Santander

UK Secured Funding Programmes

Langton Programme

Prior Report Date:	**30-Sep-19**
Report Date	**31-Oct-19**
Reporting Period:	**01-September-19 to 30-September-19**
Trust Calculation Date:	**01-Oct-19**

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

Contacts:

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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				
Funding 1	Langton Funding (No. 1) Limited				
Mortgages Trustee	Langton Mortgages Trustee Limited				
Seller	Santander UK	A+ / Aa3	F1 / P-1	A- / A3	Requirement to establish an Issuer Liquidity Reserve Fund and fund it up to the Issuer Liquidity Reserve Amount (3% of the aggregate current balance of the Notes over the aggregate of amounts standing to the credit of the Issuer Reserve Fund).
				BBB- / Baa3	Adjustment to the calculation of the Minimum Seller Share (Factor X in the calculation increases to 4.2% of the greater of (a) the aggregate Current Balance of all Loans comprised in the Trust Property or (b) the deposits held by the Seller as at the date of notification to Borrowers of the transfer of the Loans to the Mortgages Trustee).
				BBB- / Baa3	Notice must be given to the Borrowers of the transfer of the equitable and beneficial interest in the Loans, but there is no need to perfect the assignment of the legal title to the Mortgages Trustee, unless the Fitch rating falls to below BBB-. If the rating is below BBB- by Fitch, legal title to the Loans and their Related Security needs to be assigned to the Mortgages Trustee within 20 business days.
				F2 / P-2	Independent auditors need to be appointed (and approved by the Rating Agencies) to determine whether the Loans and their Related Security comprised in the Trust Property complied with the representations and warranties as at the date such Loans were sold to the Mortgages Trustee.
				F2 / P-2	Seller unable to sell in new Loans into the Portfolio, Funding 1 unable to make Initial Contributions, Further Contributions or Refinancing Contributions.
Servicer	Santander UK	A+ / Aa3	F1 / P-1	F2 / P-2	The Servicer shall ensure that the Customer Files and Title Deeds relating to the Loans and their Related Security in the Portfolio are identified as distinct from the title deeds of other properties not forming part of the Portfolio.
Cash Manager	Santander UK	A+ / Aa3	F1 / P-1		
Each Start-up Loan Provider	Santander UK	A+ / Aa3	F1 / P-1		
Mortgages Trustee Account Bank	Santander UK	A+ / Aa3	F1 / P-1	A or F1 / P-1 (or such other ratings as may be acceptable to the Rating Agencies)	Remedial action required – procuring guarantor with required ratings and obtaining confirmation from Ratings Agencies that outstanding Notes will not be downgraded. If remedial action is not taken, all amounts standing to the credit of the Mortgages Trustee GIC Account need to be transferred to an account held with a financial institution having the required ratings, unless the Rating Agencies confirm that the outstanding Notes would not be downgraded if such transfer is not made.
				BBB+ or F2 / P-2	All further direct debit instructions to debit accounts of Borrowers in respect of the Loans to be made to another bank rated at least F2 and BBB+ by Fitch / P-2 by Moody's or directly to the Mortgages Trustee GIC Account.
Funding 1 Account Bank	Santander UK	A+ / Aa3	F1 / P-1	A or F1 / P-1 (or such other ratings as may be acceptable to the Rating Agencies)	Remedial action required – procuring guarantor with required ratings and obtaining confirmation from Ratings Agencies that outstanding Notes will not be downgraded. If remedial action is not taken, all amounts standing to the credit of the Funding 1 Bank Accounts need to be transferred to an account held with a financial institution having the required ratings, unless the Rating Agencies confirm that the outstanding Notes would not be downgraded if such transfer is not made.
Each Issuer Account Bank	Santander UK	A +/ Aa3	F1 / P-1	A or F1 / P-1 (or such other ratings as may be acceptable to the Rating Agencies)	Remedial action required – procuring guarantor with required ratings and obtaining confirmation from Ratings Agencies that outstanding Notes will not be downgraded. If remedial action is not taken, all amounts standing to the credit of the Issuer Accounts need to be transferred to an account held with a financial institution having the required ratings, unless the Rating Agencies confirm that the outstanding Notes would not be downgraded if such transfer is not made.
Funding 1 Swap Provider	Santander UK	A+ / Aa3	F1 / P-1	A or F1 / A2 or P-1 (or A1 if not ST rating)	Remedial action required - posting collateral or possibility of obtaining an eligible guarantor or replacement.
				BBB- or F3 / A3 or P-2 (or A3 if no ST rating)	Further remedial action required - posting / continuing to post collateral and obtaining an eligible guarantee or replacement.
Each Paying Agent and related roles	Citibank N.A., London Branch	A+ / A1	F1 / P-1		
Each Corporate Services Provider	Structured Finance Management Limited				
Jersey Corporate Services Provider	Sanne Corporate Services Limited				
Note Trustee and Issuer Security Trustee (Langton Securities 2010-2)	Citibank N.A., London Branch	A+ / A1	F1 / P-1		
Funding 1 Security Trustee, Note Trustee and Issuer Security Trustee (Langton Securities 2008-1 and Langton Securities 2010-1)	Citicorp Trustee Company Limited				

The table above is a brief overview only. Investors are advised to consult the underlying Transaction Documents to understand the precise legal terms and conditions associated with the roles listed above and the rating triggers summarised above.

COLLATERAL REPORT

Mortgage Loan Profile		
Original number of Mortgage Loans in Pool		72,499
Original current value of Mortgage Loans in Pool	£	7,496,212,047
Current number of Mortgage Loans in Pool		62,179
Current value of Mortgage Loans in Pool	£	3,287,093,533
Weighted Average Yield (Pre-Swap)*		3.19%

Trust Assets		
Current value of Mortgage Loans in Pool at 01 September 2019	£	3,287,093,533
Last months Closing Trust Assets at 01 August 2019	£	2,934,392,501
Mortgage Collections - Interest	£	7,308,259
Mortgage collections - Principal (Scheduled)	£	35,181,789
Mortgage collections - Principal (Unscheduled)	£	28,872,808
Principal Ledger as calculated on 01 October 2019		-
Funding Share as calculated on 01 October 2019	£	2,353,495,339
Funding Share % as calculated on 01 October 2019		80.20384%
Seller Share as calculated on 01 October 2019	£	580,897,162
Seller Share % as calculated on 01 October 2019		19.79616%
Minimum Seller Share (Amount) 01 October 2019		
X	£	67,077,416
Y	£	152,746,436
Z		-
Minimum Seller Share (Amount)	£	219,823,853
Minimum Seller Share (% of Total)		7.49129%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance (£)	Arrears (£)	By Number (%)	By current balance (%)
Less than 1 month in arrears	60,950	3,210,975,667	-	98.02%	97.68%
=>1 <2 months in arrears	1,209	75,014,869	230,050	1.94%	2.28%
=>2 <3 months in arrears	19	1,102,341	10,736	0.03%	0.03%
=>3 <4 months in arrears	1	657	280	0.00%	0.00%
=>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	-	-	-	0.00%	0.00%
Total	62,179	3,287,093,533	241,066	100%	100%

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.

Arrears Capitalised	Number	Current Balance £	Capitalised Amount £
Capitalisation cases (In Month)	-	-	-
Capitalisation cases (Total)	760	60,215,135	1,053,353

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	757	27,566,169.74
Losses Recorded this Period	-	-
Total Loss on Sale Carried Forward	757	27,566,169.74
Recoveries	90	204,643.10

*This figure represents all live cases and would therefore exclude cases that have been closed due to bankruptcy

Properties in Possession	Number	Current balance (£)
Total Properties in Possession Since Inception	1,041	138,602,913
Repossessed (In Month)*	-	-
Sold (In Month)	-	-
Current Number in Possession	-	-
Total Properties Sold Since Inception	1,041	138,602,913

Product Breakdown (By Balance)	No of accounts	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	31,850	51.22%	1,389,774,531	42.28%
Fixed Rate Loans	4,704	7.57%	758,520,407	23.08%
Discounted SVR Loans	17	0.03%	269,120	0.01%
Standard Variable Loans	25,608	41.18%	1,138,529,475	34.64%
Other	0	0.00%	0	0.00%
Unknown	0	0.00%	0	0.00%
Total	62,179	100.00%	3,287,093,533	100.00%

Substitution, redemptions and repurchases	Number of accounts	Current balance this period (£)
Substitution & Top up	2,435	414,202,109
Redeemed this period	680	1,644,988
Repurchases this period	348	27,227,821

Payment Type (By Balance)	No of accounts	% by number	Current balance £	% by balance
Repayment	39,143	62.95%	1,591,301,982	48.41%
Interest only and Combined repayment & int-only	23,036	37.05%	1,695,791,551	51.59%
Other	-	0.00%	-	0.00%
Total	62,179	100.00%	3,287,093,533	100.00%

CPR Analysis*	1 Month (%)	1 Month Annualised	3 Month Average	3 Month Annualised	12 Month Average (%)
Total (including unscheduled repayments and repurchases from the trust)**					
Current month	2.18%	23.27%	4.03%	34.88%	26.56%
Previous month	5.39%	48.54%	3.98%	34.39%	26.37%
Unscheduled repayments and repurchases from the trust only**					
Current month	1.00%	11.32%	2.75%	25.84%	13.91%
Previous month	4.14%	39.80%	2.67%	25.06%	13.65%

Use Of Proceeds (By Balance)	No of accounts	% by number	Current balance £	% by balance
House Purchase	21,498	34.57%	1,482,973,246	45.12%
Remortgage	40,681	65.43%	1,804,120,286	54.88%
Total	62,179	100.00%	3,287,093,533	100.00%

Analysis of Mortgage loan size at reporting date £	No of accounts	% by number	Current balance £	% by balance
0 to <=50,000	42,062	67.65%	424,591,884	12.92%
>50,000 to <=100,000	8,473	13.63%	616,986,848	18.77%
>100,000 to <=150,000	5,035	8.10%	618,099,968	18.80%
>150,000 to <=200,000	2,887	4.64%	496,483,281	15.10%
>200,000 to <=250,000	1,552	2.50%	344,630,949	10.48%
>250,000 to <=300,000	873	1.40%	238,638,072	7.26%
>300,000 to <=350,000	472	0.76%	152,807,929	4.65%
>350,000 to <=400,000	263	0.42%	97,863,084	2.98%
>400,000 to <=450,000	173	0.28%	72,933,112	2.22%
>450,000 to <=500,000	140	0.23%	66,299,091	2.02%
>500,000 to <=550,000	84	0.14%	43,573,379	1.33%
>550,000 to <=600,000	37	0.06%	21,182,057	0.64%
>600,000 to <=650,000	44	0.07%	27,593,201	0.84%
>650,000 to <=700,000	21	0.03%	14,152,567	0.43%
>700,000 to <=750,000	18	0.03%	13,054,421	0.40%
>750,000 to <=800,000	15	0.02%	11,497,378	0.35%
>800,000 to <=900,000	18	0.03%	15,245,585	0.46%
>900,000 to <=1,000,000	12	0.02%	11,460,727	0.35%
> 1,000,000	0	0.00%	0	0.00%
Total	62,179	100.00%	3,287,093,533	100.00%

As at the report date, the maximum loan size was £1,000,000.00, the minimum loan size was £0.00 and the average loan size was £52,865.01

Standard Variable Rate - Applicable to underwritten Santander UK mortgages	
Existing Borrowers SVR	4.99%
Effective Date Of Change	Sep-2018
Previous Existing Borrowers SVR	4.74%
Effective Date of Change	Jan-2018

Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	19,849	31.92%	475,729,270	14.47%
>= 5 to < 10	21,186	34.07%	934,717,592	28.44%
>= 10 to < 15	13,248	21.31%	939,450,422	28.58%
>=15 to < 20	3,587	5.77%	313,620,763	9.54%
>= 20 to < 25	2,536	4.08%	316,966,450	9.64%
>= 25 to < 30	1,388	2.23%	223,622,495	6.80%
>= 30 to < 35	385	0.62%	82,986,541	2.52%
>= 35 to < 40	0	0.00%	-	0.00%
>= 40 to < 45	0	0.00%	-	0.00%
Total	62,179	100.00%	3,287,093,533	100.00%

As at the report date, the maximum remaining term for a loan was 397 months, the minimum remaining term was 0 months and the weighted average remaining term was 152 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%	27,880	44.84%	494,922,817	15.06%
>25% =<50%	19,684	31.66%	1,245,269,549	37.88%
>50% =<75%	11,779	18.94%	1,176,495,187	35.79%
>75% =<80%	927	1.49%	120,508,427	3.67%
>80% =<85%	855	1.38%	127,427,437	3.88%
>85% =<90%	578	0.93%	76,983,866	2.34%
>90% =<95%	210	0.34%	21,904,689	0.67%
>95%	266	0.43%	23,581,562	0.72%
Unknown	-	0.00%	-	0.00%
Total	62,179	100.00%	3,287,093,533	100.00%

As at the report date, the maximum indexed LTV was 154 %, the minimum indexed LTV was 0% and the weighted average indexed LTV was 48.61%

Seasoning	Number of accounts	% by number	Current balance £	% by balance
0 to <6	654	1.05%	126,731,372.67	3.86%
>= 6 to < 12	894	1.44%	165,515,639.38	5.04%
>= 12 to < 18	617	0.99%	110,006,348.81	3.35%
>= 18 to < 24	602	0.97%	98,320,123.36	2.99%
>= 24 to < 30	734	1.18%	135,644,418.68	4.13%
>= 30 to < 36	216	0.35%	36,960,199.87	1.12%
>= 36 to < 42	73	0.12%	9,959,688.98	0.30%
>= 42 to < 48	82	0.13%	15,015,883.41	0.46%
>=48 to < 54	188	0.30%	27,734,777.49	0.84%
>=54 to < 60	182	0.29%	23,422,893.97	0.71%
>= 60 to < 66	263	0.42%	26,159,012.90	0.80%
>= 66 to < 72	181	0.29%	16,548,733.32	0.50%
>= 72 to < 78	158	0.25%	10,952,558.46	0.33%
>= 78 to < 84	88	0.14%	5,094,892.42	0.15%
>= 84 to < 90	93	0.15%	4,882,130.78	0.15%
>= 90 to < 96	98	0.16%	7,300,593.57	0.22%
>= 96 to < 102	139	0.22%	5,472,598.06	0.17%
>= 102 to < 108	169	0.27%	4,704,868.75	0.14%
>= 108 to < 114	858	1.38%	45,905,698.53	1.40%
>= 114 to < 120	1,121	1.80%	65,000,762.53	1.98%
>= 120 to < 126	959	1.54%	48,308,587.35	1.47%
>= 126 to < 132	1,007	1.62%	52,388,989.93	1.59%
>= 132 to < 138	1,732	2.79%	109,842,910.73	3.34%
>= 138 to < 144	3,734	6.01%	248,906,068.32	7.57%
>= 144 to < 150	5,279	8.49%	335,797,092.74	10.22%
>= 150 to < 156	5,567	8.95%	272,833,924.75	8.30%
>= 156 to < 162	6,693	10.76%	304,493,907.46	9.26%
>= 162 to < 168	4,658	7.49%	192,351,892.48	5.85%
>= 168 to < 174	3,687	5.93%	138,574,360.36	4.22%
>= 174 to < 180	2,645	4.25%	88,304,923.78	2.69%
>= 180	18,808	30.25%	553,957,678.91	16.85%
Total	62,179	100.00%	3,287,093,533	100.00%

As at the report date, the maximum seasoning for a loan was 321 months, the minimum seasoning was 4 months and the weighted average seasoning was 126 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%	20,667	33.24%	239,496,283	7.29%
>25% =<50%	17,619	28.34%	786,670,128	23.93%
>50% =<75%	15,357	24.70%	1,295,777,958	39.42%
>75% =<80%	2,548	4.10%	271,399,968	8.26%
>80% =<85%	2,196	3.53%	270,431,416	8.23%
>85% =<90%	2,018	3.25%	238,978,888	7.27%
>90% =<95%	1,011	1.63%	115,738,888	3.52%
>95%	763	1.23%	68,600,002	2.09%
Unknown	-	0.00%	-	0.00%
Total	62,179	100.00%	3,287,093,533	100.00%

As at the report date, the maximum unindexed LTV was 191 %, the minimum unindexed LTV was 0% and the weighted average unindexed LTV was 60.47%

Original Loan to Value	Number of accounts	% by number	Current balance £	% by balance
>0% =<25%	3,154	5.07%	64,351,069	1.96%
>25% =<50%	13,779	22.16%	456,329,771	13.88%
>50% =<75%	25,707	41.34%	1,323,946,336	40.28%
>75% =<80%	5,186	8.34%	365,073,641	11.11%
>80% =<85%	4,842	7.79%	337,441,392	10.27%
>85% =<90%	5,804	9.33%	442,791,214	13.47%
>90% =<95%	2,169	3.49%	201,937,570	6.14%
>95%	1,538	2.47%	95,222,540	2.90%
Unknown	-	0.00%	-	0.00%
Total	62,179	100.00%	3,287,093,533	100.00%

As at the report date, the maximum original LTV was 162% ,the minimum LTV at origination was 0 and the weighted average LTV at origination was 69.4%

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	6,512	10.47%	383,548,212	11.67%
East Midlands	3,244	5.22%	150,069,367	4.57%
London	9,101	14.64%	692,985,131	21.08%
North	2,338	3.76%	76,107,407	2.32%
North West	8,228	13.23%	318,716,475	9.70%
South East	10,895	17.52%	697,884,718	21.23%
South West	4,659	7.49%	257,807,690	7.84%
West Midlands	3,767	6.06%	165,338,094	5.03%
Yorkshire and Humberside	4,103	6.60%	158,006,630	4.81%
Scotland	3,576	5.75%	153,149,341	4.66%
Wales	3,183	5.12%	118,181,396	3.60%
Northern Ireland	2,573	4.14%	115,299,072	3.51%
Total	62,179	100.00%	3,287,093,533	100.00%

LOAN NOTE REPORT

Closing date 01/10/2010 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-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-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-2054	Sched AM
A4	XS0546218503	Aaa/AAA	Aaa/AAA	GBP	n/a	2,125,000,000	(1,384,383,374)	740,616,626	3M GBP LIBOR	1.25%	2.02563%	18/09/2019 - 18/12/2019	18/12/2019	3,740,263	Jun-2022	Dec-2054	Sched AM
A5	XS0546218842	Aaa/AAA	Aaa/AAA	GBP	n/a	400,000,000	(400,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	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-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-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-2054	Sched AM
A9	XS0546219816	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	Dec-2054	Sched AM
A10	XS0546220319	Aaa/AAA	Aaa/AAA	GBP	n/a	1,549,000,000	(1,549,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	-	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%	1.67563%	18/09/2019 - 18/12/2019	18/12/2019	1,015,157	Sep-2022	Dec-2054	P-Through
Z2	XS0546221390	NR	NR	GBP	n/a	1,742,774,000	(1,742,774,000)	-	3M GBP LIBOR	0.90%	-	-	-	-	-	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	740,616,626	75.30%	24.70%	28.60%
Class A5 Notes	-	-	-	-
Class A6 Notes	-	-	-	-
Class A7 Notes	-	-	-	-
Class A8 Notes	-	-	-	-
Class A9 Notes	-	-	-	-
Class A10 Notes	-	-	-	-
Class Z1 Notes	243,000,210	24.70%	0.00%	3.90%
Class Z2 Notes	-	-	-	-
	983,616,836	100%		
Issuer Reserve Fund Requirement*	38,330,000	3.90%		

*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

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	(795,000,000)	-	3M EURIBOR	1.25%	-	-	-	-	Mar-2015	Dec-2054	P-Through
A2	XS0607449559	Aaa/AAA	Aaa/AAA	GBP	n/a	1,249,804,000	(282,004,366)	967,799,634	3M GBP LIBOR	0.70%	1.47563%	18/09/2019 - 18/12/2019	18/12/2019	3,560,504	Dec-2021	Dec-2054	P-Through
A3	XS0607450136	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Feb-2012	Dec-2054	Sched-AM
A4	XS0607450649	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Feb-2012	Dec-2054	Sched-AM
A5	XS0607451027	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Feb-2012	Dec-2054	Sched-AM
A6	XS0607452009	Aaa/AAA	Aaa/AAA	GBP	n/a	2,500,000,000	(2,500,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	Feb-2012	Dec-2054	Sched-AM
A7	XS0607452181	Aaa/AAA	Aaa/AAA	GBP	n/a	1,750,000,000	(1,750,000,000)	-	3M GBP LIBOR	1.20%	-	-	-	-	-	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%	1.67563%	18/09/2019 - 18/12/2019	18/12/2019	1,683,572	Mar-2022	Dec-2054	P-Through

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

2011-1 Credit Enhancement	Total (£)	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	-	-	-	-
Class A2 Notes	967,799,634	70.60%	29.40%	32.64%
Class A3 Notes	-	-	-	-
Class A4 Notes	-	-	-	-
Class A5 Notes	-	-	-	-
Class A6 Notes	-	-	-	-
Class A7 Notes	-	-	-	-
Class Z Notes	403,000,007	29.40%	0.00%	3.25%
	1,370,799,641	100%		
Issuer Reserve Fund Requirement*	44,490,000	3.25%		

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

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

FUNDING 1

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

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

Funding 1 Principal Ledger	£0

Excess Spread Total for all Issuer vehicles	
Excess Spread for the period ended annualised	1.82%

WATERFALLS

MORTGAGES TRUSTEE REVENUE WATERFALL

Mortgages Trustee Fees	0.00
Other third party payments	0.00
Servicer Fees	178,346.42
Cash Manager Fees	0.00
Mortgages Trustee Corporate Services Fees	0.00
Account Bank Fees	0.00
Funding 1	5,706,899.71
Seller	1,460,052.15

MORTGAGES TRUSTEE PRINCIPAL WATERFALL

Funding	0.00
Seller	64,054,597.72

FUNDING REVENUE WATERFALL

Funding Security Trustee Fees	0.00
Other third party payments	0.00
Cash Manager Fees	0.00
Funding 1 Corporate Services Fees	0.00
Account Bank Fees etc	0.00
Payment to Funding 1 Swap Provider	0.00
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
Further payments due and payable under Intercompany Loan& Issuers' Start-Up Loan	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

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
Repayment of NR loan tranches	0.00
Credit to Cash Accumulation Ledger	0.00

WATERFALLS

ISSUER 2011-1 REVENUE WATERFALL

(a)	Issuer Security Trustee Fees	0.00
	Note Trustee Fees	0.00
	Agent bank fees etc.	0.00
(b)	Other third party payments	0.00
(c)	Issuer Cash Manager Fees	0.00
	Issuer Corporate Services Fees	0.00
	Issuer Account Bank Fees	0.00
(d)	Interest on Class A notes	0.00
	(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	0.00
	(including principal payments to class A swap providers)	0.00
(b)	Repayment of Class Z Notes	0.00

ISSUER 2010-1 REVENUE WATERFALL

(a)	Issuer Security Trustee Fees	0.00
	Note Trustee Fees	0.00
	Agent bank fees etc.	0.00
(b)	Other third party payments	0.00
(c)	Issuer Cash Manager Fees	0.00
	Issuer Corporate Services Fees	0.00
	Issuer Account Bank Fees	0.00
(d)	Interest on Class A notes	0.00
	(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
	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

SWAP PAYMENTS

Note	Counterparty	Currency Notional	Receive Reference Rate	Receive margin	Receive Rate	Interest Received	Principal Received	£ Notional	Pay reference rate	Pay margin	Pay rate	Interest Paid	Principal Paid
Funding 1 Swap	Santander UK	-	3M GBP LIBOR	0.00000%	0.00000%	-	0	0	3M GBP LIBOR	0.00000%	0.00000%	-	0

COLLATERAL

Note	Collateral Postings	Counterparty

There were no collateral posted during the Reporting Period

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

Notes

1 **Current value of mortgages**
Total principal amount outstanding

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

9 **1 month annualised CPR**
Calculated as 1 – ((1 – R) ^ 12) where R is (i) total principal receipts received scheduled and unscheduled during the relevant period, divided by (ii) the aggregate outstanding principal balance of the loans in the expected portfolio as at the start of that period.

10 **3 month average CPR**
The total principal receipts received during the immediately preceding trust calculation period for the last 3 months divided by the average aggregate current balance of the last 3 months of the loans comprised in the trust property.

11 **3 month annualised CPR**
Calculated as 1 – ((1 – R) ^ 4) where R is (i) total principal receipts received scheduled and unscheduled during the relevant period, divided by (ii) the average aggregate outstanding principal balance over the last 3 months of the loans in the expected portfolio as at the start of that period.

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

13 **Calculation of Minimum Seller Share (as per page 3)**
X = Current balance of loans in the trust property multiplied by 4.2%
Y = Flexible draw capacity (Flexible drawdown reservoir of live sub-accounts), multiplied by 8%, multiplied by 3
Z = Balance of Flexible redraws and further advances covered by CCA

14 **Calculation of Excess Spread**
Excess spread is calculated 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