

Silverstone Finance Trustee Limited

Investor Report

Investors (and other appropriate third parties) can register at <https://ww9.irooms.net/NationwideStructuredFunding/> (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.

Terms marked with an asterisk (*) are defined in the Glossary on page 14.

Reporting Information

Reporting Date	12/10/2011
Reporting Period	01/09/2011 - 30/09/2011
Next Payment Date	21/10/2011
Accrual End Date: Quarterly Notes	21/10/2011
Accrual Start Date: Quarterly Notes	21/07/2011
Accrual Days (Quarterly Notes)	92
Accrual End Date: Monthly Notes	21/10/2011
Accrual Start Date: Monthly Notes	21/09/2011
Accrual Days (Monthly Notes)	30
Record Date	06/10/2011
Accrual End Date: Semi-Ann Notes	21/10/2011
Accrual Start Date: Semi-Ann Notes	21/04/2011
Accrual Days (Semi-Ann Notes)	183

Outstanding Issuances

	Issue Date
Silverstone Master Issuer PLC - 2008-1 A	16/09/2008
Silverstone Master Issuer PLC - 2008-1 Z	16/09/2008
Silverstone Master Issuer PLC - 2009-1 A1	03/11/2009
Silverstone Master Issuer PLC - 2009-1 A2	03/11/2009
Silverstone Master Issuer PLC - 2009-1 A3	03/11/2009
Silverstone Master Issuer PLC - 2009-1 Z	03/11/2009
Silverstone Master Issuer PLC - 2010-1 A1	28/10/2010
Silverstone Master Issuer PLC - 2010-1 A2	28/10/2010
Silverstone Master Issuer PLC - 2010-1 A3	28/10/2010
Silverstone Master Issuer PLC - 2010-1 Z	28/10/2010
Silverstone Master Issuer PLC - 2009-1 Z Additional Issuance	13/09/2011

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This report and prior versions are published at <http://www.nationwide.co.uk/investorrelations/funding-programmes>

CRD II Retention

In Europe, investors should be aware of Article 122a of the Capital Requirements Directive which applies to newly issued asset-backed securities after 31 December 2010, and to asset backed securities issued on or before that date from the beginning of 2015 to the extent that new underlying exposures are added or substituted after 31 December 2014. Article 122a requires, amongst other things, an EU regulated credit institution to only invest in asset-backed securities in respect of which the originator, sponsor or original lender of the securitisation has explicitly disclosed to the EU regulated credit institution that it will retain, on an ongoing basis, a net economic interest of not less than 5% in respect of certain specified credit risk tranches or asset exposures. As Nationwide Building Society ("Nationwide") may, from time to time (including after 31 December 2014), sell residential mortgage loans and their related security to the mortgages trustee pursuant to the terms of the mortgage sale agreement, Article 122a may apply in respect of the notes from 1 January 2015. Nationwide's current policy is to retain, on an ongoing basis, a net economic interest in the Silverstone Master Issuer Programme ("Silverstone") of not less than 5% and to use reasonable endeavours to provide investors with the data and information which they may reasonably require for the purposes of compliance by investors with Article 122a. As at the date of this report, Nationwide retains an economic interest in Silverstone in the form of the seller share, the general reserve fund and the unrated class Z notes (all of which are retained by Nationwide) in amounts as stated in the relevant sections of this report.

All values are in pounds sterling unless otherwise stated

Mortgage Trust Assets

	Prior Period	Current Period
Number of mortgage accounts in pool	350,213	289,618
Mortgage Trust Assets (True Balance*)	£32,823,485,352	£28,004,206,823
Minimum Trust Size	£23,000,000,000	£23,000,000,000
Aggregate Outstanding Balance - Trust Cash and Other Assets	£446,334,153	£437,020,984
Mortgage Collections*	£475,241,689	£461,191,858
Funding 1 Share	£20,591,109,870	£21,628,192,547
Funding 1 Share Percentage	62.73%	77.23%
Seller Share	£12,232,375,582	£6,376,014,376
Seller Share Percentage	37.27%	22.77%
Minimum Seller Share Value	£1,754,874,826	£1,497,216,919
Minimum Seller Share (% of total)	5.35%	5.35%
Issuer GIC	£35,828	£35,831
Funding 1 Bank Balance	£1,234,533,310	£1,147,355,530
Funding 1 Bank Balance External (Barclays)	£493,580,679	£0
Funding 1 Reserve Amount	£725,000,000.00	£725,000,000.00
Funding 1 Reserve Required Amount	£725,000,000.00	£725,000,000.00
Pre-Swap Mortgage Yield	3.66%	3.59%
Post-Swap Mortgage Yield	2.32%	2.34%
Excess Spread Current Month (annualised)	0.68%	0.78%
Excess Spread* Rolling Quarter (annualised)	N/A	0.71%
Excess Spread* Rolling Year (annualised)	N/A	0.75%

Repurchases & Substitutions*

	Number of loans	Balance (£)
Repurchases current period	56,870	4,439,065,456
Repurchases to date	86,798	4,991,057,286
Substitutions* current period	591	14,873,278
Substitutions to date	540,342	44,680,649,867

Properties in Possession*

	Number of	Aggregate Outstanding	Arrears (£)
Possessed* (To Date)	215	24,933,201	1,420,315
Sold (Current Month)	11	1,256,241	132,290
Sold (To Date)	161	19,004,221	1,351,325
Properties in Possession ^	50	5,886,732	438,240
Possessed (Current Month)	8	1,004,268	46,015
Property Returned to Borrower* (Current Month)	-	-	-
Property Returned to Borrower (To Date)	2	110,644	-

^ 2 loans with properties in possession have been removed as part of the repurchase on 30 September.

Net Losses

	Losses (£)	Properties
Losses - current month	£ 333,467	10
Losses - to date	£ 3,265,716	124

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	287,045	99.1%	27,743,680,643	99.1%	-
>=1 and <=2	1,328	0.5%	138,716,553	0.5%	985,278
>2 and <=3	347	0.1%	33,507,795	0.1%	483,674
>3 and <=6	487	0.2%	46,910,848	0.2%	1,146,501
>6 and <=9	193	0.1%	19,548,117	0.1%	748,089
>9 and <=12	95	0.0%	9,459,420	0.0%	536,971
12+	73	0.0%	6,496,717	0.0%	601,243
Totals	289,568	100.0%	27,998,320,091	100.0%	4,501,756

* This excludes one-off reserve reductions on 13 September.

Silverstone Finance Trustee Limited

Investor Report

Mortgage Portfolio Breakdown

Statistics

	Seasoning (by value), Months	Remaining term (by value), Months	Loan Size	Original LTV (by value)	Indexed* LTV (by value)	Arrears*
Weighted Average	58	224	£ 96,694	68.8%	60.6%	£ 2,526
Minimum	7	0	£ 1	0.9%	0.0%	£ 61
Maximum	200	475	£ 749,888	95.0%	174.3%	£ 27,842

Constant Payment Rates*

	Monthly	Average of last 3 months	Monthly rate annualised
Current CPR Rate - Total	1.20%	13.57%	13.53%
Previous CPR Rate - Total	1.24%	13.30%	13.93%

Constant Payment Rate Analysis

	% of CPR Rate
Current % of CPR - Technical*	0.0%
Previous % of CPR - Technical	0.4%
Current % of CPR - Natural*	100.0%
Previous % of CPR - Natural	99.6%

Standard Variable Rates*

	NBS Existing Borrower SVR, %	With Effect From
Standard Mortgage Rate, Current	3.99	30/04/2009
Standard Mortgage Rate, Historical	-	-
Base Mortgage Rate, Current	2.5	01/04/2009
Base Mortgage Rate, Historical	3	01/03/2009

Geographical Distribution*

Regions	Aggregate outstanding balance	% of total balance	Number of mortgage accounts	% of total
East Anglia	£ 1,149,210,117	4.1%	12,915	4.5%
East Midlands	£ 2,096,795,526	7.5%	24,802	8.6%
London	£ 3,572,742,294	12.8%	27,015	9.3%
North	£ 1,022,296,508	3.7%	12,501	4.3%
North West	£ 2,241,336,370	8.0%	25,978	9.0%
Northern Ireland	£ 717,561,008	2.6%	9,201	3.2%
Outer Metropolitan	£ 4,435,387,479	15.8%	36,768	12.7%
Outer South East	£ 3,589,965,349	12.8%	34,387	11.9%
Scotland	£ 2,299,108,718	8.2%	28,658	9.9%
South West	£ 2,436,319,805	8.7%	25,325	8.7%
Wales	£ 860,750,231	3.1%	10,920	3.8%
West Midlands	£ 2,013,117,820	7.2%	22,912	7.9%
Yorkshire & Humberside	£ 1,569,615,598	5.6%	18,236	6.3%
Totals	£ 28,004,206,823	100.0%	289,618	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%	£ 735,718,225	2.6%	19,805	6.8%
25% - 49.99%	£ 4,351,106,861	15.5%	62,329	21.5%
50% - 74.99%	£ 10,331,985,482	36.9%	99,785	34.5%
75% - 79.99%	£ 2,537,125,779	9.1%	21,070	7.3%
80% - 84.99%	£ 2,809,925,087	10.0%	22,763	7.9%
85% - 89.99%	£ 3,171,240,726	11.3%	25,671	8.9%
90% - 94.99%	£ 2,750,527,680	9.8%	24,587	8.5%
95 %	£ 1,316,576,982	4.7%	13,608	4.7%
Totals	£ 28,004,206,823	100.0%	289,618	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%	£ 2,072,500,958	7.4%	59,745	20.6%
25% - 49.99%	£ 6,681,896,640	23.9%	80,827	27.9%
50% - 74.99%	£ 10,966,238,204	39.2%	88,090	30.4%
75% - 79.99%	£ 2,463,799,975	8.8%	17,710	6.1%
80% - 84.99%	£ 2,147,834,189	7.7%	15,398	5.3%
85% - 89.99%	£ 1,596,904,943	5.7%	11,771	4.1%
90% - 94.99%	£ 1,132,739,339	4.0%	8,639	3.0%
95% - 96.99%	£ 293,496,300	1.0%	2,333	0.8%
97% - 100%	£ 322,479,442	1.2%	2,569	0.9%
100+ %	£ 326,316,834	1.2%	2,536	0.9%
Totals	£ 28,004,206,823	100.0%	289,618	100.0%

Outstanding True Balances

Range of outstanding balances	Aggregate outstanding balance	% of total balance	Number of mortgage accounts	% of total
<£25,000	£ 394,740,538	1.4%	27,701	9.6%
£25,000 - £49,999.99	£ 1,645,478,118	5.9%	43,394	15.0%
£50,000 - £74,999.99	£ 3,174,809,019	11.3%	50,619	17.5%
£75,000 - £99,999.99	£ 4,372,564,837	15.6%	50,109	17.3%
£100,000 - £124,999.99	£ 4,623,781,456	16.5%	41,343	14.3%
£125,000 - £149,999.99	£ 3,931,146,526	14.0%	28,776	9.9%
£150,000 - £174,999.99	£ 2,912,128,661	10.4%	18,041	6.2%
£175,000 - £199,999.99	£ 2,048,750,429	7.3%	10,986	3.8%
£200,000 - £224,999.99	£ 1,421,241,700	5.1%	6,731	2.3%
£225,000 - £249,999.99	£ 966,317,860	3.5%	4,089	1.4%
£250,000 - £299,999.99	£ 1,098,723,810	3.9%	4,050	1.4%
£300,000 - £349,999.99	£ 588,947,075	2.1%	1,830	0.6%
£350,000 - £399,999.99	£ 344,505,045	1.2%	928	0.3%
£400,000 - £449,999.99	£ 207,208,792	0.7%	490	0.2%
£450,000 - £499,999.99	£ 139,010,099	0.5%	293	0.1%
£500,000 - £549,999.99	£ 60,636,754	0.2%	117	0.0%
£550,000 - £599,999.99	£ 32,546,396	0.1%	57	0.0%
£600,000 - £649,999.99	£ 23,671,985	0.1%	38	0.0%
£650,000 - £699,999.99	£ 10,736,220	0.0%	16	0.0%
£700,000 - £749,999.99	£ 7,261,502	0.0%	10	0.0%
Totals	£ 28,004,206,823	100.0%	289,618	100.0%

Seasoning of Loans

Age of loans in months	Aggregate outstanding balance	% of total balance	Number of mortgage accounts	% of total
6 to < 12	£ 224,832,601	0.8%	1,680	0.6%
12 to < 18	£ 632,852,195	2.3%	4,965	1.7%
18 to < 24	£ 1,249,538,698	4.5%	10,602	3.7%
24 to < 30	£ 1,418,946,845	5.1%	12,552	4.3%
30 to < 36	£ 1,804,380,619	6.4%	15,680	5.4%
36 to < 42	£ 3,712,446,783	13.3%	35,070	12.1%
42 to < 48	£ 3,868,984,343	13.8%	33,212	11.5%
48 to < 54	£ 3,205,141,814	11.4%	27,267	9.4%
54 to < 60	£ 2,268,199,142	8.1%	20,113	6.9%
60 to < 66	£ 1,868,562,474	6.7%	17,607	6.1%
66 to < 72	£ 915,234,328	3.3%	9,968	3.4%
72+	£ 6,835,086,983	24.4%	100,902	34.8%
Totals	£ 28,004,206,823	100.0%	289,618	100.0%

Years to Maturity of Loans

Years to maturity	Aggregate outstanding balance	% of total balance	Number of mortgage accounts	% of total
<5	£ 736,971,695	2.6%	20,528	7.1%
5 to <10	£ 2,173,835,653	7.8%	37,384	12.9%
10 to <15	£ 4,624,264,561	16.5%	58,270	20.1%
15 to <20	£ 8,085,545,618	28.9%	75,514	26.1%
20 to <25	£ 7,906,225,714	28.2%	62,049	21.4%
25 to <30	£ 2,833,543,554	10.1%	22,496	7.8%
30 to <35	£ 1,247,895,346	4.5%	10,099	3.5%
35+	£ 395,924,680	1.4%	3,278	1.1%
Totals	£ 28,004,206,823	100.0%	289,618	100.0%

Product Groups*

Type of rate	Aggregate outstanding balance	% of total balance	Number of Loans	% of total
Fixed	£ 9,710,185,374	34.7%	126,322	31.7%
Tracker	£ 2,892,162,225	10.3%	49,293	12.4%
Variable	£ 15,401,859,224	55.0%	223,032	55.9%
Totals	£ 28,004,206,823	100.0%	398,647	100.0%

Repayment Terms*

Repayment Terms	Aggregate outstanding balance	% of total balance	Number of Loans	% of total
Combination (Interest Only and Repayment)	£ 2,517,856,194	9.0%	28,182	7.1%
Interest Only	£ 4,915,940,909	17.6%	52,355	13.1%
Repayment	£ 20,570,409,719	73.5%	318,110	79.8%
Totals	£ 28,004,206,823	100.0%	398,647	100.0%

Payment Frequency

Payment Frequency	Aggregate outstanding balance	% of total balance	Number of mortgage accounts	% of total
Monthly	£ 28,004,206,823	100.0%	289,618	100.0%
Totals	£ 28,004,206,823	100.0%	289,618	100.0%

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	Principal Deficiency Ledgers
A	18,544,114,292	85.76%	14.24%	3.35%	17.59%	-
B	-	n/a	n/a	n/a	n/a	n/a
M	-	n/a	n/a	n/a	n/a	n/a
C	-	n/a	n/a	n/a	n/a	n/a
D	-	n/a	n/a	n/a	n/a	n/a
NR / Z Note *	3,080,200,000	14.24%	0.00%	0.00%	0.00%	-

Notes In Issue

	2008-1 A	2008-1 Z	2009-1 A1	2009-1 A2	2009-1 A3	2009-1 Z
Issue Date	16/09/2008	16/09/2008	03/11/2009	03/11/2009	03/11/2009	03/11/2009
Original rating (S&P/Moodys/Fitch)	AAA/Aaa/AAA	Not Rated	AAA/Aaa/AAA	AAA/Aaa/AAA	AAA/Aaa/AAA	Not Rated
Current rating (S&P/Moodys/Fitch)	AAA/Aaa/AAA	Not Rated	AAA/Aaa/AAA	AAA/Aaa/AAA	AAA/Aaa/AAA	Not Rated
Currency	GBP	GBP	GBP	GBP	GBP	GBP
Issue size	GBP 14,075,000,000	GBP 1,475,000,000	GBP 1,250,000,000	GBP 1,600,000,000	GBP 650,000,000	GBP 263,200,000
Relevant Swap Rate	1	1	1	1	1	1
GBP Equivalent	GBP 14,075,000,000.00	GBP 1,475,000,000.00	GBP 1,250,000,000.00	GBP 1,600,000,000.00	GBP 650,000,000.00	GBP 263,200,000.00
Current Period Balance	GBP 13,526,492,409.62	GBP 1,475,000,000.00	GBP 1,250,000,000.00	GBP 1,600,000,000.00	GBP 650,000,000.00	GBP 263,200,000.00
Previous Period Balance	GBP 14,075,000,000.00	GBP 1,475,000,000.00	GBP 1,250,000,000.00	GBP 1,600,000,000.00	GBP 650,000,000.00	GBP 263,200,000.00
Current Pool Factor	1	1	1	1	1	1
Previous Pool Factor	1	1	1	1	1	1
Legal final maturity date	21/01/2055	21/01/2055	21/01/2055	21/01/2055	21/01/2055	21/01/2055
ISIN	XS0386752900	NR1	XS0462896332a	XS0462896415	XS0462896688	NR2
Stock exchange listing	London	Unlisted	London	London	London	Unlisted
Interest Payment Frequency	Quarterly	Quarterly	Quarterly	Quarterly	Semi-annually	Quarterly
Coupon Reference Rate	GBP 3m Libor	GBP 3m Libor	GBP 3m Libor	GBP 3m Libor	Fixed	GBP 3m Libor
Relevant Margin	0.10%	1.50%	1.45%	1.45%	0.00%	1.50%
Current Period Coupon Reference Rate	0.83281%	0.83281%	0.83281%	0.83281%	5.063%	0.83281%
Current Period Coupon	0.93281%	2.33281%	2.28281%	2.28281%	5.063%	2.33281%
Current Period Coupon Amount	GBP 33,093,140	GBP 8,673,000	GBP 7,192,500	GBP 9,206,400	GBP 16,454,750	GBP 1,547,616
Current Interest Shortfall	GBP 0	GBP 0	GBP 0	GBP 0	GBP 0	GBP 0
Cumulative Interest Shortfall	GBP 0	GBP 0	GBP 0	GBP 0	GBP 0	GBP 0
Bond Structure	Pass Through	Pass Through	Soft bullet	Soft bullet	Soft bullet	Pass Through
Current Period Scheduled Principal Payment	GBP 548,507,590.40	GBP 0	GBP 0	GBP 0	GBP 0	GBP 0
Actual Principal Paid	GBP 548,507,590.40	GBP 0	GBP 0	GBP 0	GBP 0	GBP 0
Principal Shortfall	GBP 0	GBP 0	GBP 0	GBP 0	GBP 0	GBP 0
Cumulative Principal Shortfall	GBP 0	GBP 0	GBP 0	GBP 0	GBP 0	GBP 0
Expected Principal Payment Date*	21/10/11	21/10/11	21/10/14	21/10/14	21/10/16	21/01/17

	2010-1 A1	2010-1 A2	2010-1 A3	2010-1 Z	2009-1 Z Additional Issuance
Notes In Issue					
Issue Date	28/10/2010	28/10/2010	28/10/2010	28/10/2010	13/09/2011
Original rating (S&P/Moodys/Fitch)	AAA/Aaa/AAA	AAA/Aaa/AAA	AAA/Aaa/AAA	Not Rated	Not Rated
Current rating (S&P/Moodys/Fitch)	AAA/Aaa/AAA	AAA/Aaa/AAA	AAA/Aaa/AAA	Not Rated	Not Rated
Currency	USD	EUR	USD	GBP	GBP
Issue size	USD 550,000,000	EUR 1,100,000,000	USD 300,000,000	GBP 123,000,000	GBP 1,219,000,000
Relevant Swap Rate	1.572	1.126	1.572	1	1
GBP Equivalent	GBP 349,872,773.54	GBP 976,909,413.85	GBP 190,839,694.66	GBP 123,000,000.00	GBP 1,219,000,000.00
Current Period Balance	USD 550,000,000.00	EUR 1,100,000,000.00	USD 300,000,000.00	GBP 123,000,000.00	GBP 1,219,000,000.00
Previous Period Balance	USD 550,000,000.00	EUR 1,100,000,000.00	USD 300,000,000.00	GBP 123,000,000.00	GBP 1,219,000,000.00
Current Pool Factor	1	1	1	1	1
Previous Pool Factor	1	1	1	1	1
Legal final maturity date	21/01/2055	21/01/2055	21/01/2055	21/01/2055	21/01/2055
ISIN	XS0552146465/US82846GAA85	XS0552150228/XS0552340787	XS0553809533/US82846GAC42	NR3	NR2 Additional Issuance
Stock exchange listing	London	London	London	Unlisted	Unlisted
Interest Payments					
Interest Payment Frequency	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
Coupon Reference Rate	USD 3m Libor	Euribor 3m	USD 3m Libor	GBP 3m Libor	GBP 3m Libor
Relevant Margin*	1.40%	1.50%	1.50%	1.50%	1.50%
Current Period Coupon Reference Rate	0.25200%	1.60900%	0.25200%	0.83281%	0.83281%
Current Period Coupon	1.65200%	3.10900%	1.75200%	2.33281%	2.33281%
Current Period Coupon Amount	USD 2,321,968	EUR 8,739,720	USD 1,343,196	GBP 723,240	GBP 2,960,463
Current Interest Shortfall	USD 0	EUR 0	USD 0	GBP 0	GBP 0
Cumulative Interest Shortfall	USD 0	EUR 0	USD 0	GBP 0	GBP 0
Principal Payments					
Bond Structure	Soft bullet	Soft bullet	Soft bullet	Pass Through	Pass Through
Current Period Scheduled Principal Payment	USD 0	EUR 0	USD 0	GBP 0	GBP 0
Actual Principal Paid	USD 0	EUR 0	USD 0	GBP 0	GBP 0
Principal Shortfall	USD 0	EUR 0	USD 0	GBP 0	GBP 0
Cumulative Principal Shortfall	USD 0	EUR 0	USD 0	GBP 0	GBP 0
Expected Principal Payment Date*	21/10/13	21/10/15	21/10/15	21/01/16	21/01/17

Principal Pass-Through Ledger Summary (2008-1 A)

	£
Opening balance	366,542,021
Movements in period	181,965,569
Principal repaid on 2008-1 A note	(548,507,590)
Closing balance	-

Cash Accumulation

	£
Opening balance	-
Amounts Accumulated	-
Payments of Notes	-
Closing balance	-
Target Balance	-

Non-Monthly Term Advance Revenue Ledger Summary

	A Ledger (£)	Z Ledger (£)
Opening balance	47,115,276	7,919,129
Amounts Accumulated	19,149,555	5,985,190
Payments of Notes	(66,264,830)	(13,904,319)
Closing balance	-	-

Key Events

Event	Summary	Reference	Breached	Consequence if Trigger Breached
Asset Trigger Event	An asset trigger event will occur when any amount is debited to the AAA principal deficiency sub-ledger.	Page 39 Base Prospectus	No	A Pass-through Trigger Event occurs (see P.67 Base Prospectus).
Non-Asset Trigger Event	A non-asset trigger event will occur if (a) an insolvency event occurs in relation to the seller, (b) Nationwide ceases to be the servicer or fails to delegate to a new third party servicer within 60 days, (c) the seller share of the trust property is equal to or less than the minimum seller share on two consecutive trust calculation dates or (d) on any two consecutive trust calculation dates, the aggregate true balance of loans comprising the trust property is less than the minimum trust size (if any) as specified in the most recent final terms.	Page 39 Base Prospectus	No	A Pass-through Trigger Event occurs (see P.67 Base Prospectus).
Minimum Trust Size	See P. 2 of this Report	Page 17 most recent Final Terms (as amended)	No	A Non-Asset Trigger Event occurs
Step-Up Trigger Event	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.	Page 204 Base Prospectus		The Funding 1 Reserve Required Amount is augmented in accordance with the most recent Final Terms (P. 17)
Minimum Seller Share	See P. 2 of this Report	Page 141-142 Base Prospectus	No	A Non-Asset Trigger Event occurs
Arrears Trigger Event	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 3%, (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 3% or in excess thereof. See P. 2 of this Report	Page 204 Base Prospectus	No	The Funding 1 Reserve Required Amount is augmented in accordance with the most recent Final Terms (P. 17)
Interest-only	Interest-only loans in the portfolio comprises less than 45% of the trust property by aggregate value	Page 18 most recent Final Terms	No	
Loans without independent valuation	Loans Without Independent Valuation comprises no more than 15% of the trust property by aggregate value	Page 34 (Second Amended and Restated Mortgage Sale Agreement)	No	
The Fitch Conditions	(i) the original weighted average LTV on the last relevant sale date of the Loans in the Trust Property, was not more than 70% (ii) the current weighted average LTV on the last relevant sale date was not more than 65% (iii) the weighted average income multiple on the relevant sale date was not more than 3.30 times (iv) the proportion of Loans with an original LTV higher than 80% on the last relevant sale date was not more than 40%	Page 21 (Third Amended and Restated Master Definitions and Construction Schedule)	No	

Event	Summary	Reference	Breached	Consequence if Trigger Breached
Conditions for sale of loans	<p>On the relevant sale date certain conditions were satisfied as follows:</p> <p>(a) no event of default under the transaction documents had occurred which was continuing.</p> <p>(b) the principal deficiency ledger did not have a debit balance as at the most recent Funding 1 payment date.</p> <p>(c) S&P had not provided written confirmation that such sale of loans would adversely affect the then current ratings of the then outstanding rated notes and advance notice in writing of such sale of loans was provided to Moody's and Fitch and there was no reduction, qualification or withdrawal by Moody's or Fitch of the then current ratings of the rated notes as a consequence thereof.</p> <p>(d) the seller had not received any notice that its short-term debt obligations were not rated at least F2 by Fitch, A-2 by S&P and P-2 by Moody's (unless any such lower rating did not have an adverse effect on the then current rating of the notes).</p> <p>(e) the short term debt obligations of the seller were either rated no lower than P-1 by Moody's; or if rated below P-1 by but no lower than P-2 then: (A) the seller delivered a solvency certificate; and (B) where appropriate, a report was obtained from independent accountants concerning any loans sold on such sale date.</p> <p>(f) the aggregate true balance of the loans that are in arrears by more than 3 months divided by the aggregate true balance of all the loans in the mortgages trust as at such date (expressed as a percentage) was less than 5%.</p> <p>(g) the aggregate true balance (excluding accrued interest and amounts in arrears) of loans transferred in any three consecutive Funding 1 interest periods must not exceed 15% of the aggregate true balance of loans (excluding accrued interest and amounts in arrears) in the trust property as at the beginning of that Funding 1 interest period.</p> <p>(h) the product of the weighted average foreclosure frequency (WAFF) and weighted average loss severity (WALS) for the loans calculated in accordance with the S&P methodology did not exceed the product on the most recent previous closing date, plus 0.25%.</p> <p>(i) the yield of the loans in the trust property together with the loans sold was at least 0.30% after taking into account the weighted average yield on the loans in the portfolio and the margins on the Funding 1 swap (see also P.8 most recent final terms).</p> <p>(j) the assignment of loans did not result in the Moody's portfolio variation ("MPV") test exceeding the most recently determined MPV test value as at the most recent date on which Moody's performed a full pool analysis on the portfolio (not to be less frequent than annually) plus 0.3%; (see P.11 of this report).</p> <p>(k) the step-up date in respect of any class of notes had not been reached on or before which the issuer had not exercised its option to redeem the relevant class of notes.</p> <p>(l) the general reserve fund was fully funded up to the Funding 1 reserve required amount.</p> <p>(m) the sale of loans did not include the sale of new loan types.</p> <p>(n) each loan and its related security complied in all material respects with the representations and warranties set out in the mortgage sale agreement (see also P.113-117 Base Prospectus).</p> <p>(o) the Funding 1 swap agreement was modified to hedge against the interest rates payable in respect of such loans.</p> <p>(q) the sale of loans did not result in a breach of any of the Fitch Conditions (see previous page).</p>	Page 110-113 Base Prospectus	No	No loans can be sold on the relevant sale date.

Parties	Ratings (if applicable) S&P(S), Moodys (M), Fitch (F) (Short Term, Long Term)	Function
Silverstone Master Issuer PLC		Issuer
Nationwide Building Society	A-1 and A+, P-1 and A2, F1+ and AA-	Seller, Start-up Loan Provider, Servicer, Cash Manager, Issuer Cash Manager, Funding 1 Swap Provider, Issuer Account Bank, Funding 1 Account Bank, Mortgages Trustee Account Bank, Issuer Swap Provider, Maturity Purchaser
Silverstone Finance Trustee Limited		Mortgages Trustee
Silverstone Funding (No. 1) Limited		Funding 1
Citicorp Trustee Company Limited		Note Trustee, Issuer Security Trustee, Funding 1 Security Trustee
Citibank, N.A.	A-1 and A+, P-1 and A1, F1+ and A+	Agent Bank, Principle Paying Agent, Registrar, Transfer Agent, Exchange Rate Agent, U.S. Paying Agent, Common Depository 1
Euroclear & Clearstream (Luxembourg)		Common Depository 2
Silverstone PECO Limited		Post-enforcement Call Option Holder
Silverstone Securitisation Holding Limited		Holdings
Wilmington Trust SP Services (London) Limited		UK Share Trustee, UK Corporate Services
Mourant & Co. Trustees Limited		Jersey Share Trustee
Wilmington Trust SP Services (London) Limited		UK corporate services Providers
State Street (Jersey) Limited		Mortgages Trustee Corporate Services Provider

Ratings Triggers

	Party	Required Ratings S, M, F (Short Term, Long Term)	Consequence if Trigger Breached
Bank and GIC Account Cash Holdings	Nationwide	A-1 and A (or A+), P-1 and n/a, F-1 and A	Transfer within 30 days to, or obtain a guarantee from, an alternative financial institution which has the requisite ratings unless S&P, Moody's or Fitch as appropriate confirms that the then current ratings will not be downgraded, withdrawn or qualified. (Page 170 Base Prospectus)
Direct Debit collections	Nationwide	A1 and n/a, P1 and n/a, F1 and n/a	Within 30 days redirect any direct debits from borrowers into accounts controlled by the servicer to a designated account held with an alternative financial institution with the requisite ratings. (Page 160 Base Prospectus)
Swap Providers - Post collateral	Nationwide	A-1 and A (or A+), P-1 and A2, F-1 and A	Post collateral (see summary table below.) (Page 194 Base Prospectus and each relevant swap agreement)
Swap Providers - Guarantee or replace	Nationwide	n/a and BBB+, P-2 and A3, F3 and BBB-	Put in place a Guarantor or replacement swap with an appropriately rated counterparty. (Page194 Base Prospectus and each relevant swap agreement)
Servicing	Nationwide	n/a and BBB-, n/a and Baa3, n/a and BBB-	Use reasonable efforts to enter into a new or a master servicing agreement with a third party servicer within 60 days. (Page 161 Base Prospectus)

Moody's Portfolio Variation Test

Date	Portfolio MPV	Maximum (Provided by Moodys)
July 2011	5.16%	5.71%
September 2011 (most recent)	5.27%	5.71%

Swaps

	Notional	Receive reference rate	Receive margin	Receive rate	Received	Pay reference rate	Pay margin	Pay rate	Paid	Collateral Postings
Funding 1 Swap	GBP 21,806,279,861	3 month GBP LIBOR	1.49018%	2.3230%	GBP 41,634,962	Mortgage Basis	3.6636%	3.6636%	GBP 65,662,054	0
2009-1 A3 Fixed-Floating Interest-Rate Swap	GBP 650,000,000	FIXED	0.00000%	5.0630%	GBP 16,454,750	3 month GBP LIBOR	1.4500%	2.2761%	GBP 7,417,695	0
2010-1 A1 Cross-Currency Swap	GBP 349,872,774 / USD 550,000,000	3 month USD LIBOR	1.40000%	1.6520%	USD 2,321,968	3 month GBP LIBOR	1.4200%	2.2528%	GBP 1,986,688	0
2010-1 A2 Cross-Currency Swap	GBP 976,909,414 / EUR 1,100,000,000	3 month EURIBOR	1.50000%	3.1090%	EUR 8,739,720	3 month GBP LIBOR	1.7000%	2.5328%	GBP 6,236,657	0
2010-1 A3 Cross-Currency Swap	GBP 190,839,695 / USD 300,000,000	3 month USD LIBOR	1.50000%	1.7520%	USD 1,343,196	3 month GBP LIBOR	1.5200%	2.3528%	GBP 1,131,750	0

Nationwide Building Society is the counterparty for all swaps

Silverstone Finance Trustee Limited

Investor Report

Waterfall

NOTE

Funding 1 available revenue receipts and Funding 1 available principal receipts are allocated in accordance with the "Cashflows" section of the Base Prospectus to enable the payments on the Notes to be made on the relevant dates, subject to there being sufficient available revenue and principal receipts. Note payment dates fall on 21st January, 21st April, 21st July and 21st October. Accordingly, the distribution of Funding 1 available revenue receipts and Funding 1 available principal receipts is normally only included in the relevant Investor Report that covers each quarterly payment date. For months not covering quarterly payment dates the figures in this section will normally be zero. In order to give effect to the amendments made to the programme as part of the Noteholder Proposal that was approved by Noteholders in the meetings on 6 September 2011, a one-off distribution of Funding 1 available revenue receipts was made on 21 September 2011 in accordance with the amended transaction documents.

The headings used below in the waterfalls are a summary of the full legal terms which can be found in the Base Prospectus.

Trust Calculation Period Start	01/09/2011
Trust Calculation Period End	30/09/2011
Current Trust Calculation Date	12/10/2011
Current IPD Monthly Notes	21/10/2011
Previous IPD Monthly Notes	21/09/2011
Next IPD Monthly Notes	21/10/2011
Next IPD Quarterly Notes	21/10/2011
Previous IPD Quarterly Notes	21/07/2011
Distribution Date	21/10/2011
Investor report date	21/10/2011

Funding waterfall (21/09/11 to 21/10/11)

Funding 1 Available Revenue Funds

Mortgage trust available revenue receipts distributed to Funding 1 during the current interest period;	62,841,907
Other net income of Funding 1, including all amounts of interest received on the Funding 1 bank accounts	743,292 (note)
Amounts received by Funding 1 on the relevant Funding 1 payment date under the Funding 1 swap agreement	41,634,962
Other	0
	105,220,161

Funding 1 Allocation of Revenue Funds

Amounts due to the issuer as part of the facility fee payable pursuant to the intercompany loan agreement		
Amounts paid to third party creditors of Funding 1 (other than those referred to elsewhere in this priority of payments)		
Payments to the Funding 1 swap provider under the Funding 1 swap agreement		
For each non-monthly term AAA advance where interest is payable on payment date an amount equal to excess over revenue ledger deposit		
A credit to the NR principal deficiency sub-ledger in an amount sufficient to eliminate any debit on that ledger		
Amounts payable to Issuer under the terms of the intercompany loan agreement		
Annual profit of Funding 1		
Payment of amounts due to the start-up loan providers under the start-up loan agreements		
Other		

Due to

Issuer Expenses	50,369
Funding 1 3rd	6,217,431
Swap Provider (NBS)	65,662,054
Issuer	19,149,555
NR PDL*	216,625
Issuer	5,985,190
Funding 1	0
Start-Up Loan	7,938,938
	0
	105,220,161

Funding 1 Allocation of Principal Receipts

To repay the principal amounts due on the term 2008-1 note AAA note

Issuer	548,507,590
	548,507,590

(note) Included within this line is interest received on the General Reserve Fund which is held at the Funding 1 level

Issuer Waterfall (21/09/11 to 21/10/11)

Issuer Revenue Available Funds and Distribution

Interest amounts paid to the issuer by Funding 1 on the Funding 1 payment date immediately following such issuer calculation date in respect of the term advances under the intercompany loan agreement (including revenue ledger releases)	72,751,455
Fees to be paid to the issuer by Funding 1 on the Funding 1 payment date under the terms of the intercompany loan agreement	50,369
Interest payable on the issuer's bank accounts	17
Other net income of the issuer including amounts received under the issuer swap agreements	23,872,445
Other	0
	96,674,286

Distribution of Issuer Revenue Receipts

	Due to	
Amounts due to any third party creditors of the issuer (other than those referred to elsewhere in this priority of waterfall)	Issuer 3rd Parties	50,386
Amounts due to the relevant issuer swap providers in accordance with the terms of the relevant issuer swap agreement	Class A Issuer IRS	7,417,695
Interest due on the related series and class (or sub-class) of class A notes on such monthly payment date	Class A Interest	75,301,885
Interest due on the related series and class (or sub-class) of class NR notes on such monthly payment date	Class NR Interest	13,904,319
Annual profit of Issuer	Issuer	0
Other		0
		96,674,286

Distribution of Issuer Principal Receipts

Repayment of the principal amounts due on the term 2008-1 note AAA note	Class A Principal	548,507,590
		548,507,590

Items on the waterfall with zero balances in the period have been removed from this analysis for ease of presentation.
The complete list of all waterfall items can be found in the Base Prospectus.

Mortgage Trust Losses (21/09/11 to 21/10/11)

Funding 1 Loss Allocation	216,625
Seller Loss Allocation	116,842

GLOSSARY

Data reported as "to date" throughout this report refers to the period since inception of Silverstone Finance Trustee Limited in October 2008

Arrears	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. Arrears includes fees and insurance premiums that are included in the arrears balance on which interest is charged. Months in Arrears is a simple multiplier of Arrears balance/full month's contractual payment. If the Months in Arrears is less than one, zero is reported. Nationwide recognise that arrears are typically caused by temporary changes in customer circumstances, and therefore offer a range of forbearance and account management options to customers. Options include payment holidays, temporary conversion to interest only, term extension and arrears capitalisation. All account management/forbearance options are low in materiality.
Arrears - default	For the purposes of this report a loan is identified as being in default where an amount equal to or greater than three month's contractual payments is past its due date.
Arrears - weighted average	Accounts not in arrears are excluded from the weighted average table on page 3.
Constant Payment Rates	The total CPR reported on a monthly/3 month average and annualised basis being the aggregated value of Natural and Technical CPR
Constant Payment Rates (CPR) - Natural	Natural CPRs reported reflect the aggregate of scheduled and unscheduled repayments of principal.
Constant Payment Rates (CPR) - Technical	Technical CPRs reported reflect loans repurchased from the trust (e.g. ineligible Product Switches).
Excess spread	Calculated and reported on each interest payment date as all payments lower in priority than any credit to the Class Z PDL, divided by the Funding 1 share.
Expected Principal Payment Dates	The 2008-1 notes are expected to become due and payable from the date shown
Geographical Distribution	Mapped to Nationwide's internally derived geographic regions which may differ to the Nomenclature of Units for Territorial Statistics (NUTS) regions used in other reporting.
Indexed	Indexation is applied quarterly on a regional basis to property valuations each January, April, July, October.
Loan to Value ratios at origination	LTV at origination excludes any fees added at the time of origination
Mortgage Account	A mortgage account consists of one or more underlying loans all secured with equal priority by a first charge on the same property and thereby forming a single mortgage account.
Mortgage Collections	The aggregate amount of scheduled and unscheduled principal and interest collected during the reporting period.
NR PDL	The principal deficiency ledger for the term advances corresponding to the Class Z notes. A debit balance on the NR PDL will be eliminated to the extent there are excess revenue receipts available during the period. Any uncured debit balance on the notes appears on page 7
NR / Z notes	NR / Z notes are unrated notes which are not publicly issued, listed or traded and are held by Nationwide as Seller. The Class Z notes (and corresponding NR term advance) are subordinated to the general reserve fund and have been established to provide credit and, given their subordination, yield enhancement to the programme. The Base Prospectus provides that the general reserve fund shall not be available to meet any deficit of interest on NR term advances or meet any deficit caused by a debit balance on the NR PDL except on the final Funding 1 payment date.
Product groups	Product groups are reported at an individual loan level (please refer to the definition of 'Mortgage Account' above).
Properties in Possession - Possessed	Balances and arrears for this entry are taken as of the possession date.
Properties in Possession - Property Returned to Borrower	Balances and arrears for this entry are taken as of the date the property is returned.
Repayment Terms	Repayment terms are reported at an individual loan level (please refer to the definition of 'Mortgage Account' above).
Standard Variable Rates	Nationwide operates two Standard Variable Mortgage Rates. The Base Mortgage Rate is capped at the Bank of England Base plus 200 basis points. The Standard Mortgage Rate, introduced in April 2009, is not subject to a cap.
Substitutions	Substituted loans includes Further Advances granted on mortgage accounts that are already within the Pool.
True Balance	Aggregated Outstanding Balances reported refer to the total outstanding balance ("True Balance") under each mortgage loan. True Balance is the aggregate of: (a) the original principal amount advanced any further amount advanced, (b) the amount of any re-draw made under any flexible loan, (c) any interest, fees or charges which has been capitalised and (d) any other amount (including accrued interest and arrears of interest) which is due or accrued (whether or not due) and which has not been paid and has not been capitalised.
Waterfall	Funding 1 available revenue receipts and Funding 1 available principal receipts are allocated in accordance with the "Cashflows" section of the Base Prospectus to enable the payments on the Notes to be made on the relevant dates, subject to there being sufficient available revenue and principal receipts. All note payment dates fall quarterly on 21st January, 21st April, 21st July and 21st October. Accordingly, distribution of Funding 1 available revenue receipts and Funding 1 available principal receipts is only reported in the relevant Investor Report that covers each quarterly payment date.

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