



UK Secured Funding Programmes

Fosse Master Issuer

Report Date:	31-Jan-19
Reporting Period:	01 December 2018 to 31 December 2018
Trustee Calculation Date:	01-Jan-19

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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) BBB- or F3 / A3 or P-2 (or A3 if no ST rating) / BBB+	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	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) BBB- or F3 / A3 or P-2 (or A3 if no ST rating) / BBB+	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		
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	70,848
Current value of Loans in Portfolio	£ 4,645,060,952
Current number of Loan product holdings in Portfolio (A Loan may have more than one active Loan product)	93,329
Weighted average yield (pre-swap)	2.75%

Trust Assets	
Current value of Loans in portfolio at 30 November 2018	4,645,816,889.21
Current value of Loans in portfolio at 31 October 2018	4,723,240,854.34
Mortgage Collections - Interest	10,689,967.73
Mortgage collections - Principal (Scheduled)	16,535,434.00
Mortgage collections - Principal (Unscheduled)	63,900,062.16
Principal Ledger as calculated on 01 December 2018	-
Funding Share as calculated on 01 December 2018	195,598,643.74
Funding Share % as calculated on 01 December 2018	4.14120%
Seller Share as calculated on 01 December 2018	4,527,642,210.60
Seller Share % as calculated on 01 December 2018	95.85880%
Minimum Seller Share (Amount) on 01 December 2018	
X	Please refer to the notes on page 10
Y	157,957,774.23
Z	172,885,551.34
Minimum Seller Share (Amount)	11,696,200.84
Minimum Seller Share (% of Total)	342,539,526.41
	7.37307%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance £	Arrears £	By Number %	By current balance %
Less than 1 month in arrears	70,563	4,623,140,863	-	99.60%	99.53%
1<=2 months in arrears	243	18,941,682	156,100	0.34%	0.41%
2<=3 months in arrears	34	2,498,277	39,439	0.05%	0.05%
3<=4 months in arrears	6	364,431	8,162	0.01%	0.01%
4<=5 months in arrears	1	70,447	1,295	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	45,253	15,350	0.00%	0.00%
Total	70,848	4,645,060,952	220,345	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 (Total)	241	19,911,225	474,890

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	524	21,404,598
Losses recorded this period	-	-
Total loss on sale carried forward	524	21,404,598
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	657	74,139,055
Reposessed (in month)	0	0
Sold (in month)	0	0
Current number in possession	2	144,507
Total properties sold since inception	655	73,994,548

Product Breakdown (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	63,469	68.01%	3,508,686,365	75.54%
Fixed Rate Loans	-	0.00%	-	0.00%
Discounted SVR Loans	1	0.00%	452	0.00%
Standard Variable Loans	29,859	31.99%	1,136,374,135	24.46%
Other	-	0.00%	-	0.00%
Total	93,329	100%	4,645,060,952	100%

Payment Type (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Repayment	62,894	67.39%	2,024,206,230	43.58%
Interest only and combined repayment & int-only	30,435	32.61%	2,620,854,722	56.42%
Total	93,329	100%	4,645,060,952	100%

Use Of Proceeds (By Balance)	No of product holdings	% by number	Current balance £	% by balance
House purchase	47,281	50.66%	2,960,932,728	63.74%
Remortgage	46,048	49.34%	1,684,128,224	36.26%
Other	-	0.00%	-	0.00%
Total	93,329	100%	4,645,060,952	100%

Analysis of Mortgage loan size at reporting date £	No of accounts	% by number	Current balance £	% by balance
>0 =<50,000	36,350	51.31%	798,179,533	17.18%
>50,000 =<100,000	19,669	27.76%	1,408,598,500	30.32%
>100,000 =<150,000	8,453	11.93%	1,026,469,503	22.10%
>150,000 =<200,000	3,503	4.94%	599,374,197	12.90%
>200,000 =<250,000	1,477	2.08%	326,938,387	7.04%
>250,000 =<300,000	597	0.84%	162,226,957	3.49%
>300,000 =<350,000	304	0.43%	98,039,226	2.11%
>350,000 =<400,000	178	0.25%	66,333,918	1.43%
>400,000 =<450,000	110	0.16%	46,459,606	1.00%
>450,000 =<500,000	79	0.11%	37,280,655	0.80%
>500,000 =<550,000	40	0.06%	20,735,963	0.45%
>550,000 =<600,000	38	0.05%	21,812,620	0.47%
>600,000 =<650,000	24	0.03%	14,820,124	0.32%
>650,000 =<700,000	17	0.02%	11,385,173	0.25%
>700,000 =<750,000	9	0.01%	6,406,592	0.14%
>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	70,848	100%	4,645,060,952	100%

The average Loan size was approximately £65,563.76, the maximum Loan size was £733,658.28 and the minimum Loan size was £0

Geographical Analysis By Region	Number	% by number	Current balance £	% by balance
East Anglia	2,352	3.32%	143,807,081	3.10%
East Midlands	5,841	8.24%	310,080,660	6.68%
Greater London	3,226	4.55%	397,767,106	8.56%
Northern England	3,043	4.30%	167,599,856	3.61%
North West	7,772	10.97%	446,741,248	9.62%
South East	12,788	18.05%	1,126,638,539	24.25%
South West	5,132	7.24%	348,596,521	7.50%
West Midlands	5,435	7.67%	335,503,446	7.22%
Yorkshire & Humberside	6,056	8.55%	322,597,518	6.94%
Scotland	8,322	11.75%	408,142,536	8.79%
Wales	3,208	4.53%	173,727,543	3.74%
Northern Ireland	7,673	10.83%	463,858,898	9.99%
Total	70,848	100%	4,645,060,952	100%

Substitution, redemptions and repurchases	Number of accounts	Current balance
Substitution & top up	0	0
Redeemed this period*	386	52,567,631
Repurchases this period (including arrears)**	567	11,332,431
Arrears repurchased this period**	38	2,767,084
Cumulative arrears repurchased	1,929	170,915,550

** "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	1.70%	18.63%	1.82%	19.83%	19.82%
Previous month	1.86%	20.16%	1.84%	20.00%	19.93%
Unscheduled repayments and repurchases from the Mortgages Trust only					
Current month	1.58%	17.37%	1.49%	16.59%	16.49%
Previous month	1.42%	15.74%	1.51%	16.74%	16.61%

Standard Variable Rate (Alliance & Leicester)	
Existing borrowers SVR	4.99%
Effective date of change	September-18
Previous existing borrowers SVR	4.74%
Effective date of change	September-16

Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	17,058	24.08%	572,924,313	12.33%
>= 5 to < 10	20,596	29.07%	1,125,579,828	24.23%
>= 10 to < 15	22,426	31.65%	1,930,878,527	41.57%
>=15 to < 20	6,862	9.69%	627,907,943	13.52%
>= 20 to < 25	2,700	3.81%	263,957,307	5.68%
>= 25 to < 30	1,161	1.64%	119,286,614	2.57%
>= 30 to < 35	45	0.06%	4,526,419	0.10%
>= 35 to < 40	0	0.00%	-	0.00%
>= 40 to < 45	0	0.00%	-	0.00%
Total	70,848	100%	4,645,060,952	100%

The weighted average remaining term of Loans was approximately 141.29 months, the maximum remaining term of Loans was 405.00 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	-	0.00%	-	0.00%
>= 72 to < 78	50	0.07%	4,263,446	0.09%
>= 78 to < 84	198	0.28%	17,311,632	0.37%
>= 84 to < 90	280	0.40%	23,611,399	0.51%
>= 90 to < 96	244	0.34%	23,511,681	0.51%
>= 96 to < 102	1,850	2.61%	135,843,024	2.92%
>= 102 to < 108	1,891	2.67%	121,113,344	2.61%
>= 108 to < 114	1,579	2.23%	113,021,551	2.43%
>= 114 to < 120	1,023	1.44%	67,557,324	1.45%
>= 120 to < 126	1,045	1.47%	97,420,091	2.10%
>= 126 to < 132	1,925	2.72%	169,349,656	3.65%
>= 132 to < 138	5,275	7.45%	509,427,086	10.97%
>= 138 to < 144	5,385	7.60%	471,273,357	10.15%
>= 144 to < 150	7,305	10.31%	617,855,111	13.30%
>= 150 to < 156	8,212	11.59%	624,485,257	13.44%
>= 156 to < 162	8,909	12.57%	586,422,004	12.62%
>= 162 to < 168	2,881	4.07%	164,421,440	3.54%
>= 168 to < 174	1,965	2.77%	95,998,087	2.07%
>= 174 to < 180	3,415	4.82%	149,823,809	3.23%
>= 180	17,416	24.58%	652,351,653	14.04%
Total	70,848	100%	4,645,060,952	100%

The weighted average seasoning of Loans was approximately 152.67 months, the maximum seasoning of Loans was 639 months and the minimum seasoning of Loans was 77 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%	36,365	51.33%	1,116,274,905	24.03%
>25% <=50%	21,141	29.84%	1,854,046,877	39.91%
>50% <=75%	10,197	14.39%	1,260,530,921	27.14%
>75% <=80%	1,020	1.44%	128,081,174	2.76%
>80% <=85%	663	0.94%	83,872,780	1.81%
>85% <=90%	445	0.63%	55,766,534	1.20%
>90% <=95%	261	0.37%	33,611,000	0.72%
>95% <=100%	183	0.26%	25,738,416	0.55%
>100%	573	0.81%	87,138,344	1.88%
Total	70,848	100%	4,645,060,952	100%

The weighted average indexed loan to value was approximately 43.11% , the maximum indexed loan to value was 147% 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%	27,539	38.87%	588,312,380	12.67%
>25% <=50%	21,870	30.87%	1,463,697,035	31.51%
>50% <=75%	13,384	18.89%	1,449,644,781	31.21%
>75% <=80%	1,850	2.61%	259,653,734	5.59%
>80% <=85%	1,773	2.50%	263,677,848	5.68%
>85% <=90%	2,163	3.05%	316,642,013	6.82%
>90% <=95%	1,258	1.78%	170,962,207	3.68%
>95% <=100%	968	1.37%	125,692,035	2.71%
>100%	43	0.06%	6,778,918	0.15%
Total	70,848	100%	4,645,060,952	100%

The weighted average loan to value was approximately 54.68% , the maximum loan to value was 206% 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%	3,390	4.78%	78,625,199	1.69%
>25% to <=50%	15,406	21.75%	612,260,000	13.18%
>50% to <=75%	25,689	36.26%	1,753,016,778	37.74%
>75% to <=80%	4,733	6.68%	380,882,147	8.20%
>80% to <=85%	6,391	9.02%	571,913,547	12.31%
>85% to <=90%	9,503	13.41%	832,622,789	17.92%
>90% to <=95%	5,736	8.10%	415,740,491	8.95%
>95% to <100%	-	0.00%	-	0.00%
>100%	-	0.00%	-	0.00%
Total	70,848	100%	4,645,060,952	100%

The weighted average original loan to value was approximately 71.42% , 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	US34988MAV61	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	XS0715271590	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%	18/07/2018 - 18/01/2019	18/01/2019	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%	1.50381%	18/10/2018 - 18/01/2019	18/01/2019	128,487.83	N/A	Oct-2054	P-Through

All outstanding 2011-2 are listed on the London 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	0.47%	0.22%
Excess spread rolling 12 month average	0.95%	0.80%

*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	0.48%	0.22%

*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

<i>* for collection period 01 November 2018 to 30 November 2018</i>	
Mortgages Trustee Fees	0.00
Other third party payments	0.00
<hr/>	
Servicer Fees	320,921.57
Cash Manager Fees	0.00
Mortgages Trustee Corporate Service Provider fees	0.00
Funding 1 Account Banks fees	0.00
<hr/>	
Funding 1 Seller	429,402.94
	9,939,643.22
<hr/>	

MORTGAGES TRUSTEE PRINCIPAL WATERFALL

<i>* for collection period 01 November 2018 to 30 November 2018</i>	
Funding 1	0.00
<hr/>	
Seller	80,435,496.16
<hr/>	

FUNDING 1 REVENUE WATERFALL

Funding 1 Security Trustee fees	0.00
Fee under Intercompany Loan	23,028.81
Other third party payments	0.00
<hr/>	
Cash Manager fees	4,890.15
Funding 1 Corporate Service Provider fees	1,500.00
Funding 1 Account Banks fees	0.00
<hr/>	
Payment to Funding 1 Swap Provider	96,751.78
<hr/>	
Interest on AAA Loan Tranches	1,097,974.98
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
Credit to NR Principal Deficiency Ledger	0.00
Interest on NR Loan Tranches	128,487.83
Excluded swap payments and other fees under the Intercompany Loan Agreement	0.00
	312.51
Profit to Funding 1	312.51
Payment of Funding 1 Start-up Loan	0.00
Deferred Consideration	136,575.34

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
Credit to Cash Accumulation Ledger	0.00

ISSUER REVENUE WATERFALL

Issuer Security Trustee fees	525.00
Note Trustee fees	0.00
Agent Bank fees etc.	0.00
Other third party payments	14,613.66
Issuer Cash Manager Fees	4,890.15
Issuer Corporate Service Provider Fees	3,000.00
Issuer Account Bank Fees	0.00
Interest on Class A Notes (including amounts paid to Issuer Swap Providers)	1,097,974.98
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	128,487.83
Excluded Issuer swap payments	0.00
Issuer profit	312.51

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

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
Funding 1 Swap 2011-2 A5	SAN UK ANTS	195,603,666.20 250,000,000.00	3M GBP LIBOR USD FIXED	0.790% 0.00000%	1.59363% 4.25000%	1,125,311.97 -	- -	195,598,643.74 161,707,633.00	3M GBP LIBOR 3M GBP LIBOR	0.00000% 1.89000%	3.11249% 2.69381%	1,222,063.75 1,097,974.98	- -

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	None
Sellers role as Servicer terminated & new Servicer is not appointed within 60 days	None
The then current Seller Share is less than the adjusted Minimum Seller Share for 2 consecutive Trust Calculation Dates	None
The aggregate outstanding principal balance of Loans in the Mortgage Trust is less than the required loan balance amount specified in the most recent final terms	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.	
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, 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, by way of the Seller 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