

**Loan Feature Number 18 PLC**

Issuer	Loan Feature Number 18 PLC
Block Exchange Listing	London
Reporting Date	28 February 2011
Reporting Period Start Date	01 January 2011
Reporting Period End Date	31 January 2011
Next Reporting Date	21 September 2011

Most Recent Quarterly Interest Payment Date	21 September 2011
Previous Quarterly Interest Payment Date	21 March 2011
Next Quarterly Interest Payment Date	21 March 2012

Key Metric for the most Recent Coupon IPD	Class AA	Class AA-	Class A+	Class A	Class A-	Class BBB+	Class BBB	Class BBB-	Class BB+	Class BB	Class BB-	Class B+	Class B	Class B-	Class C+	Class C	Class C-	Class D+	Class D	Class D-
Original Issuance (GBP) (Million)	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000
Original Issuance (USD) (Million)	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000
Current Rating (Moody/Fitch)	AAA/AAA	AA+/AA+	AA/AA	A+/A	A/A-	BBB+/BBB+	BBB/BBB	BBB-/BBB-	BB+/BB	BB/BB-	BB-/BB-	B+/B	B/B-	B-/B-	C+/C	C/C-	C-/C-	D+/D	D/D-	D-/D-
Quarterly Interest Accrual End Date	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12	21-Dec-12
Previous Factor	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Cost Enhancement - Original	18.50%	18.50%	18.50%	18.50%	18.50%	18.50%	18.50%	18.50%	18.50%	18.50%	18.50%	18.50%	18.50%	18.50%	18.50%	18.50%	18.50%	18.50%	18.50%	18.50%
Cost Enhancement - Current	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Current Interest Shortfall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Original Weighted Average Life (Using pricing CPI)	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93	2.93

Key Metric for the most Recent Coupon IPD	Class AA	Class AA-	Class A+	Class A	Class A-	Class BBB+	Class BBB	Class BBB-	Class BB+	Class BB	Class BB-	Class B+	Class B	Class B-	Class C+	Class C	Class C-	Class D+	Class D	Class D-
Original Total Number of Residential Mortgage Loans	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769
Current Total Number of Residential Mortgage Loans	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769	8,769
Original Total Value of Residential Mortgage Loans	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544	£1,053,705,544
Current Loan-to-Value Ratio	79.51%	79.51%	79.51%	79.51%	79.51%	79.51%	79.51%	79.51%	79.51%	79.51%	79.51%	79.51%	79.51%	79.51%	79.51%	79.51%	79.51%	79.51%	79.51%	79.51%
Weighted Average Interest Rate at Transaction Close	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%
Weighted Average Interest Rate (by Sweep) at the end of the period	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%	4.24%
Weighted average seasoning at Transaction Close	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87
Weighted average Term to maturity of the pool at Transaction Close	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87

Delinquency Band (excluding possessions)	Total Balance	No	% of Total Balance	Original Balance	No of Original Balance	
0.01 <= 1 Months in Arrears	1,586,221	95	0.15%	27,737,048	224	2.83%
1.01 <= 1 Months in Arrears	26,086,082	228	0.25%	4,371,770	70	0.06%
2.01 <= 3 Months in Arrears	14,256,396	116	0.15%	8,506,815	51	0.08%
3.01 <= 3 Months in Arrears	3,276,490	24	0.03%	4,462,042	13	0.04%
4.01 <= 5 Months in Arrears	3,914,211	28	0.04%	2,164,846	19	0.02%
5.01 <= 5 Months in Arrears	2,825,258	27	0.03%	1,652,659	13	0.02%
6-9 Months	13,663,039	38	0.14%	1,881,256	13	0.02%
10-12 Months	63,152,827	38	0.10%	1,522,819	12	0.01%

Balance of the Performing Loans	Total Balance	No	% of Total Balance	Original Balance	No of Original Balance	
Net Loans to the period	458,165,167	87	0.04%	1,126,209	7	0.01%
Net Loans to the period	21,190,195,851	1	0.01%	1,126,209	7	0.01%
Cumulative Net Loans to the period	1,053,705,544	1	0.01%	1,126,209	7	0.01%
Average Loan Severity for the current period	19.89%					
Outstanding Possessions at the start of the period	22,158,646.75	21	0.40%			
Number of possessions during the period	1,110,896,661	1	0.01%			
Outstanding Possessions at the end of the period	145,388,918.14	4,683	0.34%			
Outstanding Mortgage Loan Principal Balance at Start of the period	543,615,886.41	4,683				
Outstanding Mortgage Loan Principal Balance at End of the period	543,615,886.41	4,683				
Capitalized Interest (deferred interest this quarter)	0.00					

Region	Total Balance	No	% of Total Balance	Original Balance	No of Original Balance	
East	13,376,400	87	0.70%	1,126,209	7	0.01%
East Midlands	11,827,291	579	0.79%	16,044,381	712	0.06%
London	18,171,828	268	0.27%	46,632,717	528	0.09%
North	9,836,845	126	0.18%	31,014,074	363	0.04%
North East	20,595,328	460	0.62%	69,270,338	1,087	0.04%
North West	16,447,202	267	0.27%	50,586,428	589	0.03%
South East	32,835,341	278	0.60%	68,250,462	527	0.04%
South West	10,200,002	124	0.14%	30,589,302	294	0.01%
West Midlands	38,879,395	405	0.71%	70,507,930	686	0.06%
York and Humber	54,819,457	427	0.76%	120,136,077	429	0.03%
Total	543,142,807	4,682	100.00%	1,053,705,544	8,768	100.00%

Mortgage Size	Total Balance	No	% of Total Balance	Original Balance	No of Original Balance	
Less than or equal to 30K	3,116,108	143	0.58%	3,288,209	123	0.31%
More than 30K up to and including 50K	9,147,196	465	1.69%	12,833,456	427	0.12%
More than 50K up to and including 75K	59,650,024	935	10.97%	112,497,387	1,831	10.88%
More than 75K up to and including 100K	77,692,962	1,038	1.43%	149,240,218	1,463	1.35%
More than 100K up to and including 125K	8,236,365	728	1.49%	146,847,587	1,342	14.20%
More than 125K up to and including 150K	62,626,282	1,026	1.26%	125,026,682	1,462	11.50%
More than 150K up to and including 200K	94,369,642	550	1.73%	178,281,317	1,028	16.92%
More than 200K up to and including 300K	114,679,268	428	0.84%	231,111,376	321	13.37%
More than 300K up to and including 500K	19,131,306	43	0.03%	46,346,867	91	3.83%
More than 500K	11,727,388	12	0.01%	23,136,077	49	0.21%
Total	543,142,807	4,682	100.00%	1,053,705,544	8,768	100.00%

Mortgage Type	Total Balance	No	% of Total Balance	Original Balance	No of Original Balance	
Owner Occupied Purchase	105,546,063	928	22.19%	291,536,158	2,687	27.87%
Owner Occupied Refinance	148,078,158	1,139	28.88%	320,863,892	1,516	36.44%
Buy to Let	251,298,543	2,166	46.27%	376,427,033	3,113	36.63%
Buy to Rent	26,321,948	230	0.05%	60,840,461	1,052	12.00%
Total	543,142,807	4,682	100.00%	1,053,705,544	8,768	100.00%

Age	Total Balance	No	% of Total Balance	Original Balance	No of Original Balance	
Less than or equal to 25%	2,279,034	87	0.48%	2,835,798	65	0.27%
More than 25% up to and including 50%	19,821,623	823	3.65%	33,833,456	427	0.12%
More than 50% up to and including 75%	9,887,577	122	1.79%	17,887,788	200	1.63%
More than 75% up to and including 100%	17,829,251	138	3.28%	34,247,418	234	2.44%
More than 100% up to and including 125%	20,247,771	259	3.73%	36,077,097	328	3.48%
More than 125% up to and including 150%	56,443,811	338	10.39%	50,174,279	459	4.78%
More than 150% up to and including 175%	41,428,836	268	7.62%	41,206,428	441	3.95%
More than 175% up to and including 200%	56,628,378	469	10.41%	114,547,238	870	10.87%
More than 200% up to and including 250%	82,217,684	261	15.13%	161,106,566	287	15.27%
More than 250% up to and including 300%	165,216,422	1,439	34.10%	374,579,497	2,884	36.56%
More than 300% up to and including 350%	38,489,291	236	7.09%	60,327,497	572	6.57%
More than 350% up to and including 500%	25,133,926	165	4.70%	61,444,836	665	7.73%
Over 500%	10,739,763	20	0.02%	18,818,176	33	0.04%
Total	543,142,807	4,682	100.00%	1,053,705,544	8,768	100.00%

Term to maturity of mortgage	Total Balance	No	% of Total Balance	Original Balance	No of Original Balance	
5 and less than or equal to 5 years	34,671,524	278	6.37%	59,261,277	440	6.00%
Greater than 5 years and less than or equal to 10 years	50,701,762	463	9.33%	101,871,387	834	9.87%
Greater than 10 years and less than or equal to 15 years	112,944,450	1,005	20.79%	101,871,387	834	9.87%
Greater than 15 years and less than or equal to 20 years	313,262,352	2,853	57.69%	203,302,768	1,716	19.20%
Greater than 20 years and less than or equal to 25 years	28,083,673	286	5.17%	628,784,342	5,178	56.87%
Greater than 25 years and less than or equal to 30 years	-	-	-	60,448,172	569	5.74%
Greater than 30 years	-	-	-	-	-	-
Total	543,142,807	4,682	100.00%	1,053,705,544	8,768	100.00%

Mortgage Size Type	Total Balance	No	% of Total Balance	Original Balance	No of Original Balance	
Basic	12,259,229	25	0.02%	25,044,107	303	2.60%
Detached House	73,231,840	353	13.48%	163,959,295	782	15.50%
Flat/Maisonette	148,821,876					

