

Monthly Report incorporating:
Langton Mortgages Trustee Limited
Langton Securities (2008-1) plc
Langton Securities (2008-2) plc
Langton Securities (2008-3) plc
Langton Funding (No. 1) Limited

Report Date:	28-Feb-09
Reporting Period:	01-Feb-09 to 28-Feb-09
Trust Calculation Date:	01-Mar-09

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Contacts:

All queries should be directed to:

Mark Browne, Head of Financial Relations & Reporting 0116 200 2123 mark.browne@alliance-leicester.co.uk
Or
Tom Ranger, Securitisation/Covered Bond 0207 756 6303 Tom.Ranger@abbey.com

MAIN PARTIES TO THE STRUCTURE

Alliance & Leicester plc Seller Servicer Cash Manager, Issuer Cash Manager Funding 1 Swap Provider Issuer swap provider Issuer and Funding 1 start-up loan provider Account bank, for Mortgages Trustee, Funding 1 and Issuer Company Secretarial Services Provider	Langton Securities (2008-1) plc Issuer Langton Mortgages Trustee Limited Mortgages Trustee Langton Funding (No. 1) Limited Funding 1	Citibank, N.A. Agent Bank Paying Agent Registrar Issuer Swap Providers Alliance & Leicester plc	Citicorp Trustee Company Limited Note Trustee Issuer Security Trustee Funding 1 Security Trustee	SFM Corporate Services Limited UK share trustee Structured Finance Management Limited Corporate services provider (UK)	Mourant & Co. Trustees Limited Jersey share trustee Mourant & Co. Limited Corporate services provider (Jersey)
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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	77,721
Current value of Mortgage Loans in Pool	£ 7,950,282,278
Current number of Mortgage Loan product holdings in Pool (A Mortgage Loan may have more than one active loan product)	108,102
Weighted Average Seasoning (Months)	39
Weighted Average Remaining Term (Months)	248
Average Loan Size	£ 102,293
Weighted Average unindexed LTV at last valuation (by value)	64.64%

Mortgage Trust Assets	
Current value of Mortgage Loans in Pool at 28-Feb-09	£ 7,950,282,278
Last months Closing Trust Assets at 31-Jan-09	£ 8,013,525,717
Principal Ledger as calculated on 1-Mar-09	£ 308,147,214
Funding Share as calculated on 1-Mar-09	£ 7,159,002,422
Funding Share % as calculated on 1-Mar-09	90.04715%
Seller Share as calculated on 1-Mar-09	£ 791,279,856
Seller Share % as calculated on 1-Mar-09	9.95285%
Minimum Seller Share (Amount)	£ 340,991,793
Minimum Seller Share (% of Total)	4.28905%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance £	Arrears £	By Number %	By current balance %
Less than 1 month in arrears	77,008	7,866,188,353	-	99.09%	98.95%
1<=3 months in arrears	500	58,053,855	455,487	0.64%	0.73%
>3<=6 months in arrears	115	15,151,656	284,961	0.15%	0.19%
>6<=9 months in arrears	58	6,391,455	223,613	0.07%	0.08%
>9<=12 months in arrears	22	2,253,433	95,414	0.03%	0.03%
More than 12 months in arrears	15	1,924,245	118,854	0.02%	0.02%
Total	77,718	7,949,962,996	1,178,329	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.

Properties in Possession	Number	Current balance £	Arrears £	Loss Amount £
Total Properties in Possession Since Inception	5	514,782	12,761	58,437
Repossessed (In Month)	-	-		
Sold (In Month)	1	35,232		
Current Number in Possession	3	319,282		
Total Properties Sold Since Inception	2	195,500		
Total Loss on Sale Brought Forward				19,741
Loss this Period				38,696
Total Loss on Sale Carried Forward				58,437
Recoveries				-
Total Net Loss				58,437

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period £
Substitution	0	0
Redeemed this period*	474	41,741,926
Repurchases this period	0	0

*Redemptions this period include 155 accounts where minor balances totalling £ 495 remain to be collected after redemption. These balances have been repurchased by the Seller.

CPR Analysis *	1 Month CPR	12 Month CPR (Average Annualised)
	%	%
Current month	0.91%	17.14%
Previous month	1.34%	17.65%

* The CPR calculation includes repurchases by the Seller from the Trust

Product Breakdown (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	32,994	30.52%	2,576,902,253	32.41%
Fixed Rate Loans	44,570	41.23%	4,061,565,844	51.09%
Discounted SVR Loans	10,939	10.12%	675,394,436	8.50%
Standard Variable Rate Loans	19,599	18.13%	636,419,744	8.00%
Total	108,102	100.00%	7,950,282,278	100.00%

Standard Variable Rate	
Existing Borrowers SVR	5.09%
Effective Date Of Change	02-Feb-09
Previous Existing Borrowers SVR	5.34%
Effective Date of Change	02-Jan-09

Payment Type (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Repayment	74,242	68.68%	4,861,197,073	61.14%
Interest only and Combined repayment & int-only	33,860	31.32%	3,089,085,205	38.86%
Total	108,102	100.00%	7,950,282,278	100.00%

Use Of Proceeds (By Balance)	No of product holdings	% by number	Current balance £	% by balance
House Purchase	51,977	48.08%	5,249,743,445	66.03%
Remortgage	56,121	51.91%	2,700,238,718	33.96%
Other	4	0.00%	300,115	0.00%
Total	108,102	100.00%	7,950,282,278	100.00%

Analysis of Mortgage loan size at reporting date £	Number of accounts	% by number	Current balance £	% by balance
>0 =<50,000	18,395	23.67%	553,596,667	6.96%
>50,000 =<100,000	25,746	33.13%	1,926,052,879	24.23%
>100,000 =<150,000	18,662	24.01%	2,286,801,853	28.76%
>150,000 =<200,000	8,590	11.05%	1,471,787,172	18.51%
>200,000 =<250,000	3,723	4.79%	822,216,004	10.34%
>250,000 =<300,000	1,194	1.54%	323,790,738	4.07%
>300,000 =<350,000	592	0.76%	190,228,201	2.39%
>350,000 =<400,000	316	0.41%	117,136,119	1.47%
>400,000 =<450,000	197	0.25%	83,313,982	1.05%
>450,000 =<500,000	107	0.14%	50,724,288	0.64%
>500,000 =<550,000	75	0.10%	39,078,600	0.49%
>550,000 =<600,000	38	0.05%	21,847,403	0.27%
>600,000 =<650,000	22	0.03%	13,655,721	0.17%
>650,000 =<700,000	15	0.02%	10,157,702	0.13%
>700,000 =<750,000	14	0.02%	10,075,898	0.13%
>750,000 =<800,000	12	0.02%	9,151,581	0.12%
>800,000 =<1,000,000	23	0.03%	20,667,470	0.26%
Total	77,721	100.00%	7,950,282,278	100.00%

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	2,824	3.63%	271,522,589	3.42%
East Midlands	6,523	8.39%	561,753,829	7.07%
Greater London	4,079	5.25%	732,485,625	9.21%
Northern England	3,181	4.09%	276,104,082	3.47%
North West	7,536	9.70%	678,249,207	8.53%
South East	16,121	20.74%	2,139,458,871	26.91%
South West	6,318	8.13%	647,166,650	8.14%
West Midlands	5,492	7.07%	509,158,715	6.40%
Yorkshire & Humberside	6,335	8.15%	540,544,902	6.80%
Scotland	9,863	12.69%	809,908,485	10.19%
Wales	3,522	4.53%	288,751,126	3.63%
Northern Ireland	5,927	7.63%	495,178,197	6.23%
Total	77,721	100.00%	7,950,282,278	100.00%

Loan to Value at Last Valuation	Number	%	Current balance	%
Using current capital balance and unindexed latest valuation	of accounts	by number	£	by balance
>0% =<25%	9,952	12.80%	326,098,879	4.10%
>25% =<50%	20,720	26.66%	1,585,965,229	19.95%
>50% =<75%	26,077	33.55%	3,080,670,853	38.75%
>75% =<80%	5,205	6.70%	713,615,977	8.98%
>80% =<85%	5,776	7.43%	825,365,840	10.38%
>85% =<90%	6,701	8.62%	967,086,059	12.16%
>90% =<95%	2,534	3.26%	351,286,617	4.42%
>95% =<100%	728	0.94%	95,584,858	1.20%
>100%	28	0.04%	4,607,968	0.06%
Total	77,721	100.00%	7,950,282,278	100.00%

Indexed Current Loan to Value	Number	%	Current balance	%
Using current capital balance and HPI indexed latest valuation	of accounts	by number	£	by balance
>0% =<25%	12,514	16.10%	415,277,000	5.22%
>25% =<50%	20,309	26.13%	1,513,803,023	19.04%
>50% =<75%	18,895	24.31%	2,197,807,836	27.64%
>75% =<80%	3,652	4.70%	511,078,768	6.43%
>80% =<85%	3,680	4.73%	517,285,173	6.51%
>85% =<90%	3,908	5.03%	564,230,537	7.10%
>90% =<95%	3,879	4.99%	585,503,745	7.36%
>95% =<100%	3,461	4.45%	514,305,473	6.47%
>100%	7,423	9.55%	1,130,990,723	14.23%
Total	77,721	100.00%	7,950,282,278	100.00%

LOAN NOTE REPORT

Closing date 25/01/2008
Report date 28/02/2009

Series 2008-1 Notes

2008-1	ISIN	Ratings S&P/Moody's/Fitch	Currency	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Next coupon date	Interest next coupon	Step up Date	Legal Maturity
A1	XS0336390074	AAA/Aaa/AAA	EUR	1,060,000,000	0	1,060,000,000	3M EURIBOR	0.58000%	3.78400%	18/03/2009	10,027,600	Mar-2009	Dec-2054
A2	XS0336393177	AAA/Aaa/AAA	EUR	1,200,000,000	0	1,200,000,000	3M EURIBOR	0.30000%	3.50400%	18/03/2009	10,512,000	Mar-2011	Dec-2054
B	XS0336393680	AA/Aa3/AA	GBP	70,000,000	0	70,000,000	3M GBP LIBOR	0.65000%	3.65500%	18/03/2009	630,863	Mar-2015	Dec-2054
Z	N/A	N/A	GBP	90,000,000	0	90,000,000	3M GBP LIBOR	2.00000%	5.00500%	18/03/2009	1,110,699	Mar-2015	Dec-2054

2008-1 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	£789,700,000	42.83%	8.68%	9.82%
Class A2 Notes	£894,000,000	48.49%	8.68%	9.82%
Class B_Notes	£70,000,000	3.80%	4.88%	6.02%
Class Z_Notes	£90,000,000	4.88%	0.00%	0.00%
	£1,843,700,000	100.00%		
Issuer Reserve Fund Requirement*	£21,000,000	1.14%		

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

Langton 2008-1 Reserve Fund	
Balance Brought Forward	£21,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£21,000,000

Excess Spread 2008-1	
Excess Spread for the period ended 18 Dec 08 Annualised	0.55%

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 05/03/2008
Report date 28/02/2009

Series 2008-2 Notes

2008-2	ISIN	Ratings S&P/Moody's/Fitch	Currency	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a. %	Current interest rate p.a. %	Next coupon date	Interest next coupon	Step up Date	Legal Maturity
A1	XS0351224356	AAA/Aaa/AAA	EUR	735,000,000	0	735,000,000	3M EURIBOR	0.45000%	3.65400%	18/03/2009	6,714,225	Dec-2010	Dec-2054
A2	XS0351224943	AAA/Aaa/AAA	EUR	1,274,000,000	0	1,274,000,000	3M EURIBOR	0.45000%	3.65400%	18/03/2009	11,637,990	Mar-2011	Dec-2054
A3	XS0351225320	AAA/Aaa/AAA	GBP	150,000,000	0	150,000,000	3M GBP LIBOR	0.45000%	3.45500%	18/03/2009	1,277,877	Mar-2011	Dec-2054
A4	XS0351225676	AAA/Aaa/AAA	GBP	150,000,000	0	150,000,000	3M GBP LIBOR	0.45000%	3.45500%	18/03/2009	1,277,877	Mar-2011	Dec-2054
Z	LU0092402198	N/A	GBP	174,000,000	0	174,000,000	3M GBP LIBOR	1.50000%	4.50500%	18/03/2009	1,932,830	Mar-2015	Dec-2054

2008-2 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	£563,010,000	27.97%	8.64%	9.69%
Class A2 Notes	£975,884,000	48.48%	8.64%	9.69%
Class A3 Notes	£150,000,000	7.45%	8.64%	9.69%
Class A4 Notes	£150,000,000	7.45%	8.64%	9.69%
Class Z_Notes	£174,000,000	8.64%	0.00%	0.00%
	£2,012,894,000	100.00%		
Issuer Reserve Fund Requirement*	£21,000,000	1.04%		

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

Langton 2008-2 Reserve Fund	
Balance Brought Forward	£21,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£21,000,000

Excess Spread 2008-2	
Excess Spread for the period ended 18 Dec 08 Annualised	0.77%

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 17/06/2008
Report date 28/02/2009

Series 2008-3 Notes

2008-3	ISIN	Ratings S&P/Moody's/Fitch	Currency	Original Balance	Repaid	Outstanding	Reference rate	Margin p.a.%	Current interest rate p.a.%	Next coupon date	Interest next coupon	Step up Date	Legal Maturity
A1	XS0371055624	AAA/Aaa/AAA	GBP	300,000,000	0	300,000,000	3M GBP LIBOR	0.15000%	3.15500%	18/03/2009	2,333,836	Dec-2011	Dec-2054
A2	XS0371056515	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	3.30500%	18/03/2009	4,074,658	Dec-2011	Dec-2054
A3	XS0371056606	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	3.30500%	18/03/2009	4,074,658	Dec-2011	Dec-2054
A4	XS0371056945	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	3.30500%	18/03/2009	4,074,658	Dec-2011	Dec-2054
A5	XS0371057083	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	3.30500%	18/03/2009	4,074,658	Dec-2011	Dec-2054
A6	XS0371057240	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	3.30500%	18/03/2009	4,074,658	Dec-2011	Dec-2054
A7	XS0371057323	AAA/Aaa/AAA	GBP	500,000,000	0	500,000,000	3M GBP LIBOR	0.30000%	3.30500%	18/03/2009	4,074,658	Dec-2011	Dec-2054
Z	XS0371057596	N/A	GBP	310,600,000	0	310,600,000	3M GBP LIBOR	0.75000%	3.75500%	18/03/2009	2,875,816	Mar-2015	Dec-2054

2008-3 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
Class A1 Notes	£300,000,000	8.31%	8.60%	9.60%
Class A2 Notes	£500,000,000	13.85%	8.60%	9.60%
Class A3 Notes	£500,000,000	13.85%	8.60%	9.60%
Class A4 Notes	£500,000,000	13.85%	8.60%	9.60%
Class A5 Notes	£500,000,000	13.85%	8.60%	9.60%
Class A6 Notes	£500,000,000	13.85%	8.60%	9.60%
Class A7 Notes	£500,000,000	13.85%	8.60%	9.60%
Class Z_ Notes	£310,600,000	8.60%	0.00%	0.00%
	£3,610,600,000	100.00%		
Issuer Reserve Fund Requirement*	£36,106,000	1.00%		

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

Langton 2008-3 Reserve Fund	
Balance Brought Forward	£36,106,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£36,106,000

Excess Spread

Excess Spread 2008-3	
Excess Spread for the period ended 18 Dec 08	
Annualised	0.94%

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	£3,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£3,000,000

Funding 1 Principal Ledger	£308,147,214
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Excess Spread Total for all Issuer vehicles	
Excess Spread for the period ended 18 Dec 08	
Annualised	0.80%

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.

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
An arrears trigger event will occur if:	
The outstanding principal balance of the loans in arrears for more than 3 times the monthly payment then due divided by the outstanding principal balance of all of the loans in the mortgages trust (expressed as a percentage) exceeds 2 per cent.	None
Full details of all trigger events can be found within the Langton Securities (2008-3) plc offering circular	

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 Funder Share

The percentage funder 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

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 all further advances on a loan - but exclude any flexible drawdown reservoir.