



UK Secured Funding Programmes

Langton Programme

Report Date:	31-Jan-12
Reporting Period:	01-Jan-12 to 31-Jan-12
Trust Calculation Date:	01-Feb-12

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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	Langton Securities (2008-1) plc Langton Securities (2008-3) 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+/A1/AA-	F1/P-1/A-1+	A3 BBB- / Baa3 / A-2 F2 / P-2 / A-3 BBB- / Baa3 / BBB-	Establish a liquidity reserve - see definition of "issuer liquidity reserve fund rating event" in the relevant prospectus for more detail 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 Seller unable to sell in new mortgages, Funding Companies unable to make Initial Contributions, Further Contributions or Refinancing Contributions Adjustment to Minimum Seller Share
Servicer	Santander UK	A+/A1/AA-	F1/P-1/A-1+		
Cash Manager	Santander UK	A+/A1/AA-	F1/P-1/A-1+		
Each Start-up Loan Provider	Santander UK	A+/A1/AA-	F1/P-1/A-1+		
Mortgages Trustee Account Bank	Santander UK	A+/A1/AA-	F1/P-1/A-1+	A or F1 (or, if Ratings Watch Negative, A+ or F1+) / P-1 / A or A-1 (or A+ if no ST rating)	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+/A1/AA-	F1/P-1/A-1+	A or F1 (or, if Ratings Watch Negative, A+ or F1+) / P-1 / A or A-1 (or A+ if no ST rating) AA (S&P)	Remedial action required – either (a) obtaining guarantor with required ratings within 30 days and obtaining confirmation from Ratings Agencies that outstanding notes will not be downgraded; or (b) replacement of Funding 1 Account Bank with financial institution having the required ratings If amount standing to credit of General Reserve Ledger exceeds 5% of Funding 1 Share, Funding 1 Account Bank must transfer the excess to a financial institution with the required ratings.
Each Issuer Account Bank	Santander UK	A+/A1/AA-	F1/P-1/A-1+	A or F1 (or, if Ratings Watch Negative, A+ or F1+) / P-1 / A or A-1 (or A+ if no ST rating)	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+/A1/AA-	F1/P-1/A-1+	A or F1 (or, if Ratings Watch Negative, A+ or F1+) / A2 or P-1 (or A1 if no ST rating) / A or A-1 (A+ if not ST rating), BBB- or F3 (or, if Ratings Watch Negative, BBB or F2) / A3 or P-2 (or A3 if no ST rating) / BBB+	Remedial action required including posting collateral or possibility of obtaining guarantor or transfer to eligible transferee - see swap agreement for more detail 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+/A1/AA-	F1/P-1/A-1+	A or F1 (or, if Ratings Watch Negative, 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 F3 / A3 or P-2 (or A3 if no ST rating) / BBB+	Remedial action required including posting collateral or possibility of obtaining guarantor or transfer to eligible transferee - see individual swap agreements for more detail 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	A+/A1/A	F1/P-1/A-1	BBB- or F3 / A3 or P-2 (or A3 if no ST rating) / BBB+	Further remedial action required including the possibility of obtaining a guarantee or replacement – see individual swap agreements for more detail
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 2008-3, Langton Securities 2010-1) Citibank N.A. (Langton Securities 2010-2)				

The table above is a summary only and investors are advised to read the relevant transaction documents to understand precisely the legal terms and conditions associated with these roles.

COLLATERAL REPORT

Mortgage Loan Profile	
Original number of Mortgage Loans in Pool	72,499
Original current value of Mortgage Loans in Pool	£ 7,496,212,047
Current number of Mortgage Loans in Pool	429,902
Current value of Mortgage Loans in Pool	£ 44,634,699,153
Current number of Mortgage Loan product holdings in Pool (A Mortgage Loan may have more than one active loan product)	455,058
Weighted Average Yield (Pre-Swap)	3.40%

Trust Assets	
Current value of Mortgage Loans in Pool at 31-Jan-12	£ 44,537,434,600
Last months Closing Trust Assets at 31-Dec-11	£ 45,449,404,269
Mortgage collections - Interest	£ 139,194,504
Mortgage collections - Principal (Scheduled)	£ 143,888,477
Mortgage collections - Principal (Unscheduled)	£ 773,726,048
Principal Ledger as calculated on 3-Jan-12	£ 1,002,383,737
Funding Share as calculated on 3-Jan-12	£ 40,952,289,469
Funding Share % as calculated on 3-Jan-12	91.95027%
Seller Share as calculated on 3-Jan-12	£ 3,585,145,132
Seller Share % as calculated on 3-Jan-12	8.04973%
Minimum Seller Share (Amount)	£ 2,341,019,447
Minimum Seller Share (% of Total)	5.25630%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance £	Arrears £	By Number %	By current balance %
Less than 1 month in arrears	418,955	43,316,106,467	-	97.49%	97.09%
1<=2 months in arrears	5,309	638,575,093	4,060,179	1.24%	1.43%
2<=3 months in arrears	2,162	262,158,857	3,072,644	0.50%	0.59%
3<=4 months in arrears	1,064	128,443,232	2,166,436	0.25%	0.29%
4<=5 months in arrears	637	76,553,411	1,638,050	0.15%	0.17%
5<=6 months in arrears	536	62,645,626	1,575,085	0.12%	0.14%
6<=7 months in arrears	312	36,155,409	1,028,170	0.07%	0.08%
7<=8 months in arrears	176	21,581,792	699,265	0.04%	0.05%
8<=9 months in arrears	124	15,677,734	587,535	0.03%	0.04%
9<=10 months in arrears	92	12,297,705	481,313	0.02%	0.03%
10<=11 months in arrears	79	10,032,553	471,690	0.02%	0.02%
11<=12 months in arrears	44	4,262,693	204,368	0.01%	0.01%
More than 12 months in arrears	266	30,686,688	1,981,095	0.06%	0.07%
Total	429,756	44,615,177,259	17,965,831	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)	43	6,056,331
Capitalisation cases (Cumulative)	7,247	777,819,739

*Includes properties in possession cases, cases no longer in arrears but excludes any loans repurchased from the portfolio or loans that have been redeemed

Losses on Properties in Possession	Number	Loss Amount £
Total Loss on Sale Brought Forward	214	7,243,354
Losses Recorded this Period	20	545,127
Total Loss on Sale Carried Forward	234	7,788,481
Recoveries	0	0

Properties in Possession	Number	Current balance £
Total Properties in Possession Since Inception	442	56,010,224
Repossessed (In Month)	41	5,583,306
Sold (In Month)	32	3,913,215
Current Number in Possession	146	19,521,894
Total Properties Sold Since Inception	296	36,488,330

Product Breakdown (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	158,395	34.81%	15,151,001,541	33.94%
Fixed Rate Loans	122,396	26.90%	13,018,076,023	29.17%
Discounted SVR Loans	6,264	1.38%	362,370,467	0.81%
Standard Variable Loans	167,565	36.82%	16,077,343,667	36.02%
Other	417	0.09%	25,906,478	0.06%
Unknown	21	0.00%	976	0.00%
Total	455,058	100%	44,634,699,153	100%

*No of product holdings is reported at sub account for historic Alliance & Leicester mortgages and main account for Santander UK / Abbey Mortgages

Payment Type (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Repayment	271,298	59.62%	21,445,544,974	48.05%
Interest only and Combined repayment & int-only	183,760	40.38%	23,189,154,178	51.95%
Other	-	0.00%	-	0.00%
Total	455,058	100%	44,634,699,153	100%

*No of product holdings is reported at sub account for historic Alliance & Leicester mortgages and main account for Santander UK / Abbey Mortgages

Use Of Proceeds (By Balance)	No of product holdings	% by number	Current balance £	% by balance
House Purchase	194,172	42.67%	22,099,406,295	49.62%
Remortgage	260,882	57.33%	22,535,016,840	50.38%
Other	4	0.00%	276,017	0.00%
Total	455,058	100%	44,634,699,153	100%

*No of product holdings is reported at sub account for historic Alliance & Leicester mortgages and main account for Santander UK / Abbey Mortgages

Analysis of Mortgage loan size at reporting date £	Number of accounts	% by number	Current balance £	% by balance
0 to <=50,000	115,234	26.80%	3,230,826,659	7.24%
>50,000 to <=100,000	129,459	30.11%	9,592,635,341	21.49%
>100,000 to <=150,000	93,349	21.71%	11,455,112,931	25.66%
>150,000 to <=200,000	48,837	11.36%	8,368,561,154	18.75%
>200,000 to <=250,000	21,819	5.08%	4,821,464,030	10.80%
>250,000 to <=300,000	9,565	2.22%	2,594,339,174	5.81%
>300,000 to <=350,000	4,848	1.13%	1,559,739,652	3.49%
>350,000 to <=400,000	2,702	0.63%	1,002,919,815	2.25%
>400,000 to <=450,000	1,620	0.38%	683,332,417	1.53%
>450,000 to <=500,000	1,100	0.26%	519,242,431	1.16%
>500,000 to <=550,000	637	0.15%	328,494,258	0.74%
>550,000 to <=600,000	280	0.07%	159,759,288	0.36%
>600,000 to <=650,000	164	0.04%	101,785,215	0.23%
>650,000 to <=700,000	107	0.02%	71,996,417	0.16%
>700,000 to <=750,000	59	0.01%	42,451,326	0.10%
>750,000 to <=800,000	42	0.01%	32,167,968	0.07%
>800,000 to <=850,000	36	0.01%	29,582,598	0.07%
>850,000 to <=900,000	18	0.00%	15,619,434	0.03%
>900,000 to <=950,000	12	0.00%	11,051,713	0.02%
>950,000 to <=1,000,000	14	0.00%	13,617,331	0.03%
> 1,000,000	0	0.00%	0	0.00%
Total	429,902	100%	44,634,699,153	100%

The weighted average loan size was approximately £103,825 and the maximum loan size was £997,945. The minimum loan size was £0

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period £
Substitution & Top up	0	0
Redeemed this period*	6,770	863,739,786
Repurchases this period	3,297	396,450,132

*Redemptions this period include 444 accounts where minor balances totalling £ 48,225,017 remain to be collected after redemption. These balances have been repurchased by the Seller.

CPR Analysis	1 Month CPR %	3 Month Average CPR %	12 Month CPR (Annualised) %
Total (including unscheduled repayments and repurchases from the trust)			
Current month	2.02%	2.26%	20.30%
Previous month	2.33%	2.48%	19.48%
Unscheduled repayments and repurchases from the trust only			
Current month	1.70%	1.96%	16.94%
Previous month	1.71%	1.97%	16.98%

Standard Variable Rate - Applicable to underwritten Alliance & Leicester mortgages	
Existing Borrowers SVR	4.99%
Effective Date Of Change	Mar-2009
Previous Existing Borrowers SVR	5.09%
Effective Date of Change	Feb-2009

Standard Variable Rate - Applicable to underwritten Santander UK mortgages	
Existing Borrowers SVR	4.24%
Effective Date Of Change	Mar-2009
Previous Existing Borrowers SVR	4.69%
Effective Date of Change	Feb-2009

Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	44,147	10.27%	2,033,171,007	4.56%
>= 5 to < 10	68,508	15.94%	4,826,620,362	10.81%
>= 10 to < 15	91,175	21.21%	8,454,110,976	18.94%
>=15 to < 20	118,877	27.65%	14,278,063,887	31.99%
>= 20 to < 25	72,844	16.94%	10,486,984,363	23.50%
>= 25 to < 30	21,191	4.93%	2,843,733,809	6.37%
>= 30 to < 35	12,304	2.86%	1,601,235,588	3.59%
>= 35 to < 40	850	0.20%	110,135,150	0.25%
>= 40 to < 45	6	0.00%	644,011	0.00%
Total	429,902	100%	44,634,699,153	100%

The weighted average remaining term of loans was approximately 204 months and the maximum remaining term of loans was 492 months. 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	22	0.01%	2,506,728.87	0.01%
>= 18 to < 24	22,220	5.17%	2,925,926,262.63	6.56%
>= 24 to < 30	17,869	4.16%	2,224,887,568.92	4.98%
>= 30 to < 36	11,004	2.56%	1,254,218,553.10	2.81%
>= 36 to < 42	10,186	2.37%	1,412,813,602.29	3.17%
>= 42 to < 48	13,239	3.08%	2,033,654,231.10	4.56%
>=48 to < 54	50,870	11.83%	6,727,907,865.54	15.07%
>=54 to < 60	47,979	11.16%	5,997,533,176.81	13.44%
>= 60 to < 66	35,463	8.25%	4,057,886,554.68	9.09%
>= 66 to < 72	35,303	8.21%	3,675,943,394.38	8.24%
>= 72 to < 78	26,917	6.26%	2,695,189,658.99	6.04%
>= 78 to < 84	21,217	4.94%	1,964,785,090.74	4.40%
>= 84 to < 90	18,544	4.31%	1,573,644,964.75	3.53%
>= 90 to < 96	23,116	5.38%	1,738,693,210.57	3.90%
>= 96 to < 102	22,035	5.13%	1,689,048,711.12	3.78%
>= 102 to < 108	17,188	4.00%	1,213,143,944.02	2.72%
>= 108 to < 114	18,602	4.33%	1,212,996,956.72	2.72%
>= 114 to < 120	9,365	2.18%	591,785,127.42	1.33%
>= 120 to < 126	10,588	2.46%	680,448,575.52	1.52%
>= 126 to < 132	4,251	0.99%	261,562,469.11	0.59%
>= 132 to < 138	2,970	0.69%	173,028,462.37	0.39%
>= 138 to < 144	1,658	0.39%	97,281,982.05	0.22%
>= 144 to < 150	1,904	0.44%	103,107,200.37	0.23%
>= 150 to < 156	1,253	0.29%	67,632,204.98	0.15%
>= 156 to < 162	1,894	0.44%	88,223,741.25	0.20%
>= 162 to < 168	795	0.18%	38,457,911.12	0.09%
>= 168 to < 174	457	0.11%	21,415,053.92	0.05%
>= 174 to < 180	790	0.18%	34,997,814.79	0.08%
>= 180	2,203	0.51%	75,978,134.72	0.17%
Total	429,902	100%	44,634,699,153	100%

The weighted average seasoning of loans was approximately 64 months and the maximum seasoning of loans was 560 months. The minimum seasoning of loans was 17 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%	78,336	18.23%	2,378,646,240	5.33%
>25% =<50%	106,351	24.74%	7,862,600,680	17.62%
>50% =<75%	114,542	26.65%	13,853,586,817	31.04%
>75% =<80%	25,600	5.96%	3,781,391,332	8.47%
>80% =<85%	22,635	5.27%	3,327,805,947	7.46%
>85% =<90%	21,670	5.04%	3,320,186,736	7.44%
>90% =<95%	17,461	4.06%	2,739,256,236	6.14%
>95%	43,228	10.06%	7,370,736,638	16.51%
Total	429,823	100%	44,634,210,627	100%

The weighted average Indexed loan to value was approximately 69.67% and the maximum Indexed loan to value was 363%. 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%	75,339	17.52%	2,312,219,265	5.18%
>25% =<50%	111,474	25.93%	8,682,073,668	19.45%
>50% =<75%	148,946	34.65%	18,866,881,785	42.27%
>75% =<80%	29,842	6.94%	4,577,957,188	10.26%
>80% =<85%	27,364	6.37%	4,198,137,383	9.41%
>85% =<90%	19,238	4.47%	3,160,784,713	7.08%
>90% =<95%	11,000	2.56%	1,885,882,542	4.23%
>95%	6,699	1.56%	950,762,609	2.13%
Total	429,902	100%	44,634,699,153	100%

The weighted average loan to value was approximately 63.59% and the maximum loan to value was 348%. The minimum loan to value was 0%.

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	16,174	3.76%	1,522,555,700	3.41%
East Midlands	21,908	5.10%	1,874,285,401	4.20%
Greater London	76,963	17.90%	11,114,188,827	24.90%
Northern England	20,795	4.84%	1,570,270,663	3.52%
North West	49,510	11.52%	4,063,853,108	9.10%
South East	95,458	22.20%	11,602,272,449	25.99%
South West	36,067	8.39%	3,759,264,013	8.42%
West Midlands	27,840	6.48%	2,435,731,719	5.46%
Yorkshire & Humberside	29,854	6.94%	2,352,052,245	5.27%
Scotland	27,172	6.32%	2,055,123,820	4.60%
Wales	18,765	4.36%	1,461,473,235	3.27%
Northern Ireland	9,396	2.19%	823,627,974	1.85%
Total	429,902	100%	44,634,699,153	100%

LOAN NOTE REPORT

Closing date		Series 2010-1 Notes																
01/10/2010																		
2010-1	ISIN	Current Ratings S&P/Moody's/Fitch	Original 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	XS0546217109	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,125,000,000	(2,125,000,000)	-	3M GBP LIBOR	1.25%	2.315%			1,203,723	Dec-2015	Dec-2054	Sched AM	
A2	XS0546217794	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,125,000,000	(232,547,560)	1,892,452,440	3M GBP LIBOR	1.25%	2.315%	19/12/11-19/03/12	19/03/2012	11,506,501	Dec-2015	Dec-2054	Sched AM	
A3	XS0546218172	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,125,000,000	0	2,125,000,000	3M GBP LIBOR	1.25%	2.315%	19/12/11-19/03/12	19/03/2012	11,506,501	Dec-2015	Dec-2054	Sched AM	
A4	XS0546218503	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,125,000,000	0	2,125,000,000	3M GBP LIBOR	1.25%	2.315%	19/12/11-19/03/12	19/03/2012	11,506,501	Dec-2015	Dec-2054	Sched AM	
A5	XS0546218842	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	400,000,000	0	400,000,000	3M GBP LIBOR	1.25%	2.315%	19/12/11-19/03/12	19/03/2012	2,165,930	Dec-2015	Dec-2054	P-Through	
A6	XS0546219063	AAA/Aaa/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/Aaa/AAA	GBP	n/a	2,500,000,000	(638,549,165)	1,861,450,835	3M GBP LIBOR	1.25%	2.315%	19/12/11-19/03/12	19/03/2012	13,358,268	Dec-2015	Dec-2054	Sched AM	
A8	XS0546219493	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,500,000,000	0	2,500,000,000	3M GBP LIBOR	1.25%	2.315%	19/12/11-19/03/12	19/03/2012	13,537,060	Dec-2015	Dec-2054	Sched AM	
A9	XS0546219816	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,500,000,000	0	2,500,000,000	3M GBP LIBOR	1.25%	2.315%	19/12/11-19/03/12	19/03/2012	13,537,060	Dec-2015	Dec-2054	Sched AM	
A10	XS0546220319	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	1,549,000,000	0	1,549,000,000	3M GBP LIBOR	1.25%	2.315%	19/12/11-19/03/12	19/03/2012	8,387,563	Dec-2015	Dec-2054	P-Through	
Z1	XS0546220665	NR	NR	GBP	n/a	1,385,715,000	0	1,385,715,000	3M GBP LIBOR	0.90%	1.965%	19/12/11-19/03/12	19/03/2012	6,294,224	Dec-2015	Dec-2054	P-Through	
Z2	XS0546221390	NR	NR	GBP	n/a	1,742,774,000	0	1,742,774,000	3M GBP LIBOR	0.90%	1.965%	19/12/11-19/03/12	19/03/2012	7,916,065	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	1,892,452,440	10.47%	17.30%	18.66%
Class A3 Notes	2,125,000,000	11.75%	17.30%	18.66%
Class A4 Notes	2,125,000,000	11.75%	17.30%	18.66%
Class A5 Notes	400,000,000	2.21%	17.30%	18.66%
Class A6 Notes	-	0.00%	17.30%	18.66%
Class A7 Notes	1,861,450,835	10.29%	17.30%	18.66%
Class A8 Notes	2,500,000,000	13.83%	17.30%	18.66%
Class A9 Notes	2,500,000,000	13.83%	17.30%	18.66%
Class A10 Notes	1,549,000,000	8.57%	17.30%	18.66%
Class Z1 Notes	1,385,715,000	7.66%	0.00%	0.00%
Class Z2 Notes	1,742,774,000	9.64%	0.00%	0.00%
	18,081,392,275	100%		
Issuer Reserve Fund Requirement*	245,388,000	1.36%		

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

Langton 2010-1 Reserve Fund	
Balance Brought Forward	£245,388,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£245,388,000

Excess Spread 2010-1	
Excess Spread for the period ended 19 Dec 11 Annualised	1.62%

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 12/10/2010 Series 2010-2 Notes

2010-2	ISIN	Current Ratings S&P/Moody's/Fitch	Original 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	XS0548535565	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.631	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/Aaa/AAA	USD	0.631	5,400,000,000	0	5,400,000,000	3M USD LIBOR	1.00%	1.559%	19/12/11-19/03/12	19/03/2012	18,430,503	Sep-2015	Dec-2054	Sched AM
A3	XS0548540052	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	0.874	1,100,000,000	0	1,100,000,000	3M EURIBOR	1.00%	2.419%	19/12/11-19/03/12	19/03/2012	7,037,586	Dec-2013	Dec-2054	P-through
A4	XS0548542777	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	300,000,000	0	300,000,000	3M GBP LIBOR	1.00%	2.065%	19/12/11-19/03/12	19/03/2012	1,437,461	Mar-2016	Dec-2054	P-through
Z	XS0548544120	NR	NR	GBP	n/a	1,040,979,000	0	1,040,979,000	3M GBP LIBOR	0.90%	1.965%	19/12/11-19/03/12	19/03/2012	4,728,357	Mar-2016	Dec-2054	P-through

Closing date 28/07/2011 Series 2011-2 Notes

2011-2	ISIN	Current Ratings S&P/Moody's/Fitch	Original 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	XS0654644201	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.45000%	2.009%	19/12/11-19/03/12	19/03/2012	1,137,639	Sep-2016	Dec-2054	P-Through
A2	XS0654644623	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.40000%	1.959%	19/12/11-19/03/12	19/03/2012	1,106,042	Sep-2016	Dec-2054	P-Through
A3	XS0654645273	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.35000%	1.909%	19/12/11-19/03/12	19/03/2012	1,074,445	Sep-2016	Dec-2054	P-Through
A4	XS0654645513	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.30000%	1.859%	19/12/11-19/03/12	19/03/2012	1,042,847	Sep-2016	Dec-2054	P-Through
A5	XS0654645604	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.45000%	2.009%	19/12/11-19/03/12	19/03/2012	1,137,639	Dec-2016	Dec-2054	P-Through
A6	XS0654646164	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.40000%	1.959%	19/12/11-19/03/12	19/03/2012	1,106,042	Dec-2016	Dec-2054	P-Through
A7	XS0654646677	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.35000%	1.909%	19/12/11-19/03/12	19/03/2012	1,074,445	Dec-2016	Dec-2054	P-Through
A8	XS0654646834	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.30000%	1.859%	19/12/11-19/03/12	19/03/2012	1,042,847	Dec-2016	Dec-2054	P-Through
A9	XS0654647212	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	0	250,000,000	3M USD LIBOR	1.25000%	1.809%	19/12/11-19/03/12	19/03/2012	1,011,250	Dec-2016	Dec-2054	P-Through
Z	XS0654658250	NR	NR	GBP	n/a	255,000,000	0	255,000,000	3M GBP LIBOR	0.90000%	1.965%	19/12/11-19/03/12	19/03/2012	1,158,266	Dec-2016	Dec-2054	P-Through

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

2010-2 / 2011-2 Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund
2010-2				
Class A1 Notes	-	0.00%	17.57%	19.41%
Class A2 Notes	3,404,791,929	46.17%	17.57%	19.41%
Class A3 Notes	961,400,000	13.04%	17.57%	19.41%
Class A4 Notes	300,000,000	4.07%	17.57%	19.41%
Class Z Notes	1,040,979,000	14.12%	0.00%	0.00%
2011-2				
Class A1 Notes	156,875,000	2.13%	17.57%	19.41%
Class A2 Notes	156,875,000	2.13%	17.57%	19.41%
Class A3 Notes	156,875,000	2.13%	17.57%	19.41%
Class A4 Notes	156,875,000	2.13%	17.57%	19.41%
Class A5 Notes	156,875,000	2.13%	17.57%	19.41%
Class A6 Notes	156,875,000	2.13%	17.57%	19.41%
Class A7 Notes	156,875,000	2.13%	17.57%	19.41%
Class A8 Notes	156,875,000	2.13%	17.57%	19.41%
Class A9 Notes	156,875,000	2.13%	17.57%	19.41%
Class Z Notes	255,000,000	3.46%	0.00%	0.00%
	7,374,045,929	100%		
Issuer Reserve Fund Requirement*	134,990,000	1.83%		

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

Langton 2010-2 / 2011-2 Reserve Fund	
Balance Brought Forward	£134,990,000
Drawings	
Top Up	
Balance Carried Forward	£134,990,000

Excess Spread 2010-2 / 2011-2	
Excess Spread for the period ended 19 Dec 11 Annualised	1.710%

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 S&P/Moody's/Fitch	Original 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	XS0607443198	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	0.869	1,152,000,000	0	1,152,000,000	3M EURIBOR	1.25%	2.669%	19/12/11-19/03/12	19/03/2012	8,098,272	Mar-2014	Dec-2054	P-Through
A2	XS0607449559	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	0.869	1,440,000,000	0	1,440,000,000	3M EURIBOR	1.25%	2.669%	19/12/11-19/03/12	19/03/2012	10,122,840	Mar-2014	Dec-2054	P-Through
A3	XS0607450136	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,500,000,000	0	2,500,000,000	3M GBP LIBOR	1.20%	2.265%	19/12/11-19/03/12	19/03/2012	13,225,416	Jun-2014	Dec-2054	Sched-AM
A4	XS0607450649	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,500,000,000	0	2,500,000,000	3M GBP LIBOR	1.20%	2.265%	19/12/11-19/03/12	19/03/2012	13,225,416	Jun-2014	Dec-2054	Sched-AM
A5	XS0607451027	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,500,000,000	0	2,500,000,000	3M GBP LIBOR	1.20%	2.265%	19/12/11-19/03/12	19/03/2012	13,225,416	Mar-2015	Dec-2054	Sched-AM
A6	XS0607452009	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,500,000,000	0	2,500,000,000	3M GBP LIBOR	1.20%	2.265%	19/12/11-19/03/12	19/03/2012	13,225,416	Mar-2015	Dec-2054	Sched-AM
A7	XS0607452181	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	1,750,000,000	0	1,750,000,000	3M GBP LIBOR	1.20%	2.265%	19/12/11-19/03/12	19/03/2012	9,257,792	Dec-2015	Dec-2054	Sched-AM
Z	XS0607452348	NR	NR	GBP	n/a	2,500,000,000	0	2,500,000,000	3M GBP LIBOR	0.90%	1.965%	19/12/11-19/03/12	19/03/2012	11,355,553	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	1,000,512,000	6.06%	15.15%	15.15%
Class A2 Notes	1,250,640,000	7.58%	15.15%	15.15%
Class A3 Notes	2,500,000,000	15.15%	15.15%	15.15%
Class A4 Notes	2,500,000,000	15.15%	15.15%	15.15%
Class A5 Notes	2,500,000,000	15.15%	15.15%	15.15%
Class A6 Notes	2,500,000,000	15.15%	15.15%	15.15%
Class A7 Notes	1,750,000,000	10.61%	15.15%	15.15%
Class Z Notes	2,500,000,000	15.15%	0.00%	0.00%
	16,501,152,000	100%		
Issuer Reserve Fund Requirement*	200,000,000	1.21%		

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

Langton 2011-1 Reserve Fund	
Balance Brought Forward	£200,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£200,000,000

Excess Spread 2011-1	
Excess Spread for the period ended 19 Dec 11 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.

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	£43,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£43,000,000

Funding 1 Principal Ledger	£1,002,383,737
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Excess Spread Total for all Issuer vehicles	
Excess Spread for the period ended 19 Dec 11 Annualised	2.62%

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 Fees	0.00
Other third party payments	0.00
<hr/>	
Servicer Fees	3,088,069.10
Cash Manager Fees	0.00
Mortgages Trustee Corporate Services Fees	0.00
Account Bank Fees	0.00
<hr/>	
Funding 1	122,639,860.18
Seller	13,466,574.86
<hr/>	

MORTGAGES TRUSTEE PRINCIPAL WATERFALL

Funding	-211,681.08
<hr/>	
Seller	917,826,206.59
<hr/>	

FUNDING REVENUE WATERFALL

Funding Security Trustee Fees	0.00
Other third party payments	0.00
<hr/>	
Cash Manager Fees	0.00
Funding 1 Corporate Services Fees	0.00
Account Bank Fees etc	0.00
<hr/>	
Payment to Funding 1 Swap Provider	0.00
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Payments due and payable under the Intercompany loan agreement (other than principal and the funding start-up loan)	0.00
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Credit to Funding 1 reserve ledger	0.00
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Funding 1 issuer post reserve payments	0.00
<hr/>	
Further payments to Funding 1 issuers	0.00
<hr/>	
Excluded Swap Payments and other fees under the Intercompany Loan Agreement	0.00
<hr/>	
Retained amounts	0.00
<hr/>	
Deferred Consideration	0.00
<hr/>	
Profit to Funding 1	0.00
<hr/>	

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
<hr/>	
Repayment of NR loan tranches	0.00
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Credit to Cash Accumulation Ledger	0.00
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WATERFALLS

ISSUER 2011-1 REVENUE WATERFALL		ISSUER 2008-3 REVENUE WATERFALL		ISSUER 2010-1 REVENUE WATERFALL		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	(a)	Issuer Security Trustee Fees Note Trustee Fees Agent bank fees etc.	0.00 0.00 0.00	(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	(b)	Other third party payments	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	(c)	Issuer Cash Manager Fees Issuer Corporate Services Fees Issuer Account Bank Fees	0.00 0.00 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	(d)	Interest on Class A notes (including payments to Class A Issuer Swap Providers)	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	(e)	Credit to the AAA principal deficiency ledger	0.00	(e)	Credit to the AAA principal deficiency ledger	0.00
(f)	Credit to issuer reserve fund	0.00	(f)	Credit to issuer reserve fund	0.00	(f)	Credit to issuer reserve fund	0.00
(g)	Credit to class Z principal deficiency ledger	0.00	(g)	Credit to class Z principal deficiency ledger	0.00	(g)	Credit to class Z principal deficiency ledger	0.00
(h)	Interest on Class Z notes	0.00	(h)	Interest on Class Z notes	0.00	(h)	Interest on Class Z notes	0.00
(i)	Excluded Issuer Swap Payments	0.00	(i)	Excluded Issuer Swap Payments	0.00	(i)	Excluded Issuer Swap Payments	0.00
(j)	Issuer profit	0.00	(j)	Issuer profit	0.00	(j)	Issuer profit	0.00
(k)	Repayment of the issuer start-up loan	0.00	(k)	Repayment of the issuer start-up loan	0.00	(k)	Repayment of the issuer start-up loan	0.00
(l)	Balance payable to the issuer	0.00	(l)	Balance payable to the issuer	0.00	(l)	Balance payable to the issuer	0.00
ISSUER 2001-1 PRINCIPAL WATERFALL		ISSUER 2008-3 PRINCIPAL WATERFALL		ISSUER 2010-1 PRINCIPAL WATERFALL		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	(a)	Repayment of Class A Notes (including principal payments to class A swap providers)	0.00 0.00	(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	(b)	Repayment of Class Z Notes	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	Collateral Postings
Funding 1 Swap		**43,801,091,723.26	3m GBP LIBOR	*See Funding 1 swap confirm		0	**43,801,091,723.26	3M GBP LIBOR	*See Funding 1 swap confirm		0	0.00
2008-1 Tap A1	ANTS	1,152,000,000	3M EURIBOR	1.25%	2.78%	0	1,000,512,000	3M GBP LIBOR	1.57%	2.49%	0	0.00
2008-1 Tap A2	ANTS	1,440,000,000	3M EURIBOR	1.25%	2.78%	0	1,250,640,000	3M GBP LIBOR	1.57%	2.49%	0	0.00
2010-2 A2	ANTS	5,400,000,000	3M USD LIBOR	1.00%	1.35%	0	3,404,791,929	3M GBP LIBOR	0.92%	1.84%	0	0.00
2010-2 A3	ANTS	1,100,000,000	3M EURIBOR	1.00%	2.53%	0	961,400,000	3M GBP LIBOR	1.23%	2.15%	0	0.00
2010-2T2 A1	ANTS	250,000,000	3M USD LIBOR	1.45%	1.80%	0	156,875,000	3M GBP LIBOR	1.50%	2.42%	0	0.00
2010-2T2 A2	ANTS	250,000,000	3M USD LIBOR	1.40%	1.75%	0	156,875,000	3M GBP LIBOR	1.45%	2.37%	0	0.00
2010-2T2 A3	ANTS	250,000,000	3M USD LIBOR	1.35%	1.70%	0	156,875,000	3M GBP LIBOR	1.40%	2.32%	0	0.00
2010-2T2 A4	ANTS	250,000,000	3M USD LIBOR	1.30%	1.65%	0	156,875,000	3M GBP LIBOR	1.35%	2.27%	0	0.00
2010-2T2 A5	ANTS	250,000,000	3M USD LIBOR	1.45%	1.80%	0	156,875,000	3M GBP LIBOR	1.50%	2.42%	0	0.00
2010-2T2 A6	ANTS	250,000,000	3M USD LIBOR	1.40%	1.75%	0	156,875,000	3M GBP LIBOR	1.45%	2.37%	0	0.00
2010-2T2 A7	ANTS	250,000,000	3M USD LIBOR	1.35%	1.70%	0	156,875,000	3M GBP LIBOR	1.40%	2.32%	0	0.00
2010-2T2 A8	ANTS	250,000,000	3M USD LIBOR	1.30%	1.65%	0	156,875,000	3M GBP LIBOR	1.35%	2.27%	0	0.00
2010-2T2 A9	ANTS	250,000,000	3M USD LIBOR	1.25%	1.60%	0	156,875,000	3M GBP LIBOR	1.30%	2.22%	0	0.00

*<http://www.aboutsantander.co.uk/media/32796/Funding%20Swap%20Confirmation.PDF>

**Average for quarter

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 (2011-2) 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 Funding Share

The percentage funding 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 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.

9 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.

10 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.