



Report Date:	30-Nov-23
Reporting Period:	01-October-23 to 31-October-23
Trustee Distribution Date:	08-Nov-23
Issuer Distribution Date:	16-Jan-24

Investors, potential investors (and certain other market professionals acting on their behalf) can register at <https://www.euroabs.com/IH.aspx?s=222> to download further information in relation to the Holmes Master Issuer Residential Mortgage-Backed Note Issuance Programme (the "Programme") in accordance with the Bank of England's Market Notice dated 30 November 2010 in respect of its eligibility requirements for residential mortgage backed securities. In accordance with Article 7(1)(e) of Regulation (EU) 2017/2402 as amended by The Securitisation (Amendment) (EU Exit) Regulation 2019 and as it forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 (as amended, varied or substituted from time to time) (the "UK Securitisation Regulation"), Santander UK plc ("Santander UK"), in its capacity as seller under the Programme, will also procure the publication of: (a) a quarterly investor report in respect of the relevant collection period; and (b) certain loan-level information in relation to the portfolio in respect of the relevant collection period prior to pricing of any series of notes upon request, on <https://www.euroabs.com/IH.aspx?d=12305> and <https://www.secrep.co.uk>, or, in each case, any other website which may be notified to the investors from time to time, in each case simultaneously each quarter (to the extent required under Article 7(1) of the UK Securitisation Regulation).

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

Role	Counterparty	Fitch/Moody's/S&P Long Term Rating	Fitch/Moody's/S&P Short Term Rating	Applicable Trigger (loss of)	Consequence
<b>Issuer</b> <b>Funding</b> <b>Mortgages Trustee</b>	Holmes Master Issuer Holmes Funding Limited Holmes Trustees Limited				
<b>Seller</b>	Santander UK	A+ / Aa3 / A	F1 / P-1 / A-1	A3 (Moody's) BBB / Baa2 / BBB BBB- / Baa3 / BBB- F2 / P-2 / A-3 F2 / P-2 / A-2 A3 (Moody's) F1 (Fitch) / A-1 (S&P) Baa3 (Moody's) F1 / P-1 / A-1	Funding required to establish a liquidity reserve fund. Seller to submit to the Mortgages Trustee, Funding, the Security Trustee and the Rating Agencies draft letters of notice to the Borrowers of sale and purchase of Loans. Completion of legal assignment of Loans to the Mortgages Trustee. New Loans may not be assigned to the Mortgages Trustee. Funding may not offer payments to the Seller to acquire an increased interest in the Trust Property. Independent auditors need to be appointed to determine whether a random selection of Loans and their Related Security constituting the Trust Property complied with the representations and warranties at the date of assignment. Quarterly (instead of annual) review of the calculation components of the Minimum Seller Share. Adjustment to Minimum Seller Share. The title deeds and the customer files relating to the Loans in the Portfolio to be segregated from the title deeds and customer files of other properties and mortgages of the Seller which do not form part of the Portfolio.
<b>Servicer</b> <b>Cash Manager</b> <b>Each Start-up Loan Provider</b>	Santander UK Santander UK Santander UK	A+ / Aa3 / A A+ / Aa3 / A A+ / Aa3 / A	F1 / P-1 / A-1 F1 / P-1 / A-1 F1 / P-1 / A-1		
<b>Funding Account Bank A</b>	Bank of New York Mellon	AA / Aa2 / AA-	F1+ / P-1 / A-1+	A or F1 / P-1 / A or A-1 (or A+ if no ST rating)	Termination of role and transfer of Funding Transaction Account to a financial institution having the required ratings, unless within 60 calendar days (in respect of Moody's or Fitch) or 90 calendar days (in respect of S&P): (a) a guarantee of the Account Bank A's obligations is obtained from a financial institution having the required ratings; or (b) such other actions required by the Rating Agencies are taken to ensure that the ratings assigned to the outstanding Rated Notes are not adversely affected.
<b>Funding Account Bank B</b>	Santander UK	A+ / Aa3 / A	F1 / P-1 / A-1	A or F1 / P-1 / A or A-1 (or A+ if no ST rating)	Termination of role and transfer of Funding GIC Account to a financial institution having the required ratings, unless within 60 calendar days (in respect of Moody's or Fitch) or 90 calendar days (in respect of S&P): (a) a guarantee of the Account Bank B's obligations is obtained from a financial institution having the required ratings; or (b) such other actions required by the Rating Agencies are taken to ensure that the ratings assigned to the outstanding Rated Notes are not adversely affected. If certain conditions are met pursuant to the Panel Bank Guidelines (see Schedule 5 to the Cash Management Agreement) a limited amount of cash may be kept with Santander UK as an Eligible Bank when it is rated below A or F1 / P-1 / A or A-, but no lower than F2 and BBB+ / P-2 / A-2 and BBB+.
<b>Mortgage Trust Account Bank</b>	Santander UK	A+ / Aa3 / A	F1 / P-1 / A-1	BBB+ or F2 / P-2 / BBB+ or A2 A or F1 / P-1 / A or A-1 (or A+ if no ST rating)	Termination of role and transfer of Mortgages Trustee GIC Account to a financial institution rated A and F1 / P-1 / A and A-1 (or A+ if no ST rating), unless within 30 calendar days: (a) the rights and obligations in respect of the provision of the Mortgages Trustee GIC Account are transferred to a financial institution rated A and F1 / P-1 / A and A-1 (or A+ if no ST rating); or (b) a guarantee from a financial institution rated A and F1 / P-1 / A and A-1 (or A+ if no ST rating) is obtained; or (c) such other action required by the Rating Agencies is taken to ensure that the ratings assigned to the outstanding Rated Notes are not adversely affected. and for each of the remedial actions above, a confirmation from the Ratings Agencies that the outstanding Rated Notes will not be downgraded is also required. Termination of role and transfer of Mortgages Trustee GIC Account to a financial institution rated A and F1 / P-1 / A and A-1 (or A+ if no ST rating), unless within 60 calendar days (in respect of Moody's or Fitch) or 90 calendar days (in respect of S&P): (a) a stand-by arrangement is put in place in respect of the Mortgages Trustee GIC Account with a financial institution rated A and F1 / P-1 / A and A-1 (or A+ if no ST rating); or (b) such other action required by the Rating Agencies is taken to ensure that the ratings assigned to the outstanding Rated Notes are not adversely affected, and for each of the remedial actions above, a confirmation from the Rating Agencies that the outstanding Rated Notes will not be downgraded is also required.
<b>Issuer Account Bank</b>	Santander UK	A+ / Aa3 / A	F1 / P-1 / A-1	A or A-1 (or A+ if no ST rating) (S&P)	Termination of role and transfer of Mortgages Trustee GIC Account to a financial institution rated A and F1 / P-1 / A and A-1 (or A+ if no ST rating), unless within 60 London Business Days: (a) the Excess Amount (being the amount by which the monies collected by the Servicer in respect of the Loans and standing to the credit of the Mortgages Trustee GIC Account exceed 5% of the Funding Share) is transferred to a financial institution rated A and A-1 (or A+ if no ST rating) by S&P; or (b) such other action required by the Rating Agencies is taken to ensure that the ratings assigned to the outstanding Rated Notes are not adversely affected, and for each of the remedial actions above, a confirmation from the Rating Agencies that the outstanding Rated Notes will not be downgraded is also required.
<b>Funding Swap Provider</b>	Santander UK	A+ / Aa3 / A	F1 / P-1 / A-1	A or F1 / A2 or P-1 (or A1 if no ST rating) or A3(cr) (or A3 if no (cr) rating) / A or A-1 (A+ if no ST rating) or A- BBB- or other applicable supported minimum counterparty rating or F3 / A3 or Baa1 (cr) (Baa1 if no (cr) rating) or P-2 / A3 if no ST rating) / BBB+ or A-	Remedial action required including posting collateral with possibility of obtaining guarantee, transferring to eligible transferee or taking such other action as will result in the rating of the relevant Notes being maintained at the same level. Further remedial action required including posting/continuing to post collateral with the possibility of obtaining a guarantee, transferring to eligible transferee or taking such other action as will result in the rating of the relevant Notes being maintained at the same level.
<b>Issuer Swap Provider</b>	Santander UK	A+ / Aa3 / A	F1 / P-1 / A-1	A or F1 / A2 or P-1 (or A1 if no ST rating) or A3(cr) (or A3 if no (cr) rating) / A or A-1 (A+ if no ST rating) or A- BBB- or other applicable supported minimum counterparty rating or F3 / A3 or Baa1 (cr) (Baa1 if no (cr) rating) or P-2 / A3 if no ST rating) / BBB+ or A-	Remedial action required as above. Further remedial action required as above.
<b>Paying Agent and related roles</b> <b>Corporate Services Provider</b> <b>Note Trustee and Security Trustee</b>	Bank of New York Mellon Wilmington Trust SP Services (London) Limited Bank of New York Mellon	AA / Aa2 / AA-	F1+ / P-1 / A-1+		

The table above is a brief overview only. For a more detailed summary, please consult the "Trigger Tables" section in the base prospectus available at <https://www.santander.co.uk/about-santander/investor-relations/holmes-master-trust>. Investors are also advised to consult the underlying Transaction Documents, also available at Holmes Master Trust | Santander UK, to understand the precise legal terms and conditions associated with the roles listed above and the rating triggers summarised above.

COLLATERAL REPORT

Mortgage Loan Profile	
Original number of Mortgage Loans in Pool	115,191
Original current value of Mortgage Loans in Pool	£ 6,399,214,138
Current number of Mortgage Loans in Pool at 01 November 2023	38,944
Current £ value of Mortgage Loans in Pool at 01 November 2023	£ 3,406,006,447
Weighted Average Yield on 08 November 2023	3.46429%

Trust Assets	
Current value of Mortgage Loans in Pool at 01 November 2023	3,406,006,447.32
Last months Closing Trust Assets at 01 October 2023	3,480,077,278.36
Mortgage collections - Interest on 01 November 2023	10,259,821.86
Mortgage collections - Principal (Scheduled) on 01 November 2023	10,283,124.86
Mortgage collections - Principal (Unscheduled) on 01 November 2023	65,013,959.40
Principal Ledger as calculated on 08 November 2023	-
Funding Share (Following an interim trust recalculation event) as calculated on 31 October 2023	2,396,471,000.60
Funding Share % (Following an interim trust recalculation event) as calculated on 31 October 2023	68.86258%
Seller Share (Following an interim trust recalculation event) as calculated on 31 October 2023	1,083,606,277.76
Seller Share % (Following an interim trust recalculation event) as calculated on 31 October 2023	31.13742%
Minimum Seller Share (Amount) 31 October 2023	-
W	110,694,549.21
X	11,857,869.95
Y	141,851,456.58
Z	-
AA	4,747.21
W + X + Y + Z + AA =	264,208,622.95
Minimum Seller Share (% of Total) on 01 November 2023	7.59203%

Arrears Analysis at 31 October 2023	Number	Current Balance £	Arrears £	By Number %	By Current Balance %
<1 month in arrears	38,774	3,394,225,193	-	99.56	99.65
≥1 - <2 months in arrears	170	11,781,254	52,011	0.44	0.35
≥2 - <3 months in arrears	-	-	-	-	-
≥3 - <4 months in arrears	-	-	-	-	-
≥4 - <5 months in arrears	-	-	-	-	-
≥5 - <6 months in arrears	-	-	-	-	-
≥6 - <7 months in arrears	-	-	-	-	-
≥7 - <8 months in arrears	-	-	-	-	-
≥8 - <9 months in arrears	-	-	-	-	-
≥9 - <10 months in arrears	-	-	-	-	-
≥10 - <11 months in arrears	-	-	-	-	-
≥11 - <12 months in arrears	-	-	-	-	-
More than 12 months in arrears	-	-	-	-	-
<b>Total</b>	<b>38,944</b>	<b>3,406,006,447</b>	<b>52,011</b>	<b>100.00</b>	<b>100.00</b>

Arrears Capitalised at 31 October 2023	Number	Current Balance £	Capitalised Amount £
Capitalisation cases (in month)	1	72,583	890
Capitalisation cases (Total) *	129	8,758,031	128,968

\*Includes properties in possession cases, cases no longer in arrears but excludes any Loans repurchased from the Portfolio or Loans that have been redeemed since May 2008.

Losses on Properties in Possession at 31 October 2023	Number	Loss Amount £
Total loss on sale brought forward	2,234	71,745,264
Losses recorded this period	-	-
Total loss on sale carried forward	2,234	71,745,264
Recoveries*	-	-

\*This figure represents all live cases and would therefore exclude cases that have been closed due to bankruptcy.

Properties in Possession at 31 October 2023	Number	Current Balance £
Total properties in possession since inception	4,539	530,849,819
Repossessed (in month)	-	-
Sold (in month)	-	-
Current number in possession	-	-
Total properties sold since inception	4,539	530,849,819

Product Breakdown (By Balance)	Number of loans	% by number	Current balance £	% by balance
Discounted SVR Loans	-	-	-	-
Fixed Rate Loans	12,157	31.22	2,378,307,906	69.83
Bank of England Base Rate Tracker Loans	19,832	50.92	804,201,636	23.61
Standard Variable Loans	6,955	17.86	223,496,905	6.56
<b>Total</b>	<b>38,944</b>	<b>100.00</b>	<b>3,406,006,447</b>	<b>100.00</b>

Payment Type (By Balance)	Number of loans	% by number	Current balance £	% by balance
Interest Only	12,205	31.34	889,691,121	26.12
Repayment	26,739	68.66	2,516,315,326	73.88
<b>Total</b>	<b>38,944</b>	<b>100.00</b>	<b>3,406,006,447</b>	<b>100.00</b>

Use Of Proceeds (By Balance)	Number of loans	% by number	Current balance £	% by balance
Remortgage	20,687	53.12	1,456,484,319	42.76
House Purchase	18,257	46.88	1,949,522,128	57.24
Unknown	-	-	-	-
<b>Total</b>	<b>38,944</b>	<b>100.00</b>	<b>3,406,006,447</b>	<b>100.00</b>

Analysis of Mortgage loan size at reporting date £	Number of loans	% by number	Current balance £	% by balance
0 to <=50,000	21,659	55.62	155,661,351	4.57
>50,000 to <=100,000	4,286	11.01	321,058,042	9.43
>100,000 to <=150,000	3,869	9.93	479,881,286	14.09
>150,000 to <=200,000	3,013	7.74	522,440,802	15.34
>200,000 to <=250,000	2,118	5.44	474,885,301	13.94
>250,000 to <=300,000	1,372	3.52	374,737,623	11.00
>300,000 to <=350,000	907	2.33	292,664,183	8.59
>350,000 to <=400,000	595	1.53	221,729,049	6.51
>400,000 to <=450,000	410	1.05	173,543,634	5.10
>450,000 to <=500,000	253	0.65	119,467,434	3.51
>500,000 to <=550,000	187	0.48	97,517,088	2.86
>550,000 to <=600,000	101	0.26	57,975,656	1.70
>600,000 to <=650,000	92	0.24	57,366,933	1.68
>650,000 to <=700,000	43	0.11	29,044,420	0.85
>700,000 to <=750,000	39	0.10	28,033,646	0.82
>750,000	-	-	-	-
<b>Total</b>	<b>38,944</b>	<b>100.00</b>	<b>3,406,006,447</b>	<b>100.00</b>

As at the report date, the maximum loan size was £748,248.00, and the average loan size was £87,459.08

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	4,664	11.98	454,629,888	13.35
East Midlands	2,424	6.22	189,574,806	5.57
London	6,102	15.67	724,200,451	21.26
North	1,311	3.37	71,252,529	2.09
North West	4,362	11.20	282,145,989	8.28
Scotland	2,694	6.92	175,150,707	5.14
South East	7,184	18.45	735,185,688	21.58
South West	3,461	8.89	310,362,582	9.11
Yorkshire and Humberside	2,548	6.54	165,639,093	4.86
Wales	1,580	4.06	100,205,245	2.94
West Midlands	2,614	6.71	197,659,469	5.80
<b>Total</b>	<b>38,944</b>	<b>100.00</b>	<b>3,406,006,447</b>	<b>100.00</b>

Substitution, redemptions and repurchases during period 01 October 2023- 01 November 2023	Number of loans this period	Current balance this period £
Substitution & Top up	-	-
Redeemed this period	405	32,614,586.87
Repurchases this period (including arrears)*	224	32,399,372.53
Arrears repurchased this period*	36	4,569,527.39
<b>Cumulative arrears repurchased*</b>	<b>14,263</b>	<b>1,261,257,672.08</b>

\*Arrears\* for this purpose means, in respect of a Loan, on any date that two or more Monthly Payments have become due and remain unpaid by the relevant Borrower, and this reporting line relates to repurchases under clause 8.11 of the Mortgage Sale Agreement.

PPR/CPR Analysis 01 October 2023- 01 November 2023	1 Month %	1 Month Annualised %	3 Month Average %	3 Month Annualised %	12 Month Average %
Total (including unscheduled repayments and repurchases from the Mortgages Trust)					
Current month	2.16%	23.09%	2.62%	31.07%	33.32%
Previous month	3.19%	32.27%	4.21%	26.47%	34.77%
Unscheduled repayments and repurchases from the Mortgages Trust only					
Current month	1.87%	20.31%	2.27%	18.26%	30.38%
Previous month	2.76%	28.56%	3.92%	24.69%	31.85%

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

\*\* PPR/CPR rates excludes one off repurchase for compliance with STS

Standard Variable Rate - Applicable to underwritten Santander UK mortgages	
Existing Borrowers SVR	7.50%
Effective date of change	May-2023
Previous existing Borrowers SVR	7.25%
Effective date of change	Mar-2023

Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	14,546	37.35	373,379,508.31	10.96
>= 5 to < 10	10,824	27.79	590,758,511.77	17.34
>= 10 to < 15	3,912	10.05	371,390,054.79	10.90
>=15 to < 20	2,364	6.07	404,385,285.04	11.87
>= 20 to < 25	2,885	7.41	609,382,899.22	17.89
>= 25 to < 30	2,468	6.34	583,682,567.33	17.14
>= 30 to < 35	1,523	3.91	368,879,719.15	10.83
>= 35 to < 40	422	1.08	104,147,901.71	3.06
>= 40 to < 45	-	-	-	-
>= 45	-	-	-	-
Unknown	-	-	-	-
<b>Total</b>	<b>38,944</b>	<b>100.00</b>	<b>3,406,006,447</b>	<b>100.00</b>

As at the report date, the maximum remaining term for a loan was 475 months, and the weighted average remaining term was 224 months.

Seasoning	Number of accounts	% by number	Current balance £	% by balance
0 to <6	4	0	541,782.36	0
>= 6 to < 12	1,192	3	257,220,302.39	8
>= 12 to < 18	2,929	7.521	651,044,474.44	19
>= 18 to < 24	2,763	7.095	601,825,565.58	17.670
>= 24 to < 30	899	2.308	192,863,275.73	5.662
>= 30 to < 36	1,037	2.663	213,873,113.23	6.279
>= 36 to < 42	425	1.09	83,830,597.85	2.46
>= 42 to < 48	206	0.53	29,487,712.46	0.87
>=48 to < 54	179	0.46	26,926,717.35	0.79
>=54 to < 60	673	1.73	108,593,354.13	3.19
>= 60 to < 66	284	0.73	37,393,149.65	1.10
>= 66 to < 72	485	1.25	58,060,819.93	1.70
>= 72 to < 78	400	1.03	60,253,377.20	1.77
>= 78 to < 84	236	0.61	31,499,856.03	0.92
>= 84 to < 90	89	0.23	10,346,930.56	0.30
>= 90 to < 96	57	0.15	5,941,823.54	0.17
>= 96 to < 102	178	0.46	17,881,987.81	0.53
>= 102 to < 108	138	0.35	13,856,479.77	0.41
>= 108 to < 114	164	0.42	16,029,112.71	0.47
>= 114 to < 120	134	0.34	11,889,045.00	0.35
>= 120 to < 126	84	0.22	6,030,000.55	0.18
>= 126 to < 132	65	0.17	3,721,597.96	0.11
>= 132 to < 138	386	0.99	15,614,082.44	0.46
>= 138 to < 144	484	1.24	24,605,476.84	0.72
>= 144 to < 150	555	1.43	27,304,508.30	0.80
>= 150 to < 156	500	1.28	23,798,502.76	0.70
>= 156 to < 162	497	1.28	25,273,999.93	0.74
>= 162 to < 168	236	0.61	10,946,831.45	0.32
>= 168 to < 174	397	1.02	17,600,774.64	0.52
>= 174 to < 180	558	1.43	27,037,271.54	0.79
>= 180	22,710	58.31	794,713,923.19	23.33
<b>Total</b>	<b>38,944</b>	<b>100.00</b>	<b>3,406,006,447</b>	<b>100.00</b>

As at the report date, the maximum seasoning for a loan was 337 months, the minimum seasoning was 1 months and the weighted average seasoning was 78 months.

Indexed Current Loan to Value Using current capital balance and HPI indexed latest valuation	Number of accounts	% by number	Current balance £	% by balance
>0% <= <25%	19,285	49.52	387,789,962.22	11.39
>25% <= <50%	10,377	26.65	1,127,364,279.15	33.10
>50% <= <75%	6,972	17.90	1,341,000,958.09	39.37
>75% <= <80%	558	1.43	139,449,929.62	4.09
>80% <= <85%	486	1.25	117,005,619.86	3.44
>85% <= <90%	579	1.49	140,170,382.67	4.12
>90% <= <95%	549	1.41	126,941,380.25	3.73
>95%	138	0.35	26,283,935.46	0.77
Unknown	-	-	-	-
<b>Total</b>	<b>38,944</b>	<b>100.00</b>	<b>3,406,006,447</b>	<b>100.00</b>

As at the report date, the maximum indexed LTV was 100.19 %, and the weighted average indexed LTV was 52.99%

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%	15,256	39.17	208,897,121.74	6.13
>25% <= <50%	8,542	21.93	754,656,974.61	22.16
>50% <= <75%	9,383	24.09	1,497,494,736.32	43.97
>75% <= <80%	1,827	4.69	294,512,514.49	8.65
>80% <= <85%	1,584	4.07	275,328,211.60	8.08
>85% <= <90%	1,690	4.34	296,042,925.41	8.69
>90% <= <95%	484	1.24	64,556,255.83	1.90
>95%	178	0.46	14,517,707.32	0.43
Unknown	-	-	-	-
<b>Total</b>	<b>38,944</b>	<b>100.00</b>	<b>3,406,006,447</b>	<b>100.00</b>

As at the report date, the maximum unindexed LTV was 134.43 %, and the weighted average unindexed LTV was 61.01%

Original Loan to Value at Last Valuation Using original balance and valuation amount	Number of accounts	% by number	Current balance £	% by balance
>0% <= <25%	1,792	4.60	72,688,090.39	2.13
>25% <= <50%	7,965	20.45	504,798,561.81	14.82
>50% <= <75%	15,848	40.69	1,405,874,772.72	41.28
>75% <= <80%	3,485	8.95	372,560,199.83	10.94
>80% <= <85%	3,187	8.18	312,748,970.26	9.18
>85% <= <90%	4,360	11.20	459,800,453.27	13.50
>90% <= <95%	1,808	4.64	259,064,549.59	7.61
>95%	499	1.28	18,470,849.45	0.54
Unknown	-	-	-	-
<b>Total</b>	<b>38,944</b>	<b>100.00</b>	<b>3,406,006,447</b>	<b>100.00</b>

As at the report date, the maximum original LTV was 108.52% and the weighted average LTV at origination was 68.43%

LOAN NOTE REPORT

Closing Date 15/10/2021

Series 2021-1 Z VFN Notes

2021-1	ISIN (Reg S)	ISIN (144a)	Current Ratings S&P/Moody's/Fitch	Original Ratings S&P/Moody's/Fitch	Currency	Applicable Exchange Rate	Original Balance	Updated Notional Since Issuance	Outstanding	Reference rate	Margin p.a. %	Current interest rate p.a. %	Accrual Period	Next coupon date	Interest next coupon	Step up Date	Legal Maturity	Bond Type
Z VFN	n/a	n/a	n/a	n/a	GBP	-	63.636.364	232.834.636	296.471.000	Compounded Daily SONIA Index	0.00%	-	16/10/2023 - 16/01/2024	16/01/2024		N/A	Oct-2072	P-Through

\*Coupon rate and interest due will not be known until 5 London Business Days prior to the Interest Payment Date on 16/01/24. The information will be made available in the Interest Payment Date Investor Report on January 2024

Closing Date 04/09/2022

Series 2022-1 Notes

2022-1	ISIN (Reg S)	ISIN (144a)	Current Ratings S&P/Moody's/Fitch	Original 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	Bond Type
A1	XS2510904324	XS2510903789	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	-	600.000.000	0	600.000.000	Compounded Daily SONIA Index	0.73%	-	16/10/2023 - 16/01/2024	16/01/2024	*	Oct-2027	Oct-2054	Sched AM

\*Coupon rate and interest due will not be known until 5 London Business Days prior to the Interest Payment Date on 16/01/24. The information will be made available in the Interest Payment Date Investor Report on January 2024

Closing Date 14/02/2023

Series 2023-1 Notes

2023-1	ISIN (Reg S)	ISIN (144a)	Current Ratings S&P/Moody's/Fitch	Original 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	Bond Type
A1	XS2584654151	XS2584654235	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	-	750.000.000	0	750.000.000	Compounded Daily SONIA Index	0.58%	-	16/10/2023 - 16/01/2024	16/01/2024	*	Jan-2028	Oct-2072	Sched AM

\*Coupon rate and interest due will not be known until 5 London Business Days prior to the Interest Payment Date on 16/01/24. The information will be made available in the Interest Payment Date Investor Report on January 2024

Closing Date 07/09/2023

Series 2023-2 Notes

2023-2	ISIN (Reg S)	ISIN (144a)	Current Ratings S&P/Moody's/Fitch	Original 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	Bond Type
A1	XS268970773	n/a	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	-	750.000.000	0	750.000.000	Compounded Daily SONIA Index	0.54%	-	16/10/2023 - 16/01/2024	16/01/2024		Jul-2028	Oct-2072	Sched AM

Combined Credit Enhancement	Total £	Total %	Current note subordination	Subordination +Reserve Fund	Subordination % Required
Class A Notes	£2,100,000,000	87.63%	12.37%	15.00%	15.00%
Class B Notes	£0	0.00%	0.00%	0.00%	0.00%
Class Z Notes	£296,471,000	12.37%	0.00%	3.00%	
	£2,396,471,000	100.00%			
Funding Reserve Fund Required Amount	£63,000,000	3.00%			

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	£63,000,000
Drawings	£0
Top up	£0
Balance carried forward	£63,000,000

Quarterly Excess Spread*	Excluding Z notes interest payment	Including Z notes interest payment
Quarterly Excess Spread annualised	1.33%	1.84%

\*Quarterly Excess Spread is calculated at each quarterly Interest Payment Date

\* Reserve Fund release has been removed from Excess Spread Calculation

Funding Principal Ledger-AAA	-
Funding Principal Ledger-AA	-
Funding Principal Ledger-A	-
Funding Principal Ledger-NR	-
Funding Principal Total Ledger	-

Accounts as at 31 October 2023	Counterparty	Rate	Amount
Mortgages Trustee GIC	Santander UK	BoE - 0.10%	108,190,183
Funding GIC	Santander UK	BoE - 0.10%	64,719,147
Funding Transaction Account	Santander UK	BoE - 0.10%	26,360
Panel Banks	Bank of New York Mellon	-	-





SWAP PAYMENTS

Note	Swap Counterparty	£ Notional	Receive Reference Rate	Receive Margin	Receive Rate	Interest Received	Principal Received	£ Notional	Pay reference rate	Pay margin	Pay rate	Interest Paid	Principal Paid
Funding 1 Swap SONIA	SAN UK	0.00	Compounded Daily SONIA	0.00000%	0.00000%	0.00	-	0.00	N/A	0.00000%	0.00000%	0.00	-

COLLATERAL

Note	Collateral Postings	Counterparty

There was no collateral posted during this period.

TRIGGER EVENTS	
<b>Asset</b> Amount debited to AAA Principal Deficiency Sub Ledger, unless certain criteria are met.	None
<b>Non Asset</b> Insolvency Event occurs in relation to Seller. Seller's role as Servicer terminated & is not appointed within 60 days. The then current Seller Share is less than the Minimum Seller Share.	None None None
<b>An Arrears Trigger Event will occur if:</b>	
(i) the Outstanding Principal Balance of the Loans in arrears for more than 90 days divided by the Outstanding Principal Balance of all of the Loans in the Mortgages Trust (expressed as a percentage) exceeds 2 per cent.; or	None
(ii) the Issuer does not exercise its option to redeem the Issuing Entity Notes on the relevant step-up date pursuant to the Terms and Conditions of the Issuing Entity Notes (but only where such right of redemption arises on or after a particular specified date and not as a result of the occurrence of any event specified in the Terms and Conditions of the relevant Issuing Entity Notes).	None
Full details of all Trigger Events can be found in the "Trigger Tables" section in the base prospectus available at <a href="https://www.santander.co.uk/about-santander/investor-relations/holmes-master-trust">https://www.santander.co.uk/about-santander/investor-relations/holmes-master-trust</a>	

#### Definitions

##### 1 Current value of mortgages

Total principal amount outstanding.

##### 2 Arrears

This arrears multiplier is calculated as the arrears amount ( which is the difference between the expected monthly repayments and the amount that has actually been paid, i.e. a total of under and/or over payments ) divided by the monthly amount repayable. It is recalculated every time the arrears amount changes, i.e. on the date when a payment is due.

##### 3 Defaults

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

##### 4 1 month CPR

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

##### 5 1 month annualised CPR

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

##### 6 3 month average CPR

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

##### 7 3 month annualised CPR

Calculated as  $1 - ((1 - R)^4)$  where R is (i) total principal receipts received scheduled and unscheduled during the relevant period, divided by (ii) the average aggregate

##### 12 month average CPR

##### 8

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

##### 9 W

Savings balance.

##### 10 X

104.4% of the aggregate of the FSCS excess amounts.

##### 11 Y

Flexible drawings set-off risk.

##### 12 Z

Breach of Mortgage Sale Agreement.

##### 13 AA

Reward loans cashbacks.

##### 14 Excess Spread calculation

After a review of the calculation and reporting, Excess Spread has been updated to include 4 reporting components:

**1. Quarterly including Z Notes 2. Quarterly excluding Z Notes 3. Monthly including Z Notes 4. Monthly excluding Z Notes**

In all cases Excess Spread is calculated by dividing excess cash available (pre and post Z Note payment) **divided by a.** Quarterly = the weighted average Funding Share for the relevant period and **b.** Monthly = the current Funding Share for the relevant period

Please note that, following approval of a consent solicitation with effect from October 2019, the reference rate in respect to the 2017-1 A2 and 2018-1 Class A3 changed from 3M GBP Libor to a Compounded Daily SONIA interest basis.

#### Notes

##### Risk retention

Santander UK, in its capacity as originator, will (i) retain, on an on-going basis, a material net economic interest of not less than 5 per cent. in the nominal value of the securitised exposures in accordance with the text of Article 6(3)(b) of Regulation (EU) 2017/2402 (the EU Securitisation Regulation) and/or Article 6(3)(b) of the UK Securitisation Regulation, as applicable and (ii) agree not to hedge, sell or otherwise mitigate such risk. Any change to the manner in which such interest is held will be notified to noteholders in accordance with the conditions and the requirements of the EU Securitisation Regulation and/or the UK Securitisation Regulation, as applicable. All capitalised terms used in this investor report have the meaning or descriptions assigned to them in the base prospectus of Holmes Master Issuer plc available at <https://www.santander.co.uk/about-santander/investor-relations/holmes-master-trust>.

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