



UK Secured Funding Programmes

Langton Programme

| | |
|-------------------------|------------------------|
| Report Date: | 31-May-13 |
| Reporting Period: | 01-May-13 to 31-May-13 |
| Trust Calculation Date: | 01-Jun-13 |

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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 | Langton Funding (No. 1) Limited | | | | |
| Mortgages Trustee | Langton Mortgages Trustee Limited | | | | |
| Seller | Santander UK | A / A2 | F1 / P-1 | A3 | Establish a liquidity reserve - see definition of "issuer liquidity reserve fund rating event" in the relevant prospectus for more detail |
| | | | | BBB- / Baa3 | 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 |
| | | | | F2 / P-2 | Seller unable to sell in new mortgages, Funding Companies unable to make Initial Contributions, Further Contributions or Refinancing Contributions |
| | | | | BBB- / Baa3 | Adjustment to Minimum Seller Share |
| Servicer | Santander UK | A / A2 | F1 / P-1 | | |
| 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 rating as may be satisfactory to the respective rating agencies) | 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 |
| Funding 1 Account Bank | Santander UK | A / A2 | F1 / P-1 | A or F1 | 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. |
| Each Issuer Account Bank | Santander UK | A / A2 | F1 / P-1 | A or F1 / P-1 | 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 |
| Funding Swap Provider | Santander UK | A / A2 | F1 / P-1 | A or F1 / A2 or P-1 (or A1 if no ST rating) | Remedial action required including posting collateral or possibility of obtaining guarantor or transfer to eligible transferee - see swap agreement for more detail |
| | | | | BBB- or F3 / A3 or P-2 (or A3 if no ST rating) | Further remedial action required including the possibility of obtaining a guarantee or replacement - see swap agreement for more detail |
| 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) | Remedial action required including posting collateral or possibility of obtaining guarantor or transfer to eligible transferee - see individual swap agreements for more detail |
| | | | | BBB- or F3 / A3 or P-2 (or A3 if no ST rating) | Further remedial action required including the possibility of obtaining a guarantee or replacement – see individual swap agreements for more detail |
| | | | | BBB- or F3 / A3 or P-2 (or A3 if no ST rating) | Further remedial action required including the possibility of obtaining a guarantee or replacement – see individual swap agreements for more detail |
| Each Paying Agent and related roles | Citibank NA | A / A3 | F1 / P-2 | | |
| Each Corporate Services Provider | Structured Finance Management Limited | | | | |
| Jersey Corporate Services Provider | State Street Secretaries (Jersey) Limited | | | | |
| Each Note Trustee and Each Security Trustee | 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 | 112,763 |
| Current value of Mortgage Loans in Pool | £ 11,341,141,358 |
| Weighted Average Yield (Pre-Swap) | 3.894% |

| Trust Assets | |
|------------------------------------------------------|--------------------------------------|
| Current value of Mortgage Loans in Pool at 31-May-13 | £ 11,313,200,584 |
| Last months Closing Trust Assets at 30-Apr-13 | £ 11,648,660,215 |
| Mortgage collections - Interest | £ 38,705,235 |
| Mortgage collections - Principal (Scheduled) | £ 66,296,648 |
| Mortgage collections - Principal (Unscheduled) | £ 268,199,385 |
| Principal Ledger as calculated on 1-Jun-13 | - |
| Funding Share as calculated on 1-Jun-13 | £ 8,126,495,181 |
| Funding Share % as calculated on 1-Jun-13 | 71.8% |
| Seller Share as calculated on 1-Jun-13 | £ 3,186,705,403 |
| Seller Share % as calculated on 1-Jun-13 | 28.2% |
| Minimum Seller Share (Amount) on 31-May-13 | - |
| X | Please refer to the notes on page 13 |
| Y | £ 475,154,425 |
| Z | £ 138,666,522 |
| Minimum Seller Share (Amount) | £ 613,820,946 |
| Minimum Seller Share (% of Total) | 5.43% |

| Arrears Analysis of Non Repossessed Mortgage Loans | Number | Current balance (£) | Arrears (£) | By Number (%) | By current balance (%) |
|----------------------------------------------------|----------------|-----------------------|-------------------|----------------|------------------------|
| Less than 1 month in arrears | 108,013 | 10,754,441,308 | - | 95.85% | 94.93% |
| 1<=2 months in arrears | 1,820 | 225,303,656 | 1,581,420 | 1.62% | 1.99% |
| 2<=3 months in arrears | 932 | 115,309,434 | 1,462,603 | 0.83% | 1.02% |
| 3<=4 months in arrears | 579 | 70,552,701 | 1,272,724 | 0.51% | 0.62% |
| 4<=5 months in arrears | 371 | 44,187,915 | 1,056,065 | 0.33% | 0.39% |
| 5<=6 months in arrears | 243 | 28,958,220 | 794,350 | 0.22% | 0.26% |
| 6<=7 months in arrears | 169 | 21,226,647 | 684,634 | 0.15% | 0.19% |
| 7<=8 months in arrears | 108 | 13,144,090 | 483,681 | 0.10% | 0.12% |
| 8<=9 months in arrears | 88 | 10,523,236 | 428,507 | 0.08% | 0.09% |
| 9<=10 months in arrears | 72 | 8,992,584 | 433,693 | 0.06% | 0.08% |
| 10<=11 months in arrears | 41 | 5,277,392 | 244,209 | 0.04% | 0.05% |
| 11<=12 months in arrears | 39 | 4,614,943 | 244,675 | 0.03% | 0.04% |
| More than 12 months in arrears | 209 | 26,815,909 | 2,013,717 | 0.19% | 0.24% |
| Total | 112,684 | 11,329,348,033 | 10,700,279 | 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) | 7 | 694,164 |
| Capitalisation cases (Cumulative) | 2,394 | 251,055,616 |

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 | 318 | 9,683,714 |
| Losses Recorded this Period | 17 | 641,884 |
| Total Loss on Sale Carried Forward | 335 | 10,325,598 |
| Recoveries | 0 | 0 |

| Properties in Possession | Number | Current balance (£) |
|------------------------------------------------|--------|---------------------|
| Total Properties in Possession Since Inception | 528 | 68,489,587 |
| Repossessed (In Month) | 26 | 4,265,553 |
| Sold (In Month) | 19 | 2,985,832 |
| Current Number in Possession | 79 | 11,793,325 |
| Total Properties Sold Since Inception | 449 | 56,696,262 |

| Product Breakdown (By Balance) | No of accounts | % by number | Current balance £ | % by balance |
|-----------------------------------------|----------------|-------------|-----------------------|--------------|
| Bank of England Base Rate Tracker Loans | 32,862 | 29.14% | 3,090,576,321 | 27.25% |
| Fixed Rate Loans | 15,505 | 13.75% | 1,520,540,079 | 13.41% |
| Discounted SVR Loans | 757 | 0.67% | 36,836,884 | 0.32% |
| Standard Variable Loans | 63,493 | 56.31% | 6,684,583,162 | 58.94% |
| Other | 146 | 0.13% | 8,604,913 | 0.08% |
| Unknown | 0 | 0.00% | 0 | 0.00% |
| Total | 112,763 | 100% | 11,341,141,358 | 100% |

| Payment Type (By Balance) | No of accounts | % by number | Current balance £ | % by balance |
|-----------------------------------------------|----------------|-------------|-----------------------|--------------|
| Repayment | 63,746 | 56.53% | 4,902,402,467 | 43.23% |
| Interest only and Combined repayment & int-on | 49,017 | 43.47% | 6,438,738,891 | 56.77% |
| Other | - | 0.00% | - | 0.00% |
| Total | 112,763 | 100% | 11,341,141,358 | 100% |

| Use Of Proceeds (By Balance) | No of accounts | % by number | Current balance £ | % by balance |
|------------------------------|----------------|-------------|-----------------------|--------------|
| House Purchase | 45,816 | 40.63% | 5,202,400,251 | 45.87% |
| Remortgage | 66,947 | 59.37% | 6,138,741,106 | 54.13% |
| Total | 112,763 | 100% | 11,341,141,358 | 100% |

| Analysis of Mortgage loan size at reporting date | No of accounts | % by number | Current balance £ | % by balance |
|--------------------------------------------------|----------------|-------------|-----------------------|--------------|
| 0 to <=50,000 | 33,099 | 29.35% | 890,561,635 | 7.85% |
| >50,000 to <=100,000 | 32,923 | 29.20% | 2,432,963,011 | 21.45% |
| >100,000 to <=150,000 | 23,688 | 21.01% | 2,904,359,166 | 25.61% |
| >150,000 to <=200,000 | 12,156 | 10.78% | 2,082,009,017 | 18.36% |
| >200,000 to <=250,000 | 5,484 | 4.86% | 1,210,932,273 | 10.68% |
| >250,000 to <=300,000 | 2,514 | 2.23% | 683,108,635 | 6.02% |
| >300,000 to <=350,000 | 1,245 | 1.10% | 400,593,115 | 3.53% |
| >350,000 to <=400,000 | 641 | 0.57% | 237,810,782 | 2.10% |
| >400,000 to <=450,000 | 378 | 0.34% | 159,500,973 | 1.41% |
| >450,000 to <=500,000 | 285 | 0.25% | 134,418,472 | 1.19% |
| >500,000 to <=550,000 | 171 | 0.15% | 88,058,983 | 0.78% |
| >550,000 to <=600,000 | 63 | 0.06% | 36,215,317 | 0.32% |
| >600,000 to <=650,000 | 48 | 0.04% | 30,037,789 | 0.26% |
| >650,000 to <=700,000 | 23 | 0.02% | 15,302,214 | 0.13% |
| >700,000 to <=750,000 | 21 | 0.02% | 15,035,931 | 0.13% |
| >750,000 to <=800,000 | 7 | 0.01% | 5,359,824 | 0.05% |
| >800,000 to <=850,000 | 8 | 0.01% | 6,532,150 | 0.06% |
| >850,000 to <=900,000 | 2 | 0.00% | 1,733,030 | 0.02% |
| >900,000 to <=950,000 | 3 | 0.00% | 2,712,476 | 0.02% |
| >950,000 to <=1,000,000 | 4 | 0.00% | 3,896,566 | 0.03% |
| > 1,000,000 | 0 | 0.00% | 0 | 0.00% |
| Total | 112,763 | 100% | 11,341,141,358 | 100% |

As at the report date, the maximum loan size was £ 997,898.33, the minimum loan size was £ -22,842.70 and the average loan size was £ 100,575.02.

| Substitution, redemptions and repurchases | Number of accounts this period | Current balance this period (£) |
|-------------------------------------------|--------------------------------|---------------------------------|
| Substitution & Top up | 0 | 0 |
| Redeemed this period | 1,549 | 174,753,552 |
| Repurchases this period | 1,185 | 160,706,079 |

| CPR Analysis | 1 Month CPR (%) | 3 Month Average CPR (%) | 12 Month CPR (Annualised) (%) |
|-------------------------------------------------------------------------|-----------------|-------------------------|-------------------------------|
| Total (including unscheduled repayments and repurchases from the trust) | | | |
| Current month | 2.88% | 2.79% | 26.44% |
| Previous month | 2.96% | 2.60% | 26.16% |
| Unscheduled repayments and repurchases from the trust only | | | |
| Current month | 2.31% | 2.27% | 21.59% |
| Previous month | 2.41% | 2.13% | 21.56% |

| Standard Variable Rate - Applicable to underwritten Santander UK mortgages | |
|----------------------------------------------------------------------------|----------|
| Existing Borrowers SVR | 4.74% |
| Effective Date Of Change | Oct-2012 |
| Previous Existing Borrowers SVR | 4.24% |
| Effective Date of Change | Mar-2009 |

| Remaining Term | Number of accounts | % by number | Current balance £ | % by balance |
|----------------|--------------------|-------------|-----------------------|--------------|
| 0 to <5 | 15,272 | 13.54% | 780,039,134 | 6.88% |
| ≥ 5 to < 10 | 20,249 | 17.96% | 1,484,342,130 | 13.09% |
| ≥ 10 to < 15 | 26,838 | 23.80% | 2,625,070,414 | 23.15% |
| ≥ 15 to < 20 | 32,277 | 28.62% | 4,120,882,917 | 36.34% |
| ≥ 20 to < 25 | 10,367 | 9.19% | 1,350,294,917 | 11.91% |
| ≥ 25 to < 30 | 5,062 | 4.49% | 652,580,534 | 5.75% |
| ≥ 30 to < 35 | 2,666 | 2.36% | 324,339,009 | 2.86% |
| ≥ 35 to < 40 | 32 | 0.03% | 3,592,302 | 0.03% |
| ≥ 40 to < 45 | 0 | 0.00% | - | 0.00% |
| Total | 112,763 | 100% | 11,341,141,358 | 100% |

As at the report date, the maximum remaining term for a loan was 473.00 months, the minimum remaining term was -47.00 months and the weighted average remaining term was 189.08 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% | 24,177 | 21.44% | 710,707,856 | 6.27% |
| >25% =<50% | 28,608 | 25.37% | 2,140,203,564 | 18.87% |
| >50% =<75% | 30,275 | 26.85% | 3,718,074,497 | 32.78% |
| >75% =<80% | 6,536 | 5.80% | 935,205,778 | 8.25% |
| >80% =<85% | 5,912 | 5.24% | 918,269,403 | 8.10% |
| >85% =<90% | 5,012 | 4.44% | 787,366,016 | 6.94% |
| >90% =<95% | 4,040 | 3.58% | 682,701,100 | 6.02% |
| >95% | 8,157 | 7.23% | 1,448,619,923 | 12.77% |
| Unknown | 46 | 0.04% | (6,780) | 0.00% |
| Total | 112,763 | 100% | 11,341,141,358 | 100% |

As at the report date, the maximum indexed LTV was 317.82, the minimum indexed LTV was 0.00 and the weighted average indexed LTV was 66.92.

| 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 | 2,182 | 1.94% | 260,171,610.08 | 2.29% |
| ≥ 36 to < 42 | 3,776 | 3.35% | 440,297,582.00 | 3.88% |
| ≥ 42 to < 48 | 4,788 | 4.25% | 528,852,871.61 | 4.66% |
| ≥ 48 to < 54 | 2,836 | 2.52% | 313,337,576.26 | 2.76% |
| ≥ 54 to < 60 | 3,262 | 2.89% | 451,276,545.77 | 3.98% |
| ≥ 60 to < 66 | 5,184 | 4.60% | 753,415,090.62 | 6.64% |
| ≥ 66 to < 72 | 14,572 | 12.92% | 1,888,213,490.36 | 16.65% |
| ≥ 72 to < 78 | 10,238 | 9.08% | 1,252,994,332.34 | 11.05% |
| ≥ 78 to < 84 | 9,906 | 8.78% | 1,087,424,252.44 | 9.59% |
| ≥ 84 to < 90 | 8,422 | 7.47% | 835,692,142.85 | 7.37% |
| ≥ 90 to < 96 | 6,810 | 6.04% | 649,064,408.19 | 5.72% |
| ≥ 96 to < 102 | 4,996 | 4.43% | 430,531,670.52 | 3.80% |
| ≥ 102 to < 108 | 5,638 | 5.00% | 450,392,219.07 | 3.97% |
| ≥ 108 to < 114 | 6,206 | 5.50% | 456,364,716.04 | 4.02% |
| ≥ 114 to < 120 | 5,900 | 5.23% | 437,521,206.32 | 3.86% |
| ≥ 120 to < 126 | 4,819 | 4.27% | 321,919,476.97 | 2.84% |
| ≥ 126 to < 132 | 4,746 | 4.21% | 289,827,244.06 | 2.56% |
| ≥ 132 to < 138 | 2,677 | 2.37% | 157,945,127.97 | 1.39% |
| ≥ 138 to < 144 | 2,741 | 2.43% | 165,155,046.86 | 1.46% |
| ≥ 144 to < 150 | 825 | 0.73% | 47,191,831.30 | 0.42% |
| ≥ 150 to < 156 | 654 | 0.58% | 40,036,848.53 | 0.35% |
| ≥ 156 to < 162 | 381 | 0.34% | 22,227,346.16 | 0.20% |
| ≥ 162 to < 168 | 378 | 0.34% | 19,827,218.82 | 0.17% |
| ≥ 168 to < 174 | 311 | 0.28% | 15,542,610.97 | 0.14% |
| ≥ 174 to < 180 | 189 | 0.17% | 10,359,650.37 | 0.09% |
| ≥ 180 | 326 | 0.29% | 15,559,241.42 | 0.14% |
| Total | 112,763 | 100% | 11,341,141,358 | 100% |

As at the report date, the maximum seasoning for a loan was 213.00 months, the minimum seasoning was 33.00 months and the weighted average seasoning was 81.03 months.

| 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% | 22,251 | 19.73% | 626,792,315 | 5.53% |
| >25% =<50% | 27,973 | 24.81% | 2,092,882,166 | 18.45% |
| >50% =<75% | 36,748 | 32.59% | 4,535,591,465 | 39.99% |
| >75% =<80% | 8,208 | 7.28% | 1,248,482,169 | 11.01% |
| >80% =<85% | 6,826 | 6.05% | 1,064,710,704 | 9.39% |
| >85% =<90% | 5,082 | 4.51% | 858,922,075 | 7.57% |
| >90% =<95% | 3,384 | 3.00% | 585,061,405 | 5.16% |
| >95% | 2,291 | 2.03% | 328,699,059 | 2.90% |
| Total | 112,763 | 100% | 11,341,141,358 | 100% |

As at the report date, the maximum unindexed LTV was 321.72, the minimum unindexed LTV was -7.14 and the weighted average unindexed LTV was 64.25.

| Original Loan to Value | Number of accounts | % by number | Current balance £ | % by balance |
|------------------------|--------------------|-------------|-----------------------|--------------|
| >0% =<25% | 9,080 | 8.05% | 348,682,380 | 3.07% |
| >25% =<50% | 26,426 | 23.43% | 1,654,465,151 | 14.59% |
| >50% =<75% | 39,252 | 34.81% | 4,196,619,474 | 37.00% |
| >75% =<80% | 9,169 | 8.13% | 1,205,113,438 | 10.63% |
| >80% =<85% | 8,661 | 7.68% | 1,215,799,478 | 10.72% |
| >85% =<90% | 12,188 | 10.81% | 1,717,302,172 | 15.14% |
| >90% =<95% | 7,973 | 7.07% | 1,000,990,468 | 8.83% |
| >95% | 13 | 0.01% | 2,046,618 | 0.02% |
| Unknown | 1 | 0.00% | 122,180 | 0.00% |
| Total | 112,763 | 100% | 11,341,141,358 | 100% |

As at the report date, the maximum original LTV was 104.35, the minimum LTV at origination was 1.10 and the weighted average LTV at origination was 68.74.

| Geographical Analysis By Region | Number of accounts | % by number | Current balance £ | % by balance |
|---------------------------------|--------------------|-------------|-----------------------|--------------|
| East Anglia | 4,298 | 3.81% | 400,697,089 | 3.53% |
| East Midlands | 5,002 | 4.44% | 428,022,734 | 3.77% |
| Greater London | 21,445 | 19.02% | 2,917,028,878 | 25.72% |
| Northern England | 4,350 | 3.86% | 307,550,353 | 2.71% |
| North West | 14,354 | 12.73% | 1,139,157,349 | 10.04% |
| South East | 24,241 | 21.50% | 2,812,251,601 | 24.80% |
| South West | 9,235 | 8.19% | 965,392,254 | 8.51% |
| West Midlands | 6,913 | 6.13% | 585,959,277 | 5.17% |
| Yorkshire & Humberside | 7,691 | 6.82% | 586,512,325 | 5.17% |
| Scotland | 6,385 | 5.66% | 460,360,009 | 4.06% |
| Wales | 5,133 | 4.55% | 394,094,281 | 3.47% |
| Northern Ireland | 3,716 | 3.30% | 344,115,208 | 3.03% |
| Total | 112,763 | 100% | 11,341,141,358 | 100% |

LOAN NOTE REPORT

| Closing date | | Series 2010-1 Notes | | | | | | | | | | | | | | | |
|--------------|--------------|----------------------------------|----------------------------------|----------|-----------------------------|------------------|-----------------|-------------|----------------|-----------------|--------------------------------|-------------------|------------------|-------------------------|-----------------|-------------------|-----------|
| 2010-1 | ISIN | Current Ratings Moody's/Fitch | Current Ratings Moody's/Fitch | Currency | Applicable Exchange Rate | Original Balance | Repaid | Outstanding | Reference rate | Margin p.a.% | Current interest rate p.a.% | Accrual Period | Next coupon date | Interest next coupon | Step up Date | Legal Maturity | Bond Type |
| A1 | XS0546217109 | Aaa/AAA | Aaa/AAA | GBP | n/a | 2,125,000,000 | (2,125,000,000) | - | 3M GBP LIBOR | 1.25% | - | - | - | - | Dec-2015 | Dec-2054 | Sched AM |
| A2 | XS0546217794 | Aaa/AAA | Aaa/AAA | GBP | n/a | 2,125,000,000 | (2,125,000,000) | - | 3M GBP LIBOR | 1.25% | - | - | - | - | Dec-2015 | Dec-2054 | Sched AM |
| A3 | XS0546218172 | Aaa/AAA | Aaa/AAA | GBP | n/a | 2,125,000,000 | (2,125,000,000) | - | 3M GBP LIBOR | 1.25% | - | - | - | - | Dec-2015 | Dec-2054 | Sched AM |
| A4 | XS0546218503 | Aaa/AAA | Aaa/AAA | GBP | n/a | 2,125,000,000 | (1,170,000,000) | 955,000,000 | 3M GBP LIBOR | 1.25% | 1.75688% | 18/03/13-18/06/13 | 18/06/2013 | 4,229,027 | 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% | 1.75688% | 18/03/13-18/06/13 | 18/06/2013 | 1,771,320 | Dec-2015 | 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% | 1.75688% | 18/03/13-18/06/13 | 18/06/2013 | 2,590,412 | Dec-2015 | 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% | 1.75688% | 18/03/13-18/06/13 | 18/06/2013 | 1,740,322 | 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% | 1.40688% | 18/03/13-18/06/13 | 18/06/2013 | 861,705 | Dec-2015 | 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% | 1.40688% | 18/03/13-18/06/13 | 18/06/2013 | 1,067,379 | 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 | 955,000,000 | 33.17% | 18.90% | 20.23% |
| Class A5 Notes | 400,000,000 | 13.89% | 18.90% | 20.23% |
| Class A6 Notes | - | - | - | - |
| Class A7 Notes | - | - | - | - |
| Class A8 Notes | - | - | - | - |
| Class A9 Notes | 587,000,000 | 20.39% | 18.90% | 20.23% |
| Class A10 Notes | 393,000,000 | 13.65% | 18.90% | 20.23% |
| Class Z1 Notes | 243,000,210 | 8.44% | 0.00% | 0.00% |
| Class Z2 Notes | 301,000,014 | 10.46% | 0.00% | 0.00% |
| | 2,879,000,224 | 100% | | |
| Issuer Reserve Fund Requirement* | 38,330,000 | 1.33% | | |

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

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

| Excess Spread 2010-1 | |
|-----------------------------------------------------------|-------|
| Excess Spread for the period ended 18 March 13 Annualised | 1.53% |

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 | | Series 2010-2 Notes | | | | | | | | | | | | | | | | | |
|--------------|--------------|----------------------------------|----------------------------------|----------|-----------------------------|------------------|-----------------|---------------|----------------|-----------------|-----------------------------------|-------------------|---------------------|-------------------------|--------------|----------------|-----------|--|--|
| 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 | XS0548536290 | 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 | 0 | 1,100,000,000 | 3M EURIBOR | 1.00% | 1.20400% | 18/03/13-18/06/13 | 18/06/2013 | 3,384,578 | Dec-2013 | Dec-2054 | P-through | | |
| A4 | XS0548542777 | Aaa/AAA | Aaa/AAA | GBP | n/a | 300,000,000 | (135,000,000) | 165,000,000 | 3M GBP LIBOR | 1.00% | 1.50688% | 18/03/13-18/06/13 | 18/06/2013 | 626,697 | Mar-2016 | Dec-2054 | P-through | | |
| Z | XS0548544120 | NR | NR | GBP | n/a | 1,040,979,000 | (595,979,000) | 445,000,000 | 3M GBP LIBOR | 0.90% | 1.40688% | 18/03/13-18/06/13 | 18/06/2013 | 1,578,018 | Mar-2016 | Dec-2054 | P-through | | |

| Closing date | | Series 2011-2 Notes | | | | | | | | | | | | | | | | | |
|--------------|--------------|----------------------------------|----------------------------------|----------|-----------------------------|------------------|---------------|-------------|----------------|-----------------|-----------------------------------|-------------------|---------------------|-------------------------|--------------|----------------|-----------|--|--|
| 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 | 1.78% | 1.77820% | 20/05/13-18/06/13 | 18/06/2013 | 348,799 | 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 | 1.73% | 1.72820% | 20/05/13-18/06/13 | 18/06/2013 | 339,687 | 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 | 1.68% | 1.67820% | 20/05/13-18/06/13 | 18/06/2013 | 330,535 | Sep-2016 | Dec-2054 | P-Through | | |
| A4 | XS0654645513 | Aaa/AAA | Aaa/AAA | USD | 0.6275 | 250,000,000 | (5,000,000) | 245,000,000 | 1M USD LIBOR | 1.63% | 1.62820% | 20/05/13-18/06/13 | 18/06/2013 | 321,343 | Sep-2016 | Dec-2054 | P-Through | | |
| A5 | XS0654645604 | Aaa/AAA | Aaa/AAA | USD | 0.6275 | 250,000,000 | (6,500,000) | 243,500,000 | 1M USD LIBOR | 1.78% | 1.77820% | 20/05/13-18/06/13 | 18/06/2013 | 348,799 | 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 | 1.73% | 1.72820% | 20/05/13-18/06/13 | 18/06/2013 | 339,687 | Dec-2016 | Dec-2054 | P-Through | | |
| A7 | XS0654646677 | Aaa/AAA | Aaa/AAA | USD | 0.6275 | 250,000,000 | (5,500,000) | 244,500,000 | 1M USD LIBOR | 1.68% | 1.67820% | 20/05/13-18/06/13 | 18/06/2013 | 330,535 | 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 | 1.63% | 1.62820% | 20/05/13-18/06/13 | 18/06/2013 | 321,999 | 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 | 1.58% | 1.57820% | 20/05/13-18/06/13 | 18/06/2013 | 312,111 | 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% | 1.40688% | 18/03/13-18/06/13 | 18/06/2013 | 427,306 | 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 | 961,400,000 | 31.29% | 18.41% | 20.22% |
| Class A3 Notes | 165,000,000 | 5.37% | 18.41% | 20.22% |
| Class A4 Notes | 445,000,000 | 14.48% | 0.00% | 0.00% |
| Class Z Notes | | | | |
| 2011-2 | | | | |
| Class A1 Notes | 152,796,250 | 4.97% | 18.41% | 20.22% |
| Class A2 Notes | 153,110,000 | 4.98% | 18.41% | 20.22% |
| Class A3 Notes | 153,423,750 | 4.99% | 18.41% | 20.22% |
| Class A4 Notes | 153,737,500 | 5.00% | 18.41% | 20.22% |
| Class A5 Notes | 152,796,250 | 4.97% | 18.41% | 20.22% |
| Class A6 Notes | 153,110,000 | 4.98% | 18.41% | 20.22% |
| Class A7 Notes | 153,423,750 | 4.99% | 18.41% | 20.22% |
| Class A8 Notes | 154,051,250 | 5.01% | 18.41% | 20.22% |
| Class A9 Notes | 154,051,250 | 5.01% | 18.41% | 20.22% |
| Class Z Notes | 120,500,000 | 3.92% | 0.00% | 0.00% |
| | 3,072,400,000 | 100% | | |
| Issuer Reserve Fund Requirement* | £55,680,000 | 1.81% | | |

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

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

| Excess Spread 2010-2 / 2011-2 | |
|-----------------------------------------------------------|--------|
| Excess Spread for the period ended 18 March 13 Annualised | 1.529% |

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 Moody's/Fitch | Current Ratings Moody's/Fitch | Currency | Applicable Exchange Rate | Original Balance | Repaid | Outstanding | Reference rate | Margin p.a.% | Current interest rate p.a.% | Accrual Period | Next coupon date | Interest next coupon | Step up Date | Legal Maturity | Bond Type | | |
| A1 | XS0607443198 | Aaa/AAA | Aaa/AAA | EUR | 0.8685 | 1,152,000,000 | (750,000,000) | 402,000,000 | 3M EURIBOR | 1.25% | 1.45400% | 18/03/13-18/06/13 | 18/06/2013 | 1,493,743 | Mar-2014 | Dec-2054 | P-Through | | |
| A2 | XS0607448559 | Aaa/AAA | Aaa/AAA | GBP | n/a | 1,250,640,000 | 0 | 1,250,640,000 | 3M GBP LIBOR | 0.70% | 1.75688% | 18/03/13-18/06/13 | 18/06/2013 | 3,804,446 | Mar-2014 | Dec-2054 | P-Through | | |
| A3 | XS0607450135 | Aaa/AAA | Aaa/AAA | GBP | n/a | 2,500,000,000 | (2,500,000,000) | - | 3M GBP LIBOR | 1.20% | - | - | - | - | Jun-2014 | Dec-2054 | Sched-AM | | |
| A4 | XS0607450649 | Aaa/AAA | Aaa/AAA | GBP | n/a | 2,500,000,000 | (2,500,000,000) | - | 3M GBP LIBOR | 1.20% | - | - | - | - | Jun-2014 | Dec-2054 | Sched-AM | | |
| A5 | XS0607451027 | Aaa/AAA | Aaa/AAA | GBP | n/a | 2,500,000,000 | (2,500,000,000) | - | 3M GBP LIBOR | 1.20% | - | - | - | - | Mar-2015 | Dec-2054 | Sched-AM | | |
| A6 | XS0607452009 | Aaa/AAA | Aaa/AAA | GBP | n/a | 2,500,000,000 | (2,500,000,000) | - | 3M GBP LIBOR | 1.20% | - | - | - | - | Mar-2015 | Dec-2054 | Sched-AM | | |
| A7 | XS0607452191 | Aaa/AAA | Aaa/AAA | GBP | n/a | 1,750,000,000 | (1,570,000,000) | 180,000,000 | 3M GBP LIBOR | 1.20% | 1.70688% | 18/03/13-18/06/13 | 18/06/2013 | 774,409 | 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% | 1.40688% | 18/03/13-18/06/13 | 18/06/2013 | 1,429,082 | Dec-2016 | Dec-2054 | P-Through | | |

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

| 2011-1 Credit Enhancement | Total (£) | % of Total | Current note subordination | Subordination +Reserve Fund |
|----------------------------------|----------------------|-------------|-------------------------------|--------------------------------|
| Class A1 Notes | 349,137,000 | 16.00% | 18.46% | 20.50% |
| Class A2 Notes | 1,250,640,000 | 57.30% | 18.46% | 20.50% |
| Class A3 Notes | - | - | - | - |
| Class A4 Notes | - | - | - | - |
| Class A5 Notes | - | - | - | - |
| Class A6 Notes | - | - | - | - |
| Class A7 Notes | 180,000,000 | 8.25% | 18.46% | 20.50% |
| Class Z Notes | 403,000,007 | 18.46% | 0.00% | 0.00% |
| | 2,182,777,007 | 100% | | |
| Issuer Reserve Fund Requirement* | £44,490,000 | 2.04% | | |

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

| Langton 2011-1 Reserve Fund | |
|-----------------------------|-------------|
| Balance Brought Forward | £44,490,000 |
| Drawings | £0 |
| Top Up | £0 |
| Balance Carried Forward | £44,490,000 |

| Excess Spread 2011-1 | |
|-----------------------------------------------------------|-------|
| Excess Spread for the period ended 18 March 13 Annualised | 1.53% |

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

FUNDING 1

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

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

| | |
|----------------------------|----|
| Funding 1 Principal Ledger | £0 |
|----------------------------|----|

| | |
|-----------------------------------------------------------|-------|
| Excess Spread Total for all Issuer vehicles | |
| Excess Spread for the period ended 18 March 13 Annualised | 1.53% |

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 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 |
| | | Seller | 334,496,033.53 | | | Repayment of BBB loan tranches | 0.00 |
| Servicer Fees | 791,470.61 | | | Cash Manager Fees | 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 | 26,451,371.70 | | | | | | |
| Seller | 11,462,392.51 | | | 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 | | |
| | | | | | | | |

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 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 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 |
|-------------|--------------|-------------------|------------------------|----------------|--------------|------------|-------------|--------------------|------------|----------|------|
| 2010-2T2 A1 | ANTS | 243,500,000 | 1M USD LIBOR | 1.58% | 1.78% | 385,314.40 | 152,796,250 | 3M GBP LIBOR | 1.32% | 0.00% | 0 |
| 2010-2T2 A2 | ANTS | 244,000,000 | 1M USD LIBOR | 1.53% | 1.73% | 375,261.16 | 153,110,000 | 3M GBP LIBOR | 1.27% | 0.00% | 0 |
| 2010-2T2 A3 | ANTS | 244,500,000 | 1M USD LIBOR | 1.48% | 1.68% | 365,163.47 | 153,423,750 | 3M GBP LIBOR | 1.22% | 0.00% | 0 |
| 2010-2T2 A4 | ANTS | 245,000,000 | 1M USD LIBOR | 1.43% | 1.63% | 355,021.33 | 153,737,500 | 3M GBP LIBOR | 1.17% | 0.00% | 0 |
| 2010-2T2 A5 | ANTS | 243,500,000 | 1M USD LIBOR | 1.58% | 1.78% | 385,314.40 | 152,796,250 | 3M GBP LIBOR | 1.32% | 0.00% | 0 |
| 2010-2T2 A6 | ANTS | 244,000,000 | 1M USD LIBOR | 1.53% | 1.73% | 375,261.16 | 153,110,000 | 3M GBP LIBOR | 1.27% | 0.00% | 0 |
| 2010-2T2 A7 | ANTS | 244,500,000 | 1M USD LIBOR | 1.48% | 1.68% | 365,163.47 | 153,423,750 | 3M GBP LIBOR | 1.22% | 0.00% | 0 |
| 2010-2T2 A8 | ANTS | 245,000,000 | 1M USD LIBOR | 1.43% | 1.63% | 355,745.87 | 154,051,250 | 3M GBP LIBOR | 1.17% | 0.00% | 0 |
| 2010-2T2 A9 | ANTS | 245,500,000 | 1M USD LIBOR | 1.38% | 1.58% | 344,834.76 | 154,051,250 | 3M GBP LIBOR | 1.12% | 0.00% | 0 |

COLLATERAL

| Note | Collateral Postings | Counterparty |
|------|---------------------|--------------|
| | | |

There were no collateral posted during the Reporting Period 01-May-13 to 31-May-13

| 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. Sellers role as administrator terminated & new administrator is not appointed within 60 days. The then current Seller Share is less than the adjusted Minimum Seller Share for two consecutive Trust Calculation Dates. The aggregate outstanding principal balance of loans in the Trust is less than the required loan balance on two consecutive Trust Calculation Dates. | None None None 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 drawdown reservoir

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 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.

9 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

10 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]