



UK Secured Funding Programmes

Langton Programme

Report Date:	31-May-12
Reporting Period:	01-May-12 to 31-May-12
Trust Calculation Date:	01-Jun-12

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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>	Langton Securities (2008-1) plc Langton Securities (2010-1) plc Langton Securities (2010-2) plc				
<b>Funding</b>	Langton Funding (No. 1) Limited				
<b>Mortgages Trustee</b>	Langton Mortgages Trustee Limited				
<b>Seller</b>	Santander UK	A+ / A2 / A	F1 / P-1 / A-1	A3 BBB- / Baa3 / A-2 F2 / P-2 / A-3 BBB- / Baa3 / BBB-	Establish a liquidity reserve - see definition of "issuer liquidity reserve fund rating event" in the relevant prospectus for more detail Completion of legal assignment of mortgages to Mortgages Trust (if loss of Fitch rating) or otherwise notice given to Borrowers of transfer of equitable and beneficial interest Seller unable to sell in new mortgages, Funding Companies unable to make Initial Contributions, Further Contributions or Refinancing Contributions Adjustment to Minimum Seller Share
<b>Servicer</b>	Santander UK	A+ / A2 / A	F1 / P-1 / A-1		
<b>Cash Manager</b>	Santander UK	A+ / A2 / A	F1 / P-1 / A-1		
<b>Each 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 (or, if Ratings Watch Negative, A+ or F1+) / P-1 / A or A-1 (or A+ if no ST rating)	Remedial action required – either (a) obtaining guarantor with required ratings and obtaining confirmation from Ratings Agencies that outstanding notes will not be downgraded; or (b) replacement of Mortgages Trustee Account Bank with financial institution having the required ratings
<b>Funding 1 Account Bank</b>	Santander UK	A+ / A2 / A	F1 / P-1 / A-1	A or F1 (or, if Ratings Watch Negative, A+ or F1+) / P-1 / A or A-1 (or A+ if no ST rating) AA (S&P)	Remedial action required – either (a) obtaining guarantor with required ratings within 30 days and obtaining confirmation from Ratings Agencies that outstanding notes will not be downgraded; or (b) replacement of Funding 1 Account Bank with financial institution having the required ratings If amount standing to credit of General Reserve Ledger exceeds 5% of Funding 1 Share, Funding 1 Account Bank must transfer the excess to a financial institution with the required ratings.
<b>Each Issuer Account Bank</b>	Santander UK	A+ / A2 / A	F1 / P-1 / A-1	A or F1 (or, if Ratings Watch Negative, A+ or F1+) / P-1 / A or A-1 (or A+ if no ST rating)	Remedial action required – either (a) obtaining guarantor with required ratings within 30 days and obtaining confirmation from Ratings Agencies that outstanding notes will not be downgraded; or (b) replacement of Issuer Account Bank with financial institution having the required ratings - see page 103 of the prospectus for a summary
<b>Funding Swap Provider</b>	Santander UK	A+ / A2 / A	F1 / P-1 / A-1	A or F1 (or, if Ratings Watch Negative, A+ or F1+) / A2 or P-1 (or A1 if no ST rating) / A or A-1 (A+ if no ST rating), BBB- or F3 (or, if Ratings Watch Negative, BBB or F2) / A3 or P-2 (or A3 if no ST rating) / BBB+	Remedial action required including posting collateral or possibility of obtaining guarantor or transfer to eligible transferee - see swap agreement for more detail Further remedial action required including the possibility of obtaining a guarantee or replacement - see swap agreement for more detail
<b>Each Issuer Swap Provider</b>	Abbey National Treasury Services plc	A+ / A2 / A	F1 / P-1 / A-1	A or F1 (or, if Ratings Watch Negative, 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 F3 / A3 or P-2 (or A3 if no ST rating) / BBB+	Remedial action required including posting collateral or possibility of obtaining guarantor or transfer to eligible transferee - see individual swap agreements for more detail Further remedial action required including the possibility of obtaining a guarantee or replacement – see individual swap agreements for more detail
<b>Each Paying Agent and related roles</b>	Citibank	A / A3- / A-	F1 / P-2 / A-2	BBB- or F3 / A3 or P-2 (or A3 if no ST rating) / BBB+	Further remedial action required including the possibility of obtaining a guarantee or replacement – see individual swap agreements for more detail
<b>Each Corporate Services Provider</b>	Structured Finance Management Limited				
<b>Jersey Corporate Services Provider</b>	State Street Secretaries (Jersey) Limited				
<b>Each Note Trustee and Each Security Trustee</b>	Citicorp Trustee Company Limited (Langton Securities 2008-1, Langton Securities 2010-1) Citibank N.A. (Langton Securities 2010-2)				

The table above is a summary only and investors are advised to read the relevant transaction documents to understand precisely the legal terms and conditions associated with these roles.

## COLLATERAL REPORT

Mortgage Loan Profile	
Original number of Mortgage Loans in Pool	72,499
Original current value of Mortgage Loans in Pool	£ 7,496,212,047
Current number of Mortgage Loans in Pool	237,387
Current value of Mortgage Loans in Pool	£ 24,593,378,747
Current number of Mortgage Loan product holdings in Pool (A Mortgage Loan may have more than one active loan product)	246,769
Weighted Average Yield (Pre-Swap)	3.38%

Trust Assets	
Current value of Mortgage Loans in Pool at 31-May-12	£ 24,539,993,502
Last months Closing Trust Assets at 30-Apr-12	£ 25,172,071,224
Mortgage collections - Interest	£ 78,282,922
Mortgage collections - Principal (Scheduled)	£ 77,508,463
Mortgage collections - Principal (Unscheduled)	£ 556,043,423
Principal Ledger as calculated on 1-Jun-12	
Funding Share as calculated on 1-Jun-12	£ 20,035,330,585
Funding Share % as calculated on 1-Jun-12	81.64359%
Seller Share as calculated on 1-Jun-12	£ 4,504,662,917
Seller Share % as calculated on 1-Jun-12	18.35641%
Minimum Seller Share (Amount) calculated on 31-May-12	
X = Current balance of loans in the trust property multiplied by 4%	£ 1,030,679,727
Y = Flexible draw capacity (Flexible drawdown reservoir of live sub-accounts) multiplied 8% multiplied by 3	£ 236,631,428
Z = Balance of Flexible redraws and further advances covered by CCA	£ 18,288,190
Minimum Seller Share (Amount)	£ 1,285,599,345
Minimum Seller Share (% of total)	5.23879%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance £	Arrears £	By Number %	By current balance %
Less than 1 month in arrears	230,268	23,735,285,618	1,425,663	97.05%	96.58%
1<=2 months in arrears	3,043	361,174,057	2,373,399	1.28%	1.47%
2<=3 months in arrears	1,365	169,672,681	2,016,564	0.58%	0.69%
3<=4 months in arrears	812	97,896,073	1,634,366	0.34%	0.40%
4<=5 months in arrears	450	53,113,340	1,151,942	0.19%	0.22%
5<=6 months in arrears	336	40,735,368	1,080,229	0.14%	0.17%
6<=7 months in arrears	216	25,543,477	767,791	0.09%	0.10%
7<=8 months in arrears	156	19,315,277	635,456	0.07%	0.08%
8<=9 months in arrears	106	13,063,260	466,100	0.04%	0.05%
9<=10 months in arrears	140	17,155,381	639,634	0.06%	0.07%
10<=11 months in arrears	95	10,760,418	447,032	0.04%	0.04%
11<=12 months in arrears	51	5,564,098	279,959	0.02%	0.02%
More than 12 months in arrears	218	26,707,515	1,874,597	0.09%	0.11%
<b>Total</b>	<b>237,256</b>	<b>24,575,986,561</b>	<b>14,792,730</b>	<b>100.00%</b>	<b>100.00%</b>

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)	9	853,767
Capitalisation cases (Cumulative)	3,944	425,430,585

\*Includes properties in possession cases, cases no longer in arrears but excludes any loans repurchased from the portfolio or loans that have been redeemed

Losses on Properties in Possession	Number	Loss Amount £
Total Loss on Sale Brought Forward	293	9,823,347
Losses Recorded this Period	23	748,090
Total Loss on Sale Carried Forward	316	10,571,436
Recoveries	0	0

Properties in Possession	Number	Current balance £
Total Properties in Possession Since Inception	540	67,661,531
Repossessed (In Month)	49	6,855,124
Sold (In Month)	32	3,843,338
Current Number in Possession	131	17,392,186
Total Properties Sold Since Inception	409	50,269,344

Product Breakdown (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	81,273	32.93%	7,763,318,068	31.57%
Fixed Rate Loans	59,042	23.93%	6,412,212,836	26.07%
Discounted SVR Loans	2,575	1.04%	142,545,481	0.58%
Standard Variable Loans	103,625	41.99%	10,260,701,844	41.72%
Other	238	0.10%	14,604,756	0.06%
Unknown	16	0.01%	(4,238)	0.00%
<b>Total</b>	<b>246,769</b>	<b>100%</b>	<b>24,593,378,747</b>	<b>100%</b>

\*No of product holdings is reported at sub account for historic Alliance & Leicester mortgages and main account for Santander UK / Abbey Mortgages

Payment Type (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Repayment	145,401	58.92%	11,658,686,589	47.41%
Interest only and Combined repayment & int-only	101,368	41.08%	12,934,692,158	52.59%
Other	-	0.00%	-	0.00%
<b>Total</b>	<b>246,769</b>	<b>100%</b>	<b>24,593,378,747</b>	<b>100%</b>

\*No of product holdings is reported at sub account for historic Alliance & Leicester mortgages and main account for Santander UK / Abbey Mortgages

Use Of Proceeds (By Balance)	No of product holdings	% by number	Current balance £	% by balance
House Purchase	105,143	42.61%	12,056,343,283	49.62%
Remortgage	141,624	57.39%	12,536,893,346	50.38%
Other	2	0.00%	142,118	0.00%
<b>Total</b>	<b>246,769</b>	<b>100%</b>	<b>24,593,378,747</b>	<b>100%</b>

\*No of product holdings is reported at sub account for historic Alliance & Leicester mortgages and main account for Santander UK / Abbey Mortgages

Analysis of Mortgage loan size at reporting date £	Number of accounts	% by number	Current balance £	% by balance
0 to <=50,000	63,992	26.96%	1,779,927,854	7.24%
>50,000 to <=100,000	71,082	29.94%	5,270,235,153	21.43%
>100,000 to <=150,000	51,861	21.85%	6,368,813,752	25.90%
>150,000 to <=200,000	26,826	11.30%	4,597,157,938	18.69%
>200,000 to <=250,000	12,003	5.06%	2,652,020,797	10.78%
>250,000 to <=300,000	5,268	2.22%	1,430,149,889	5.82%
>300,000 to <=350,000	2,680	1.13%	861,288,581	3.50%
>350,000 to <=400,000	1,454	0.61%	540,654,648	2.20%
>400,000 to <=450,000	860	0.36%	362,645,371	1.47%
>450,000 to <=500,000	604	0.25%	285,493,714	1.16%
>500,000 to <=550,000	363	0.15%	187,006,768	0.76%
>550,000 to <=600,000	151	0.06%	87,081,611	0.35%
>600,000 to <=650,000	85	0.04%	52,809,173	0.21%
>650,000 to <=700,000	59	0.02%	39,591,431	0.16%
>700,000 to <=750,000	39	0.02%	28,140,586	0.11%
>750,000 to <=800,000	19	0.01%	14,592,922	0.06%
>800,000 to <=850,000	17	0.01%	13,890,812	0.06%
>850,000 to <=900,000	10	0.00%	8,613,392	0.04%
>900,000 to <=950,000	6	0.00%	5,475,521	0.02%
>950,000 to <=1,000,000	8	0.00%	7,788,832	0.03%
> 1,000,000	0	0.00%	0	0.00%
<b>Total</b>	<b>237,387</b>	<b>100%</b>	<b>24,593,378,747</b>	<b>100%</b>

The weighted average loan size was approximately £103,600 and the maximum loan size was £997,939. The minimum loan size was £0

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period £
Substitution & Top up	0	0
Redeemed this period	5,002	632,175,330
Repurchases this period*	2,623	299,108,925

\*Repurchases this period include 182 accounts where minor balances totalling £18,450,781 remain to be collected after redemption. These balances have been repurchased by the Seller.

CPR Analysis	1 Month CPR %	3 Month Average CPR %	12 Month CPR (Annualised) %
Total (including unscheduled repayments and repurchases from the trust)			
Current month	2.52%	2.15%	22.53%
Previous month	1.83%	1.94%	21.70%
Unscheduled repayments and repurchases from the trust only			
Current month	2.21%	1.83%	18.91%
Previous month	1.51%	1.59%	18.13%

Standard Variable Rate - Applicable to underwritten Alliance & Leicester mortgages	
Existing Borrowers SVR	4.99%
Effective Date Of Change	Mar-2009
Previous Existing Borrowers SVR	5.09%
Effective Date Of Change	Feb-2009

Standard Variable Rate - Applicable to underwritten Santander UK mortgages	
Existing Borrowers SVR	4.24%
Effective Date Of Change	Mar-2009
Previous Existing Borrowers SVR	4.69%
Effective Date Of Change	Feb-2009

Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	25,949	10.93%	1,235,868,679	5.03%
>= 5 to < 10	38,320	16.14%	2,735,997,490	11.12%
>= 10 to < 15	51,466	21.68%	4,827,869,941	19.63%
>=15 to < 20	66,227	27.90%	8,131,000,601	33.06%
>= 20 to < 25	34,402	14.49%	4,890,685,573	19.89%
>= 25 to < 30	12,415	5.23%	1,652,310,282	6.72%
>= 30 to < 35	8,461	3.56%	1,100,803,665	4.48%
>= 35 to < 40	145	0.06%	18,588,864	0.08%
>= 40 to < 45	2	0.00%	253,652	0.00%
<b>Total</b>	<b>237,387</b>	<b>100%</b>	<b>24,593,378,747</b>	<b>100%</b>

The weighted average remaining term of loans was approximately 205 months and the maximum remaining term of loans was 487 months. The minimum remaining term of loans was 0 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	6,061	2.55%	796,260,007.88	3.24%
>= 24 to < 30	9,349	3.94%	1,165,104,507.58	4.74%
>= 30 to < 36	10,425	4.39%	1,240,587,857.70	5.04%
>= 36 to < 42	6,096	2.57%	729,105,486.74	2.96%
>= 42 to < 48	6,461	2.72%	936,600,009.02	3.81%
>=48 to < 54	10,877	4.58%	1,571,172,016.26	6.39%
>=54 to < 60	32,433	13.66%	4,200,326,508.75	17.08%
>= 60 to < 66	21,167	8.92%	2,612,983,888.97	10.62%
>= 66 to < 72	19,787	8.34%	2,209,522,061.08	8.98%
>= 72 to < 78	17,906	7.54%	1,812,528,551.70	7.37%
>= 78 to < 84	14,349	6.04%	1,399,735,744.47	5.69%
>= 84 to < 90	9,987	4.21%	898,360,518.04	3.65%
>= 90 to < 96	11,215	4.72%	911,182,110.33	3.70%
>= 96 to < 102	12,509	5.27%	934,886,176.02	3.80%
>= 102 to < 108	11,560	4.87%	864,091,665.95	3.51%
>= 108 to < 114	9,302	3.92%	641,377,918.05	2.61%
>= 114 to < 120	9,047	3.81%	573,481,007.33	2.33%
>= 120 to < 126	5,360	2.26%	334,131,716.53	1.36%
>= 126 to < 132	5,357	2.26%	341,470,440.46	1.39%
>= 132 to < 138	1,686	0.71%	95,306,350.47	0.39%
>= 138 to < 144	1,426	0.60%	85,351,955.21	0.35%
>= 144 to < 150	899	0.38%	49,308,977.64	0.20%
>= 150 to < 156	895	0.38%	48,145,886.09	0.20%
>= 156 to < 162	670	0.28%	34,787,027.30	0.14%
>= 162 to < 168	905	0.38%	41,973,287.09	0.17%
>= 168 to < 174	192	0.08%	10,102,275.57	0.04%
>= 174 to < 180	303	0.13%	15,056,708.80	0.06%
>= 180	1,163	0.49%	40,438,086.43	0.16%
<b>Total</b>	<b>237,387</b>	<b>100%</b>	<b>24,593,378,747</b>	<b>100%</b>

The weighted average seasoning of loans was approximately 65.72 months and the maximum seasoning of loans was 531.7 months. The minimum seasoning of loans was 19 months.

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	8,782	3.70%	836,618,735	3.40%
East Midlands	11,267	4.75%	980,570,985	3.99%
Greater London	43,012	18.12%	6,149,229,783	25.00%
Northern England	10,287	4.33%	768,439,845	3.12%
North West	30,618	12.90%	2,501,615,663	10.17%
South East	51,511	21.70%	6,235,063,735	25.35%
South West	19,542	8.23%	2,058,028,266	8.37%
West Midlands	14,765	6.22%	1,289,793,615	5.24%
Yorkshire & Humberside	15,919	6.71%	1,249,126,080	5.08%
Scotland	14,135	5.95%	1,061,735,613	4.32%
Wales	10,221	4.31%	802,711,696	3.26%
Northern Ireland	7,328	3.09%	660,444,733	2.69%
<b>Total</b>	<b>237,387</b>	<b>100%</b>	<b>24,593,378,747</b>	<b>100%</b>

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%	43,850	18.47%	1,324,042,868	5.38%
>25% <=50%	58,560	24.67%	4,334,689,507	17.63%
>50% <=75%	63,940	26.93%	7,783,923,535	31.65%
>75% <=80%	13,458	5.67%	1,968,511,566	8.00%
>80% <=85%	14,451	6.09%	2,167,994,933	8.82%
>85% <=90%	10,318	4.35%	1,567,554,315	6.37%
>90% <=95%	9,987	4.21%	1,582,305,577	6.43%
>95%	22,770	9.59%	3,864,490,329	15.71%
Unknown	53	0.02%	(133,882)	0.00%
<b>Total</b>	<b>237,387</b>	<b>100%</b>	<b>24,593,378,747</b>	<b>100%</b>

The weighted average Indexed loan to value was approximately 68.71% and the maximum Indexed loan to value was 327%. 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%	41,954	17.67%	1,266,517,426	5.15%
>25% <=50%	60,312	25.41%	4,640,982,831	18.87%
>50% <=75%	81,458	34.31%	10,284,280,053	41.82%
>75% <=80%	16,712	7.04%	2,549,848,713	10.37%
>80% <=85%	15,767	6.64%	2,421,027,057	9.84%
>85% <=90%	10,910	4.60%	1,787,450,758	7.27%
>90% <=95%	6,270	2.64%	1,071,670,871	4.36%
>95%	4,004	1.69%	571,601,038	2.32%
<b>Total</b>	<b>237,387</b>	<b>100%</b>	<b>24,593,378,747</b>	<b>100%</b>

The weighted average loan to value was approximately 63.85% and the maximum loan to value was 322%. The minimum loan to value was 0%.

Original Loan to Value	Number of accounts	% by number	Current balance £	% by balance
>0% <=25%	18,652	7.86%	717,467,978	2.92%
>25% <=50%	56,064	23.62%	3,710,862,964	15.09%
>50% <=75%	84,785	35.72%	9,528,295,124	38.74%
>75% <=80%	19,311	8.13%	2,608,452,086	10.61%
>80% <=85%	17,908	7.54%	2,530,353,517	10.29%
>85% <=90%	25,470	10.73%	3,587,954,427	14.59%
>90% <=95%	15,194	6.40%	1,909,692,003	7.77%
>95%	2	0.00%	135,199	0.00%
Unknown	1	0.00%	165,449	0.00%
<b>Total</b>	<b>237,387</b>	<b>100%</b>	<b>24,593,378,747</b>	<b>100%</b>

The weighted average original loan to value was approximately 68.10% and the maximum loan to value was 132%. The minimum loan to value was 0%.

LOAN NOTE REPORT

Closing date		Series 2010-1 Notes																
01/10/2010																		
2010-1	ISIN	Current Ratings S&P/Moody's/Fitch	Original 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	XS0546217109	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,125,000,000	(2,125,000,000)	-	M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2015	Dec-2054	Sched AM
A2	XS0546217794	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,125,000,000	(2,125,000,000)	-	M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2015	Dec-2054	Sched AM
A3	XS0546218172	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,125,000,000	(2,125,000,000)	-	M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2015	Dec-2054	Sched AM
A4	XS0546218503	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,125,000,000	0	2,125,000,000	M GBP LIBOR	1.25%	2.315%	19/03/12-19/06/12	19/06/2012	12,265,750	-	Dec-2015	Dec-2054	Sched AM
A5	XS0546218842	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	400,000,000	0	400,000,000	M GBP LIBOR	1.25%	2.315%	19/03/12-19/06/12	19/06/2012	2,308,847	-	Dec-2015	Dec-2054	P-Through
A6	XS0546219063	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2015	Dec-2054	Sched AM
A7	XS0546219220	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2015	Dec-2054	Sched AM
A8	XS0546219493	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2015	Dec-2054	Sched AM
A9	XS0546219816	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,500,000,000	0	2,500,000,000	M GBP LIBOR	1.25%	2.315%	19/03/12-19/06/12	19/06/2012	14,430,294	-	Dec-2015	Dec-2054	Sched AM
A10	XS0546220319	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	1,549,000,000	0	1,549,000,000	M GBP LIBOR	1.25%	2.315%	19/03/12-19/06/12	19/06/2012	8,941,010	-	Dec-2015	Dec-2054	P-Through
Z1	XS0546220665	NR	NR	GBP	n/a	1,385,715,000	(776,415,000)	609,300,000	M GBP LIBOR	0.90%	1.965%	19/03/12-19/06/12	19/06/2012	885,741	-	Dec-2015	Dec-2054	P-Through
Z2	XS0546221390	NR	NR	GBP	n/a	1,742,774,000	(976,574,000)	766,200,000	M GBP LIBOR	0.90%	1.965%	19/03/12-19/06/12	19/06/2012	1,113,827	-	Dec-2015	Dec-2054	P-Through

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

2010-1 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	-	-	-	-
Class A2 Notes	-	-	-	-
Class A3 Notes	-	-	-	-
Class A4 Notes	2,125,000,000	26.73%	17.30%	18.66%
Class A5 Notes	400,000,000	5.03%	17.30%	18.66%
Class A6 Notes	-	-	-	-
Class A7 Notes	-	-	-	-
Class A8 Notes	-	-	-	-
Class A9 Notes	2,500,000,000	31.45%	17.30%	18.66%
Class A10 Notes	1,549,000,000	19.49%	17.30%	18.66%
Class Z1 Notes	609,300,000	7.66%	0.00%	0.00%
Class Z2 Notes	766,200,000	9.64%	0.00%	0.00%
	7,949,500,000	100%		
Issuer Reserve Fund Requirement*	107,900,000	1.36%		

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

Langton 2010-1 Reserve Fund	
Balance Brought Forward	£107,900,000
Drawings	
Top Up	
Balance Carried Forward	£107,900,000

Excess Spread 2010-1	
Excess Spread for the period ended 19 Mar 12 Annualised	2.92%

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

## LOAN NOTE REPORT

Closing date 12/10/2010 Series 2010-2 Notes

2010-2	ISIN	Current Ratings S&P/Moody's/Fitch	Original 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	XS0548535565	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.631	1,600,000,000	(1,600,000,000)	-	3M USD LIBOR	1.40%	-	-	-	-	Jun-2014	Dec-2054	Sched AM
A2	XS0548536290	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.631	5,400,000,000	0	5,400,000,000	3M USD LIBOR	1.00%	1.559%	19/03/12-19/06/12	19/06/2012	21,282,398	Sep-2015	Dec-2054	Sched AM
A3	XS0548540052	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	0.874	1,100,000,000	0	1,100,000,000	3M EURIBOR	1.00%	2.419%	19/03/12-19/06/12	19/06/2012	6,726,164	Dec-2013	Dec-2054	P-through
A4	XS0548542777	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	300,000,000	0	300,000,000	3M GBP LIBOR	1.00%	2.065%	19/03/12-19/06/12	19/06/2012	1,544,649	Mar-2016	Dec-2054	P-through
Z	XS0548544120	NR	NR	GBP	n/a	1,040,979,000	0	1,040,979,000	3M GBP LIBOR	0.90%	1.965%	19/03/12-19/06/12	19/06/2012	5,100,292	Mar-2016	Dec-2054	P-through

Closing date 28/07/2011 Series 2011-2 Notes

2011-2	ISIN	Current Ratings S&P/Moody's/Fitch	Original 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	XS0654644201	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.45000%	2.009%	19/03/12-19/06/12	19/06/2012	1,269,671	Sep-2016	Dec-2054	P-Through
A2	XS0654644623	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.40000%	1.959%	19/03/12-19/06/12	19/06/2012	1,238,074	Sep-2016	Dec-2054	P-Through
A3	XS0654645273	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.35000%	1.909%	19/03/12-19/06/12	19/06/2012	1,206,477	Sep-2016	Dec-2054	P-Through
A4	XS0654645513	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.30000%	1.859%	19/03/12-19/06/12	19/06/2012	1,174,880	Sep-2016	Dec-2054	P-Through
A5	XS0654645604	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.45000%	2.009%	19/03/12-19/06/12	19/06/2012	1,269,671	Dec-2016	Dec-2054	P-Through
A6	XS0654646164	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.40000%	1.959%	19/03/12-19/06/12	19/06/2012	1,238,074	Dec-2016	Dec-2054	P-Through
A7	XS0654646677	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.35000%	1.909%	19/03/12-19/06/12	19/06/2012	1,206,477	Dec-2016	Dec-2054	P-Through
A8	XS0654646834	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.30000%	1.859%	19/03/12-19/06/12	19/06/2012	1,174,880	Dec-2016	Dec-2054	P-Through
A9	XS0654647212	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.25000%	1.809%	19/03/12-19/06/12	19/06/2012	1,143,282	Dec-2016	Dec-2054	P-Through
Z	XS0654658250	NR	NR	GBP	n/a	255,000,000	0	255,000,000	3M GBP LIBOR	0.90000%	1.965%	19/03/12-19/06/12	19/06/2012	1,249,376	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
<b>2010-2</b>				
Class A1 Notes	-	0.00%	17.57%	19.41%
Class A2 Notes	3,404,791,929	46.17%	17.57%	19.41%
Class A3 Notes	961,400,000	13.04%	17.57%	19.41%
Class A4 Notes	300,000,000	4.07%	17.57%	19.41%
Class Z Notes	1,040,979,000	14.12%	0.00%	0.00%
<b>2011-2</b>				
Class A1 Notes	156,875,000	2.13%	17.57%	19.41%
Class A2 Notes	156,875,000	2.13%	17.57%	19.41%
Class A3 Notes	156,875,000	2.13%	17.57%	19.41%
Class A4 Notes	156,875,000	2.13%	17.57%	19.41%
Class A5 Notes	156,875,000	2.13%	17.57%	19.41%
Class A6 Notes	156,875,000	2.13%	17.57%	19.41%
Class A7 Notes	156,875,000	2.13%	17.57%	19.41%
Class A8 Notes	156,875,000	2.13%	17.57%	19.41%
Class A9 Notes	156,875,000	2.13%	17.57%	19.41%
Class Z Notes	255,000,000	3.46%	0.00%	0.00%
	7,374,045,929	100%		
Issuer Reserve Fund Requirement*	134,990,000	1.83%		

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

Langton 2010-2 / 2011-2 Reserve Fund	
Balance Brought Forward	£134,990,000
Drawings	
Top Up	
Balance Carried Forward	£134,990,000

Excess Spread 2010-2 / 2011-2	
Excess Spread for the period ended 19 Mar 12 Annualised	2.773%

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

## LOAN NOTE REPORT

Closing date

23/03/2011

Series 2011-1 Notes

2011-1	ISIN	Current Ratings S&P/Moody's/Fitch	Original 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	next coupon	Step up Date	Legal Maturity	Bond Type
A1	XS0607443198	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	0.869	1,152,000,000	0	1,152,000,000	3M EURIBOR	1.25%	2.669%	19/03/12-19/06/12	19/06/2012	7,772,128	Mar-2014	Dec-2054	P-Through
A2	XS0607449559	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	0.869	1,440,000,000	0	1,440,000,000	3M EURIBOR	1.25%	2.669%	19/03/12-19/06/12	19/06/2012	9,715,160	Mar-2014	Dec-2054	P-Through
A3	XS0607450136	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	M GBP LIBOR	1.20%	-	-	-	-	Jun-2014	Dec-2054	Sched-AM
A4	XS0607450649	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	M GBP LIBOR	1.20%	-	-	-	-	Jun-2014	Dec-2054	Sched-AM
A5	XS0607451027	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	M GBP LIBOR	1.20%	-	-	-	-	Mar-2015	Dec-2054	Sched-AM
A6	XS0607452009	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	M GBP LIBOR	1.20%	-	-	-	-	Mar-2015	Dec-2054	Sched-AM
A7	XS0607452161	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	1,750,000,000	0	1,750,000,000	M GBP LIBOR	1.20%	2.265%	19/03/12-19/06/12	19/06/2012	9,883,055	Dec-2015	Dec-2054	Sched-AM
Z	XS0607452348	NR	NR	GBP	n/a	2,500,000,000	(1,785,500,000)	714,500,000	M GBP LIBOR	0.90%	1.965%	19/03/12-19/06/12	19/06/2012	1,038,670	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	1,000,512,000	21.22%	15.15%	15.15%
Class A2 Notes	1,250,640,000	26.52%	15.15%	15.15%
Class A3 Notes	-	-	-	-
Class A4 Notes	-	-	-	-
Class A5 Notes	-	-	-	-
Class A6 Notes	-	-	-	-
Class A7 Notes	1,750,000,000	37.11%	15.15%	15.15%
Class Z Notes	714,500,000	15.15%	0.00%	0.00%
	4,715,652,000	100%		
Issuer Reserve Fund Requirement*	100,000,000	2.12%		

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

Langton 2011-1 Reserve Fund	
Balance Brought Forward	£100,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£100,000,000

Excess Spread 2011-1	
Excess Spread for the period ended 19 Mar 12 Annualised	2.75%

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

<b>Funding 1 Reserve Fund</b>	
Balance Brought Forward	£20,450,000
Drawings	
Top Up	
Balance Carried Forward	£20,450,000

Funding 1 Principal Ledger	£0
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<b>Excess Spread Total for all Issuer vehicles</b>	
Excess Spread for the period ended 19 Mar 12 Annualised	4.82%

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

**WATERFALLS**

**MORTGAGES TRUSTEE REVENUE WATERFALL**

Mortgages Trustee Fees	0.00
Other third party payments	0.00
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Servicer Fees	1,710,321.55
Cash Manager Fees	0.00
Mortgages Trustee Corporate Services Fees	0.00
Account Bank Fees	0.00
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Funding 1	60,949,002.87
Seller	15,623,597.78
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**MORTGAGES TRUSTEE PRINCIPAL WATERFALL**

Funding	0.00
<hr/>	
Seller	633,551,885.58
<hr/>	

**FUNDING REVENUE WATERFALL**

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

**FUNDING PRINCIPAL WATERFALL**

Repayment of AAA loan tranches	0.00
Repayment of AA loan tranches	0.00
Repayment of A loan tranches	0.00
Repayment of BBB loan tranches	0.00
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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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**WATERFALLS**

**ISSUER 2011-1 REVENUE WATERFALL**

(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
(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
(e)	Credit to the AAA principal deficiency ledger	0.00
(f)	Credit to issuer reserve fund	0.00
(g)	Credit to class Z principal deficiency ledger	0.00
(h)	Interest on Class Z notes	0.00
(i)	Excluded Issuer Swap Payments	0.00
(j)	Issuer profit	0.00
(k)	Repayment of the issuer start-up loan	0.00
(l)	Balance payable to the issuer	0.00

**ISSUER 2011-1 PRINCIPAL WATERFALL**

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

**ISSUER 2010-1 REVENUE WATERFALL**

(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
(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	0.00
(e)	Credit to the AAA principal deficiency ledger	0.00
(f)	Credit to issuer reserve fund	0.00
(g)	Credit to class Z principal deficiency ledger	0.00
(h)	Interest on Class Z notes	0.00
(i)	Excluded Issuer Swap Payments	0.00
(j)	Issuer profit	0.00
(k)	Repayment of the issuer start-up loan	0.00
(l)	Balance payable to the issuer	0.00

**ISSUER 2010-1 PRINCIPAL WATERFALL**

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

**ISSUER 2010-2/2011-2 REVENUE WATERFALL**

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

**ISSUER 2010-2/2011-2 PRINCIPAL WATERFALL**

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

## SWAP PAYMENTS

Note	Counterparty	Currency Notional	Receive Reference Rate	Receive margin	Receive Rate	Received	£ Notional	Pay reference rate	Pay margin	Pay rate	Paid
Funding 1 Swap	ANTS	40,954,206,467	3m GBP LIBOR	See Funding 1 swap confirm		0	40,954,206,467	3M GBP LIBOR	See Funding 1 swap confirm		0
2008-1 Tap A1	ANTS	1,152,000,000	3M EURIBOR	1.25%	0.00%	0	1,000,512,000	3M GBP LIBOR	1.57%	0.00%	0
2008-1 Tap A2	ANTS	1,440,000,000	3M EURIBOR	1.25%	0.00%	0	1,250,640,000	3M GBP LIBOR	1.57%	0.00%	0
2010-2 A2	ANTS	5,400,000,000	3M USD LIBOR	1.00%	0.00%	0	3,404,791,929	3M GBP LIBOR	0.92%	0.00%	0
2010-2 A3	ANTS	1,100,000,000	3M EURIBOR	1.00%	0.00%	0	961,400,000	3M GBP LIBOR	1.23%	0.00%	0
2010-2T2 A1	ANTS	250,000,000	3M USD LIBOR	1.45%	0.00%	0	156,875,000	3M GBP LIBOR	1.50%	0.00%	0
2010-2T2 A2	ANTS	250,000,000	3M USD LIBOR	1.40%	0.00%	0	156,875,000	3M GBP LIBOR	1.45%	0.00%	0
2010-2T2 A3	ANTS	250,000,000	3M USD LIBOR	1.35%	0.00%	0	156,875,000	3M GBP LIBOR	1.40%	0.00%	0
2010-2T2 A4	ANTS	250,000,000	3M USD LIBOR	1.30%	0.00%	0	156,875,000	3M GBP LIBOR	1.35%	0.00%	0
2010-2T2 A5	ANTS	250,000,000	3M USD LIBOR	1.45%	0.00%	0	156,875,000	3M GBP LIBOR	1.50%	0.00%	0
2010-2T2 A6	ANTS	250,000,000	3M USD LIBOR	1.40%	0.00%	0	156,875,000	3M GBP LIBOR	1.45%	0.00%	0
2010-2T2 A7	ANTS	250,000,000	3M USD LIBOR	1.35%	0.00%	0	156,875,000	3M GBP LIBOR	1.40%	0.00%	0
2010-2T2 A8	ANTS	250,000,000	3M USD LIBOR	1.30%	0.00%	0	156,875,000	3M GBP LIBOR	1.35%	0.00%	0
2010-2T2 A9	ANTS	250,000,000	3M USD LIBOR	1.25%	0.00%	0	156,875,000	3M GBP LIBOR	1.30%	0.00%	0

\*<http://www.aboutsantander.co.uk/media/32796/Funding%20Swap%20Confirmation.PDF>

\*\*Average for quarter

## COLLATERAL

Note	Collateral Postings	Counterparty

There were no collateral posted during the Reporting Period 01-May-12 to 31-May-12

TRIGGER EVENTS	
<b>Asset</b>	
Amount debited to AAA principal deficiency sub ledger (Funding programme notes outstanding)	None
<b>Non Asset</b>	
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
<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.	None
Full details of all trigger events can be found within the Langton Securities (2011-2) plc offering circular	

#### 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 Share

The percentage funding 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 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 all further advances on a loan - but exclude any flexible drawdown reservoir.

##### 9 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.

##### 10 CPR

The splits between scheduled and unscheduled principal receipts for a given month are derived from a forecast of scheduled principal receipts from the earlier month and therefore may not necessarily equal the actual amount of scheduled principal receipts during the period. For a period in which a trust replenishment occurs, a straight-lining method is used to estimate the scheduled principal receipts received on the replenished pool for the remainder of the month.