



UK Secured Funding Programmes

Langton Programme

Report Date:	28-Feb-13
Reporting Period:	01-Feb-13 to 28-Feb-13
Trust Calculation Date:	01-Mar-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
Each Issuer Account Bank	Santander UK	A / A2	F1 / P-1	A or F1 / P-1	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. 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 not 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-				

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	120,838
Current value of Mortgage Loans in Pool	£ 12,345,260,433
Weighted Average Yield (Pre-Swap)	3.885%

Trust Assets	
Current value of Mortgage Loans in Pool at 28-Feb-13	£ 12,315,817,391
Last months Closing Trust Assets at 31-Jan-13	£ 12,606,455,704
Mortgage collections - Interest	£ 41,076,233
Mortgage collections - Principal (Scheduled)	£ 52,043,298
Mortgage collections - Principal (Unscheduled)	£ 238,155,820
Principal Ledger as calculated on 1-Mar-13	-
Funding Share as calculated on 1-Mar-13	£ 8,127,559,227
Funding Share % as calculated on 1-Mar-13	66.0%
Seller Share as calculated on 1-Mar-13	£ 4,188,258,164
Seller Share % as calculated on 1-Mar-13	34.0%
Minimum Seller Share (Amount) on 28-Feb-13	-
X	Please refer to the notes on page 13
Y	£ 517,264,330
Z	£ 138,871,240
Minimum Seller Share (Amount)	£ 656,135,570
Minimum Seller Share (% of Total)	5.33%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance (£)	Arrears (£)	By Number (%)	By current balance (%)
Less than 1 month in arrears	115,926	11,744,004,683	-	96.00%	95.21%
1<=2 months in arrears	1,973	236,872,274	1,658,861	1.63%	1.92%
2<=3 months in arrears	980	123,265,752	1,559,283	0.81%	1.00%
3<=4 months in arrears	616	75,850,190	1,348,887	0.51%	0.61%
4<=5 months in arrears	356	42,515,482	987,825	0.29%	0.34%
5<=6 months in arrears	250	29,700,280	814,674	0.21%	0.24%
6<=7 months in arrears	139	17,062,166	578,594	0.12%	0.14%
7<=8 months in arrears	106	12,360,725	443,736	0.09%	0.10%
8<=9 months in arrears	94	10,883,930	478,461	0.08%	0.09%
9<=10 months in arrears	50	6,982,134	330,895	0.04%	0.06%
10<=11 months in arrears	43	5,860,306	287,205	0.04%	0.05%
11<=12 months in arrears	39	5,455,802	322,704	0.03%	0.04%
More than 12 months in arrears	182	23,532,050	1,629,837	0.15%	0.19%
Total	120,754	12,334,345,774	10,440,961	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)	5	670,967
Capitalisation cases (Cumulative)	2,470	261,846,264

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	276	8,289,047
Losses Recorded this Period	11	471,499
Total Loss on Sale Carried Forward	287	8,760,547
Recoveries	0	0

Properties in Possession	Number	Current balance (£)
Total Properties in Possession Since Inception	475	60,248,715
Reposessed (In Month)	20	3,157,747
Sold (In Month)	14	1,939,563
Current Number in Possession	84	10,914,659
Total Properties Sold Since Inception	391	49,334,056

Product Breakdown (By Balance)	No of accounts	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	36,188	29.95%	3,503,224,493	28.38%
Fixed Rate Loans	19,956	16.51%	2,063,067,601	16.71%
Discounted SVR Loans	790	0.65%	39,311,124	0.32%
Standard Variable Loans	63,729	52.74%	6,730,892,776	54.52%
Other	148	0.12%	8,812,377	0.07%
Unknown	27	0.02%	(47,938)	0.00%
Total	120,838	100%	12,345,260,433	100%

Payment Type (By Balance)	No of accounts	% by number	Current balance £	% by balance
Repayment	68,626	56.79%	5,436,656,952	44.04%
Interest only and Combined repayment & int-onl	52,212	43.21%	6,908,603,480	55.96%
Other	-	0.00%	-	0.00%
Total	120,838	100%	12,345,260,433	100%

Use Of Proceeds (By Balance)	No of accounts	% by number	Current balance £	% by balance
House Purchase	49,394	40.88%	5,701,636,015	46.18%
Remortgage	71,444	59.12%	6,643,624,417	53.82%
Other	-	-	-	0.00%
Total	120,838	100%	12,345,260,433	100%

Analysis of Mortgage loan size at reporting date £	No of accounts	% by number	Current balance £	% by balance
0 to <=50,000	34,302	28.39%	934,081,019	7.57%
>50,000 to <=100,000	35,501	29.38%	2,627,669,699	21.28%
>100,000 to <=150,000	25,794	21.35%	3,165,380,200	25.64%
>150,000 to <=200,000	13,253	10.97%	2,269,906,008	18.39%
>200,000 to <=250,000	6,002	4.97%	1,325,281,182	10.74%
>250,000 to <=300,000	2,727	2.26%	740,757,168	6.00%
>300,000 to <=350,000	1,374	1.14%	442,370,053	3.58%
>350,000 to <=400,000	729	0.60%	270,209,540	2.19%
>400,000 to <=450,000	440	0.36%	185,388,725	1.50%
>450,000 to <=500,000	318	0.26%	150,173,602	1.22%
>500,000 to <=550,000	193	0.16%	99,394,721	0.81%
>550,000 to <=600,000	67	0.06%	38,433,968	0.31%
>600,000 to <=650,000	56	0.05%	35,044,785	0.28%
>650,000 to <=700,000	29	0.02%	19,349,983	0.16%
>700,000 to <=750,000	21	0.02%	15,039,819	0.12%
>750,000 to <=800,000	12	0.01%	9,244,369	0.07%
>800,000 to <=850,000	8	0.01%	6,494,921	0.05%
>850,000 to <=900,000	4	0.00%	3,448,771	0.03%
>900,000 to <=950,000	3	0.00%	2,712,072	0.02%
>950,000 to <=1,000,000	5	0.00%	4,879,829	0.04%
> 1,000,000	0	0.00%	0	0.00%
Total	120,838	100%	12,345,260,433	100%

As at the report date, the maximum loan size was £ 997,907.03, the minimum loan size was £ -42,229.24 and the average loan size was £ 102,163.73.

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period (£)
Substitution & Top up	0	0
Redeemed this period	1,208	157,001,146
Repurchases this period	1,031	133,637,167

CPR Analysis	1 Month CPR (%)	3 Month Average CPR (%)	12 Month CPR (Annualised) (%)
Total (including unscheduled repayments and repurchases from the trust)			
Current month	2.31%	2.86%	24.98%
Previous month	4.21%	2.84%	24.65%
Unscheduled repayments and repurchases from the trust only			
Current month	1.89%	2.46%	20.69%
Previous month	3.79%	2.44%	20.39%

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	15,572	12.89%	800,450,931	6.48%
>= 5 to < 10	21,160	17.51%	1,562,094,141	12.65%
>= 10 to < 15	28,345	23.46%	2,781,888,648	22.53%
>=15 to < 20	34,928	28.90%	4,461,906,299	36.14%
>= 20 to < 25	12,095	10.01%	1,623,133,420	13.15%
>= 25 to < 30	5,557	4.60%	722,284,294	5.85%
>= 30 to < 35	3,145	2.60%	389,618,662	3.16%
>= 35 to < 40	36	0.03%	3,884,039	0.03%
>= 40 to < 45	0	0.00%	-	0.00%
Total	120,838	100%	12,345,260,433	100%

As at the report date, the maximum remaining term for a loan was 476.00 months, the minimum remaining term was -44.00 months and the weighted average remaining term was 192.50 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	4,858	4.02%	581,208,247.21	4.71%
>= 36 to < 42	4,818	3.99%	570,788,076.87	4.62%
>= 42 to < 48	4,083	3.38%	437,461,794.97	3.54%
>=48 to < 54	3,064	2.54%	390,682,186.99	3.16%
>=54 to < 60	4,565	3.78%	670,170,762.43	5.43%
>= 60 to < 66	10,448	8.65%	1,450,173,379.25	11.75%
>= 66 to < 72	14,273	11.81%	1,802,849,439.20	14.60%
>= 72 to < 78	9,976	8.26%	1,158,336,490.62	9.38%
>= 78 to < 84	10,688	8.84%	1,115,964,410.51	9.04%
>= 84 to < 90	7,292	6.03%	730,169,507.32	5.91%
>= 90 to < 96	6,615	5.47%	613,562,457.11	4.97%
>= 96 to < 102	5,037	4.17%	419,504,460.30	3.40%
>= 102 to < 108	6,524	5.40%	495,329,480.21	4.01%
>= 108 to < 114	6,640	5.49%	508,584,101.56	4.12%
>= 114 to < 120	5,479	4.53%	390,847,710.02	3.17%
>= 120 to < 126	6,081	5.03%	389,501,894.06	3.16%
>= 126 to < 132	3,011	2.49%	185,318,652.89	1.50%
>= 132 to < 138	2,911	2.41%	176,464,736.12	1.43%
>= 138 to < 144	1,760	1.46%	106,275,730.42	0.86%
>= 144 to < 150	725	0.60%	44,145,009.89	0.36%
>= 150 to < 156	543	0.45%	32,803,576.04	0.27%
>= 156 to < 162	389	0.32%	20,685,365.39	0.17%
>= 162 to < 168	361	0.30%	18,708,763.97	0.15%
>= 168 to < 174	248	0.21%	13,314,210.47	0.11%
>= 174 to < 180	164	0.14%	8,869,243.03	0.07%
>= 180	285	0.24%	13,540,745.83	0.11%
Total	120,838	100%	12,345,260,433	100%

As at the report date, the maximum seasoning for a loan was 210.00 months, the minimum seasoning was 30.00 months and the weighted average seasoning was 77.57 months.

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	4,587	3.80%	430,754,590	3.49%
East Midlands	5,367	4.44%	463,780,647	3.76%
Greater London	23,257	19.25%	3,220,729,159	26.09%
Northern England	4,624	3.83%	329,744,945	2.67%
North West	15,163	12.55%	1,219,532,738	9.88%
South East	26,280	21.75%	3,096,038,530	25.08%
South West	9,946	8.23%	1,050,470,213	8.51%
West Midlands	7,404	6.13%	632,577,826	5.12%
Yorkshire & Humberside	8,163	6.76%	629,317,241	5.10%
Scotland	6,773	5.61%	494,974,173	4.01%
Wales	5,430	4.49%	421,582,313	3.41%
Northern Ireland	3,844	3.18%	355,758,058	2.88%
Total	120,838	100%	12,345,260,433	100%

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%	24,042	19.90%	704,384,130	5.71%
>25% =<50%	29,651	24.54%	2,180,905,215	17.67%
>50% =<75%	31,574	26.13%	3,796,065,237	30.75%
>75% =<80%	6,849	5.67%	985,652,062	7.98%
>80% =<85%	7,264	6.01%	1,097,624,551	8.89%
>85% =<90%	5,206	4.31%	797,433,326	6.46%
>90% =<95%	5,018	4.15%	819,990,391	6.64%
>95%	11,173	9.25%	1,963,236,304	15.90%
Unknown	61	0.05%	(30,783)	0.00%
Total	120,838	100%	12,345,260,433	100%

As at the report date, the maximum indexed LTV was 329.30, the minimum indexed LTV was 0.00 and the weighted average indexed LTV was 69.13.

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%	22,990	19.03%	666,842,839	5.40%
>25% =<50%	30,212	25.00%	2,300,209,959	18.63%
>50% =<75%	40,140	33.22%	5,016,349,587	40.63%
>75% =<80%	8,672	7.18%	1,326,614,343	10.75%
>80% =<85%	7,478	6.19%	1,162,897,390	9.42%
>85% =<90%	5,485	4.54%	927,790,521	7.52%
>90% =<95%	3,505	2.90%	606,894,297	4.92%
>95%	2,356	1.95%	337,664,496	2.74%
Total	120,838	100%	12,345,260,433	100%

As at the report date, the maximum unindexed LTV was 321.78, the minimum unindexed LTV was -15.64 and the weighted average unindexed LTV was 64.11.

Original Loan to Value	Number of accounts	% by number	Current balance £	% by balance
>0% =<25%	9,617	7.96%	372,623,825	3.02%
>25% =<50%	28,341	23.45%	1,822,579,277	14.76%
>50% =<75%	42,620	35.27%	4,654,918,671	37.71%
>75% =<80%	9,855	8.16%	1,313,800,029	10.64%
>80% =<85%	9,213	7.62%	1,303,671,828	10.56%
>85% =<90%	12,850	10.63%	1,823,380,698	14.77%
>90% =<95%	8,337	6.90%	1,053,598,150	8.53%
>95%	4	0.00%	554,369	0.00%
Unknown	1	0.00%	133,586	0.00%
Total	120,838	100%	12,345,260,433	100%

As at the report date, the maximum original LTV was 103.09, the minimum LTV at origination was 1.10 and the weighted average LTV at origination was 68.52.

LOAN NOTE REPORT

Closing date		Series 2010-1 Notes																	
01/10/2010																			
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%	1.76875%	18/12/12-18/03/13	18/03/2013	4,165,043	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%	1.76875%	18/12/12-18/03/13	18/03/2013	1,744,521	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%	1.76875%	18/12/12-18/03/13	18/03/2013	2,560,084	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%	1.76875%	18/12/12-18/03/13	18/03/2013	1,713,991	Dec-2015	Dec-2054	P-Through		
Z1	XS0546220665	NR	NR	GBP	n/a	1,365,715,000	(1,142,714,790)	243,000,210	3M GBP LIBOR	0.90%	1.41875%	18/12/12-18/03/13	18/03/2013	650,085	Dec-2015	Dec-2054	P-Through		
Z2	XS0546221350	NR	NR	GBP	n/a	1,742,774,000	(1,441,773,986)	301,000,014	3M GBP LIBOR	0.90%	1.41875%	18/12/12-18/03/13	18/03/2013	1,052,965	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 December 12 Annualised	1.32%

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																	
12/10/2010																			
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%	1.18400%	18/12/12-18/03/13	18/03/2013	3,256,000	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%	1.51875%	18/12/12-18/03/13	18/03/2013	617,902	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%	1.41875%	18/12/12-18/03/13	18/03/2013	1,556,738	Mar-2016	Dec-2054	P-through		

Closing date		Series 2011-2 Notes																	
28/07/2011																			
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	1.58%	1.78220%	19/02/13-18/03/13	18/03/2013	325,474	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	1.53%	1.73220%	19/02/13-18/03/13	18/03/2013	316,993	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	1.48%	1.68220%	19/02/13-18/03/13	18/03/2013	308,473	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	1.43%	1.63220%	19/02/13-18/03/13	18/03/2013	299,917	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	1.58%	1.78220%	19/02/13-18/03/13	18/03/2013	325,474	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	1.53%	1.73220%	19/02/13-18/03/13	18/03/2013	316,993	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	1.48%	1.68220%	19/02/13-18/03/13	18/03/2013	308,473	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	1.43%	1.63220%	19/02/13-18/03/13	18/03/2013	300,529	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	1.38%	1.58220%	19/02/13-18/03/13	18/03/2013	291,323	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%	1.41875%	18/12/12-18/03/13	18/03/2013	421,544	Dec-2016	Dec-2054	P-Through		

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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 December 12 Annualised	1.335%

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%	1.43400%	18/12/12-18/03/13	18/03/2013	1,441,170	Mar-2014	Dec-2054	P-Through
A2	XS0607449559	Aaa/AAA	Aaa/AAA	EUR	0.8685	1,440,000,000	0	1,440,000,000	3M EURIBOR	1.25%	1.43400%	18/12/12-18/03/13	18/03/2013	5,162,400	Mar-2014	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%	-	-	-	-	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	XS0607452181	Aaa/AAA	Aaa/AAA	GBP	n/a	1,750,000,000	(1,570,000,000)	180,000,000	3M GBP LIBOR	1.20%	1.71875%	18/12/12-18/03/13	18/03/2013	762,842	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%	1.41875%	18/12/12-18/03/13	18/03/2013	1,409,810	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 December 12 Annualised	1.08%

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
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Excess Spread Total for all Issuer vehicles	
Excess Spread for the period ended 18 December 12 Annualised	2.83%

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
						Repayment of BBB loan tranches	0.00
Servicer Fees	773,656.46	Seller	290,199,117.74	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	25,984,610.74						
Seller	14,317,965.93			Payments due and payable under the Intercompany loan agreement (other than principal and the funding start-up loan)	0.00		
					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%	1.79%	386,504.84	152,796,250	3M GBP LIBOR	1.32%	0.00%	0
2010-2T2 A2	ANTS	244,000,000	1M USD LIBOR	1.53%	1.74%	376,454.04	153,110,000	3M GBP LIBOR	1.27%	0.00%	0
2010-2T2 A3	ANTS	244,500,000	1M USD LIBOR	1.48%	1.69%	366,358.80	153,423,750	3M GBP LIBOR	1.22%	0.00%	0
2010-2T2 A4	ANTS	245,000,000	1M USD LIBOR	1.43%	1.64%	356,219.11	153,737,500	3M GBP LIBOR	1.17%	0.00%	0
2010-2T2 A5	ANTS	243,500,000	1M USD LIBOR	1.58%	1.79%	386,504.84	152,796,250	3M GBP LIBOR	1.32%	0.00%	0
2010-2T2 A6	ANTS	244,000,000	1M USD LIBOR	1.53%	1.74%	376,454.04	153,110,000	3M GBP LIBOR	1.27%	0.00%	0
2010-2T2 A7	ANTS	244,500,000	1M USD LIBOR	1.48%	1.69%	366,358.80	153,423,750	3M GBP LIBOR	1.22%	0.00%	0
2010-2T2 A8	ANTS	245,000,000	1M USD LIBOR	1.43%	1.64%	356,946.09	154,051,250	3M GBP LIBOR	1.17%	0.00%	0
2010-2T2 A9	ANTS	245,500,000	1M USD LIBOR	1.38%	1.59%	346,034.98	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-Feb-13 to 28-Feb-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]