



UK Secured Funding Programmes

Langton Programme

Report Date:	30-Jun-12
Reporting Period:	01-June-12 to 30-June-12
Trust Calculation Date:	01-Jul-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/Short Term Rating	Applicable Trigger (loss of)	Consequence
Issuer	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 BBB- / Baa3 F2 / P-2 BBB- / Baa3	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 / 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	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 / P-1	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 / A2	F1 / P-1	A or F1 / P-1	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 no ST rating) BBB- or F3 / A3 or P-2 (or A3 if no ST rating)	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 / A2	F1 / P-1	A or F1 / A2 or P-1 (or A1 if no ST rating) BBB- or F3 / A3 or P-2 (or A3 if no ST rating) BBB- or F3 / A3 or P-2 (or A3 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 Further remedial action required including the possibility of obtaining a guarantee or replacement – 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 / 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 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	143,883
Current value of Mortgage Loans in Pool	£ 15,100,457,700
Weighted Average Yield (Pre-Swap)	3.32%

Trust Assets	
Current value of Mortgage Loans in Pool at 30-Jun-12	£ 15,071,209,942
Last months Closing Trust Assets at 31-May-12	£ 24,539,993,502
Mortgage collections - Interest	£ 81,109,601
Mortgage collections - Principal (Scheduled)	£ 73,697,288
Mortgage collections - Principal (Unscheduled)	£ 424,519,461
Principal Ledger as calculated on 1-Jul-12	-
Funding Share as calculated on 1-Jul-12	£ 8,129,929,986
Funding Share % as calculated on 1-Jul-12	53.94345%
Seller Share as calculated on 1-Jul-12	£ 6,941,279,955
Seller Share % as calculated on 1-Jul-12	46.05655%
Minimum Seller Share (Amount) calculated on 30-Jun-12 (Please refer to the notes on page 13)	
X	£ 632,990,818
Y	£ 140,540,305
Z	£ 2,293,238
Minimum Seller Share (Amount)	£ 775,824,360
Minimum Seller Share (% of total)	5.14772%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance £	Arrears £	By Number %	By current balance %
Less than 1 month in arrears	139,224	14,527,589,371	989,735	96.81%	96.26%
1<=2 months in arrears	1,989	242,124,130	1,586,666	1.38%	1.60%
2<=3 months in arrears	940	118,403,214	1,400,170	0.65%	0.78%
3<=4 months in arrears	508	62,823,067	1,026,693	0.35%	0.42%
4<=5 months in arrears	332	39,066,494	844,369	0.23%	0.26%
5<=6 months in arrears	224	27,079,518	703,984	0.16%	0.18%
6<=7 months in arrears	127	16,145,347	500,236	0.09%	0.11%
7<=8 months in arrears	103	12,376,194	437,879	0.07%	0.08%
8<=9 months in arrears	62	8,347,352	310,531	0.04%	0.06%
9<=10 months in arrears	60	6,883,199	260,364	0.04%	0.05%
10<=11 months in arrears	60	7,976,643	316,906	0.04%	0.05%
11<=12 months in arrears	48	5,646,262	251,951	0.03%	0.04%
More than 12 months in arrears	134	17,157,780	944,815	0.09%	0.11%
Total	143,811	15,091,618,569	9,574,298	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)	13	1,228,453
Capitalisation cases (Cumulative)	2,673	286,089,032

*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	157	4,262,104
Losses Recorded this Period	14	456,928
Total Loss on Sale Carried Forward	171	4,719,033
Recoveries	0	0

Properties in Possession	Number	Current balance £
Total Properties in Possession Since Inception	314	38,676,472
Reposessed (In Month) *	26	3,985,844
Sold (In Month)	16	2,096,640
Current Number in Possession	72	8,839,131
Total Properties Sold Since Inception	242	29,837,342

*This is a net movement as 22 properties were taken into possession whilst 48 properties were repurchased as part of the June re-structure

Product Breakdown (By Balance)	No of accounts	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	43,684	30.36%	4,395,218,390	29.11%
Fixed Rate Loans	34,164	23.74%	3,798,759,911	25.16%
Discounted SVR Loans	995	0.69%	52,395,029	0.35%
Standard Variable Loans	64,865	45.08%	6,844,111,595	45.32%
Other	164	0.11%	9,978,133	0.07%
Unknown	11	0.01%	(5,359)	0.00%
Total	143,883	100%	15,100,457,700	100%

Payment Type (By Balance)	No of accounts	% by number	Current balance £	% by balance
Repayment	82,592	57.40%	6,980,278,086	46.23%
Interest only and Combined repayment & int-only	61,291	42.60%	8,120,179,613	53.77%
Other	-	0.00%	-	0.00%
Total	143,883	100%	15,100,457,700	100%

Use Of Proceeds (By Balance)	No of accounts	% by number	Current balance £	% by balance
House Purchase	60,219	41.85%	7,176,505,839	49.62%
Remortgage	83,664	58.15%	7,923,951,861	50.38%
Other	-	0.00%	-	0.00%
Total	143,883	100%	15,100,457,700	100%

Analysis of Mortgage loan size at reporting date £	Number of accounts	% by number	Current balance £	% by balance
0 to <=50,000	38,243	26.58%	1,066,484,345	7.06%
>50,000 to <=100,000	42,532	29.56%	3,152,183,291	20.87%
>100,000 to <=150,000	31,692	22.03%	3,893,152,891	25.78%
>150,000 to <=200,000	16,498	11.47%	2,827,698,801	18.73%
>200,000 to <=250,000	7,493	5.21%	1,655,343,292	10.96%
>250,000 to <=300,000	3,364	2.34%	913,572,131	6.05%
>300,000 to <=350,000	1,707	1.19%	548,961,752	3.64%
>350,000 to <=400,000	947	0.66%	351,186,434	2.33%
>400,000 to <=450,000	545	0.38%	229,944,024	1.52%
>450,000 to <=500,000	387	0.27%	182,650,994	1.21%
>500,000 to <=550,000	232	0.16%	119,693,490	0.79%
>550,000 to <=600,000	81	0.06%	46,340,910	0.31%
>600,000 to <=650,000	65	0.05%	40,532,522	0.27%
>650,000 to <=700,000	36	0.03%	24,097,966	0.16%
>700,000 to <=750,000	24	0.02%	17,215,535	0.11%
>750,000 to <=800,000	12	0.01%	9,243,122	0.06%
>800,000 to <=850,000	9	0.01%	7,311,968	0.05%
>850,000 to <=900,000	4	0.00%	3,444,611	0.02%
>900,000 to <=950,000	5	0.00%	4,564,921	0.03%
>950,000 to <=1,000,000	7	0.00%	6,834,701	0.05%
> 1,000,000	0	0.00%	0	0.00%
Total	143,883	100%	15,100,457,700	100%

The weighted average loan size was approximately £104,949 and the maximum loan size was £997,930. 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	2,262	11,383,253
Repurchases this period*	91,242	9,213,753,800

*Repurchases this period include 56 accounts where minor balances totalling £6,066,190 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	2.03%	2.12%	22.55%
Previous month	2.52%	2.15%	22.53%
Unscheduled repayments and repurchases from the trust only			
Current month	1.73%	1.82%	18.89%
Previous month	2.21%	1.83%	18.91%

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	15,745	10.94%	771,142,065	5.11%
>= 5 to < 10	23,500	16.33%	1,725,287,493	11.43%
>= 10 to < 15	31,385	21.81%	3,003,915,121	19.89%
>=15 to < 20	39,790	27.65%	4,949,604,959	32.78%
>= 20 to < 25	20,650	14.35%	2,957,710,034	19.59%
>= 25 to < 30	7,506	5.22%	1,003,935,996	6.65%
>= 30 to < 35	5,237	3.64%	680,675,722	4.51%
>= 35 to < 40	69	0.05%	8,048,451	0.05%
>= 40 to < 45	1	0.00%	137,859	0.00%
Total	143,883	100%	15,100,457,700	100%

The weighted average remaining term of loans was approximately 202 months and the maximum remaining term of loans was 484 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	-	0.00%	-	0.00%
>= 18 to < 24	2,190	1.52%	289,299,764.84	1.92%
>= 24 to < 30	6,273	4.36%	789,177,693.42	5.23%
>= 30 to < 36	7,494	5.21%	896,640,279.59	5.94%
>= 36 to < 42	4,141	2.88%	479,295,014.59	3.17%
>= 42 to < 48	4,337	3.01%	612,801,456.56	4.06%
>=48 to < 54	4,997	3.47%	753,450,385.93	4.99%
>=54 to < 60	17,688	12.29%	2,381,678,118.61	15.77%
>= 60 to < 66	14,040	9.76%	1,756,053,313.00	11.63%
>= 66 to < 72	11,755	8.17%	1,338,935,816.01	8.87%
>= 72 to < 78	11,217	7.80%	1,152,466,590.17	7.63%
>= 78 to < 84	8,456	5.88%	854,906,602.52	5.66%
>= 84 to < 90	6,797	4.72%	617,738,243.32	4.09%
>= 90 to < 96	6,600	4.59%	550,945,729.21	3.65%
>= 96 to < 102	7,552	5.25%	573,236,515.00	3.80%
>= 102 to < 108	7,452	5.18%	577,119,894.95	3.82%
>= 108 to < 114	5,989	4.16%	416,958,410.10	2.76%
>= 114 to < 120	6,457	4.49%	417,693,504.68	2.77%
>= 120 to < 126	3,107	2.16%	197,536,030.96	1.31%
>= 126 to < 132	3,327	2.31%	211,283,735.21	1.40%
>= 132 to < 138	1,200	0.83%	71,382,083.28	0.47%
>= 138 to < 144	803	0.56%	51,394,063.58	0.34%
>= 144 to < 150	497	0.35%	30,177,749.10	0.20%
>= 150 to < 156	467	0.32%	24,869,611.98	0.16%
>= 156 to < 162	342	0.24%	17,889,857.76	0.12%
>= 162 to < 168	269	0.19%	15,620,940.05	0.10%
>= 168 to < 174	122	0.08%	6,598,809.08	0.04%
>= 174 to < 180	118	0.08%	5,665,159.13	0.04%
>= 180	196	0.14%	9,642,327.12	0.06%
Total	143,883	100%	15,100,457,700	100%

The weighted average seasoning of loans was approximately 68.32 months and the maximum seasoning of loans was 202 months. The minimum seasoning of loans was 22 months.

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	5,466	3.80%	523,445,311	3.47%
East Midlands	6,361	4.42%	565,513,246	3.75%
Greater London	28,037	19.49%	3,996,803,054	26.47%
Northern England	5,468	3.80%	398,116,744	2.64%
North West	17,599	12.23%	1,449,027,181	9.60%
South East	31,677	22.02%	3,830,926,428	25.37%
South West	12,063	8.38%	1,293,742,553	8.57%
West Midlands	8,757	6.09%	770,274,094	5.10%
Yorkshire & Humberside	9,570	6.65%	752,558,796	4.98%
Scotland	8,121	5.64%	613,044,778	4.06%
Wales	6,349	4.41%	500,347,958	3.31%
Northern Ireland	4,415	3.07%	406,657,558	2.69%
Total	143,883	100%	15,100,457,700	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%	26,719	18.57%	824,412,788	5.46%
>25% <=50%	35,727	24.83%	2,686,554,914	17.79%
>50% <=75%	39,703	27.59%	4,916,221,824	32.56%
>75% <=80%	8,152	5.67%	1,186,617,268	7.86%
>80% <=85%	9,130	6.35%	1,389,953,151	9.20%
>85% <=90%	6,092	4.23%	947,778,754	6.28%
>90% <=95%	5,994	4.17%	986,138,870	6.53%
>95%	12,330	8.57%	2,162,705,342	14.32%
Unknown	36	0.03%	74,789	0.00%
Total	143,883	100%	15,100,457,700	100%

The weighted average Indexed loan to value was approximately 68.57% and the maximum Indexed loan to value was 327%. 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%	25,322	17.60%	771,291,265	5.11%
>25% <=50%	35,932	24.97%	2,785,752,635	18.45%
>50% <=75%	49,573	34.45%	6,308,072,646	41.77%
>75% <=80%	10,270	7.14%	1,585,368,873	10.50%
>80% <=85%	9,609	6.68%	1,495,946,389	9.91%
>85% <=90%	6,650	4.62%	1,107,837,627	7.34%
>90% <=95%	3,937	2.74%	675,482,955	4.47%
>95%	2,590	1.80%	370,705,309	2.45%
Total	143,883	100%	15,100,457,700	100%

The weighted average loan to value was approximately 64.13% and the maximum loan to value was 322%. The minimum loan to value was 0%.

Original Loan to Value	Number of accounts	% by number	Current balance £	% by balance
>0% <=25%	11,544	8.02%	451,243,396	2.99%
>25% <=50%	33,781	23.48%	2,250,939,093	14.91%
>50% <=75%	51,515	35.80%	5,851,205,769	38.75%
>75% <=80%	11,892	8.27%	1,630,156,525	10.80%
>80% <=85%	10,868	7.55%	1,566,191,210	10.37%
>85% <=90%	14,888	10.35%	2,147,547,244	14.22%
>90% <=95%	9,388	6.52%	1,201,571,632	7.96%
>95%	6	0.00%	1,440,179	0.01%
Unknown	1	0.00%	162,652	0.00%
Total	143,883	100%	15,100,457,700	100%

The weighted average original loan to value was approximately 68.19% and the maximum loan to value was 162%. The minimum loan to value was 0%.

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%	-	-	-	-	Dec-2015	Dec-2054	Sched AM	
A2	XS0546217794	AAA/Aaa/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/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/Aaa/AAA	GBP	n/a	2,125,000,000	(1,170,000,000)	955,000,000	3M GBP LIBOR	1.25%	2.315%	19/06/12-19/09/12	19/09/2012	12,265,750	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%	19/06/12-19/09/12	19/09/2012	2,308,847	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	(2,500,000,000)	-	3M GBP LIBOR	1.25%	-	-	-	-	Dec-2015	Dec-2054	Sched AM	
A8	XS0546219493	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	
A9	XS0546219816	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	2,500,000,000	(1,913,000,000)	587,000,000	3M GBP LIBOR	1.25%	2.315%	19/06/12-19/09/12	19/09/2012	14,430,294	Dec-2015	Dec-2054	Sched AM	
A10	XS0546220319	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	1,549,000,000	(1,156,000,000)	393,000,000	3M GBP LIBOR	1.25%	2.315%	19/06/12-19/09/12	19/09/2012	8,941,010	Dec-2015	Dec-2054	P-Through	
Z1	XS0546220665	NR	NR	GBP	n/a	1,385,715,000	(1,142,714,790)	243,000,210	3M GBP LIBOR	0.90%	1.965%	19/06/12-19/09/12	19/09/2012	885,741	Dec-2015	Dec-2054	P-Through	
Z2	XS0546221390	NR	NR	GBP	n/a	1,742,774,000	(1,441,773,986)	301,000,014	3M GBP LIBOR	0.90%	1.965%	19/06/12-19/09/12	19/09/2012	1,113,827	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 issue is entitled to its pro rata share of Funding Reserve

Langton 2010-1 Reserve Fund	
Balance Brought Forward	£107,900,000
Drawings	
Top Up	
Balance Carried Forward	£38,330,000

Excess Spread 2010-1	
Excess Spread for the period ended 19 Jun 12 Annualised	6.13%

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. The unusually high excess spread this quarter is due to the restructuring that took place on 18/06/12.

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	(5,400,000,000)	-	3M USD LIBOR	1.00%	1.559%	-	-	-	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%	19/06/12-19/09/12	19/09/2012	5,234,289	Dec-2013	Dec-2054	P-Through
A4	XS0548542777	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	n/a	300,000,000	(135,000,000)	165,000,000	3M GBP LIBOR	1.00%	2.065%	19/06/12-19/09/12	19/09/2012	847,090	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%	1.965%	19/06/12-19/09/12	19/09/2012	2,172,411	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	(6,500,000)	243,500,000	1M USD LIBOR	1.45000%	1.693%	19/06/12-19/07/12	19/07/2012	369,866	Sep-2016	Dec-2054	P-Through
A2	XS0654644623	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	(6,000,000)	244,000,000	1M USD LIBOR	1.40000%	1.643%	19/06/12-19/07/12	19/07/2012	360,459	Sep-2016	Dec-2054	P-Through
A3	XS0654645273	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	(5,500,000)	244,500,000	1M USD LIBOR	1.35000%	1.593%	19/06/12-19/07/12	19/07/2012	351,010	Sep-2016	Dec-2054	P-Through
A4	XS0654645513	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	(5,000,000)	245,000,000	1M USD LIBOR	1.30000%	1.543%	19/06/12-19/07/12	19/07/2012	341,520	Sep-2016	Dec-2054	P-Through
A5	XS0654645604	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	(6,500,000)	243,500,000	1M USD LIBOR	1.45000%	1.693%	19/06/12-19/07/12	19/07/2012	369,866	Dec-2016	Dec-2054	P-Through
A6	XS0654646164	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	(6,000,000)	244,000,000	1M USD LIBOR	1.40000%	1.643%	19/06/12-19/07/12	19/07/2012	360,459	Dec-2016	Dec-2054	P-Through
A7	XS0654646677	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	(5,500,000)	244,500,000	1M USD LIBOR	1.35000%	1.593%	19/06/12-19/07/12	19/07/2012	351,010	Dec-2016	Dec-2054	P-Through
A8	XS0654646634	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	(4,500,000)	245,500,000	1M USD LIBOR	1.30000%	1.543%	19/06/12-19/07/12	19/07/2012	342,217	Dec-2016	Dec-2054	P-Through
A9	XS0654647212	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	0.628	250,000,000	(4,500,000)	245,500,000	1M USD LIBOR	1.25000%	1.493%	19/06/12-19/07/12	19/07/2012	331,988	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	0.90000%	1.965%	19/06/12-19/07/12	19/07/2012	191,824	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	-			
Class A2 Notes	-			
Class A3 Notes	961,400,000	31.29%	18.41%	20.22%
Class A4 Notes	165,000,000	5.37%	18.41%	20.22%
Class Z Notes	445,000,000	14.48%	0.00%	0.00%
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 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	£55,680,000

Excess Spread 2010-2 / 2011-2	
Excess Spread for the period ended 19 Jun 12 Annualised	6.073%

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. The unusually high excess spread this quarter is due to the restructuring that took place on 18/06/12.

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.%	Interest rate p.a.%	Accrual Period	Next coupon date	next coupon	Step up Date	Legal Maturity	Bond Type
A1	XS0607443198	AAA/Aaa/AAA	AAA/Aaa/AAA	EUR	0.869	1,152,000,000	(750,000,000)	402,000,000	3M EURIBOR	1.25%	2.669%	19/06/12-19/09/12	19/09/2012	2,169,728	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%	19/06/12-19/09/12	19/09/2012	7,772,160	Mar-2014	Dec-2054	P-Through
A3	XS0607450136	AAA/Aaa/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/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/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/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/Aaa/AAA	GBP	n/a	1,750,000,000	(1,570,000,000)	180,000,000	3M GBP LIBOR	1.20%	2.265%	19/06/12-19/09/12	19/09/2012	1,014,838	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%	1.965%	19/06/12-19/09/12	19/09/2012	1,967,374	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	35.30%	14.22%	14.22%
Class A2 Notes	1,250,640,000	44.13%	14.22%	14.22%
Class A3 Notes	-	-	-	-
Class A4 Notes	-	-	-	-
Class A5 Notes	-	-	-	-
Class A6 Notes	-	-	-	-
Class A7 Notes	180,000,000	6.35%	14.22%	14.22%
Class Z Notes	403,000,007	14.22%	0.00%	0.00%
	2,834,152,007	100%		
Issuer Reserve Fund Requirement*	£44,490,000	1.57%		

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

Langton 2011-1 Reserve Fund	
Balance Brought Forward	£100,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£44,490,000

Excess Spread 2011-1	
Excess Spread for the period ended 19 Jun 12 Annualised	5.90%

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. The unusually high excess spread this quarter is due to the restructuring that took place on 18/06/12.

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 19 Jun 12 Annualised	7.90%

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. The unusually high excess spread this quarter is due to the restructuring that took place on 18/06/12.

WATERFALLS

MORTGAGES TRUSTEE REVENUE WATERFALL

Mortgages Trustee Fees	0.00
Other third party payments	0.00
<hr/>	
Servicer Fees	1,613,588.61
Cash Manager Fees	0.00
Mortgages Trustee Corporate Services Fees	0.00
Account Bank Fees	0.00
<hr/>	
Funding 1	64,903,398.79
Seller	14,592,614.05
<hr/>	

MORTGAGES TRUSTEE PRINCIPAL WATERFALL

Funding	0.00
<hr/>	
Seller	498,216,749.82
<hr/>	

FUNDING REVENUE WATERFALL

Funding Security Trustee Fees	0.00
Other third party payments	1,283,377.73
<hr/>	
Cash Manager Fees	202,797.29
Funding 1 Corporate Services Fees	0.00
Account Bank Fees etc	0.00
<hr/>	
Payment to Funding 1 Swap Provider	227,060,199.33
<hr/>	
Payments due and payable under the Intercompany loan agreement (other than principal and the funding start-up loan)	39,612,325.62 0.00
<hr/>	
Credit to Funding 1 reserve ledger	20,450,000.00
<hr/>	
Funding 1 issuer post reserve payments	10,712,137.63
<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	41,418.40
<hr/>	
Deferred Consideration	115,704,970.16
<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
<hr/>	
Credit to Cash Accumulation Ledger	0.00
<hr/>	

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	54,419.92 0.00 0.00
(d)	Interest on Class A notes (including payments to Class A Issuer Swap Providers)	11,401,029.69
(e)	Credit to the AAA principal deficiency ledger	0.00
(f)	Credit to issuer reserve fund	44,490,000.00
(g)	Credit to class Z principal deficiency ledger	0.00
(h)	Interest on Class Z notes	1,945,989.95
(i)	Excluded Issuer Swap Payments	0.00
(j)	Issuer profit	1,250.00
(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	71,777.81 0.00 0.00
(d)	Interest on Class A notes	13,312,680.08
(e)	Credit to the AAA principal deficiency ledger	0.00
(f)	Credit to issuer reserve fund	38,330,000.00
(g)	Credit to class Z principal deficiency ledger	0.00
(h)	Interest on Class Z notes	2,626,844.99
(i)	Excluded Issuer Swap Payments	0.00
(j)	Issuer profit	1,593.95
(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	76,599.56 0.00 0.00
(d)	Interest on Class A notes (including payments to Class A Issuer Swap Providers)	14,695,818.56
(e)	Credit to the AAA principal deficiency ledger	0.00
(f)	Credit to issuer reserve fund	55,680,000.00
(g)	Credit to class Z principal deficiency ledger	0.00
(h)	Interest on Class Z notes	2,730,663.32
(i)	Excluded Issuer Swap Payments	0.00
(j)	Issuer profit	1,250.00
(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
Funding 1 Swap	ANTS	40,954,206,467	3m GBP LIBOR	See Funding 1 swap confirm		185,740,403.81	20,039,197,929	3M GBP LIBOR	See Funding 1 swap confirm		227,060,199.33
2008-1 Tap A1	ANTS	1,152,000,000	3M EURIBOR	1.25%	2.11%	2,146,144.00	1,000,512,000	3M GBP LIBOR	1.57%	2.61%	2,269,100.76
2008-1 Tap A2	ANTS	1,440,000,000	3M EURIBOR	1.25%	2.11%	7,687,680.00	1,250,640,000	3M GBP LIBOR	1.57%	2.61%	8,128,122.14
2010-2 A2	ANTS	5,400,000,000	3M USD LIBOR	1.00%	0.00%	0	3,404,791,929	3M GBP LIBOR	0.92%	0.00%	0
2010-2 A3	ANTS	1,100,000,000	3M EURIBOR	1.00%	1.86%	5,177,394.44	961,400,000	3M GBP LIBOR	1.23%	2.27%	5,433,351.05
2010-2T2 A1	ANTS	250,000,000	3M USD LIBOR	1.45%	1.92%	1,184,033.29	156,875,000	3M GBP LIBOR	1.50%	2.54%	966,382.74
2010-2T2 A2	ANTS	250,000,000	3M USD LIBOR	1.40%	1.87%	1,155,625.68	156,875,000	3M GBP LIBOR	1.45%	2.49%	949,280.78
2010-2T2 A3	ANTS	250,000,000	3M USD LIBOR	1.35%	1.82%	1,127,091.69	156,875,000	3M GBP LIBOR	1.40%	2.44%	932,100.60
2010-2T2 A4	ANTS	250,000,000	3M USD LIBOR	1.30%	1.77%	1,098,431.30	156,875,000	3M GBP LIBOR	1.35%	2.39%	914,842.20
2010-2T2 A5	ANTS	250,000,000	3M USD LIBOR	1.45%	1.92%	1,184,033.29	156,875,000	3M GBP LIBOR	1.50%	2.54%	966,382.74
2010-2T2 A6	ANTS	250,000,000	3M USD LIBOR	1.40%	1.87%	1,155,625.68	156,875,000	3M GBP LIBOR	1.45%	2.49%	949,280.78
2010-2T2 A7	ANTS	250,000,000	3M USD LIBOR	1.35%	1.82%	1,127,091.69	156,875,000	3M GBP LIBOR	1.40%	2.44%	932,100.60
2010-2T2 A8	ANTS	250,000,000	3M USD LIBOR	1.30%	1.77%	1,100,673.00	156,875,000	3M GBP LIBOR	1.35%	2.39%	916,709.23
2010-2T2 A9	ANTS	250,000,000	3M USD LIBOR	1.25%	1.72%	1,069,644.52	156,875,000	3M GBP LIBOR	1.30%	2.34%	897,505.58

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

**Average for quarter

COLLATERAL

Note	Collateral Postings	Counterparty

There were no collateral posted during the Reporting Period 01-June-12 to 30-June-12

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.

11 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