Santander
UK Funding Programmes

Fosse Master Issuer

Report Date:	**30-Jun-11**
Reporting Period:	**01-Jun-11 to 30-Jun-11**
Trust Calculation Date:	**01-Jul-11**

Investors (or other appropriate third parties) can register at https://ww9.irooms.net/SantanderUKBoE1/ (Internet Explorer version 5.5 SP1 or higher required) to download further disclosures in accordance with the Bank of England Market Notice *Detailed eligibility requirements for residential mortgage backed securities and covered bonds backed by residential mortgages* dated 30th November 2010. The timing of publication of further disclosures will be as referenced in the Market Notice.

Contacts:

All queries should be directed to:

Secured Funding Team 0207 756 6165 MBF@santander.co.uk

COLLATERAL REPORT

Mortgage Loan Profile		
Original number of Mortgage Loans in Pool		42,395
Original current value of Mortgage Loans in Pool	£	3,399,995,370
Current number of Mortgage Loans in Pool		195,341
Current value of Mortgage Loans in Pool	£	17,450,018,850
Current number of Mortgage Loan product holdings in Pool		278,088
(A Mortgage Loan may have more than one active loan product)		
Weighted Average Seasoning (Months)		61
Weighted Average Remaining Term (Months)		216
Weighted Average Yield (Pre-Swap)		3.23%
Average Loan Size	£	89,331
Weighted Average Indexed LTV at last valuation (by value)		61.67%
Weighted Average Unindexed LTV at last valuation (by value)		59.98%

Mortgage Trust Assets		
Current value of Mortgage Loans in Pool at 30-Jun-11	£	17,450,018,850
Last months Closing Trust Assets at 31-May-11	£	17,777,141,568
Mortgage collections - Interest	£	48,610,514
Mortgage collections - Principal (Scheduled)	£	46,326,871
Mortgage collections - Principal (Unscheduled)	£	300,909,923
Principal Ledger as calculated on 1-Jul-11	£	691,500,760
Funding Share as calculated on 1-Jul-11	£	15,811,789,079
Funding Share % as calculated on 1-Jul-11		90.61188%
Seller Share as calculated on 1-Jul-11	£	1,638,229,770
Seller Share % as calculated on 1-Jul-11		9.38812%
Minimum Seller Share (Amount)	£	1,068,738,909
Minimum Seller Share (% of Total)		6.12457%

Arrears Analysis of Non Repossessed Mortgage Loans	Number	Current balance £	Arrears £	By Number %	By current balance %
Less than 1 month in arrears	194,078	17,328,816,912	-	99.36%	99.31%
1<=2 months in arrears	765	72,322,537	486,262	0.39%	0.41%
2<=3 months in arrears	143	14,081,928	195,591	0.07%	0.08%
3<=4 months in arrears	86	8,335,036	157,166	0.04%	0.05%
4<=5 months in arrears	50	4,285,504	107,537	0.03%	0.02%
5<=6 months in arrears	39	3,911,124	132,571	0.02%	0.02%
6<=7 months in arrears	22	2,231,743	66,871	0.01%	0.01%
7<=8 months in arrears	21	2,192,185	73,341	0.01%	0.01%
8<=9 months in arrears	20	1,930,989	84,146	0.01%	0.01%
9<=10 months in arrears	12	1,216,302	57,692	0.01%	0.01%
10<=11 months in arrears	10	1,026,021	40,724	0.01%	0.01%
11<=12 months in arrears	13	1,576,141	76,594	0.01%	0.01%
More than 12 months in arrears	67	6,877,158	529,145	0.03%	0.04%
Total	195,326	17,448,803,580	2,007,640	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

Arrears Capitalised	Number	Amount £
Capitalisation cases (In Month)	8	2,653
Capitalisation cases (Cumulative)	76	110,373

*Includes properties in possession cases

Properties in Possession	Number	Current balance £
Total Properties in Possession Since Inception	111	12,986,305
Repossessed (In Month)	3	414,816
Sold (In Month)	2	357,717
Current Number in Possession	15	1,215,270
Total Properties Sold Since Inception	96	11,771,035

Losses on Properties in Possession	Number	Loss Amount £
Total Loss on Sale Brought Forward	75	2,655,175
Losses Recorded this Period	1	39,287
Total Loss on Sale Carried Forward	76	2,694,462

*For the purposes of the Bank of England Market Notice dated 30th November 2010 "defaults" is defined as properties have been taken into possession.

Substitution, redemptions and repurchases	Number of accounts this period	Current balance this period £
Substitution & Top up	0	0
Redeemed this period*	1,828	144,336,608
Repurchases this period	1,097	119,367,415

*Redemptions this period include 812 accounts where minor balances totalling £ 15,608,852 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) %
Current month	1.95%	2.35%	16.40%
Previous month	2.65%	2.13%	15.50%

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

PPR Analysis	1 Month PPR %	3 Month Average PPR %	12 Month PPR (Annualised) %
Current month	0.26%	0.29%	3.44%

Product Breakdown (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Bank of England Base Rate Tracker Loans	125,591	45.16%	8,667,637,750	49.67%
Fixed Rate Loans	77,282	27.79%	5,827,719,260	33.40%
Discounted SVR Loans	15,068	5.42%	703,579,650	4.03%
Standard Variable Loans	60,147	21.63%	2,251,082,190	12.90%
Total	278,088	100.00%	17,450,018,850	100.00%

Standard Variable Rate	
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

Payment Type (By Balance)	No of product holdings	% by number	Current balance £	% by balance
Repayment	196,129	70.53%	10,551,049,794	60.46%
Interest only and Combined repayment & int-only	81,959	29.47%	6,898,969,056	39.54%
Total	278,088	100.00%	17,450,018,850	100.00%

Use Of Proceeds (By Balance)	No of product holdings	% by number	Current balance £	% by balance
House Purchase	125,341	45.07%	10,545,905,604	60.43%
Remortgage	152,742	54.93%	6,903,717,037	39.56%
Other	5	0.00%	396,209	0.00%
Total	278,088	100.00%	17,450,018,850	100.00%

Analysis of Mortgage loan size at reporting date £	Number of accounts	% by number	Current balance £	% by balance
>0 =<50,000	60,828	31.14%	1,701,517,314	9.75%
>50,000 =<100,000	68,745	35.19%	5,051,682,300	28.95%
>100,000 =<150,000	38,269	19.59%	4,654,797,155	26.68%
>150,000 =<200,000	15,475	7.92%	2,647,687,268	15.17%
>200,000 =<250,000	6,038	3.09%	1,336,467,104	7.66%
>250,000 =<300,000	2,661	1.36%	724,353,032	4.15%
>300,000 =<350,000	1,360	0.70%	437,823,802	2.51%
>350,000 =<400,000	745	0.38%	277,141,169	1.59%
>400,000 =<450,000	426	0.22%	180,060,945	1.03%
>450,000 =<500,000	322	0.16%	152,184,773	0.87%
>500,000 =<550,000	194	0.10%	101,155,977	0.58%
>550,000 =<600,000	94	0.05%	53,898,608	0.31%
>600,000 =<650,000	55	0.03%	34,127,196	0.20%
>650,000 =<700,000	53	0.03%	35,662,122	0.20%
>700,000 =<750,000	76	0.04%	61,460,085	0.35%
Total	195,341	100.00%	17,450,018,850	100.00%

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	7,453	3.82%	623,268,797	3.57%
East Midlands	16,754	8.58%	1,235,911,777	7.08%
Greater London	9,393	4.81%	1,529,343,198	8.76%
Northern England	9,065	4.64%	690,188,094	3.96%
North West	19,752	10.11%	1,549,041,668	8.88%
South East	39,455	20.20%	4,679,922,949	26.82%
South West	16,259	8.32%	1,485,777,729	8.51%
West Midlands	14,269	7.30%	1,184,697,597	6.79%
Yorkshire & Humberside	17,019	8.71%	1,278,510,898	7.33%
Scotland	29,299	15.00%	2,062,091,511	11.82%
Wales	9,667	4.95%	706,393,971	4.05%
Northern Ireland	6,956	3.56%	424,870,659	2.43%
Total	195,341	100.00%	17,450,018,850	100.00%

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%	34,611	17.72%	1,004,343,696	5.76%
>25% =<50%	57,867	29.62%	4,124,191,595	23.63%
>50% =<75%	70,208	35.94%	8,004,706,489	45.87%
>75% =<80%	11,675	5.98%	1,552,513,287	8.90%
>80% =<85%	11,470	5.87%	1,504,275,861	8.62%
>85% =<90%	5,809	2.97%	790,345,712	4.53%
>90% =<95%	2,357	1.21%	304,539,779	1.75%
>95% =<100%	1,278	0.65%	155,670,535	0.89%
>100%	66	0.03%	9,431,897	0.05%
Total	195,341	100.00%	17,450,018,850	100.00%

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%	41,802	21.40%	1,266,406,652	7.26%
>25% =<50%	56,397	28.87%	4,093,442,300	23.46%
>50% =<75%	56,907	29.13%	6,730,717,112	38.57%
>75% =<80%	9,775	5.00%	1,330,149,331	7.62%
>80% =<85%	9,875	5.06%	1,317,067,143	7.55%
>85% =<90%	7,648	3.92%	1,001,146,347	5.74%
>90% =<95%	5,356	2.74%	719,972,391	4.13%
>95% =<100%	3,311	1.69%	434,881,304	2.49%
>100%	4,270	2.19%	556,236,269	3.19%
Total	195,341	100.00%	17,450,018,850	100.00%

Seasoning	Number of accounts	% by number	Current balance £	% by balance
0 to <6	0	0.00%	-	0.00%
>= 6 to < 12	952	0.49%	132,342,126.19	0.76%
>= 12 to < 18	9,149	4.68%	1,182,018,670.08	6.77%
>= 18 to < 24	21,681	11.10%	2,536,757,600.64	14.54%
>= 24 to < 30	8,998	4.61%	870,461,864.68	4.99%
>= 30 to < 36	2,532	1.30%	281,297,177.41	1.61%
>= 36 to < 42	5,085	2.60%	510,277,001.48	2.92%
>= 42 to < 48	4,897	2.51%	548,759,506.94	3.14%
>=48 to < 54	13,267	6.79%	1,523,481,373.95	8.73%
>=54 to < 60	13,970	7.15%	1,541,101,116.06	8.83%
>= 60 to < 66	15,383	7.87%	1,601,285,021.37	9.18%
>= 66 to < 72	18,108	9.27%	1,716,726,964.34	9.84%
>= 72 to < 78	9,938	5.09%	809,998,701.20	4.64%
>= 78 to < 84	5,909	3.02%	429,836,027.33	2.46%
>= 84 to < 90	10,259	5.25%	686,606,354.75	3.93%
>= 90 to < 96	11,187	5.73%	720,418,131.52	4.13%
>= 96 to < 102	5,982	3.06%	381,351,927.39	2.19%
>= 102 to < 108	4,902	2.51%	316,526,231.74	1.81%
>= 108 to < 114	2,901	1.49%	176,546,168.68	1.01%
>= 114 to < 120	4,495	2.30%	279,841,458.26	1.60%
>= 120 to < 126	3,731	1.91%	191,682,831.40	1.10%
>= 126 to < 132	1,852	0.95%	98,107,562.52	0.56%
>= 132 to < 138	1,864	0.95%	98,908,548.43	0.57%
>= 138 to < 144	2,164	1.11%	119,924,880.53	0.69%
>= 144 to < 150	2,546	1.30%	127,397,109.87	0.73%
>= 150 to < 156	1,889	0.97%	96,166,024.07	0.55%
>= 156 to < 162	1,737	0.89%	85,698,714.96	0.49%
>= 162 to < 168	1,620	0.83%	75,870,637.22	0.43%
>= 168 to < 174	1,379	0.71%	55,151,915.36	0.32%
>= 174 to < 180	1,553	0.80%	64,307,859.75	0.37%
>= 180	5,411	2.77%	191,169,341.49	1.10%
Total	195,341	100.00%	17,450,018,850	100.00%

Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	17,647	9.03%	602,683,883.16	3.45%
>= 5 to < 10	30,998	15.87%	1,669,637,326.33	9.57%
>= 10 to < 15	40,495	20.73%	3,050,117,678.54	17.48%
>=15 to < 20	52,928	27.10%	5,375,725,729.86	30.81%
>= 20 to < 25	35,872	18.36%	4,585,684,317.32	26.28%
>= 25 to < 30	10,855	5.56%	1,362,655,277.45	7.81%
>= 30 to < 35	5,055	2.59%	620,100,355.70	3.55%
>= 35 to < 40	1,485	0.76%	182,775,874.84	1.05%
>= 40 to < 45	6	0.00%	638,406.41	0.00%
Total	195,341	100.00%	17,450,018,850	100.00%

LOAN NOTE REPORT

Closing date 28/11/2006
Report date 30/06/2011

Series 2006-1 Notes

2006-1	ISIN	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	Stock Exchange Listing
A1	XS0274283984	AAA/Aaa/AAA	USD	0.523	937,500,000	(937,500,000)	0	1M USD LIBOR	0.03000%	-		-		Jul-2011	Oct-2031	London
A2	XS0274284792	AAA/Aaa/AAA	USD	0.523	1,250,000,000	(1,250,000,000)	0	3M USD LIBOR	0.06000%	-		-		Jul-2011	Oct-2054	London
A3	XS0274289759	AAA/Aaa/AAA	EUR	0.672	937,500,000	0	937,500,000	3M EURIBOR	0.10000%	1.43200%	18/04/11-18/07/11	18/07/2011	3,393,542	Jul-2011	Oct-2054	London
A4	XS0274293785	AAA/Aaa/AAA	GBP		542,000,000	0	542,000,000	3M GBP LIBOR	0.11000%	0.92938%	18/04/11-18/07/11	18/07/2011	1,255,860	Jan-2013	Oct-2054	London
B1	XS0274285336	AA/Aa3/AA	USD	0.523	33,500,000	(33,500,000)	0	3M USD LIBOR	0.09000%			-		Jul-2011	Oct-2054	London
B2	XS0274285682	AA/Aa3/AA	USD	0.523	45,000,000	(29,854,098)	15,145,902	3M USD LIBOR	0.16000%	0.43550%	18/04/11-18/07/11	18/07/2011	16,673	Jul-2011	Oct-2054	London
B3	XS0274290252	AA/Aa3/AA	EUR	0.672	37,000,000	0	37,000,000	3M EURIBOR	0.17000%	1.50200%	18/04/11-18/07/11	18/07/2011	140,479	Jan-2013	Oct-2054	London
B4	XS0274294163	AA/Aa3/AA	GBP		16,750,000	0	16,750,000	3M GBP LIBOR	0.17000%	0.98938%	18/04/11-18/07/11	18/07/2011	41,317	Jan-2013	Oct-2054	London
M1	XS0274286730	A/A2/A	USD	0.523	26,000,000	(26,000,000)	0	3M USD LIBOR	0.17000%			-		Jul-2011	Oct-2054	London
M2	XS0274287621	A/A2/A	USD	0.523	34,500,000	(22,888,142)	11,611,858	3M USD LIBOR	0.25000%	0.52550%	18/04/11-18/07/11	18/07/2011	15,425	Jul-2011	Oct-2054	London
M3	XS0274291060	A/A2/A	EUR	0.672	27,500,000	0	27,500,000	3M EURIBOR	0.27000%	1.60200%	18/04/11-18/07/11	18/07/2011	111,361	Jan-2013	Oct-2054	London
M4	XS0274294759	A/A2/A	GBP		13,750,000	0	13,750,000	3M GBP LIBOR	0.27000%	1.08938%	18/04/11-18/07/11	18/07/2011	37,345	Jan-2013	Oct-2054	London
C2	XS0274288942	BBB/Baa2/BBB	USD	0.523	40,500,000	(26,868,688)	13,631,312	3M USD LIBOR	0.47000%	0.74550%	18/04/11-18/07/11	18/07/2011	25,688	Jul-2011	Oct-2054	London
C3	XS0274291656	BBB/Baa2/BBB	EUR	0.672	22,500,000	0	22,500,000	3M EURIBOR	0.45000%	1.78200%	18/04/11-18/07/11	18/07/2011	101,351	Jan-2013	Oct-2054	London
C4	XS0274294916	BBB/Baa2/BBB	GBP		6,250,000	0	6,250,000	3M GBP LIBOR	0.45000%	1.26938%	18/04/11-18/07/11	18/07/2011	19,780	Jan-2013	Oct-2054	London

Closing date 01/08/2007

Series 2007-1 Notes

2007-1	ISIN	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	Stock Exchange Listing
A1a	XS0312388035	AAA/Aaa/AAA	USD	0.486	540,000,000	(540,000,000)	0	1M USD LIBOR	0.05000%	-		-	-	Jul-2012	Nov-2031	London
A1b	XS0312977613	AAA/Aaa/AAA	EUR	0.671	550,000,000	(550,000,000)	0	3M EURIBOR	0.06000%	-		-	-	Jul-2012	Nov-2031	London
A2	XS0312388209	AAA/Aaa/AAA	USD	0.486	450,000,000	(416,252,505)	33,747,495	3M USD LIBOR	0.08000%	0.35550%	18/04/11-18/07/11	18/07/2011	30,326	Jul-2012	Oct-2054	London
A3	XS0312388548	AAA/Aaa/AAA	EUR	0.671	685,000,000	0	685,000,000	3M EURIBOR	0.12000%	1.45200%	18/04/11-18/07/11	18/07/2011	2,514,178	Jul-2012	Oct-2054	London
A4	XS0312388621	AAA/Aaa/AAA	GBP		775,000,000	0	775,000,000	3M GBP LIBOR	0.13000%	0.94938%	18/04/11-18/07/11	18/07/2011	1,834,384	Jul-2012	Oct-2054	London
A5	XS0312915340	AAA/Aaa/AAA	USD	0.486	500,000,000	0	500,000,000	3M USD LIBOR	0.10000%	0.37550%	18/04/11-18/07/11	18/07/2011	474,590	Jul-2012	Oct-2054	London
B1	XS0312389272	AA/Aa3/AA	USD	0.486	36,250,000	(36,250,000)	0	3M USD LIBOR	0.15000%	-		-	-	Apr-2010	Oct-2054	London
B3	XS0312389439	AA/Aa3/AA	EUR	0.671	70,000,000	(70,000,000)	0	3M EURIBOR	0.20000%	-		-	-	Apr-2010	Oct-2054	London
B4	XS0312389603	AA/Aa3/AA	GBP		12,000,000	(12,000,000)	0	3M GBP LIBOR	0.20000%	-		-	-	Apr-2010	Oct-2054	London
M1	XS0312389785	A/A2/A	USD	0.486	20,200,000	(20,200,000)	0	3M USD LIBOR	0.30000%	-		-	-	Apr-2010	Oct-2054	London
M3	XS0312390015	A/A2/A	EUR	0.671	28,500,000	(28,500,000)	0	3M EURIBOR	0.35000%	-		-	-	Apr-2010	Oct-2054	London
M4	XS0312390106	A/A2/A	GBP		30,000,000	(30,000,000)	0	3M GBP LIBOR	0.35000%	-		-	-	Apr-2010	Oct-2054	London
C2	XS0312390957	BBB/Baa2/BBB	USD	0.486	25,000,000	(25,000,000)	0	3M USD LIBOR	0.55000%	-		-	-	Apr-2010	Oct-2054	London
C3	XS0312391179	BBB/Baa2/BBB	EUR	0.671	14,000,000	(14,000,000)	0	3M EURIBOR	0.55000%	-		-	-	Apr-2010	Oct-2054	London
C4	XS0312391252	BBB/Baa2/BBB	GBP		18,000,000	(18,000,000)	0	3M GBP LIBOR	0.55000%	-		-	-	Apr-2010	Oct-2054	London

Closing date 21/08/2008

Series 2008-1 Notes

2008-1	ISIN	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	Stock Exchange Listing
A1	XS0383826756	AAA/Aaa/AAA	USD	0.536	150,000,000	(150,000,000)	0	3M USD LIBOR	0.60000%	-		-	-	Jan-2010	Oct-2054	London
A2	XS0383827051	AAA/Aaa/AAA	EUR	0.788	400,000,000	(140,290,181)	259,709,819	3M EURIBOR	0.90000%	2.23200%	18/04/11-18/07/11	18/07/2011	1,465,283	Oct-2012	Oct-2054	London

Closing date 12/03/2010 **Series 2010-1 Notes**

2010-1	ISIN	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	Stock Exchange Listing
A1	XS0493851298	AAA/Aaa/AAA	GBP		205,000,000	0	205,000,000	3M GBP LIBOR	1.20000%	2.01938%	18/04/11-18/07/11	18/07/2011	1,032,097	Jan-2015	Oct-2054	London
A2	XS0493852858	AAA/Aaa/AAA	EUR	0.904	775,000,000	0	775,000,000	3M EURIBOR	1.20000%	2.53200%	18/04/11-18/07/11	18/07/2011	4,960,258	Jan-2015	Oct-2054	London
A3	XS0493854631	AAA/Aaa/AAA	GBP		525,000,000	0	525,000,000	GBP mid-swaps		4.63500%	18/01/11-18/07/11	18/07/2011	12,166,875	Jan-2017	Oct-2054	London
Z	XS0493858202	N/A	GBP		389,000,000	0	389,000,000	3M GBP LIBOR	0.90000%	1.71938%	18/04/11-18/07/11	18/07/2011	1,667,516	Jan-2017	Oct-2054	London

Closing date 03/06/2010 **Series 2010-2 Notes**

2010-2	ISIN	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	Stock Exchange Listing
A1	XS0513923614	AAA/Aaa/AAA	USD	0.695	1,200,000,000	0	1,200,000,000	3M USD LIBOR	1.43000%	1.70550%	18/04/11-18/07/11	18/07/2011	5,173,350	Apr-2013	Oct-2054	London
A2	XS0513927797	AAA/Aaa/AAA	EUR	0.849	500,000,000	0	500,000,000	3M EURIBOR	1.40000%	2.73200%	18/04/11-18/07/11	18/07/2011	3,452,944	Apr-2013	Oct-2054	London
A3	XS0513929900	AAA/Aaa/AAA	GBP		210,000,000	0	210,000,000	3M GBP LIBOR	1.40000%	2.21938%	18/04/11-18/07/11	18/07/2011	1,161,982	Apr-2013	Oct-2054	London
Z	XS0513941194	N/A	GBP		251,000,000	0	251,000,000	3M GBP LIBOR	0.90000%	1.71938%	18/04/11-18/07/11	18/07/2011	1,075,955	Apr-2013	Oct-2054	London

Closing date 27/07/2010 **Series 2010-3 Notes**

2010-3	ISIN	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	Stock Exchange Listing
A1	XS0525763420	AAA/Aaa/AAA	GBP		1,250,000,000	0	1,250,000,000	3M GBP LIBOR	1.52000%	2.33938%	18/04/11-18/07/11	18/07/2011	7,290,534	Oct-2013	Oct-2054	London
A2	XS0525763859	AAA/Aaa/AAA	GBP		1,250,000,000	0	1,250,000,000	3M GBP LIBOR	1.63000%	2.44938%	18/04/11-18/07/11	18/07/2011	7,633,342	Apr-2015	Oct-2054	London
A3	XS0525764071	AAA/Aaa/AAA	GBP		1,000,000,000	0	1,000,000,000	3M GBP LIBOR	1.68000%	2.49938%	18/04/11-18/07/11	18/07/2011	6,231,331	Jul-2016	Oct-2054	London
Z	XS0525764154	N/A	GBP		500,000,000	0	500,000,000	3M GBP LIBOR	0.90000%	1.71938%	18/04/11-18/07/11	18/07/2011	2,143,337	Jul-2016	Oct-2054	London

Closing date 09/09/2010 **Series 2010-4 Notes**

2010-4	ISIN	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	Stock Exchange Listing
A1	XS0538724252	AAA/Aaa/AAA	GBP		675,000,000	0	675,000,000	3M GBP LIBOR	1.40000%	2.21938%	18/04/11-18/07/11	18/07/2011	3,734,943	Oct-2013	Oct-2054	London
A2	XS0538724336	AAA/Aaa/AAA	EUR	0.833	700,000,000	0	700,000,000	3M EURIBOR	1.40000%	2.73200%	18/04/11-18/07/11	18/07/2011	4,834,122	Oct-2013	Oct-2054	London

Closing date **25/05/2011** **Series 2011-1 Notes**

2011-1	ISIN	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	Stock Exchange Listing
A1	XS0629511170	AAA/Aaa/AAA	USD	0.610	500,000,000	0	500,000,000	1M USD LIBOR	0.13000%	0.34585%	25/05/11-18/07/11	18/07/2011	261,562	Apr-2012	Apr-2012	London
A2	XS0629516211	AAA/Aaa/AAA	USD	0.620	3,000,000,000	0	3,000,000,000	3M USD LIBOR	1.40000%	1.67550%	25/05/11-18/07/11	18/07/2011	7,284,375	Jul-2014	Oct-2054	London
A3	XS0629519314	AAA/Aaa/AAA	GBP		500,000,000	0	500,000,000	3M GBP LIBOR	1.40000%	2.21938%	25/05/11-18/07/11	18/07/2011	1,539,555	Jul-2014	Oct-2054	London
A4	XS0629583245	AAA/Aaa/AAA	EUR	0.870	500,000,000	0	500,000,000	3M EURIBOR	1.30000%	2.63200%	25/05/11-18/07/11	18/07/2011	1,937,250	Jul-2014	Oct-2054	London
A5	XS0630101979	AAA/Aaa/AAA	USD	0.620	275,000,000	0	275,000,000	3M USD LIBOR	1.50000%	1.77550%	25/05/11-18/07/11	18/07/2011	708,984	Jul-2016	Oct-2054	London
A6	XS0630105533	AAA/Aaa/AAA	GBP		250,000,000	0	250,000,000	3M GBP LIBOR	1.50000%	2.31938%	25/05/11-18/07/11	18/07/2011	806,764	Jul-2016	Oct-2054	London
A7	XS0630111853	AA/Aa3/AA	EUR	0.880	275,000,000	0	275,000,000	3M EURIBOR	1.40000%	2.73200%	25/05/11-18/07/11	18/07/2011	1,106,738	Jul-2016	Oct-2054	London
Z	XS0629519587	AA/Aa3/AA	GBP		965,000,000	0	965,000,000	3M GBP LIBOR	0.70000%	1.51938%	25/05/11-18/07/11	18/07/2011	1,971,971	Jul-2016	Oct-2054	London

Combined Credit Enhancement	Total £	% of Total	Current note subordination	Subordination +Reserve Fund	% Required
Class A Notes	14,282,229,629.61	86.54%	13.46%	17.31%	9.25%
Class B Notes	49,551,739.21	0.30%	13.16%	17.01%	5.95%
Class M Notes	38,315,171.10	0.23%	12.93%	16.78%	3.40%
Class C Notes	28,508,619.76	0.17%	12.75%	16.60%	1.70%
Class Z Notes	2,105,000,000.00	12.75%	0.00%	0.00%	0.00%
	16,503,605,159.68	100.00%			
Funding Reserve Fund Requirement	£635,000,000	3.85%			

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 Reserve Fund	
Balance Brought Forward	£635,000,000
Drawings	£0
Top Up	£0
Balance Carried Forward	£635,000,000

Funding Principal Ledger-AAA	£630,183,545
Funding Principal Ledger-AA	£7,915,903
Funding Principal Ledger-A	£6,068,859
Funding Principal Ledger-BBB	£7,124,312
Total Funding Principal Ledger	£651,292,619

Excess Spread	
Excess Spread This Month Annualised	0.49%
Excess Spread Rolling 12 Month Average	0.55%

*Excess spread is calculated at each quarterly interest payment date

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

		Long Term Rating	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	AA-/Aa3/AA	F1+/P-1/A-1+	A3	Establish a liquidity reserve - see page 168 of the prospectus for more detail
				BBB- / Baa3 / A-2	Completion of legal assignment of mortages to Mortgages Trust
Servicer	Santander UK	AA-/Aa3/AA	F1+/P-1/A-1+		
Cash Manager	Santander UK	AA-/Aa3/AA	F1+/P-1/A-1+		
Start-up Loan Provider	Santander UK	AA-/Aa3/AA	F1+/P-1/A-1+		
Mortgages Trustee Account Bank	Santander UK	AA-/Aa3/AA	F1+/P-1/A-1+	A or F1 / P-1 / A or A-1	Remedial action required including replacement - see page 103 of the prospectus for a summary
Funding 1 Account Bank	Santander UK	AA-/Aa3/AA	F1+/P-1/A-1+	A or F1 / P-1 / A or A-1	Remedial action required including replacement - see page 103 of the prospectus for a summary
Issuer Account Bank	Santander UK	AA-/Aa3/AA	F1+/P-1/A-1+	A or F1 / P-1 / A or A-1	Remedial action required including replacement - see page 101 of the prospectus for a summary
Funding Swap Provider	Santander UK	AA-/Aa3/AA	F1+/P-1/A-1+	A or F1 / A2 & P-1 / A or A-1 (unless A+),	Remedial action required including posting collateral - see individual swap agreements for more detail
				BBB- or F3 / A3 or P2 / BBB+	Further remedial action required including the possibility of replacement - see individal swap agreements
Issuer Swap Provider	Santander UK	AA-/Aa3/AA	F1+/P-1/A-1+	A or F1 / A2 & P-1 / A or A-1 (unless A+),	Remedial action required including posting collateral - see individual swap agreements for more detail
					Further remedial action required including the possibility of replacement
	Abbey National Treasury Services plc	AA-/Aa3/AA	F1+/P-1/A-1+	A or F1 / A2 & P-1 / A or A-1 (unless A+),	Remedial action required including posting collateral - see individual swap agreements for more detail
					Further remedial action required including the possibility of replacement
	Credit Suisse International	AA-/Aa1/A+	F1+/P-1/A-1	A or F1 / A2 & P-1 / A or A-1 (unless A+),	Remedial action required including posting collateral - see individual swap agreements for more detail
					Further remedial action required including the possibility of replacement
	The Royal Bank of Scotland	AA-/A1/A	F1+/P-1/A-1	A or F1 / A2 & P-1 / A or A-1 (unless A+),	Remedial action required including posting collateral - see individual swap agreements for more detail
					Further remedial action required including the possibility of replacement
	UBS AG			A or F1 / A2 & P-1 / A or A-1 (unless A+),	Remedial action required including posting collateral - see individual swap agreements for more detail
Paying Agent and related roles	Citibank	A+/A1/AA	F1+/P-1/A-1		
English Corporate Services Provider	Structured Finance Management Limited				
Jersey Corporate Services Provider	State Street Secretaries (Jersey) Limited				

	Currency Notional	Receive Reference Rate	Receive margin	Receive Rate	Received	£ Notional	Pay reference rate	Pay margin	Pay rate	Paid	Collateral Postings
2006-1 A3	937,500,000.00	3M EURIBOR	0.10%	**1.43200%**	3,393,541.67	630,468,750.00	3M GBP LIBOR	**0.10930%**	0.93%	1,459,749.00	212,149,593
2006-1 B2	45,000,000.00	3M USD LIBOR	0.16%	**0.43550%**	16,673.32	23,529,411.76	3M GBP LIBOR	**0.19120%**	1.01%	19,953.22	0
2006-1 B3	37,000,000.00	3M EURIBOR	0.17%	**1.50200%**	140,478.72	24,882,313.00	3M GBP LIBOR	**0.18710%**	1.01%	62,437.34	1,531,179
2006-1 M2	34,500,000.00	3M USD LIBOR	0.25%	**0.52550%**	15,424.58	18,039,215.69	3M GBP LIBOR	**0.28600%**	1.11%	16,732.48	8,520,258
2006-1 M3	27,500,000.00	3M EURIBOR	0.27%	**1.60200%**	111,361.25	18,493,611.00	3M GBP LIBOR	**0.29400%**	1.11%	51,335.01	0
2006-1 C2	40,500,000.00	3M USD LIBOR	0.47%	**0.74550%**	25,687.64	21,176,470.59	3M GBP LIBOR	**0.51540%**	1.33%	23,718.89	1,174,119
2006-1 C3	22,500,000.00	3M EURIBOR	0.45%	**1.78200%**	101,351.25	15,131,137.00	3M GBP LIBOR	**0.49680%**	1.32%	49,651.84	6,341,581
2007-1 A2	450,000,000.00	3M USD LIBOR	0.08%	**0.35550%**	30,326.34	218,531,469.00	3M GBP LIBOR	**0.09400%**	0.91%	37,320.12	0
2007-1 A3	685,000,000.00	3M EURIBOR	0.12%	**1.45200%**	2,514,178.33	459,635,000.00	3M GBP LIBOR	**0.13130%**	0.95%	1,089,421.59	1,378,974
2007-1 A5	500,000,000.00	3M USD LIBOR	0.10%	**0.37550%**	474,590.28	242,812,743.00	3M GBP LIBOR	**0.12330%**	0.94%	570,669.02	5,199,019
2008-1 A2	400,000,000.00	3M EURIBOR	0.90%	**2.23200%**	1,465,282.80	315,160,000.00	3M GBP LIBOR	**0.96900%**	1.79%	912,363.29	0
2010-1 A2	775,000,000.00	3M EURIBOR	1.20%	**2.53200%**	4,960,258.33	700,850,063.30	3M GBP LIBOR	**1.32100%**	2.14%	3,739,939.09	0
2010-1 A3	525,000,000.00	GBP mid-swaps	-	**4.64000%**	12,166,875.00	525,000,000.00	3M GBP LIBOR	**1.38750%**	2.21%	2,888,594.30	0
2010-2 A1	1,200,000,000.00	3M USD LIBOR	1.43%	**1.70550%**	5,173,350.00	834,318,292.00	3M GBP LIBOR	**1.20000%**	2.02%	4,200,474.42	0
2010-2 A2	500,000,000.00	3M EURIBOR	1.40%	**2.73200%**	3,452,944.44	424,500,000.00	3M GBP LIBOR	**1.61000%**	2.43%	2,571,116.02	0
2010-4 A2	700,000,000.00	3M EURIBOR	1.40%	**2.73200%**	4,834,122.22	583,100,000.00	3M GBP LIBOR	**1.67000%**	2.49%	3,618,951.52	0
2011-1 A1	500,000,000.00	1M USD LIBOR	0.13%	**0.34875%**	261,562.50	306,842,590.00	3M GBP LIBOR	**0.08500%**	0.77%	347,846.01	0
2011-1 A2	3,000,000,000.00	3M USD LIBOR	1.40%	**1.61875%**	7,284,375.00	1,847,290,640.00	3M GBP LIBOR	**1.51825%**	2.20%	6,011,184.96	0
2011-1 A4	500,000,000.00	3M EURIBOR	1.30%	**2.58300%**	1,937,250.00	436,500,000.00	3M GBP LIBOR	**1.57900%**	2.26%	1,459,626.10	0
2011-1 A5	275,000,000.00	3M USD LIBOR	1.50%	**1.71875%**	708,984.38	170,489,771.00	3M GBP LIBOR	**1.63500%**	2.32%	584,231.08	0
2011-1 A7	275,000,000.00	3M EURIBOR	1.40%	**2.68300%**	1,106,737.50	242,412,500.00	3M GBP LIBOR	**1.65000%**	2.33%	836,074.07	0

MORTGAGES TRUSTEE REVENUE WATERFALL	
Mortgages Trustee Fees	
Other third party payments	
Servicer Fees	1,168,907.94
Cash Manager Fees	
Mortgages Trustee Corporate Services Fees	
Account Bank Fees	
Funding 1	42,385,555.23
Seller	5,094,070.00

MORTGAGES TRUSTEE PRINCIPAL WATERFALL	
Funding	58,013,947.69
Seller	289,222,846.37

FUNDING PRINCIPAL WATERFALL	
Repayment of AAA loan tranches	45,973,405.13
Repayment of NR loan tranches	0.00
Credit to Cash Accumulation Ledger	0.00

FUNDING REVENUE WATERFALL	
Funding Security Trustee Fees	
Fee under Intercompany	256,933.30
Other third party payments	
Cash Manager Fees	292,750.88
Funding 1 Corporate Services Fees	
Account Bank Fees	
Payment to Funding 1 S	94,842,312.32
Interest on AAA loan trar	49,533,337.87
Credit to AAA principal d	0.00
Credit to General Reserv	635,000,000.00
Credit to NR principal de	0.00
Interest on NR loan tranc	4,694,301.37

ISSUER PRINCIPAL WATERFALL	
Repayment of Class A N	45,973,405.13
Repayment of Class Z N	0.00

ISSUER REVENUE WATERFALL	
Issuer Security Trustee Fees	
Note Trustee Fees	
Agent bank fees etc.	
Other third party paym	35,817.58
Issuer Cash Manager	292,750.88
Issuer Corporate Services Fees	
Issuer Account Bank Fees	
Payments to AAA Issu	17,616,754.99
Interest on AAA notes	49,533,337.87
Interest on Class Z no	4,694,301.37
Excluded Issuer Swap Payments	
Issuer profit	5,464.49

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 2 consecutive Trust Calculation Dates	**None**
The aggregate outstanding principal balance of loans in the 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 offering circular	

Notes

1 **Current number of mortgages**
This is the sum of all product holdings secured by a borrower(s) on a single property.

2 **Current value of mortgages**
Includes all amounts of principal, interest and fees as yet unpaid by the borrower.

3 **Funder Share**
The percentage funder share is calculated net of accrued interest.

4 **Seasoning**
This is the age of the loan at the report date in months based on the Main Mortgage Completion Date.
Main Mortgage Completion Date is the date the borrower first took out a loan on the secured property. The initial loan may have been repaid and replaced by subsequent

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

8 **Loan to Value (LTV) at Last Valuation**
Further advances may be made on existing loans based on the indexed LTV without carrying out a formal valuation. This occasionally gives rise to the unindexed LTV