



UK Secured Funding Programmes

Fosse Master Issuer

Report Date:	31-Aug-14
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Trust Calculation Date:	01-Sep-14

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MAIN PARTIES TO THE STRUCTURE, RATINGS AND TRIGGERS (IF APPLICABLE)

		Fitch/Moody's/S&P Long Term Rating	Fitch/Moody's/S&P Short Term Rating	Applicable Trigger (loss of)	Consequence
Issuer	Fosse Master Issuer plc				
Funding	Fosse Funding (No. 1) Limited				
Mortgages Trustee	Fosse Trustee Limited				
Seller	Santander UK	A / A2 / A	F1 / P-1 / A-1	A-(Fitch) / A3 (Moody's) BBB- / Baa3 / A-2 BBB- (Fitch) / BBB- (S&P) F2 / P-2 / A-3 BBB- / Baa3 / BBB- F1 / P-1 / A-2 F2 or BBB+ / P-2 / A-2 or BBB	Funding 1 required to establish a Liquidity Reserve Fund. Notice to be given to Borrowers of transfer of equitable and beneficial interest in the Loans, but no need to perfect legal title to the Loans. Completion of legal assignment of Loans to Mortgages Trustee and perfection of transfer of Related Security. Seller unable to sell in New Loans, Funding 1 unable to make Initial Contributions, Further Contributions or Refinancing Contributions. Adjustment to Minimum Seller Share calculation. Independent audit of Loans in the Portfolio to verify that the representations and warranties relating to them were complied with as of their Assignment Date. Transfer of Seller collection accounts to another bank with these minimum ratings or payments to be made directly to the Mortgages Trustee GIC Account.
Servicer	Santander UK	A / A2 / A	F1 / P-1 / A-1	F2 / P-2 / A-2	The title deeds and the customer files relating to the Loans in the Portfolio to be segregated from the title deeds and customer files of other properties and mortgages of the Seller which do not form part of the Portfolio.
Cash Manager	Santander UK	A / A2 / A	F1 / P-1 / A-1		
Start-up Loan Provider	Santander UK	A / A2 / A	F1 / P-1 / A-1		
Mortgages Trustee Account Bank	Santander UK	A / A2 / A	F1 / P-1 / A-1	A or F1 / P-2 / BBB+ or A-2 P-1 / A or A-1 or A+ of no ST rating (S&P)	Remedial action required within 30 days – obtaining a guarantee from an entity rated A and F1 / P-1 / A and A-1+ and a confirmation from the Ratings Agencies that the outstanding Rated Notes will not be downgraded. If this action is not taken, the Mortgages Trustee GIC Account needs to be closed and amounts transferred to an entity rated A and F1 / P-1 / A and A-1+, unless the Rating Agencies confirm that failure to close the account and transfer amounts will not have an impact on the rating of the Rated Notes. A stand-by arrangement in respect of the Mortgages Trustee GIC Account needs to be put in place within 60 days with an entity that is rated A and F1 / P-1 / A and A-1. If a stand-by arrangement is not implemented, the Mortgages Trustee GIC Account needs to be closed and amounts transferred to an entity rated A and F1 / P-1 / A and A-1+, unless the Rating Agencies confirm that failure to close the account and transfer amounts will not have an impact on the rating of the Rated Notes.
Account Bank A in respect of the Funding 1 Transaction Account				A or F1 / P-1 / A or A-1 (or A+ if no ST rating)	Remedial action required within 30 business days – either (a) procuring a guarantee of the obligations of Account Bank A in respect of the Funding 1 Transaction Account from a financial institution having the minimum required ratings; or (b) taking such other action required by the Rating Agencies to ensure that the ratings assigned to the Rated Notes are not adversely affected. If remedial action is not taken, the Funding 1 Transaction Account needs to be closed and amounts transferred to a financing institution having the minimum required ratings
Account Bank B in respect of the Funding 1 GIC Account	Santander UK	A / A2 / A	F1 / P-1 / A-1	A or F1 / P-1 / A or A-1 (or A+ if no ST rating)	Remedial action required within 30 business days – either (a) procuring a guarantee of the obligations of Account Bank B in respect of the Funding 1 GIC Account from a financial institution having the minimum required ratings; or (b) taking such other action required by the Rating Agencies to ensure that the ratings assigned to the Rated Notes are not adversely affected. If remedial action is not taken, the Funding 1 GIC Account needs to be closed and amounts transferred to a financing institution having the minimum required ratings. If certain conditions are met pursuant to the Panel Bank Guidelines (see Schedule 5 to the Cash Management Agreement) a limited amount of cash may be kept with Santander UK as an Eligible Bank when it is rated below A or F1 / P-1 / A or A-, but no lower than F2 and BBB+ / P-2 / A-2 and BBB+.
Issuer Account Bank	Santander UK	A / A2 / A	F1 / P-1 / A-1	A or F1 / P-1 / A or A-1 (or A+ if no ST rating)	Remedial action required within 30 days – obtaining a guarantee from an entity rated A and F1 / P-1 / A and A-1+ and a confirmation from the Ratings Agencies that the outstanding Rated Notes will not be downgraded. If this action is not taken, the Issuer GIC Account needs to be closed and amounts standing to the credit of the Issuer GIC Account transferred to an entity rated A and F1 / P-1 / A and A-1+, unless the Rating Agencies confirm that failure to close the account and transfer amounts will not have an impact on the rating of the Rated Notes.
Funding 1 Swap Provider	Santander UK	A / A2 / A	F1 / P-1 / A-1	A or F1 / A2 or P-1 (or A1 if no ST rating) / A or A-1 (A+ if not ST rating) BBB+ or F2 (Fitch) BBB- or F3 / A3 or P-2 (or A3 if no ST rating) / BBB+	Remedial action required - posting collateral and/or possibility of obtaining guarantee or transfer to eligible transferee. Further collateral required and possibility of obtaining guarantee or transfer to eligible transferee. Further remedial action required including posting collateral and the possibility of obtaining a guarantee or replacement.
Issuer Swap Provider	Abbey National Treasury Services plc (all Notes other than the swaps in respect of the Notes hedged by Wells Fargo Bank NA and National Australia Bank - see below)	A / A2 / A	F1 / P-1 / A-1	A or F1 / A2 or P-1 (or A1 if no ST rating) / A or A-1 (or A+ if no ST rating) BBB+ or F2 (Fitch) BBB- or F3 / A3 or P-2 (or A3 if no ST rating) / BBB+	Remedial action required - posting collateral and/or possibility of obtaining guarantee or transfer to eligible transferee. Further collateral required and possibility of obtaining guarantee or transfer to eligible transferee. Further remedial action required including posting collateral and obtaining a guarantee or replacement.
	Wells Fargo Bank NA (Series 2012-1 Class 2A2 Notes)	AA- / Aa3 / AA-	F1+ / P-1 / A-1+	A or F1 / A2 or P-1 / A or A-1 A- or F2 (Fitch) BBB+ or F2 / A3 or P-2 / BBB+	Remedial action required - posting collateral with possibility of obtaining guarantee or transfer to eligible transferee. Further collateral required and possibility of obtaining guarantee or transfer to eligible transferee Further remedial action required including posting collateral and obtaining a guarantee or replacement.
	National Australia Bank (Series 2012-1 Class 2A1, Series 2012-1 Class 2A5 and 2014-1 Class A1 Notes)	AA- / Aa2 / AA-	F1+ / P-1 / A-1+	A or F1 / A2 or P-1 (or A1 if no ST rating) / A or A-1 (or A+ if no ST rating) BBB+ or F2 (Fitch) BBB- or F3 / A3 or P-2 (or A3 if no ST rating) / BBB+	Remedial action required - posting collateral with possibility of obtaining guarantee or transfer to eligible transferee. Further collateral required and possibility of obtaining guarantee or transfer to eligible transferee Further remedial action required including posting collateral and obtaining a guarantee or replacement.
Paying Agent and related roles	Citibank N.A.	A / A2 / A	F1 / P-1 / A-1		
English Corporate Services Provider	Structured Financial Management Limited				
Jersey Corporate Services Provider	Sanne Corporate Services Limited				
Note Trustee and Security Trustee	Law Debenture Company				

The table above is a brief overview only. For a more detailed summary, please consult pages 58 to 66 (Rating Triggers Table) of the base prospectus. Investors are also advised to consult the underlying Transaction Documents to understand the precise legal terms and conditions associated with the roles listed above and the rating triggers summarised above.

COLLATERAL REPORT

Mortgage Loan Profile	
Original number of Loans in Portfolio	42,395
Original current value of Loans in Portfolio	£ 3,399,995,370
Current number of Loans in Portfolio	154,852
Current value of Loans in Portfolio	£ 12,157,888,101
Current number of Loan product holdings in Portfolio (A Loan may have more than one active Loan product)	214,328
Weighted average yield (pre-swap)	3.025%

Trust Assets	
Current value of Loans in portfolio at 31 August 2014	12,158,615,762.00
Current value of Loans in portfolio at 31 July 2014	12,442,061,066.25
Mortgage collections - Interest	30,916,323.00
Mortgage collections - Principal (Scheduled)	36,893,338.00
Mortgage collections - Principal (Unscheduled)	255,203,110.12
Principal Ledger as calculated on 01 September 2014	269,421,657.01
Funding Share as calculated on 01 September 2014	9,509,654,548.86
Funding Share % as calculated on 01 September 2014	78.21%
Seller Share as calculated on 01 September 2014	2,648,961,213.14
Seller Share % as calculated on 01 September 2014	21.79%
Minimum Seller Share (Amount) on 31 August 2014	
X	Please refer to the notes on page 10
Y	413,392,935.91
Z	242,178,009.66
Minimum Seller Share (Amount)	93,933,024.86
Minimum Seller Share (% of Total)	749,503,970.43 6.16%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance £	Arrears £	By Number %	By current balance %
Less than 1 month in arrears	152,669	11,944,043,492	-	98.61%	98.27%
1<=2 months in arrears	1,067	102,930,962	708,729	0.69%	0.85%
2<=3 months in arrears	286	28,300,922	401,233	0.18%	0.23%
3<=4 months in arrears	173	16,806,000	343,093	0.11%	0.14%
4<=5 months in arrears	125	11,585,143	303,644	0.08%	0.10%
5<=6 months in arrears	101	10,256,131	265,738	0.07%	0.08%
6<=7 months in arrears	70	6,926,254	261,479	0.05%	0.06%
7<=8 months in arrears	60	5,647,677	214,875	0.04%	0.05%
8<=9 months in arrears	46	4,362,403	200,162	0.03%	0.04%
9<=10 months in arrears	29	2,720,460	167,406	0.02%	0.02%
10<=11 months in arrears	30	3,506,687	217,720	0.02%	0.03%
11<=12 months in arrears	24	2,727,588	150,251	0.02%	0.02%
More than 12 months in arrears	140	14,484,759	1,183,301	0.09%	0.12%
Total	154,820	12,154,298,477	4,417,631	100.00%	100.00%

Arrears are calculated in accordance with standard market practice in the UK. A Loan is identified as being in arrears when, on any due date, the overdue amounts which were due on previous dates equal one or more full monthly payments and the total of arrears across all sub-accounts exceeds £150.

Arrears Capitalised	Number	Amount £
Capitalisation cases (In month)	13	1,154,463
Capitalisation cases (cumulative)	427	38,331,735

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 2006

Losses on Properties in Possession	Number	Loss Amount £
Total loss on sale brought forward	332	11,864,103
Losses recorded this period	10	705,840
Total loss on sale carried forward	342	12,569,949
Recoveries*	0	0

*Please note these are continually reported from 31/12/2011 but excluding any sales before this date.

Properties in Possession	Number	Current balance £
Total properties in possession since inception	469	52,509,767
Repossessed (in month)	13	1,693,883
Sold (in month)	11	1,442,411
Current number in possession	32	3,589,624
Total properties sold since inception	437	48,920,143

Product Breakdown (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	124,587	58.13%	7,798,296,381	64.14%
Fixed Rate Loans	5,241	2.45%	314,868,493	2.59%
Discounted SVR Loans	16	0.01%	257,941	0.00%
Standard Variable Loans	84,482	39.42%	4,044,421,367	33.27%
Other	2	0.00%	43,919	0.00%
Total	214,328	100.00%	12,157,888,101	100.00%

Payment Type (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Repayment	147,171	68.67%	6,476,564,442	53.27%
Interest only and combined repayment & int-only	67,157	31.33%	5,681,323,659	46.73%
Total	214,328	100.00%	12,157,888,101	100.00%

Use Of Proceeds (By Balance)	No of product holdings	% by number	Current balance £	% by balance
House purchase	105,880	49.40%	7,792,030,540	64.09%
Remortgage	108,445	50.60%	4,365,760,333	35.91%
Other	3	0.00%	97,228	0.00%
Total	214,328	100.00%	12,157,888,101	100.00%

Analysis of Mortgage loan size at reporting date £	No of accounts	% by number	Current balance £	% by balance
>0 =<=50,000	61,407	39.66%	1,508,432,375	12.41%
>50,000 =<=100,000	49,048	31.67%	3,586,048,925	29.50%
>100,000 =<=150,000	26,465	17.09%	3,214,045,181	26.44%
>150,000 =<=200,000	10,389	6.71%	1,772,336,049	14.58%
>200,000 =<=250,000	4,093	2.64%	905,862,313	7.45%
>250,000 =<=300,000	1,556	1.00%	422,243,449	3.47%
>300,000 =<=350,000	778	0.50%	250,847,001	2.06%
>350,000 =<=400,000	437	0.28%	162,503,634	1.34%
>400,000 =<=450,000	268	0.17%	113,072,732	0.93%
>450,000 =<=500,000	156	0.10%	73,646,195	0.61%
>500,000 =<=550,000	90	0.06%	46,723,735	0.38%
>550,000 =<=600,000	73	0.05%	41,816,293	0.34%
>600,000 =<=650,000	42	0.03%	25,988,992	0.21%
>650,000 =<=700,000	32	0.02%	21,365,706	0.18%
>700,000 =<=750,000	17	0.01%	12,135,949	0.10%
>750,000 =<=800,000	-	0.00%	-	0.00%
>800,000 =<=850,000	1	0.00%	819,572	0.01%
>850,000 =<=900,000	-	0.00%	-	0.00%
>900,000 =<=950,000	-	0.00%	-	0.00%
>950,000 =<=1,000,000	-	0.00%	-	0.00%
> 1,000,000	-	0.00%	-	0.00%
Total	154,852	100.00%	12,157,888,101	100.00%

The average Loan size was approximately £78,512.95, the maximum Loan size was £819,571.62 and the minimum Loan size was £0.

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	5,409	3.49%	398,270,828	3.28%
East Midlands	13,194	8.52%	871,076,948	7.16%
Greater London	6,598	4.26%	936,673,376	7.70%
Northern England	6,501	4.20%	439,026,982	3.61%
North West	16,677	10.77%	1,184,044,674	9.74%
South East	28,623	18.48%	3,002,267,379	24.69%
South West	11,689	7.55%	953,142,951	7.84%
West Midlands	11,885	7.68%	880,641,402	7.24%
Yorkshire & Humberside	13,400	8.65%	894,482,092	7.36%
Scotland	19,835	12.81%	1,185,220,156	9.75%
Wales	6,824	4.41%	439,937,305	3.62%
Northern Ireland	14,217	9.18%	973,104,008	8.00%
Total	154,852	100.00%	12,157,888,101	100.00%

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period £
Substitution & top up	0	0
Redeemed this period*	2,110	214,040,204
Repurchases this period (including arrears)**	711	69,405,100
Arrears repurchased this period**	0	0
Cumulative arrears repurchased**	0	0

* Redemptions this period include 452 accounts where minor balances totalling £246,502.93 remain to be collected after redemption. These balances have been repurchased by the seller.

** "Arrears" for this purpose means, in respect of a Loan, on any date that two or more Monthly Payments have become due and remain unpaid by the relevant Borrower, and this reporting line relates to repurchases under clause 8.13 of the Mortgage Sale Agreement.

CPR/PPR Analysis*	1 Month %	1 Month Annualised %	3 Month Average %	3 Month Annualised %	12 Month Average %
Total (including unscheduled repayments and repurchases from the Mortgages Trust)					
Current month	2.35%	24.80%	2.41%	25.89%	26.63%
Previous month	2.62%	27.28%	2.38%	25.66%	26.62%
Unscheduled repayments and repurchases from the Mortgages Trust only					
Current month	2.05%	22.02%	2.11%	22.99%	23.05%
Previous month	2.32%	24.59%	2.08%	22.77%	23.06%

*As of February 2014 the definitions and calculations for CPR/PPR have been amended to align all Santander UK secured funding structures.

Standard Variable Rate (Alliance & Leicester)	
Existing borrowers SVR	4.99%
Effective date of change	02-Mar-09
Previous existing borrowers SVR	5.09%
Effective date of change	02-Feb-09

Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	24,382	15.75%	819,442,117.32	6.74%
>= 5 to < 10	31,404	20.28%	1,636,297,432.06	13.46%
>= 10 to < 15	36,797	23.76%	2,802,359,665.63	23.05%
>=15 to < 20	38,766	25.03%	4,202,022,725.35	34.56%
>= 20 to < 25	14,085	9.10%	1,604,138,421.25	13.19%
>= 25 to < 30	6,606	4.27%	762,480,689.86	6.27%
>= 30 to < 35	2,717	1.75%	320,677,745.82	2.64%
>= 35 to < 40	95	0.06%	10,469,303.26	0.09%
>= 40 to < 45	0	0.00%	-	0.00%
Total	154,852	100.00%	12,157,888,101	100.00%

The weighted average remaining term of Loans was approximately 184.41 months, the maximum remaining term of Loans was 449 months and the minimum remaining term of Loans was 0 months.

Seasoning	Number of accounts	% by number	Current balance £	% by balance
0 to <6	0	0.00%	-	0.00%
>= 6 to < 12	0	0.00%	-	0.00%
>= 12 to < 18	0	0.00%	-	0.00%
>= 18 to < 24	0	0.00%	-	0.00%
>= 24 to < 30	497	0.32%	68,914,244.83	0.57%
>= 30 to < 36	565	0.36%	71,990,713.37	0.59%
>= 36 to < 42	555	0.36%	67,936,171.81	0.56%
>= 42 to < 48	2,722	1.76%	280,254,673.40	2.31%
>=48 to < 54	5,808	3.75%	533,067,755.67	4.38%
>=54 to < 60	4,493	2.90%	427,800,276.13	3.52%
>= 60 to < 66	4,735	3.06%	382,910,888.81	3.15%
>= 66 to < 72	1,648	1.06%	156,313,148.74	1.29%
>= 72 to < 78	3,992	2.58%	394,155,576.29	3.24%
>= 78 to < 84	10,204	6.59%	1,138,918,261.06	9.37%
>= 84 to < 90	12,742	8.23%	1,351,877,590.19	11.12%
>= 90 to < 96	12,710	8.21%	1,267,742,149.41	10.43%
>= 96 to < 102	14,429	9.32%	1,361,874,926.08	11.20%
>= 102 to < 108	16,474	10.64%	1,385,664,272.38	11.40%
>= 108 to < 114	9,195	5.94%	663,453,337.52	5.46%
>= 114 to < 120	3,262	2.11%	209,866,383.99	1.73%
>= 120 to < 126	7,122	4.60%	398,364,953.76	3.28%
>= 126 to < 132	8,464	5.47%	462,175,403.87	3.80%
>= 132 to < 138	5,143	3.32%	270,242,514.61	2.22%
>= 138 to < 144	3,216	2.08%	167,797,800.50	1.38%
>= 144 to < 150	2,693	1.74%	141,819,742.66	1.17%
>= 150 to < 156	3,773	2.44%	196,654,826.39	1.62%
>= 156 to < 162	2,775	1.79%	122,410,623.33	1.01%
>= 162 to < 168	1,673	1.08%	65,286,511.95	0.54%
>= 168 to < 174	1,406	0.91%	57,599,592.32	0.47%
>= 174 to < 180	1,545	1.00%	65,952,278.40	0.54%
>= 180	13,011	8.40%	446,843,483.08	3.68%
Total	154,852	100.00%	12,157,888,101	100.00%

The weighted average seasoning of Loans was approximately 99.51 months, the maximum seasoning of Loans was 622 months and the minimum seasoning of Loans was 25 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%	48,922	31.59%	1,374,737,199	11.31%
>25% <=50%	43,900	28.35%	3,357,961,665	27.62%
>50% <=75%	37,104	23.96%	4,290,112,035	35.29%
>75% <=80%	5,924	3.83%	735,255,037	6.05%
>80% <=85%	4,917	3.18%	622,141,653	5.12%
>85% <=90%	3,985	2.57%	497,842,053	4.09%
>90% <=95%	3,099	2.00%	389,022,319	3.20%
>95% <=100%	2,145	1.39%	262,999,906	2.16%
>100%	4,856	3.14%	627,816,233	5.16%
Total	154,852	100.00%	12,157,888,101	100.00%

The weighted average indexed loan to value was approximately 58.82%, the maximum indexed loan to value was 243% and the minimum indexed loan to value was 0%.

Loan to Value at Last Valuation Using current capital balance and unindexed latest valuation	Number of accounts	% by number	Current balance £	% by balance
>0% <=25%	40,731	26.30%	983,201,512	8.09%
>25% <=50%	44,653	28.84%	3,031,036,087	24.93%
>50% <=75%	43,984	28.40%	4,717,654,764	38.80%
>75% <=80%	7,981	5.15%	1,008,525,437	8.30%
>80% <=85%	6,477	4.18%	880,972,569	7.25%
>85% <=90%	5,788	3.74%	818,145,598	6.73%
>90% <=95%	3,048	1.97%	422,009,940	3.47%
>95% <=100%	2,072	1.34%	278,163,808	2.29%
>100%	118	0.08%	18,178,386	0.15%
Total	154,852	100.00%	12,157,888,101	100.00%

The weighted average loan to value was approximately 59.32%, the maximum loan to value was 248% and the minimum loan to value was 0%.

Original Loan to Value Using original balance and valuation amount	Number of accounts	% by number	Current balance £	% by balance
0% to <=25%	9,692	6.26%	284,219,496	2.34%
>25% to <=50%	35,370	22.84%	1,760,756,157	14.48%
>50% to <=75%	54,000	34.87%	4,488,389,498	36.92%
>75% to <=80%	9,656	6.24%	939,873,620	7.73%
>80% to <=85%	14,158	9.14%	1,516,984,582	12.48%
>85% to <=90%	20,220	13.06%	2,121,715,284	17.45%
>90% to <=95%	11,756	7.59%	1,045,949,464	8.60%
>95% to <=100%	-	0.00%	-	0.00%
>100%	-	0.00%	-	0.00%
Total	154,852	100.00%	12,157,888,101	100.00%

The weighted average original loan to value was approximately 70.48%, the maximum loan to value was 95% and the minimum loan to value was 1%.

Combined Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund	% Required
Class A Notes	£7,175,839,026	73.37%	26.63%	29.94%	9.25%
Class B Notes	£231,377,471	2.37%	24.26%	27.58%	5.95%
Class M Notes	£0	0.00%	0.00%	0.00%	3.40%
Class C Notes	£0	0.00%	0.00%	0.00%	1.70%
Class Z Notes	£2,372,965,000	24.26%	0.00%	0.00%	0.00%
	9,780,181,497	100.00%			
General Reserve Fund Required Amount	£324,000,000	3.31%			

Interest shortfall in period	£0
Cumulative interest shortfall	£0
Principal shortfall in period	£0
Cumulative principal shortfall	£0
Cumulative net loss	£0
Excess principal paid in current period	£0

General Reserve Fund	
Balance brought forward	£324,000,000
Drawings	£0
Top up	£0
Balance carried forward	£324,000,000

Excess Spread*	
Excess spread this month annualised	12.36%
Excess spread rolling 12 month average	1.61%

*Excess spread is calculated at each quarterly Interest Payment Date - see note 13

Funding 1 Principal Ledger-AAA	£269,421,657
Funding 1 Principal Ledger-AA	£0
Funding 1 Principal Ledger-A	£0
Funding 1 Principal Ledger-BBB	£0
Total Funding 1 Principal Ledger	£269,421,657

WATERFALLS

MORTGAGES TRUSTEE REVENUE WATERFALL

**for distribution period 1st August 2014 - 31st August 2014*

Mortgages Trustee Fees	0.00
Other third party payments	0.00
<hr/>	
Servicer Fees	845,378.40
Cash Manager Fees	0.00
Mortgages Trustee Corporate Service Provider fees	0.00
Funding 1 Account Banks fees	0.00
<hr/>	
Funding 1 Seller	22,984,955.04
	7,085,989.56
<hr/>	

MORTGAGES TRUSTEE PRINCIPAL WATERFALL

**for distribution period 1st August 2014 - 31st August 2014*

Funding 1	0.00
<hr/>	
Seller	292,096,448.12
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FUNDING 1 REVENUE WATERFALL

Funding 1 Security Trustee fees	0.00
Fee under Intercompany Loan	0.00
Other third party payments	0.00
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Cash Manager fees	0.00
Funding 1 Corporate Service Provider fees	0.00
Funding 1 Account Banks fees	0.00
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Payment to Funding 1 Swap Provider	0.00
<hr/>	
Interest on AAA Loan Tranches	0.00
Credit to AAA Principal Deficiency Ledger	0.00
Interest on AA Loan Tranches	0.00
Credit to AA Principal Deficiency Ledger	0.00
Interest on A Loan Tranches	0.00
Credit to A Principal Deficiency Ledger	0.00
Interest on BBB Loan Tranches	0.00
Credit to BBB Principal Deficiency Ledger	0.00
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Credit to General Reserve Fund	0.00
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Credit to NR Principal Deficiency Ledger	0.00
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Interest on NR Loan Tranches	0.00
<hr/>	
Excluded swap payments and other fees under the Intercompany Loan Agreement	0.00
	0.00
<hr/>	
Profit to Funding 1	0.00
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Payment of Funding 1 Start-up Loan	0.00
<hr/>	
Deferred Consideration	0.00
<hr/>	

FUNDING 1 PRINCIPAL WATERFALL

Repayment of Class A Notes	0.00
Repayment of Class B Notes	0.00
Repayment of Class M Notes	0.00
Repayment of Class C Notes	0.00
<hr/>	
Repayment of NR loan tranches	0.00
<hr/>	
Credit to Cash Accumulation Ledger	0.00
<hr/>	

ISSUER REVENUE WATERFALL

Issuer Security Trustee fees	0.00
Note Trustee fees	0.00
Agent Bank fees etc.	0.00
<hr/>	
Other third party payments	0.00
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Issuer Cash Manager Fees	0.00
Issuer Corporate Service Provider Fees	0.00
Issuer Account Bank Fees	0.00
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Interest on Class A Notes (including amounts paid to Issuer Swap Providers)	0.00
Interest on Class B Notes (including amounts paid to Issuer Swap Providers)	0.00
Interest on Class M Notes (including amounts paid to Issuer Swap Providers)	0.00
Interest on Class C Notes (including amounts paid to Issuer Swap Providers)	0.00
<hr/>	
Interest on Class Z Notes	0.00
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Excluded Issuer swap payments	0.00
<hr/>	
Issuer profit	0.00
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ISSUER PRINCIPAL WATERFALL

Repayment of Class A Notes (including principal payments to class A swap providers)	0.00
Repayment of Class B Notes (including principal payments to class B swap providers)	0.00
Repayment of Class M Notes (including principal payments to class M swap providers)	0.00
Repayment of Class C Notes (including principal payments to class C swap providers)	0.00
<hr/>	
Repayment of Class Z Notes	0.00
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SWAP PAYMENTS THIS PERIOD

Note	Swap Provider	Currency Notional	Receive Reference Rate	Receive margin	Receive Rate	Interest Received	Principal Received	£ Notional	Pay reference rate	Pay margin	Pay rate	Interest Paid	Principal Paid
2012-1 2A1	NAB	112,628,378.00	1M AUD LIBOR	2.0500%	4.6983%	449,425.18	0.00	70,173,444.24	3M GBP LIBOR	1.6200%	0.0000%	0.00	0.00
2014-1 A1	NAB	850,000,000.00	1M USD LIBOR	0.1200%	0.2755%	201,614.00	0.00	507,159,904.53	3M GBP LIBOR	0.0700%	0.0000%	0.00	0.00

COLLATERAL

Note	Collateral Postings	Counterparty

There was no collateral posted during the reporting period 01-Aug-14 to 31-Aug14

TRIGGER EVENTS	
Asset Amount debited to AAA Principal Deficiency Sub Ledger, unless certain criteria are met	None
Non Asset Insolvency Event occurs in relation to Seller	None
Sellers role as Servicer terminated & new Servicer is not appointed within 60 days	None
The then current Seller Share is less than the adjusted Minimum Seller Share for 2 consecutive Trust Calculation Dates	None
The aggregate outstanding principal balance of Loans in the Mortgages Trust is less than the required loan balance amount specified in the most recent final terms	None
An arrears trigger event will occur if: The outstanding principal balance of the Loans in arrears for more than 3 times the monthly payment then due divided by the outstanding principal balance of all of the Loans in the Mortgages Trust (expressed as a percentage) exceeds 2 per cent.	None
Full details of all trigger events can be found within the Fosse Master Issuer plc base prospectus	

Notes

1 Current number of mortgages

This is the sum of all product holdings secured by a Borrower(s) on a single property.

2 Current value of mortgages

Includes all amounts of principal, interest and fees as yet unpaid by the Borrower.

3 Funding 1 Share

The percentage Funding 1 Share is calculated net of accrued interest.

4 Seasoning

This is the age of the Loan at the report date in months based on the main mortgage completion date. Main mortgage completion date is the date the Borrower first took out a loan on the secured property. The initial loan may have been repaid and replaced by subsequent lending under the same mortgage agreement and updated terms and conditions.

5 Remaining term

This is the remaining term of the Loan at the report date in months.

6 Product breakdown

Bank of England Base Rate Tracker Loans includes Loans issued at a discount or premium to base rate. All Loans in the discount category are linked to SVR.

7 Payment Type

Most Loans that are not fully repayment mortgages comprise an interest only portion, on which there are no scheduled principal repayments and a repayment portion for which there is a scheduled amortisation.

8 Loan to Value (LTV) at last valuation

Prior to 2008, Further Advances were made on existing Loans based on the indexed LTV without carrying out a formal valuation. This occasionally gives rise to the unindexed LTV recording an unrealistically high LTV. Indexed and unindexed LTVs include all Further Advances on a Loan - but exclude any flexible drawdown reservoir.

9 Defaults

For the purpose of the Bank of England Market Notice dated 30 November 2010 "defaults" is defined as properties taken into possession.

10 X

Current balance of Loans in the portfolio multiplied by 3.4%

11 Y

Flexible draw capacity (flexible drawdown reservoir of live sub-accounts) multiplied by 8% multiplied by 3%

12 Z

Balance of flexible redraws and Further Advances covered by CCA

13 Excess spread calculation

Excess spreads is calculated by dividing (excess cash available for payments below the General Reserve Fund in the waterfall) by (the Funding 1 Share)

14 1 month CPR

On any trust calculation date, the total principal receipts received during the immediately preceding trust calculation period divided by the aggregate current balance of the loans comprised in the trust property calculated on the previous trust calculation date in respect of the previous trust calculation period.

15 1 month annualised CPR

Calculated as $1 - ((1 - R) ^ {12})$ where R is (i) total principal receipts received scheduled and unscheduled during the relevant period, divided by (ii) the aggregate outstanding principal balance of the loans in the expected portfolio as at the start of that period.

16 3 month average CPR

The total principal receipts received during the immediately preceding trust calculation period for the last 3 months divided by the average aggregate current balance of the last 3 months of the loans comprised in the trust property

17 3 month annualised CPR

Calculated as $1 - ((1 - R) ^ {4})$ where R is (i) total principal receipts received scheduled and unscheduled during the relevant period, divided by (ii) the average aggregate outstanding principal balance over the last 3 months of the loans in the expected portfolio as at the start of that period.

18 12 month average CPR

The total principal receipts received during the immediately preceding trust calculation period for the last 12 months divided by the average aggregate current balance of the last 12 months of the loans comprised in the trust property

All capitalised terms used in this investor report have the meaning or descriptions assigned to them in the Fosse Master Issuer plc base prospectus