

Holmes Financing No 1 plc and Holmes Financing No 2 plc
Periodic Report re Holmes Trustees Limited and Holmes Funding Limited
For Period 10th April 2001 to 8th May 2001

Mortgage Asset Analysis

Analysis of Mortgage Trust Movements

	Current Period	
	Number	Value
Brought Forward	116,517	6,419,194
Replenishment	2,119	126,019
Repurchased	(775)	(50,346)
Redemptions	(1,515)	(91,885)
Other Movements	0	(546)
Carried Forward	116,346	6,402,436

	Cumulative	
	Number	Value
Brought Forward	115,191	6,399,214
Replenishment	22,561	1,357,330
Repurchased	(9,182)	(564,497)
Redemptions	(12,224)	(789,277)
Other Movements	0	(334)
Carried Forward	116,346	6,402,436

Annualised 1 Month CPR	31.76%	(including redemptions and repurchases)
Annualised 3 Month CPR	33.66%	
Annualised 12 Month CPR	N/A	

Asset Profiles

Weighted Average Seasoning	40 months
Weighted Average Loan size	55,029
Weighted Average LTV	80.89% * (see below)
Weighted Average Remaining Term	18.97 years

Product Type Analysis

	Value	%
Variable Rate	3,061,645	47.82%
Fixed Rate	3,340,791	52.18%
Tracker Rate	0	0.00%
Flexible Mortgages	0	0.00%
	6,402,436	100.00%

Mortgage Standard Variable Rate

Rate	7.74%	7.25%
Effective Date	01 March 2000	01 May 2001

Geographic Analysis

Region	Number	Balance	%
East Anglia	4,723	232,394	3.63%
East Midlands	6,610	311,234	4.86%
Greater London	21,658	1,436,108	22.43%
North West	14,627	671,119	10.48%
North	5,927	251,560	3.93%
South East	31,510	2,021,442	31.57%
South West	8,459	442,427	6.91%
Wales	5,105	219,478	3.43%
West Midlands	8,399	412,565	6.44%

Yorkshire and Humberside	9,243	398,781	6.23%
Unknown	85	5,328	0.08%
Total	116,346	6,402,436	100.00%

Abbey National has reallocated a number of Post Codes to different Geographical regions from those used in the prospectus and therefore some minor changes to distribution may be seen.

Original LTV Bands

Range	Number	Balance	%
0.00 - 25.00	1,306	39,628	0.62%
25.01 - 50.00	9,680	406,546	6.35%
50.01 - 75.00	24,399	1,432,283	22.37%
75.01 - 80.00	4,959	300,746	4.70%
80.01 - 85.00	6,540	413,022	6.45%
85.01 - 90.00	14,840	969,022	15.14%
90.01 - 95.00	54,622	2,841,189	44.38%
Total	116,346	6,402,436	100.00%

* The balance is the current outstanding balance on the account including accrued interest. The LTV is that at origination and excludes any capitalised high loan to value fees, valuation fees or booking fees.

Arrears

Band	Number	Principal	Overdue	%
Current	114,133	6,299,731	386	98.43%
1.00 - 1.99 months	1,411	63,024	592	0.98%
2.00 - 2.99 months	363	16,872	271	0.26%
3.00 - 3.99 months	160	7,462	172	0.12%
4.00 - 4.99 months	107	5,386	158	0.08%
5.00 - 5.99 months	60	3,100	116	0.05%
6.00 - 11.99 months	98	4,508	249	0.07%
12 months and over	4	98	11	0.00%
Properties in Possession	10	283	17	0.00%
Total	116,346	6,400,464	1,972	100.00%

Definition of 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.

Shares of Trust last Distribution Date (9th April 2001)

	Value	%
Funding Share	4,660,516	72.79286%
Seller Share	1,741,920	27.20714%
	6,402,436	100.00000%

Minimum Seller Share	256,018	4.00%
----------------------	---------	-------

Cash Accumulation Ledger

	Value
Brought Forward	0
Additional Amounts Accumulated	0
Payment of Notes	0
Carried Forward	0

Excess Spread

Quarter to 16/4/2001	0.8645%
Quarter to 16/1/2001	0.6047%

The introduction of Holmes Financing No 2 plc slightly reduced the excess spread for the interest period to 16th January 2001 due to the difference in days between the assets and liabilities that occurs in the first interest period.

Reserve Fund

Balance as at 16/4/2001	34,145,195
-------------------------	------------

Properties in Possession

Stock

	Current Period	
	Number	Value
Brought Forward	6	222
Repossessed in Period	2	58
Sold in Period	0	0
Carried Forward	8	280

	Cumulative	
	Number	Value
Repossessed to date	10	347
Sold to date	(2)	(67)
Carried Forward	8	280

Repossession Sales Information

Average time Possession to Sale	97 Days
Average arrears at time of Sale	1,262

MIG Claim Status

	Number	Value
MIG Claims made	1	9
MIG Claims outstanding	0	0

Average time claim to payment	26 Days
-------------------------------	---------

Trigger Events

There has been no debit to the AAA Principal Deficiency Ledger

The Seller has not suffered an Insolvency Event

The Seller is still the Servicer

The Outstanding Principal balance is in excess of £6 billion