

Silverstone Finance Trustee Limited

Investor Report

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Please remember that past performance is not necessarily a guide for future performance. The value of instruments and the income from them can go down as well as up.

Column stating percentage amounts may not add up to 100% due to rounding.

Reporting Information

Reporting Date	14/Dec/2009
Reporting Period	01/Nov/2009 - 30/Nov/2009
Next Payment Date	21/Dec/2009
Accrual End Date: Quarterly Notes	21/Jan/2010
Accrual Start Date: Quarterly Notes	21/Oct/2009
Accrual Days (Quarterly Notes)	92
Accrual End Date: Monthly Notes	21/Dec/2009
Accrual Start Date: Monthly Notes	23/Nov/2009
Accrual Days (Monthly Notes)	28
Accrual End Date: Semi-Ann Notes	21/04/2010
Accrual Start Date: Semi-Ann Notes	03/11/2009
Accrual Days (Semi-Ann Notes)	169

Issuances

Silverstone Master Issuer PLC - 2008-1 A
Silverstone Master Issuer PLC - 2008-1 Z
Silverstone Master Issuer PLC - 2009-1 A1
Silverstone Master Issuer PLC - 2009-1 A2
Silverstone Master Issuer PLC - 2009-1 A3
Silverstone Master Issuer PLC - 2009-1 Z

Contact Details

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All values are in pounds sterling unless otherwise stated

Mortgage Trust Assets

	Prior Period	Current Period
Number of mortgage accounts in pool	320,569	319,091
Mortgage Trust Assets	£30,407,954,056	£30,091,165,514
Aggregate Outstanding Balance - Trust Cash and Oth	£360,626,748	£372,994,010
Funding 1 Share	£23,052,342,222	£19,315,685,664
Funding 1 Share Percentage	75.81%	64.19%
Seller Share	£7,355,611,934	£10,775,479,950
Seller Share Percentage	24.19%	35.81%
Minimum Seller Share Value	£1,527,938,880.00	£1,523,575,897.37
Minimum Seller Share (% of total)	5.02%	5.06%
Funding 1 Bank Balance	£390,209,471	£1,333,852,570
Funding 1 Reserve Amount	£390,000,000	£950,000,000
Funding 1 Reserve Required Amount	£390,000,000	£950,000,000
Excess Spread Current Month (annualised)*	N/A	N/A
Excess Spread Rolling Quarter (annualised)*	N/A	N/A
Excess Spread Rolling Year (annualised)*	N/A	N/A

*Excess spread is calculated on each interest payment date and includes all payments lower in priority than the credit to the Class Z PDL.

Substitution

	Number of loans	Balance (£)
Substituted current period	936	£ 19,888,310
Substituted to date*	433,909	£ 34,596,335,089

*Substituted to date includes all assets added at inception of programme

Properties in possession

	Number of Mortgage Accounts	Aggregate Outstanding Balance (£)	Arrears (£)
Possessed (To Date) *	32	£ 3,709,454	£ 133,708
Sold (Current Month)	3	£ 325,898	£ 24,129
Sold (To Date)	18	£ 2,110,941	£ 107,529
Properties in Possession	14	£ 1,655,470	£ 87,267
Possessed (Current Month)	3	£ 458,739	£ 21,544

*Balance and arrears for this entry are taken as of the possession date.

Net Losses

	Losses (£)
Losses - current month	£ 58,463
Losses - to date	£ 322,964

Arrears Analysis (excluding Properties in Possession)

Months in Arrears	Number of Mortgage Accounts	% of total	Aggregate Outstanding Balance (£)	% of total balance	Arrears Balance (£)
No arrears	317,380	99.5%	£ 29,924,174,573	99.4%	£ -
>=1 and <=2	1,072	0.3%	£ 101,988,008	0.3%	£ 801,078
>2 and <=3	246	0.1%	£ 25,661,549	0.1%	£ 389,426
>3 and <=6	253	0.1%	£ 24,933,214	0.1%	£ 675,367
>6 and <=9	84	0.0%	£ 7,867,789	0.0%	£ 337,360
>9 and <=12	27	0.0%	£ 2,960,188	0.0%	£ 163,209
12+	15	0.0%	£ 1,924,723	0.0%	£ 166,573
Totals	319,077	100.0%	£ 30,089,510,044	100.0%	£ 2,533,013

*Nationwide identifies a loan as being in arrears where an amount equal to or greater than a full month's contractual payment is past its due date.
A loan is identified as being in default where an amount equal to or greater than three full month's contractual payments is past its due date

Mortgage Portfolio Breakdown (a)
Silverstone Finance Trustee Limited
Investor Report

Weighted Average Statistics

WA Seasoning (by value), Months	WA Remaining term (by value), Months	Average Loan Size	WA Original LTV (by value)	WA Indexed LTV (by value)*
45.03	228.80	£ 94,303	66.0%	62.2%

*Indexation is applied quarterly on a regional basis to property valuations each January, April, July and October.

Constant Payment Rates

	Monthly	Annualised
Current CPR Rate - Total	1.11%	12.51%
Previous CPR Rate - Total	1.12%	12.64%

Constant Payment Rate Analysis

	% of CPR Rate
Current % of CPR - Technical	0.1%
Previous % of CPR - Technical	0.1%
Current % of CPR - Natural	99.9%
Previous % of CPR - Natural	99.9%

*Technical prepayments are loans repurchased from the trust (E.g., Further Advances and ineligible Product Switches);
 Natural prepayments are borrower scheduled and unscheduled repayments of principal.

Standard Variable Rate, Current

NBS Existing Borrower SVR, %	With Effect From
2.5	01/04/2009

Standard Variable Rate, Historical

NBS Existing Borrower SVR, %	With Effect From
3	01/03/2009

Mortgage Portfolio Breakdown (b)
Silverstone Finance Trustee Limited
Investor Report

Geographical Distribution

Regions	Aggregate outstanding balance	% of total balance	Number of mortgage accounts	% of total
East Anglia	£ 1,248,030,923	4.1%	14,454	4.5%
East Midlands	£ 2,269,373,362	7.5%	27,385	8.6%
London	£ 3,818,367,072	12.7%	29,559	9.3%
North	£ 1,084,845,246	3.6%	13,736	4.3%
North West	£ 2,403,961,440	8.0%	28,557	8.9%
Northern Ireland	£ 777,031,958	2.6%	10,380	3.3%
Outer Metropolitan	£ 4,868,296,820	16.2%	41,292	12.9%
Outer South East	£ 3,934,165,351	13.1%	38,743	12.1%
Scotland	£ 2,339,705,220	7.8%	29,802	9.3%
South West	£ 2,619,005,776	8.7%	28,243	8.9%
Wales	£ 919,374,595	3.1%	12,078	3.8%
West Midlands	£ 2,163,352,266	7.2%	25,089	7.9%
Yorkshire & Humberside	£ 1,645,655,484	5.5%	19,773	6.2%
Totals	£ 30,091,165,514	100.0%	319,091	100.0%

Loan to Value ratios at origination

Range of LTV ratios at origination	Aggregate outstanding balance	% of total balance	Number of mortgage accounts	% of total
0% - 24.99%	£ 1,092,444,532	3.6%	29,407	9.2%
25% - 49.99%	£ 5,817,627,348	19.3%	82,393	25.8%
50% - 74.99%	£ 11,318,990,306	37.6%	105,844	33.2%
75% - 79.99%	£ 2,408,460,768	8.0%	19,426	6.1%
80% - 84.99%	£ 2,624,769,314	8.7%	21,032	6.6%
85% - 89.99%	£ 2,732,338,410	9.1%	22,277	7.0%
90% - 94.99%	£ 2,731,582,111	9.1%	24,557	7.7%
95 %	£ 1,364,952,725	4.5%	14,155	4.4%
Totals	£ 30,091,165,514	100.0%	319,091	100.0%

Indexed* Loan to Value ratios

Range of LTV ratios	Aggregate outstanding balance	% of total balance	Number of mortgage accounts	% of total
<25.00%	£ 2,266,883,883	7.5%	67,561	21.2%
25% - 49.99%	£ 7,316,521,648	24.3%	94,989	29.8%
50% - 74.99%	£ 10,158,270,828	33.8%	84,220	26.4%
75% - 79.99%	£ 2,250,140,162	7.5%	16,097	5.0%
80% - 84.99%	£ 2,159,682,574	7.2%	14,929	4.7%
85% - 89.99%	£ 1,766,957,762	5.9%	12,111	3.8%
90% - 94.99%	£ 1,730,275,104	5.8%	11,776	3.7%
95% - 96.99%	£ 614,705,674	2.0%	4,256	1.3%
97% - 100%	£ 781,300,861	2.6%	5,557	1.7%
100+ %	£ 1,046,427,016	3.5%	7,595	2.4%
Totals	£ 30,091,165,514	100.0%	319,091	100.0%

*Indexation is applied quarterly on a regional basis to property valuations each January, April, July and October.

Mortgage Portfolio Breakdown (b)
Silverstone Finance Trustee Limited
Investor Report

Outstanding balances

Range of outstanding balances	Aggregate outstanding balance	% of total balance	Number of mortgage accounts	% of total
<£25,000	£ 443,419,859	1.5%	30,752	9.6%
£25,000 - £49,999.99	£ 2,046,396,055	6.8%	54,036	16.9%
£50,000 - £74,999.99	£ 3,575,974,110	11.9%	57,197	17.9%
£75,000 - £99,999.99	£ 4,621,559,036	15.4%	53,019	16.6%
£100,000 - £124,999.99	£ 4,791,284,826	15.9%	42,782	13.4%
£125,000 - £149,999.99	£ 4,175,960,047	13.9%	30,540	9.6%
£150,000 - £174,999.99	£ 3,118,600,091	10.4%	19,322	6.1%
£175,000 - £199,999.99	£ 2,211,832,150	7.4%	11,858	3.7%
£200,000 - £224,999.99	£ 1,541,432,239	5.1%	7,290	2.3%
£225,000 - £249,999.99	£ 1,002,645,562	3.3%	4,243	1.3%
£250,000 - £299,999.99	£ 1,178,505,732	3.9%	4,347	1.4%
£300,000 - £349,999.99	£ 584,924,649	1.9%	1,819	0.6%
£350,000 - £399,999.99	£ 344,381,256	1.1%	928	0.3%
£400,000 - £449,999.99	£ 191,668,118	0.6%	453	0.1%
£450,000 - £499,999.99	£ 117,435,435	0.4%	248	0.1%
£500,000 - £549,999.99	£ 66,130,161	0.2%	127	0.0%
£550,000 - £599,999.99	£ 41,184,638	0.1%	72	0.0%
£600,000 - £649,999.99	£ 19,887,838	0.1%	32	0.0%
£650,000 - £699,999.99	£ 12,179,823	0.0%	18	0.0%
£700,000 - £749,999.99	£ 5,763,889	0.0%	8	0.0%
Totals	£ 30,091,165,514	100.0%	319,091	100.0%

Seasoning of Loans

Age of loans in months	Aggregate outstanding balance	% of total balance	Number of mortgage accounts	% of total
12 to < 18	£ 2,660,848,604	8.8%	23,961	7.5%
18 to < 24	£ 3,970,128,644	13.2%	36,449	11.4%
24 to < 30	£ 5,425,880,873	18.0%	45,737	14.3%
30 to < 36	£ 3,247,992,992	10.8%	28,549	8.9%
36 to < 42	£ 3,285,789,666	10.9%	29,875	9.4%
42 to < 48	£ 1,415,334,488	4.7%	15,154	4.7%
48 to < 54	£ 1,545,314,968	5.1%	16,625	5.2%
54 to < 60	£ 990,889,174	3.3%	10,547	3.3%
60 to < 66	£ 1,434,201,436	4.8%	15,733	4.9%
66 to < 72	£ 985,977,467	3.3%	12,045	3.8%
72+	£ 5,128,807,201	17.0%	84,416	26.5%
Totals	£ 30,091,165,514	100.0%	319,091	100.0%

Years to maturity of loans

Years to maturity	Aggregate outstanding balance	% of total balance	Number of mortgage accounts	% of total
<5	£ 690,384,727	2.3%	20,439	6.4%
5 to <10	£ 2,322,512,403	7.7%	42,162	13.2%
10 to <15	£ 4,612,643,436	15.3%	61,524	19.3%
15 to <20	£ 8,232,806,475	27.4%	83,239	26.1%
20 to <25	£ 9,753,156,016	32.4%	76,493	24.0%
25 to <30	£ 2,999,381,207	10.0%	23,305	7.3%
30 to <35	£ 1,129,076,941	3.8%	8,883	2.8%
35+	£ 351,204,310	1.2%	3,046	1.0%
Totals	£ 30,091,165,514	100.0%	319,091	100.0%

Mortgage Portfolio Breakdown (b)
Silverstone Finance Trustee Limited

Investor Report

Product groups

Type of rate	Aggregate outstanding balance	% of total balance	Number of Loans*	% of total
Fixed	£ 15,001,080,510	49.9%	200,272	46.1%
Tracker	£ 4,963,451,442	16.5%	65,684	15.1%
Variable	£ 10,126,633,563	33.7%	168,208	38.7%
Totals	£ 30,091,165,514	100.0%	434,164	100.0%

*Where a customer has more than one loan in a mortgage account this is shown in the relevant row of the tables above

Repayment terms

Repayment Terms	Aggregate outstanding balance	% of total balance	Number of Loans*	% of total
Combination (Interest Only and Repayment)	£ 3,078,861,465	10.2%	35,843	8.3%
Interest Only	£ 4,623,224,711	15.4%	53,878	12.4%
Repayment	£ 22,389,079,338	74.4%	344,443	79.3%
Totals	£ 30,091,165,514	100.0%	434,164	100.0%

*Where a customer has more than one loan in a mortgage account this is shown in the relevant row of the tables above

Payment frequency

Payment Frequency	Aggregate outstanding balance	% of total balance	Number of mortgage accounts	% of total
Monthly	£ 30,091,165,514	100.0%	319,091	100.0%
Totals	£ 30,091,165,514	100.0%	319,091	100.0%

Silverstone Master Issuer

Combined Credit Enhancement Summary

Class	GBP Equivalent (at swap rates if applicable)	% of Total	Current Note Subordination	Reserve Fund Balance as % of Notes	Current Subordination plus Reserve Fund Balance
A	17,575,000,000	91.0%	9.00%	4.92%	13.92%
B	-	0.0%	9.00%	4.92%	13.92%
M	-	0.0%	9.00%	4.92%	13.92%
C	-	0.0%	9.00%	4.92%	13.92%
D	-	0.0%	9.00%	4.92%	13.92%
NR	1,738,200,000	9.0%	0.00%	0.00%	0.00%

Notes In Issue - Series 2008-1 A

Notes In Issue

Class	Listing	Original Rating (Moody's/S&P/Fitch)	Current Rating (Moody's/S&P/Fitch)	Original Tranche Size/CCY	GBP Equivalent	Previous Period Balance	Previous Period Pool factor	Current Period Balance	Current Period Pool Factor	Legal maturity	ISIN
A	London	Aaa/AAA/AAA	Aaa/AAA/AAA	GBP 14,075,000,000	14,075,000,000	GBP 14,075,000,000	1.00	GBP 14,075,000,000	1.00	21/01/2055	XS0386752900

Interest Payments

Class	Reference rate	Current Period Coupon Reference Rate	Relevant Margin	Current Coupon	Coupon Amount	Current Interest Shortfall	ISIN
A	GBP 3m Libor	0.59%	0.10%	0.69%	-	-	XS0386752900

Principal Payments

Class	Scheduled Principal Payment	Principal Payment	Principal Shortfall	Expected Principal Payment Dates*	ISIN
A	-	-	-	21/Oct/2011	XS0386752900

*Principal lockout exists until the Interest Payment Date in October 2011. Notes are expected to become due from that date (see Final Terms Supplement for details).

Notes In Issue - Series 2008-1 Z

Notes In Issue

Class	Listing	Original Rating (Moody's/S&P/Fitch)	Current Rating (Moody's/S&P/Fitch)	Original Tranche Size/CCY	GBP Equivalent	Previous Period Balance	Previous Period Pool factor	Current Period Balance	Current Period Pool Factor	Legal maturity	ISIN
NR		Not Rated	Not Rated	GBP 1,475,000,000	1,475,000,000	GBP 1,475,000,000	1.00	GBP 1,475,000,000	1.00	21/01/2055	NR1

Interest Payments

Class	Reference rate	Current Period Coupon Reference Rate	Relevant Margin	Current Coupon	Coupon Amount	Current Interest Shortfall	ISIN
NR	GBP 3m Libor	0.59%	1.50%	2.09%	-	-	NR1

Principal Payments

Class	Scheduled Principal Payment	Principal Payment	Principal Shortfall	Expected Principal Payment Dates*	ISIN
NR	-	-	-	21/Oct/2011	NR1

*Principal lockout exists until the Interest Payment Date in October 2011.
Notes are expected to become due from that date (see Final Terms Supplement for details).

Notes In Issue - Series 2009-1 A1

Notes In Issue

Class	Listing	Original Rating (Moody's/S&P/Fitch)	Current Rating (Moody's/S&P/Fitch)	Original Tranche Size/CCY	GBP Equivalent	Previous Period Balance	Previous Period Pool factor	Current Period Balance	Current Period Pool Factor	Legal maturity	ISIN
A	London	Aaa/AAA/AAA	Aaa/AAA/AAA	GBP 1,250,000,000	1,250,000,000	GBP 1,250,000,000	1.00	GBP 1,250,000,000	1.00	21/01/2055	XS0462896332a

Interest Payments

Class	Reference rate	Current Period Coupon Reference Rate	Relevant Margin	Current Coupon	Coupon Amount	Current Interest Shortfall	ISIN
A	GBP 3m Libor	0.59%	1.45%	2.04%	-	-	XS0462896332a

Principal Payments

Class	Scheduled Principal Payment	Principal Payment	Principal Shortfall	Expected Principal Payment Date	ISIN
A	-	-	-	21/Oct/2014	XS0462896332a

Notes In Issue - Series 2009-1 A2

Notes In Issue

Class	Listing	Original Rating (Moody's/S&P/Fitch)	Current Rating (Moody's/S&P/Fitch)	Original Tranche Size/CCY	GBP Equivalent	Previous Period Balance	Previous Period Pool factor	Current Period Balance	Current Period Pool Factor	Legal maturity	ISIN
A	London	Aaa/AAA/AAA	Aaa/AAA/AAA	GBP 1,600,000,000	1,600,000,000	GBP 1,600,000,000	1.00	GBP 1,600,000,000	1.00	21/01/2055	XS0462896415

Interest Payments

Class	Reference rate	Current Period Coupon Reference Rate	Relevant Margin	Current Coupon	Coupon Amount	Current Interest Shortfall	ISIN
A	GBP 3m Libor	0.59%	1.45%	2.04%	-	-	XS0462896415

Principal Payments

Class	Scheduled Principal Payment	Principal Payment	Principal Shortfall	Expected Principal Payment Date	ISIN
A	-	-	-	21/Oct/2014	XS0462896415

Notes In Issue - Series 2009-1 A3

Notes In Issue

Class	Listing	Original Rating (Moody's/S&P/Fitch)	Current Rating (Moody's/S&P/Fitch)	Original Tranche Size/CCY	GBP Equivalent	Previous Period Balance	Previous Period Pool factor	Current Period Balance	Current Period Pool Factor	Legal maturity	ISIN
A	London	Aaa/AAA/AAA	Aaa/AAA/AAA	GBP 650,000,000	650,000,000	GBP 650,000,000	1.00	GBP 650,000,000	1.00	21/01/2055	XS0462896688

Interest Payments

Class	Reference rate	Current Period Coupon Reference Rate	Relevant Margin	Current Coupon	Coupon Amount	Current Interest Shortfall	ISIN
A	Fixed	5.06%	0.00%	5.06%	-	-	XS0462896688

Principal Payments

Class	Scheduled Principal Payment	Principal Payment	Principal Shortfall	Expected Principal Payment Date	ISIN
A	-	-	-	21/Oct/2016	XS0462896688

Notes In Issue - Series 2009-1 Z

Notes In Issue

Class	Listing	Original Rating (Moody's/S&P/Fitch)	Current Rating (Moody's/S&P/Fitch)	Original Tranche Size/CCY	GBP Equivalent	Previous Period Balance	Previous Period Pool factor	Current Period Balance	Current Period Pool Factor	Legal maturity	ISIN
NR		Not Rated	Not Rated	GBP 263,200,000	263,200,000	GBP 263,200,000	1.00	GBP 263,200,000	1.00	21/01/2055	NR2

Interest Payments

Class	Reference rate	Current Period Coupon Reference Rate	Relevant Margin	Current Coupon	Coupon Amount	Current Interest Shortfall	ISIN
NR	GBP 3m Libor	0.59%	1.50%	2.09%	-	-	NR2

Principal Payments

Class	Scheduled Principal Payment	Principal Payment	Principal Shortfall	Expected Principal Payment Dates	ISIN
NR	-	-	-	21/Jan/2016	NR2

Asset Trigger

An asset trigger event will occur when an amount is debited to the AAA principal deficiency sub-ledger of Funding 1.

No asset trigger event has occurred as at the reporting date

Non-Asset Trigger

A non-asset trigger event will occur on a trust calculation date if:

- (a) an insolvency event occurs in relation to the seller on or before that trust calculation date;
- (b) Nationwide's role as servicer is terminated and a new servicer is not appointed within 60 days;
- (c) the current seller share of the trust property being less than or equal to the minimum seller share as calculated on any trust calculation date, where such situation is not cured by the next following trust calculation date; or
- (d) the aggregate true balance of loans comprising the trust property is
 - (i) in respect of the period up to and including the trust calculation date in October 2014, lower than 8 times the aggregate of the Principal Amount Outstanding of the Series 2009-1 Class A1 Notes, the Series 2009-1 Class A2 Notes and the Series 2009-1 Class A3 Notes on the Closing Date of the Series 2009-1 Notes; and
 - (ii) in respect of the period from but excluding the trust calculation date in October 2014 to and including the trust calculation date in October 2016, lower than 8 times the aggregate of the Principal Amount Outstanding of the Series 2009-1 Class A3 Notes on the Closing Date of the Series 2009-1 Notes.

No non-asset trigger event has occurred as at the reporting date

Arrears Trigger

An arrears trigger event occurs when

- (a) the aggregate true balance of the loans in the mortgages trust in arrears for more than 3 months divided by the aggregate true balance of all the loans in the mortgages trust (expressed as a percentage) exceeds 2%;
- (b) the aggregate of amounts in arrears in respect of the loans, as a percentage of the gross interest due on all loans in the mortgages trust during the immediately preceding 12 months, is 2% or in excess thereof.

No arrears trigger event has occurred as at the reporting date

Step-Up Trigger

A step-up trigger event occurs if the issuer fails to exercise its option to redeem any of its notes on the relevant step-up date pursuant to the terms and conditions of such notes.

No step-up trigger event has occurred as at the reporting date

Other

There has been no drawing under the Liquidity Facility.

We are not aware that any other materially adverse event has occurred that would affect the ability to meet obligations

Silverstone Finance Trustee Limited

Investor Report

Parties

Function		Required rating if applicable (Fitch/Moody's/S&P)	Rating (Where Required)	Transaction/Series
Issuer	Silverstone Master Issuer PLC			Series 2008-1 & 2009-1
Seller	Nationwide Building Society			Series 2008-1 & 2009-1
Start-up Loan Provider	Nationwide Building Society			Series 2008-1 & 2009-1
Servicer	Nationwide Building Society	BBB-/Baa3/BBB-*	AA-/Aa2/A+	Series 2008-1 & 2009-1
Cash Manager	Nationwide Building Society			Series 2008-1 & 2009-1
Issuer Cash Manager	Nationwide Building Society			Series 2008-1 & 2009-1
Mortgages Trustee	Silverstone Finance Trustee Limited			Series 2008-1 & 2009-1
Funding 1	Silverstone Funding (No. 1) Limited			Series 2008-1 & 2009-1
Note Trustee	Citicorp Trustee Company Limited			Series 2008-1 & 2009-1
Issuer Security Trustee	Citicorp Trustee Company Limited			Series 2008-1 & 2009-1
Funding 1 Security Trustee	Citicorp Trustee Company Limited			Series 2008-1 & 2009-1
Agent Bank	Citibank, N.A.			Series 2008-1 & 2009-1
Principal Paying Agent	Citibank, N.A.			Series 2008-1 & 2009-1
Registrar	Citibank, N.A.			Series 2008-1 & 2009-1
Transfer Agent	Citibank, N.A.			Series 2008-1 & 2009-1
Exchange Rate Agent	Citibank, N.A.			Series 2008-1 & 2009-1
U.S. Paying Agent	Citibank, N.A.			Series 2008-1 & 2009-1
Common Depository	Citibank, N.A.			Series 2008-1 & 2009-1
Funding 1 Swap Provider	Nationwide Building Society	F1/P-1/A-1	F1+/P-1/A-1	Series 2008-1 & 2009-1
Issuer Account Bank	Nationwide Building Society	F1/P-1/A-1	F1+/P-1/A-1	Series 2008-1 & 2009-1
Funding 1 Account Bank	Nationwide Building Society	F1/P-1/A-1	F1+/P-1/A-1	Series 2008-1 & 2009-1
Mortgages Trustee Account Bank	Nationwide Building Society	F1/P-1/A-1	F1+/P-1/A-1	Series 2008-1 & 2009-1
Post-enforcement Call Option Holder	Silverstone PECO Limited			Series 2008-1 & 2009-1
Holdings	Silverstone Securitisation Holding Limited			Series 2008-1 & 2009-1
UK Share Trustee	Wilmington Trust SP Services (London) Limited			Series 2008-1 & 2009-1
Jersey Share Trustee	Mourant & Co. Trustees Limited			Series 2008-1 & 2009-1
UK corporate services Providers	Wilmington Trust SP Services (London) Limited			Series 2008-1 & 2009-1
Mortgages Trustee Corporate Services Provider	Mourant & Co. Limited			Series 2008-1 & 2009-1
Remarketing Agent	Not applicable			Series 2008-1 & 2009-1
Conditional Purchaser	Not applicable			Series 2009-1
Issuer Swap Provider	Nationwide Building Society	F1/P-1/A-1	F1+/P-1/A-1	Series 2009-1
Maturity Purchaser	Nationwide Building Society			Series 2009-1

*Enter into a master servicing agreement as described in the Base Prospectus