



UK Secured Funding Programmes

Fosse Master Issuer

Report Date:	25-May-18
Reporting Period:	01 April 2018 to 30 April 2018
Trustee Calculation Date:	01-May-18

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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
Issuer	Fosse Master Issuer plc				
Funding	Fosse Funding (No. 1) Limited				
Mortgages Trustee	Fosse Trustee Limited				
Seller	Santander UK	A / Aa3/ A	F1 / P-1 / A-1	A-(Fitch) / A3 (Moody's) BBB- / Baa3 / A-2 BBB- (Fitch) / BBB- (S&P) F2 / P-2 / A-3 BBB- / Baa3 / BBB- A3 (Moody's) F2 or BBB+ / P-2 / A-2 or BBB	Funding 1 required to establish a Liquidity Reserve Fund. Notice to be given to Borrowers of transfer of equitable and beneficial interest in the Loans, but no need to perfect legal title to the Loans. Completion of legal assignment of Loans to Mortgages Trustee and perfection of transfer of Related Security. Seller unable to sell in New Loans, Funding 1 unable to make Initial Contributions, Further Contributions or Refinancing Contributions. Adjustment to Minimum Seller Share calculation. Independent audit of a random selection of Loans in the Portfolio to verify that the representations and warranties relating to them were complied with as of their Assignment Date. Transfer of Seller collection accounts to another bank with these minimum ratings or payments to be made directly to the Mortgages Trustee GIC Account.
Servicer	Santander UK	A / Aa3/ A	F1 / P-1 / A-1	F2 / P-2 / A-2	The title deeds and the customer files relating to the Loans in the Portfolio to be segregated from the title deeds and customer files of other properties and mortgages of the Seller which do not form part of the Portfolio.
Cash Manager	Santander UK	A / Aa3/ A	F1 / P-1 / A-1		
Start-up Loan Provider	Santander UK	A / Aa3/ A	F1 / P-1 / A-1		
Mortgages Trustee Account Bank	Santander UK	A / Aa3/ A	F1 / P-1 / A-1	A or F1 / P-2 / BBB+ or A-2 P-1 / A or A-1 (or A+ if no ST rating) (S&P)	Remedial action required within 30 days – obtaining a guarantee from an entity rated A and F1 / P-1 / A and A-1 (or A+ if no ST rating) and a confirmation from the Ratings Agencies that the outstanding Rated Notes will not be downgraded. If this action is not taken, the Mortgages Trustee GIC Account needs to be closed and amounts transferred to an entity rated A and F1 / P-1 / A and A-1 (or A+ if no ST rating), unless the Rating Agencies confirm that failure to close the account and transfer amounts will not have an impact on the rating of the Rated Notes. A stand-by arrangement in respect of the Mortgages Trustee GIC Account needs to be put in place within 60 days with an entity that is rated A and F1 / P-1 / A and A-1 (or A+ if no ST rating). If a stand-by arrangement is not implemented, the Mortgages Trustee GIC Account needs to be closed and amounts transferred to an entity rated A and F1 / P-1 / A and A-1 (or A+ if no ST rating), unless the Rating Agencies confirm that failure to close the account and transfer amounts will not have an impact on the rating of the Rated Notes.
Account Bank A in respect of the Funding 1 Transaction Account				A or F1 / P-1 / A or A-1 (or A+ if no ST rating)	Remedial action required within 30 business days – either (a) procuring a guarantee of the obligations of Account Bank A in respect of the Funding 1 Transaction Account from a financial institution having the minimum required ratings; or (b) taking such other action required by the Rating Agencies to ensure that the ratings assigned to the Rated Notes are not adversely affected. If remedial action is not taken, the Funding 1 Transaction Account needs to be closed and amounts transferred to a financing institution having the minimum required ratings
Account Bank B in respect of the Funding 1 GIC Account	Santander UK	A / Aa3/ A	F1 / P-1 / A-1	A or F1 / P-1 / A or A-1 (or A+ if no ST rating)	Remedial action required within 30 business days – either (a) procuring a guarantee of the obligations of Account Bank B in respect of the Funding 1 GIC Account from a financial institution having the minimum required ratings; or (b) taking such other action required by the Rating Agencies to ensure that the ratings assigned to the Rated Notes are not adversely affected. If remedial action is not taken, the Funding 1 GIC Account needs to be closed and amounts transferred to a financing institution having the minimum required ratings. If certain conditions are met pursuant to the Panel Bank Guidelines (see Schedule 5 to the Cash Management Agreement) a limited amount of cash may be kept with Santander UK as an Eligible Bank when it is rated below A or F1 / P-1 / A or A-, but no lower than F2 and BBB+ / P-2 / A-2 and BBB+.
Issuer Account Bank	Santander UK	A / Aa3/ A	F1 / P-1 / A-1	A or F1 / P-1 / A or A-1 (or A+ if no ST rating)	Remedial action required within 30 days – obtaining a guarantee from an entity rated A and F1 / P-1 / A and A-1 (or A+ if no ST rating) and a confirmation from the Ratings Agencies that the outstanding Rated Notes will not be downgraded. If this action is not taken, the Issuer GIC Account needs to be closed and amounts standing to the credit of the Issuer GIC Account transferred to an entity rated A and F1 / P-1 / A and A-1 (or A+ if no ST rating), unless the Rating Agencies confirm that failure to close the account and transfer amounts will not have an impact on the rating of the Rated Notes.
Funding 1 Swap Provider	Santander UK	A / Aa3/ A	F1 / P-1 / A-1	A or F1 / A2 or P-1 (or A1 if no ST rating) / A or A-1 (or A+ if no ST rating) BBB+ or F2 (Fitch)	Remedial action required - posting collateral and/or possibility of obtaining guarantee or transfer to eligible transferee. Further collateral required and possibility of obtaining guarantee or transfer to eligible transferee.
Issuer Swap Provider	Santander UK	A / Aa3/ A	F1 / P-1 / A-1	BBB- or F3 / A3 or P-2 (or A3 if no ST rating) / BBB+ A or F1 / A2 or P-1 (or A1 if no ST rating) / A or A-1 (or A+ if no ST rating) BBB+ or F2 (Fitch)	Further remedial action required including posting collateral and the possibility of obtaining a guarantee or replacement. Remedial action required - posting collateral and/or possibility of obtaining guarantee or transfer to eligible transferee. Further collateral required and possibility of obtaining guarantee or transfer to eligible transferee.
Paying Agent and related roles	Citibank N.A.	A+ / A1 / A+	F1 / P-1 / A-1	BBB- or F3 / A3 or P-2 (or A3 if no ST rating) / BBB+	Further remedial action required including posting collateral and obtaining a guarantee or replacement.
English Corporate Services Provider	Structured Finance Management Limited				
Jersey Corporate Services Provider	Sanne Corporate Services Limited				
Note Trustee and Security Trustee	Law Debenture Company				

The table above is a brief overview only. For a more detailed summary, please consult pages 58 to 66 (Rating Triggers Table) of the base prospectus. Investors are also advised to consult the underlying Transaction Documents to understand the precise legal terms and conditions associated with the roles listed above and the rating triggers

COLLATERAL REPORT

Mortgage Loan Profile	
Original number of Loans in Portfolio	42,395
Original current value of Loans in Portfolio	£ 3,399,995,370
Current number of Loans in Portfolio	79,757
Current value of Loans in Portfolio	£ 5,354,234,331
Current number of Loan product holdings in Portfolio (A Loan may have more than one active Loan product)	105,870
Weighted average yield (pre-swap)	2.47%

Trust Assets	
Current value of Loans in portfolio at 30 April 2018	5,355,249,780.87
Current value of Loans in portfolio at 31 March 2018	5,446,889,656.13
Mortgage Collections - Interest	11,078,530.23
Mortgage collections - Principal (Scheduled)	18,672,472.00
Mortgage collections - Principal (Unscheduled)	77,405,849.64
Principal Ledger as calculated on 01 May 2018	-
Funding Share as calculated on 01 May 2018	195,605,633.00
Funding Share % as calculated on 01 May 2018	3.59114%
Seller Share as calculated on 01 May 2018	5,251,284,023.13
Seller Share % as calculated on 01 May 2018	96.40886%
Minimum Seller Share (Amount) on 01 May 2018	
X	Please refer to the notes on page 10
Y	182,078,492.55
Z	181,292,126.15
Minimum Seller Share (Amount)	11,696,200.84
Minimum Seller Share (% of Total)	375,066,819.54
	7.00372%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance £	Arrears £	By Number %	By current balance %
Less than 1 month in arrears	79,283	5,312,236,348	-	99.41%	99.23%
1<=2 months in arrears	421	37,377,857	251,272	0.53%	0.70%
2<=3 months in arrears	42	3,294,999	51,657	0.05%	0.06%
3<=4 months in arrears	6	689,628	11,134	0.01%	0.01%
4<=5 months in arrears	-	-	-	0.00%	0.00%
5<=6 months in arrears	-	-	-	0.00%	0.00%
6<=7 months in arrears	-	-	-	0.00%	0.00%
7<=8 months in arrears	-	-	-	0.00%	0.00%
8<=9 months in arrears	-	-	-	0.00%	0.00%
9<=10 months in arrears	-	-	-	0.00%	0.00%
10<=11 months in arrears	-	-	-	0.00%	0.00%
11<=12 months in arrears	-	-	-	0.00%	0.00%
More than 12 months in arrears	1	118,532	4,198	0.00%	0.00%
Total	79,753	5,353,717,364	318,261	100%	100%

Arrears are calculated in accordance with standard market practice in the UK. A Loan is identified as being in arrears when, on any due date, the overdue amounts which were due on previous dates equal one or more full monthly payments and the total of arrears across all sub-accounts exceeds £150.

Arrears Capitalised	Number	Current Balance £	Capitalised Amount £
Capitalisation cases (In month)	0	0	0
Capitalisation cases (cumulative)	279	23,798,268	568,162

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	519	21,001,616
Losses recorded this period	-	-
Total loss on sale carried forward	519	21,001,616
Recoveries*	-	-

*Please note these are continually reported from 31/12/2011 but excluding any sales before this date.

Properties in Possession	Number	Current balance £
Total properties in possession since inception	655	73,827,420
Repossessed (in month)	1	18,171
Sold (in month)	1	211,197
Current number in possession	4	516,966
Total properties sold since inception	651	73,310,454

Product Breakdown (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	70,996	67.06%	3,987,054,389	74.47%
Fixed Rate Loans	-	0.00%	-	0.00%
Discounted SVR Loans	1	0.00%	452	0.00%
Standard Variable Loans	34,873	32.94%	1,367,179,489	25.53%
Other	-	0.00%	-	0.00%
Total	105,870	100%	5,354,234,331	100%

Payment Type (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Repayment	71,372	67.41%	2,401,554,837	44.85%
Interest only and combined repayment & int-only	34,498	32.59%	2,952,679,494	55.15%
Total	105,870	100%	5,354,234,331	100%

Use Of Proceeds (By Balance)	No of product holdings	% by number	Current balance £	% by balance
House purchase	52,822	49.89%	3,398,219,327	63.47%
Remortgage	53,048	50.11%	1,956,015,004	36.53%
Other	-	0.00%	-	0.00%
Total	105,870	100%	5,354,234,331	100%

Analysis of Mortgage loan size at reporting date £	No of accounts	% by number	Current balance £	% by balance
>0 =<50,000	39,553	49.59%	881,903,493	16.47%
>50,000 =<100,000	22,867	28.67%	1,643,562,532	30.70%
>100,000 =<150,000	10,022	12.57%	1,215,942,469	22.71%
>150,000 =<200,000	4,074	5.11%	697,601,848	13.03%
>200,000 =<250,000	1,676	2.10%	371,433,626	6.94%
>250,000 =<300,000	668	0.84%	182,162,402	3.40%
>300,000 =<350,000	343	0.43%	110,707,030	2.07%
>350,000 =<400,000	204	0.26%	76,105,470	1.42%
>400,000 =<450,000	124	0.16%	52,391,496	0.98%
>450,000 =<500,000	88	0.11%	41,600,319	0.78%
>500,000 =<550,000	45	0.06%	23,384,095	0.44%
>550,000 =<600,000	41	0.05%	23,492,447	0.44%
>600,000 =<650,000	26	0.03%	16,134,822	0.30%
>650,000 =<700,000	18	0.02%	12,103,975	0.23%
>700,000 =<750,000	8	0.01%	5,708,308	0.11%
>750,000 =<800,000	-	0.00%	-	0.00%
>800,000 =<850,000	-	0.00%	-	0.00%
>850,000 =<900,000	-	0.00%	-	0.00%
>900,000 =<950,000	-	0.00%	-	0.00%
>950,000 =<1,000,000	-	0.00%	-	0.00%
> 1,000,000	-	0.00%	-	0.00%
Total	79,757	100%	5,354,234,331	100%

The average Loan size was approximately £67,131.84 the maximum Loan size was £733,236.38 and the minimum Loan size was £0

Geographical Analysis By Region	Number	% by number	Current balance £	% by balance
East Anglia	2,699	3.38%	168,481,752	3.15%
East Midlands	6,597	8.27%	362,070,825	6.76%
Greater London	3,525	4.42%	447,736,503	8.36%
Northern England	3,441	4.31%	194,196,663	3.63%
North West	8,719	10.93%	515,020,784	9.62%
South East	14,366	18.01%	1,295,055,383	24.19%
South West	5,811	7.29%	402,848,638	7.52%
West Midlands	6,105	7.65%	383,636,389	7.17%
Yorkshire & Humberside	6,824	8.56%	376,059,476	7.02%
Scotland	9,513	11.93%	484,091,170	9.04%
Wales	3,604	4.52%	199,881,955	3.73%
Northern Ireland	8,553	10.72%	525,154,792	9.81%
Total	79,757	100%	5,354,234,331	100%

Substitution, redemptions and repurchases	Number of accounts	Current balance
Substitution & top up	0	0
Redeemed this period*	341	57,332,385
Repurchases this period (including arrears)**	683	20,073,464
Arrears repurchased this period**	54	4,871,154
Cumulative arrears repurchased	1,574	141,477,731

** "Arrears" for this purpose means, in respect of a Loan, on any date that two or more Monthly Payments have become due and remain unpaid by the relevant Borrower, and this reporting line relates to repurchases under clause 8.13 of the Mortgage Sale Agreement.

CPR/PPR Analysis*	1 Month %	1 Month Annualised %	3 Month Average %	3 Month Annualised %	12 Month Average %
Total (including unscheduled repayments and repurchases from the Mortgages Trust)					
Current month	1.76%	19.23%	1.83%	19.93%	21.15%
Previous month	1.84%	20.01%	1.79%	19.50%	21.07%
Unscheduled repayments and repurchases from the Mortgages Trust only					
Current month	1.43%	15.83%	1.50%	16.61%	17.94%
Previous month	1.52%	16.77%	1.46%	16.21%	17.86%

Standard Variable Rate (Alliance & Leicester)	
Existing borrowers SVR	4.74%
Effective date of change	September-16
Previous existing borrowers SVR	4.99%
Effective date of change	March-09

Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	20,499	25.70%	707,539,219	13.21%
>= 5 to < 10	22,253	27.90%	1,269,041,130	23.70%
>= 10 to < 15	24,820	31.12%	2,197,606,377	41.04%
>= 15 to < 20	7,725	9.69%	727,389,333	13.59%
>= 20 to < 25	3,088	3.87%	308,964,807	5.77%
>= 25 to < 30	1,320	1.66%	138,383,046	2.58%
>= 30 to < 35	52	0.07%	5,310,419	0.10%
>= 35 to < 40	0	0.00%	-	0.00%
>= 40 to < 45	0	0.00%	-	0.00%
Total	79,757	100%	5,354,234,331	100%

The weighted average remaining term of Loans was approximately 142.97 months, the maximum remaining term of Loans was 405 months and 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	-	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	-	0.00%	-	0.00%
>= 48 to < 54	-	0.00%	-	0.00%
>= 54 to < 60	-	0.00%	-	0.00%
>= 60 to < 66	-	0.00%	-	0.00%
>= 66 to < 72	148.00	0.19%	13,675,597.03	0.26%
>= 72 to < 78	248.00	0.31%	21,922,045.52	0.41%
>= 78 to < 84	270.00	0.34%	25,645,166.53	0.48%
>= 84 to < 90	602.00	0.75%	51,530,772.72	0.96%
>= 90 to < 96	2,585.00	3.24%	192,146,894.07	3.59%
>= 96 to < 102	1,840.00	2.31%	131,150,269.51	2.45%
>= 102 to < 108	1,836.00	2.30%	124,313,719.69	2.32%
>= 108 to < 114	952.00	1.19%	73,784,536.33	1.38%
>= 114 to < 120	1,571.00	1.97%	137,106,632.04	2.56%
>= 120 to < 126	3,403.00	4.27%	328,482,719.54	6.14%
>= 126 to < 132	6,387.00	8.01%	618,560,813.71	11.55%
>= 132 to < 138	6,802.00	8.53%	597,265,919.74	11.16%
>= 138 to < 144	8,009.00	10.04%	668,102,447.34	12.48%
>= 144 to < 150	10,448.00	13.10%	780,269,426.05	14.57%
>= 150 to < 156	7,074.00	8.87%	445,313,425.70	8.32%
>= 156 to < 162	1,933.00	2.42%	114,827,396.02	2.14%
>= 162 to < 168	3,059.00	3.84%	140,026,620.06	2.62%
>= 168 to < 174	4,344.00	5.45%	200,001,789.87	3.74%
>= 174 to < 180	3,607.00	4.52%	159,190,524.57	2.97%
>= 180	14,639.00	18.35%	530,917,614.52	9.92%
Total	79,757	100%	5,354,234,331	100%

The weighted average seasoning of Loans was approximately 144.77 months, the maximum seasoning of Loans was 631 months and the minimum seasoning of Loans was 69 months.

Indexed Current Loan to Value Using current capital balance and HPI indexed latest valuation	Number of accounts	% by number	Current balance £	% by balance
>0% <=25%	38,656	48.47%	1,171,939,968	21.89%
>25% <=50%	24,242	30.39%	2,094,521,110	39.12%
>50% <=75%	12,662	15.88%	1,547,757,437	28.91%
>75% <=80%	1,152	1.44%	141,377,948	2.64%
>80% <=85%	905	1.13%	112,438,719	2.10%
>85% <=90%	654	0.82%	80,034,647	1.49%
>90% <=95%	377	0.47%	45,696,978	0.85%
>95% <=100%	167	0.21%	22,114,841	0.41%
>100%	942	1.18%	138,352,682	2.58%
Total	79,757	100%	5,354,234,331	100%

The weighted average indexed loan to value was approximately 45.12%, the maximum indexed loan to value was 164% and the minimum indexed loan to value was 0%.

Loan to Value at Last Valuation Using current capital balance and unindexed latest valuation	Number of accounts	% by number	Current balance £	% by balance
>0% <=25%	29,449	36.92%	641,001,308	11.97%
>25% <=50%	24,543	30.77%	1,647,023,269	30.76%
>50% <=75%	16,440	20.61%	1,759,406,672	32.86%
>75% <=80%	2,236	2.80%	305,679,973	5.71%
>80% <=85%	2,104	2.64%	308,454,547	5.76%
>85% <=90%	2,449	3.07%	354,571,022	6.62%
>90% <=95%	1,396	1.75%	188,715,560	3.52%
>95% <=100%	1,091	1.37%	141,831,874	2.65%
>100%	49	0.06%	7,550,105	0.14%
Total	79,757	100%	5,354,234,331	100%

The weighted average loan to value was approximately 55.11%, the maximum loan to value was 204% and the minimum loan to value was 0%.

Original Loan to Value Using original balance and valuation amount	Number of accounts	% by number	Current balance £	% by balance
0% to <=25%	4,054	5.08%	95,770,918	1.79%
>25% to <=50%	17,572	22.03%	723,167,294	13.51%
>50% to <=75%	28,745	36.04%	2,018,753,153	37.70%
>75% to <=80%	5,229	6.56%	434,642,933	8.12%
>80% to <=85%	7,167	8.99%	654,097,291	12.22%
>85% to <=90%	10,623	13.32%	951,819,315	17.78%
>90% to <=95%	6,367	7.98%	475,983,426	8.89%
>95% to <=100%	-	0.00%	-	0.00%
>100%	-	0.00%	-	0.00%
Total	79,757	100%	5,354,234,331	100%

The weighted average original loan to value was approximately 71.19%, the maximum loan to value was 95% and the minimum loan to value was 0%.

LOAN NOTE REPORT

Closing Date 06/12/2011 Series 2011-2 Notes

2011-2	ISIN (Reg S)	ISIN (144a)	Ratings S&P/Moody's/Fitch	Initial Ratings S&P/Moody's/Fitch	Currency	Applicable Exchange Rate	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a. %	Current interest rate p.a. %	Accrual Period	Next coupon date	Interest next coupon	Step up Date	Legal Maturity	Bond Type
A1	XS0715270855	US34988MAU09	A-1+/P-1/F1+	A-1+/P-1/F1+	USD	1.56	350,000,000	(350,000,000)	-	1M USD LIBOR	0.20000%	-	-	-	-	N/A	Oct-2012	Sched AM
A2	XS0715271150	US34988MAV81	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	1.56	700,000,000	(700,000,000)	-	3M USD LIBOR	1.60000%	-	-	-	-	Jan-2015	Oct-2054	Sched AM
A3	XS0715271234	XS0715271408	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	1.13	100,000,000	(100,000,000)	-	3M EURIBOR	1.50000%	-	-	-	-	Jan-2015	Oct-2054	Sched AM
A4	XS0715271580	US34988MAW64	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	1.56	300,000,000	(300,000,000)	-	3M USD LIBOR	1.65000%	-	-	-	-	Jan-2016	Oct-2054	Sched AM
A5	XS0715271663	US34988MAX48	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	1.55	250,000,000	-	250,000,000	USD Fixed	0.00000%	4.25000%	18/01/2018 - 18/07/2018	18/07/2018	5,312,500.00	Jan-2022	Oct-2054	Sched AM
Z	XS0715271747	n/a	N/A	N/A	GBP		233,965,000	(200,067,000)	33,898,000	3M GBP LIBOR	0.70000%	1.48317%	18/04/2018 - 18/07/2018	18/07/2018	125,346.88	N/A	Oct-2054	P-Through

Closing Date 24/03/2015 Series 2015-1 Notes

2015-1	ISIN (Reg S)	ISIN (144a)	Ratings S&P/Moody's/Fitch	Initial Ratings S&P/Moody's/Fitch	Currency	Applicable Exchange Rate	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a. %	Current interest rate p.a. %	Accrual Period	Next coupon date	Interest next coupon	Step up Date	Legal Maturity	Bond Type
A1	XS1207302230	US34988WAY03	A-1+/P-1/F1+	A-1+/P-1/F1+	USD	1.47	500,000,000	(500,000,000)	-	1M USD LIBOR	0.18000%	-	-	-	-	N/A	Jan-2016	Sched Am
A2	XS1207302826	US34988WAZ77	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	1.47	300,000,000	(300,000,000)	-	3M USD LIBOR	0.30000%	-	-	-	-	Jul-2017	Oct-2054	Sched Am
A3	XS1207307205	XS1207303717	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP		500,000,000	(500,000,000)	-	3M GBP LIBOR	0.32000%	-	-	-	-	Apr-2018	Oct-2054	Sched Am

All outstanding 2011-2 are listed on the London Stock Exchange.

All outstanding 2015-1 notes are listed on the Irish Stock Exchange.

Combined Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund	% Required
Class A Notes	£161,707,633	82.67%	17.33%	68.45%	9.25%
Class B Notes	£0	0.00%	0.00%	0.00%	0.00%
Class M Notes	£0	0.00%	0.00%	0.00%	0.00%
Class C Notes	£0	0.00%	0.00%	0.00%	0.00%
Class Z Notes	£33,898,000	17.33%	0.00%	0.00%	0.00%
	£195,605,633	100.00%			
General Reserve Fund Required Amount	£100,000,000	51.12%			

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

General Reserve Fund	
Balance brought forward	£100,000,000
Drawings	£0
Top up	£0
Balance carried forward	£100,000,000

Quarterly Excess Spread*	Excluding Z notes	Including Z Notes
Excess spread this month annualised	0.68%	0.62%
Excess spread rolling 12 month average	1.86%	1.79%

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

Monthly Excess Spread*	Excluding Z notes	Including Z Notes
Monthly Excess Spread annualised	0.51%	0.25%

*Monthly Excess Spread is calculated using monthly Funding Revenue received and one third of Funding's quarterly liabilities

Funding 1 Principal Ledger-AAA	£0
Funding 1 Principal Ledger-AA	£0
Funding 1 Principal Ledger-A	£0
Funding 1 Principal Ledger-BBB	£0
Total Funding 1 Principal Ledger	£0

WATERFALLS

MORTGAGES TRUSTEE REVENUE WATERFALL

* for collection period 01 April 2018 to 30 April 2018

Mortgages Trustee Fees	0.00
Other third party payments	0.00

Servicer Fees	358,151.65
Cash Manager Fees	0.00
Mortgages Trustee Corporate Service Provider fees	7,222.38
Funding 1 Account Banks fees	0.00

Funding 1	384,724.44
Seller	10,328,431.76

MORTGAGES TRUSTEE PRINCIPAL WATERFALL

* for collection period 01 April 2018 to 30 April 2018

Funding 1	0.00
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Seller	96,078,321.64
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FUNDING 1 REVENUE WATERFALL

Funding 1 Security Trustee fees	0.00
Fee under Intercompany Loan	0.00
Other third party payments	0.00

Cash Manager fees	0.00
Funding 1 Corporate Service Provider fees	0.00
Funding 1 Account Banks fees	0.00

Payment to Funding 1 Swap Provider	0.00
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Interest on AAA Loan Tranches	0.00
Credit to AAA Principal Deficiency Ledger	0.00

Interest on AA Loan Tranches	0.00
Credit to AA Principal Deficiency Ledger	0.00

Interest on A Loan Tranches	0.00
Credit to A Principal Deficiency Ledger	0.00

Interest on BBB Loan Tranches	0.00
Credit to BBB Principal Deficiency Ledger	0.00

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

Repayment of Class A Notes	0.00
Repayment of Class B Notes	0.00
Repayment of Class M Notes	0.00
Repayment of Class C Notes	0.00

Repayment of NR loan tranches	0.00
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Credit to Cash Accumulation Ledger	0.00
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ISSUER REVENUE WATERFALL

Issuer Security Trustee fees	0.00
Note Trustee fees	0.00
Agent Bank fees etc.	0.00

Other third party payments	0.00
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Issuer Cash Manager Fees	0.00
Issuer Corporate Service Provider Fees	0.00
Issuer Account Bank Fees	0.00

Interest on Class A Notes (including amounts paid to Issuer Swap Providers)	0.00
Interest on Class B Notes (including amounts paid to Issuer Swap Providers)	0.00
Interest on Class M Notes (including amounts paid to Issuer Swap Providers)	0.00
Interest on Class C Notes (including amounts paid to Issuer Swap Providers)	0.00

Interest on Class Z Notes	0.00
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Excluded Issuer swap payments	0.00
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Issuer profit	0.00
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ISSUER PRINCIPAL WATERFALL

Repayment of Class A Notes (including principal payments to class A swap providers)	0.00
Repayment of Class B Notes (including principal payments to class B swap providers)	0.00
Repayment of Class M Notes (including principal payments to class M swap providers)	0.00
Repayment of Class C Notes (including principal payments to class C swap providers)	0.00

Repayment of Class Z Notes	0.00
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SWAP PAYMENTS THIS PERIOD

Note	Swap Provider	Currency Notional	Receive Reference Rate	Receive margin	Receive Rate	Interest Received	Principal Received	£ Notional	Pay reference rate	Pay margin	Pay rate	Interest Paid	Principal Paid

Note	Collateral Postings	Counterparty

TRIGGER EVENTS	
Asset Amount debited to AAA Principal Deficiency Sub Ledger, unless certain criteria are met	None
Non Asset Insolvency Event occurs in relation to Seller Sellers role as Servicer terminated & new Servicer is not appointed within 60 days The then current Seller Share is less than the adjusted Minimum Seller Share for 2 consecutive Trust Calculation Dates The aggregate outstanding principal balance of Loans in the Mortgages Trust is less than the required loan balance amount specified in the most recent final terms	None None None None
An arrears trigger event will occur if: 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 Fosse Master Issuer plc base prospectus	

Notes**1 Current number of mortgages**

This is the sum of all product holdings secured by a Borrower(s) on a single property.

2 Current value of mortgages

Includes all amounts of principal, interest and fees as yet unpaid by the Borrower.

3 Funding 1 Share

The percentage Funding 1 Share is calculated net of accrued interest.

4 Seasoning

This is the age of the Loan at the report date in months based on the main mortgage completion date.

Main mortgage completion date is the date the Borrower first took out a loan on the secured property. The initial loan may have been repaid and replaced by subsequent lending under the same mortgage agreement and updated terms and conditions.

5 Remaining term

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

6 Product breakdown

Bank of England Base Rate Tracker Loans includes Loans issued at a discount or premium to base rate.

All Loans in the discount category are linked to SVR.

7 Payment Type

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

8 Loan to Value (LTV) at last valuation

Prior to 2008, Further Advances were made on existing Loans based on the indexed LTV without carrying out a formal valuation. This occasionally gives rise to the unindexed LTV recording an unrealistically high LTV. Indexed and unindexed LTVs include all Further Advances on a Loan - but exclude any flexible drawdown reservoir.

9 Defaults

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

10 X

Current balance of Loans in the portfolio multiplied by 3.4%

11 Y

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

12 Z

Balance of flexible redraws and Further Advances covered by CCA

13 Excess spread calculation

Excess spreads is calculated by dividing (excess cash available for payments below the General Reserve Fund in the waterfall) by (the Funding 1 Share)

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

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.

16 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

17 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.

18 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

Notes Risk Retention

The seller confirms that if it sells one or more new loans and their related security to the mortgages trustee on or after 1 January 2015, the seller, in its capacity as originator, (i) on or immediately following the relevant sale date, will retain, on an on-going basis, a material net economic interest of not less than 5 per cent. in the nominal value of the securitised exposures in accordance with the text of Article 405 of Regulation (EU) No 575/2013 and Article 51 of Regulation (EU) No 231/2013, and (ii) will disclose via an RNS announcement (or in such other manner as the seller may determine) such retained interest and the manner in which it is held. Any change to the manner in which such interest is held will be notified to noteholders in accordance with the conditions.

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