,211,125	7.81%
>85% <=90%	3,356	4.30%	569,736,850	7.68%
>90% <=95%	2,209	2.83%	377,825,590	5.10%
>95%	1,762	2.26%	248,441,041	3.35%
Unknown	20	0.03%	1,013,524	0.01%
Total	78,074	100.00%	7,415,139,951	100.00%

As at the report date, the maximum unindexed LTV was 251.87, the minimum unindexed LTV was 0.00 and the weighted average unindexed LTV was 63.25.

Original Loan to Value	Number of accounts	% by number	Current balance £	% by balance
>0% <=25%	5,902	7.56%	217,662,011	2.94%
>25% <=50%	17,807	22.81%	1,036,746,554	13.98%
>50% <=75%	27,457	35.18%	2,739,078,051	36.94%
>75% <=80%	6,589	8.44%	818,666,111	11.04%
>80% <=85%	6,002	7.69%	793,101,712	10.70%
>85% <=90%	8,339	10.68%	1,119,331,051	15.10%
>90% <=95%	5,958	7.63%	689,540,937	9.30%
>95%	-	0.00%	-	0.00%
Unknown	20	0.03%	1,013,524	0.01%
Total	78,074	100.00%	7,415,139,951	100.00%

As at the report date, the maximum original LTV was 95.00, the minimum LTV at origination was 0.13 and the weighted average LTV at origination was 69.06.

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LOAN NOTE REPORT

Closing date		Series 2010-1 Notes																
2010-1	ISIN	Current Ratings Moody's/SPFtrch	Current Ratings Moody's/SPFtrch	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	(1,202,240,684)	922,759,316	3M GBP LIBOR	1.25%	1.81438%	18/03/2015-18/06/2015	18/06/2015	4,219,992	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%	1.81438%	18/03/2015-18/06/2015	18/06/2015	1,829,293	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%	1.81438%	18/03/2015-18/06/2015	18/06/2015	2,684,487	Mar-2016	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%	1.81438%	18/03/2015-18/06/2015	18/06/2015	1,797,280	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%	1.46438%	18/03/2015-18/06/2015	18/06/2015	896,324	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%	1.46438%	18/03/2015-18/06/2015	18/06/2015	1,111,003	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	922,759,316	32.41%	19.11%	20.46%
Class A5 Notes	400,000,000	14.05%	19.11%	20.46%
Class A6 Notes	-	-	-	-
Class A7 Notes	-	-	-	-
Class A8 Notes	-	-	-	-
Class A9 Notes	587,000,000	20.62%	19.11%	20.46%
Class A10 Notes	393,000,000	13.81%	19.11%	20.46%
Class Z1 Notes	243,000,210	8.54%	0.00%	0.00%
Class Z2 Notes	301,000,014	10.57%	0.00%	0.00%
	2,846,759,540	100%		
Issuer Reserve Fund Requirement*	38,330,000	1.35%		

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

Langton 2010-1 Reserve Fund	
Balance Brought Forward	£38,330,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£38,330,000

Excess Spread 2010-1	
Excess Spread for the period ended 18 March 2015 Annualised	1.74%

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 - May 2015

LOAN NOTE REPORT

Closing date		Series 2010-2 Notes																
12/10/2010																		
	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		XS054853290	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	(1,100,000,000)	-	3M EURIBOR	1.00%	-	-	-	-	Mar-2015	Dec-2054	P-through
A4		XS0548542777	Aaa/AAA	Aaa/AAA	GBP	n/a	300,000,000	(135,000,000)	165,000,000	3M GBP LIBOR	1.00%	1.56438%	18/03/2015-18/06/2015	18/06/2015	650,611	Mar-2016	Dec-2054	P-through
Z		XS0548544120	NR	NR	GBP	n/a	1,040,979,000	(995,979,000)	445,000,000	3M GBP LIBOR	0.90%	1.46438%	18/03/2015-18/06/2015	18/06/2015	1,642,513	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%	1.76335%	18/05/2015 - 18/06/2015	18/06/2015	369,740	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%	1.71335%	18/05/2015 - 18/06/2015	18/06/2015	359,994	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%	1.66335%	18/05/2015 - 18/06/2015	18/06/2015	350,204	Sep-2016	Dec-2054	P-Through
A4		XS0654645513	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(6,000,000)	244,000,000	1M USD LIBOR	1.43%	1.61335%	18/05/2015 - 18/06/2015	18/06/2015	340,372	Sep-2016	Dec-2054	P-Through
A5		XS0654645694	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(6,500,000)	243,500,000	1M USD LIBOR	1.58%	1.76335%	18/05/2015 - 18/06/2015	18/06/2015	369,740	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%	1.71335%	18/05/2015 - 18/06/2015	18/06/2015	359,994	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%	1.66335%	18/05/2015 - 18/06/2015	18/06/2015	350,204	Dec-2016	Dec-2054	P-Through
A8		XS0654646834	Aaa/AAA	Aaa/AAA	USD	0.6275	250,000,000	(4,500,000)	245,500,000	1M USD LIBOR	1.43%	1.61335%	18/05/2015 - 18/06/2015	18/06/2015	341,067	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%	1.56335%	18/05/2015 - 18/06/2015	18/06/2015	330,497	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%	1.46438%	18/03/2015-18/06/2015	18/06/2015	444,770	Dec-2016	Dec-2054	P-Through

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

	2010-2 / 2011-2 Credit Enhancement	Total (£)	% of Total	Current note subordination	Subordination + Reserve Fund
2010-2					
Class A1 Notes		-	-	-	-
Class A2 Notes		-	-	-	-
Class A3 Notes		-	-	-	-
Class A4 Notes		165,000,000	7.82%	26.79%	29.43%
Class Z Notes		445,000,000	21.08%	0.00%	0.00%
2011-2					
Class A1 Notes		152,796,250	7.24%	26.79%	29.43%
Class A2 Notes		153,110,000	7.25%	26.79%	29.43%
Class A3 Notes		153,423,750	7.27%	26.79%	29.43%
Class A4 Notes		153,737,500	7.28%	26.79%	29.43%
Class A5 Notes		152,796,250	7.24%	26.79%	29.43%
Class A6 Notes		153,110,000	7.25%	26.79%	29.43%
Class A7 Notes		153,423,750	7.27%	26.79%	29.43%
Class A8 Notes		154,051,250	7.30%	26.79%	29.43%
Class A9 Notes		154,051,250	7.30%	26.79%	29.43%
Class Z Notes		120,500,000	5.71%	0.00%	0.00%
		2,111,000,000	100%		
Issuer Reserve Fund Requirement*		£55,680,000	2.64%		

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

Langton 2010-2 / 2011-2 Reserve Fund	
Balance Brought Forward	£55,680,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£55,680,000

Excess Spread 2010-2 / 2011-2	
Excess Spread for the period ended 18 March 15 Annualised	1.88%

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 - May 2015

LOAN NOTE REPORT

Closing date		Series 2011-1 Notes																	
23/03/2011																			
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	(1,152,000,000)	-	3M EURIBOR	1.25%	-	-	-	-	-	-	-	-	
A2	XS0607449559	Aaa/AAA	Aaa/AAA	GBP	n/a	1,250,000,000	(282,193,000)	968,447,000	3M GBP LIBOR	0.70%	1.26438%	18/03/2015-18/06/2015	18/06/2015	3,086,373	Mar-2015	Dec-2054	P-Through		
A3	XS0607450136	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Feb-2012	Dec-2054	Sched-AM		
A4	XS0607450649	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Feb-2012	Dec-2054	Sched-AM		
A5	XS0607451027	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Feb-2012	Dec-2054	Sched-AM		
A6	XS0607452009	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Feb-2012	Dec-2054	Sched-AM		
A7	XS0607452181	Aaa/AAA	Aaa/AAA	GBP	n/a	1,750,000,000	(1,570,000,000)	180,000,000	3M GBP LIBOR	1.20%	1.76438%	18/03/2015-18/06/2015	18/06/2015	800,497	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%	1.46438%	18/03/2015-18/06/2015	18/06/2015	1,487,489	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	-	-	-	-
Class A2 Notes	968,447,000	62.42%	25.98%	28.84%
Class A3 Notes	-	-	-	-
Class A4 Notes	-	-	-	-
Class A5 Notes	-	-	-	-
Class A6 Notes	-	-	-	-
Class A7 Notes	180,000,000	11.60%	25.98%	28.84%
Class Z Notes	403,000,007	25.98%	-	-
	1,551,447,007	100%		
Issuer Reserve Fund Requirement*	£44,490,000	2.87%		

*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 2015 Annualised	1.86%

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

FUNDING 1

Interest shortfall in period	£0
Cumulative interest shortfall	£0
Principal shortfall in period	£0
Cumulative principal shortfall	£0
Cumulative net loss	£0
Excess principal paid in current period	£0

Funding 1 Reserve Fund	
Balance Brought Forward	£20,450,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£20,450,000

Funding 1 Principal Ledger	£93,610,934
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Excess Spread Total for all Issuer vehicles	
Excess Spread for the period ended 18 March 2015 Annualised	1.83%

Langton Investors' Report - May 2015

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	512,890.56	Seller	149,635,779.74	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	19,409,094.04						
Seller	3,430,639.96			Payments due and payable under the Intercompany loan agreement (other than principal and the funding start-up loan)	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 - May 2015

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 (including principal payments to class A swap providers)	0.00 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

Langton Investors' Report - May 2015

SWAP PAYMENTS

Note	Counterparty	Currency Notional	Receive Reference Rate	Receive margin	Receive Rate	Interest Received	Principal Received	£ Notional	Pay reference rate	Pay margin	Pay rate	Interest Paid	Principal Paid
2010-2T2 A1	ANTS	243,500,000	1M USD LIBOR	1.58000%	1.76055%	333,428.61	0	152,796,250	3M GBP LIBOR	1.32000%	0.00000%	0	0
2010-2T2 A2	ANTS	244,000,000	1M USD LIBOR	1.53000%	1.71055%	324,624.38	0	153,110,000	3M GBP LIBOR	1.27000%	0.00000%	0	0
2010-2T2 A3	ANTS	244,500,000	1M USD LIBOR	1.48000%	1.66055%	315,781.26	0	153,423,750	3M GBP LIBOR	1.22000%	0.00000%	0	0
2010-2T2 A4	ANTS	245,000,000	1M USD LIBOR	1.43000%	1.61055%	306,899.25	0	153,737,500	3M GBP LIBOR	1.17000%	0.00000%	0	0
2010-2T2 A5	ANTS	243,500,000	1M USD LIBOR	1.58000%	1.76055%	333,428.61	0	152,796,250	3M GBP LIBOR	1.32000%	0.00000%	0	0
2010-2T2 A6	ANTS	244,000,000	1M USD LIBOR	1.53000%	1.71055%	324,624.38	0	153,110,000	3M GBP LIBOR	1.27000%	0.00000%	0	0
2010-2T2 A7	ANTS	244,500,000	1M USD LIBOR	1.48000%	1.66055%	315,781.26	0	153,423,750	3M GBP LIBOR	1.22000%	0.00000%	0	0
2010-2T2 A8	ANTS	245,500,000	1M USD LIBOR	1.43000%	1.61055%	307,525.58	0	154,051,250	3M GBP LIBOR	1.17000%	0.00000%	0	0
2010-2T2 A9	ANTS	245,500,000	1M USD LIBOR	1.38000%	1.56055%	297,978.35	0	154,051,250	3M GBP LIBOR	1.12000%	0.00000%	0	0

COLLATERAL

Note	Collateral Postings	Counterparty

There were no collateral posted during the Reporting Period 01-May-15 to 31-May15

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

Notes

1 Current value of mortgages

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

2 Funding Share

The percentage funding share is calculated net of accrued interest.

3 Remaining term

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

4 Product breakdown

Bank of England Base Rate Tracker Loans includes loans issued at a discount or premium to base rate. All loans in the Discount category are linked to SVR.

5 Payment Type

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

6 Loan to Value (LTV) at Last Valuation

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

7 Defaults

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

8 1 month CPR

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

9 1 month annualised CPR

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

10 3 month average CPR

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

11 3 month annualised CPR

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

12 12 month average CPR

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

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

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

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

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

14 Calculation of Excess Spread

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

Redemptions

There were no loan notes redeemed in June 2015

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