



Report Date:	28-Feb-21
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Trustee Distribution Date:	08-Feb-21
Issuer Distribution Date:	16-Feb-21

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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
Issuer	Holmes Master Issuer				
Funding Mortgages Trustee	Holmes Funding Limited Holmes Trustees Limited				
Seller	Santander UK	A+ / Aa3 / A	F1 / P-1 / A-1	A3 (Moody's) 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.
Servicer	Santander UK	A+ / Aa3 / A	F1 / P-1 / A-1		
Cash Manager	Santander UK	A+ / Aa3 / A	F1 / P-1 / A-1		
Each Start-up Loan Provider	Santander UK	A+ / Aa3 / A	F1 / P-1 / A-1		
Funding Account Bank A	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 30 calendar days: (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.
Funding Account Bank 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 30 calendar days: (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+.
Mortgage Trust Account Bank	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) 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 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 London Business Days: (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. 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.
Issuer Account Bank	Santander UK	A+ / Aa3 / A	F1 / P-1 / A-1	F1 / P-1 / A or A-1 (or A+ if no ST rating)	Termination of Issuer Bank Account Agreement and closure of account, unless within 30 calendar days: (a) the relevant Master Issuer Transaction Account and rights and obligations of the Issuer Account Bank are transferred to a financial institution rated A and F1 / P-1 / A and A-1 (or A+ if no ST rating); or (b) such other actions are taken to ensure that the ratings assigned to the outstanding issuing entity 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.
Funding Swap Provider	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 of 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.
Issuer Swap Provider	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 of 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.
Paying Agent and related roles	Bank of New York Mellon	AA / Aa2 / AA-	F1+ / P-1 / A-1+		
Corporate Services Provider	Wilmington Trust SP Services (London) Limited				
Note Trustee and Security Trustee	Bank of New York Mellon				

The table above is a brief overview only. For a more detailed summary, please consult pages 58 to 71 (Rating Triggers Table) of the base prospectus. Investors are also advised to consult the underlying Transaction Documents 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 February 2021	52,277
Current £ value of Mortgage Loans in Pool at 01 February 2021	£ 2,989,327,692
Weighted Average Yield on 08 February 2021	1.57%

Trust Assets	
Current value of Mortgage Loans in Pool at 01 February 2021	2,989,327,692.20
Last months Closing Trust Assets at 01 January 2021	3,080,549,338.62
Mortgage collections - Interest on 01 February 2021	5,154,947.02
Mortgage collections - Principal (Scheduled) on 01 February 2021	10,928,624.09
Mortgage collections - Principal (Unscheduled) on 01 February 2021	82,700,307.77
Principal Ledger as calculated on 08 February 2021	38,857,140.00
Funding Share as calculated on 31 January 2021	886,591,960.59
Funding Share % as calculated on 31 January 2021	28.78032%
Seller Share as calculated on 31 January 2021	2,193,957,378.03
Seller Share % as calculated on 31 January 2021	71.21968%
Minimum Seller Share (Amount) 31 January 2021	
W	153,648,052.64
X	71,592,901.14
Y	156,524,867.90
Z	-
AA	16,472.22
W + X + Y + Z + AA =	381,782,293.90
Minimum Seller Share (% of Total) on 01 February 2021	12.93332%

Arrears Analysis at 31 January 2021	Number	Current Balance £	Arrears £	By Number %	By Current Balance %
<1 month in arrears	52,044.00	2,974,145,674.27	-	99.55	99.49
≥1 - <2 months in arrears	216.00	13,889,952.40	53,753.00	0.41	0.46
≥2 - <3 months in arrears	16.00	1,264,908.31	15,059.98	0.03	0.04
≥3 - <4 months in arrears	1.00	27,157.22	1,197.43	0.00	0.00
≥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	-	-	-	-	-
Total	52,277	2,989,327,692.20	70,010	100.00	100.00

Arrears Capitalised at 31 January 2021	Number	Current Balance £	Capitalised Amount £
Capitalisation cases (in month)	0	0	0
Capitalisation cases (Total) *	284	21,925,137	323,731

*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 January 2021	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 January 2021	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	5	0.01	52,730	0.00
Fixed Rate Loans	6,611	12.65	955,559,080	31.97
Bank of England Base Rate Tracker Loans	31,357	59.98	1,474,107,127	49.31
Standard Variable Loans	14,304	27.36	559,608,756	18.72
Unknown	-	-	-	-
Total	52,277	100.00	2,989,327,692	100.00

Payment Type (By Balance)	Number of loans	% by number	Current balance £	% by balance
Interest Only	19,650	37.59	1,464,050,835	48.98
Repayment	32,627	62.41	1,525,276,857	51.02
Total	52,277	100.00	2,989,327,692	100.00

Use Of Proceeds (By Balance)	Number of loans	% by number	Current balance £	% by balance
Remortgage	31,509	60.27	1,536,873,856	51.41
House Purchase	20,765	39.72	1,451,941,283	48.57
Unknown	3	0.01	512,553	0.02
Total	52,277	100.00	2,989,327,692	100.00

Analysis of Mortgage loan size at reporting date £	Number of loans	% by number	Current balance £	% by balance
0 to <=50,000	34,650	66.28	296,525,226	9.92
>50,000 to <=100,000	6,637	12.70	484,352,679	16.20
>100,000 to <=150,000	4,297	8.22	530,179,699	17.74
>150,000 to <=200,000	2,675	5.12	461,911,678	15.45
>200,000 to <=250,000	1,565	2.99	348,160,048	11.65
>250,000 to <=300,000	921	1.76	252,197,238	8.44
>300,000 to <=350,000	560	1.07	180,190,713	6.03
>350,000 to <=400,000	352	0.67	130,856,785	4.38
>400,000 to <=450,000	224	0.43	94,669,335	3.17
>450,000 to <=500,000	171	0.33	80,934,209	2.71
>500,000 to <=550,000	98	0.19	50,465,342	1.69
>550,000 to <=600,000	54	0.10	30,785,569	1.03
>600,000 to <=650,000	37	0.07	22,983,030	0.77
>650,000 to <=700,000	19	0.04	12,842,357	0.43
>700,000 to <=750,000	17	0.03	12,273,785	0.41
> 750,000	-	-	-	-
Total	52,277	100.00	2,989,327,692	100.00

As at the report date, the maximum loan size was £750,000.00, and the average loan size was £57,182.46

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	5,905	11.30	376,413,087	12.59
East Midlands	2,901	5.55	140,056,027	4.69
London	8,123	15.54	635,343,555	21.25
North	1,749	3.35	62,797,571	2.10
North West	6,213	11.88	252,993,223	8.46
Scotland	3,697	7.07	161,072,406	5.39
South East	9,806	18.76	690,358,368	23.09
South West	4,596	8.79	285,263,307	9.54
Yorkshire and Humberside	3,482	6.66	146,611,838	4.90
Wales	2,469	4.72	104,674,068	3.50
West Midlands	3,336	6.38	153,744,243	5.14
Unknown	-	-	-	-
Total	52,277	100.00	2,989,327,692	100.00

Substitution, redemptions and repurchases during period 01 January 2021- 01 February 2021	Number of loans this period	Current balance this period £
Substitution & Top up	-	-
Redeemed this period	560	36,148,269
Repurchases this period (including arrears)*	339	46,552,039
Arrears repurchased this period*	58	5,207,236
Cumulative arrears repurchased*	12,962	1,139,577,199

*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 January 2021- 01 February 2021	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	3.04%	30.95%	2.79%	28.49%	28.16%
Previous month	2.73%	28.28%	2.73%	28.18%	28.67%
Unscheduled repayments and repurchases from the Mortgages Trust only					
Current month	2.69%	27.94%	2.45%	26.86%	25.46%
Previous month	2.39%	25.21%	2.40%	26.56%	26.03%

*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	4.34%
Effective date of change	May-2020
Previous existing Borrowers SVR	4.49%
Effective date of change	Apr-2020

Extraordinary Payment Holiday*	Number of accounts**	% by number	Current balance £	% by balance
Non-Extraordinary Payment Holiday Accounts	29,141	99.11	2,953,356,524	98.80
Extraordinary Payment Holiday Accounts	261	0.89	35,971,169	1.20
Total	29,402	100.00	2,989,327,692	100.00

*The FCA published mortgages and coronavirus guidance on 20 March 2020 as subsequently updated on how they expect mortgage lenders and administrators to treat customers fairly during the coronavirus pandemic. Mortgage borrowers impacted financially by the coronavirus pandemic should be offered a payment holiday for up to six months.

Pursuant to Santander UK plc.'s obligations as Servicer under Principle 6 (A firm must pay due regard to the interests of its customers and treat them fairly) of the FCA Handbook and Mortgage Conduct of Business rule 2.5A.1R (A firm must act honestly, fairly and professionally in accordance with the best interests of its customer) will follow this guidance. Where borrowers have made a successful application, they will be not considered to be in a payment shortfall and therefore any such missed payments will not be considered as arrears for the purposes of investor reporting. Neither will they be reported as having been subject to any form of restructuring or forbearance.

This stratification table is being made available to disclose the successful applications for what the Servicer is referring to as an "extraordinary payment holiday"

**An account may have more than one loan part therefore the total number of accounts will not be equal to the number of loans reported in other stratification tables

Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	18,019	34.47	467,872,162.39	15.65
>= 5 to < 10	17,967	34.37	866,529,195.03	28.99
>= 10 to < 15	9,963	19.06	755,350,269.13	25.27
>= 15 to < 20	3,142	6.01	335,131,975.87	11.21
>= 20 to < 25	1,757	3.36	295,940,212.78	9.90
>= 25 to < 30	1,077	2.06	199,214,060.54	6.66
>= 30 to < 35	352	0.67	69,289,816.46	2.32
>= 35 to < 40	-	-	-	-
>= 40 to < 45	-	-	-	-
>= 45	-	-	-	-
Unknown	-	-	-	-
Total	52,277	100.00	2,989,327,692	100.00

As at the report date, the maximum remaining term for a loan was 381 months, and the weighted average remaining term was 147 months.

Seasoning	Number of accounts	% by number	Current balance £	% by balance
0 to <6	14	0	3,820,711.07	0
>= 6 to < 12	-	-	-	-
>= 12 to < 18	-	-	-	-
>= 18 to < 24	520	0.99	91,722,924.10	3.07
>= 24 to < 30	1,013	1.94	171,087,729.19	5.72
>= 30 to < 36	803	1.54	127,462,188.10	4.26
>= 36 to < 42	1,262	2.41	179,479,834.76	6.00
>= 42 to < 48	1,469	2.81	230,011,990.70	7.69
>= 48 to < 54	287	0.55	35,575,378.91	1.19
>= 54 to < 60	241	0.46	29,470,393.80	0.99
>= 60 to < 66	158	0.30	17,893,318.13	0.60
>= 66 to < 72	259	0.50	32,028,787.20	1.07
>= 72 to < 78	218	0.42	22,767,032.59	0.76
>= 78 to < 84	258	0.49	27,810,678.23	0.93
>= 84 to < 90	142	0.27	13,678,915.19	0.46
>= 90 to < 96	136	0.26	11,393,247.54	0.38
>= 96 to < 102	389	0.74	21,558,994.62	0.72
>= 102 to < 108	679	1.30	31,794,409.64	1.06
>= 108 to < 114	751	1.44	44,770,969.21	1.50
>= 114 to < 120	996	1.91	59,510,058.29	1.99
>= 120 to < 126	913	1.75	54,933,794.27	1.84
>= 126 to < 132	461	0.88	26,036,323.55	0.87
>= 132 to < 138	421	0.81	26,144,489.46	0.87
>= 138 to < 144	827	1.58	42,525,645.43	1.42
>= 144 to < 150	1,362	2.61	84,376,576.36	2.82
>= 150 to < 156	2,429	4.65	171,756,366.64	5.75
>= 156 to < 162	3,544	6.78	234,240,973.56	7.84
>= 162 to < 168	3,997	7.65	211,118,410.60	7.06
>= 168 to < 174	4,413	8.44	207,023,197.79	6.93
>= 174 to < 180	4,166	7.97	176,938,846.05	5.92
>= 180	20,149	38.54	602,395,507.22	20.15
Total	52,277	100.00	2,989,327,692	100.00

As at the report date, the maximum seasoning for a loan was 304 months, the minimum seasoning was 0 months and the weighted average seasoning was 126 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%	26,168	50.06	510,342,158.53	17.07
>25% =<50%	16,586	31.73	1,327,888,689.94	44.42
>50% =<75%	8,625	16.50	1,019,676,891.00	34.11
>75% =<80%	605	1.16	89,155,244.79	2.98
>80% =<85%	235	0.45	34,472,981.10	1.15
>85% =<90%	56	0.11	7,591,376.72	0.25
>90% =<95%	2	0.00	200,350.12	0.01
>95%	-	-	-	-
Unknown	-	-	-	-
Total	52,277	100.00	2,989,327,692	100.00

As at the report date, the maximum indexed LTV was 94 %, and the weighted average indexed LTV was 44.09%

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%	19,435	37.18	249,316,792.82	8.34
>25% =<50%	14,096	26.96	789,298,279.12	26.40
>50% =<75%	12,198	23.33	1,214,327,792.22	40.62
>75% =<80%	2,258	4.32	257,379,840.53	8.61
>80% =<85%	1,765	3.38	206,042,636.37	6.89
>85% =<90%	1,514	2.90	176,417,885.79	5.90
>90% =<95%	610	1.17	67,670,262.17	2.26
>95%	401	0.77	28,874,203.18	0.97
Unknown	-	-	-	-
Total	52,277	100.00	2,989,327,692	100.00

As at the report date, the maximum unindexed LTV was 148 %, and the weighted average unindexed LTV was 57.91%

Original Loan to Value at Last Valuation Using original balance and valuation amount	Number of accounts	% by number	Current balance £	% by balance
>0% =<25%	2,810	5.38	69,881,982.55	2.34
>25% =<50%	11,939	22.84	467,431,037.03	15.64
>50% =<75%	21,158	40.47	1,256,417,283.80	42.03
>75% =<80%	4,492	8.59	325,929,068.34	10.90
>80% =<85%	4,163	7.96	299,740,438.69	10.03
>85% =<90%	5,161	9.87	375,205,389.71	12.55
>90% =<95%	1,697	3.25	157,404,930.27	5.27
>95%	857	1.64	37,317,561.81	1.25
Unknown	-	-	-	-
Total	52,277	100.00	2,989,327,692	100.00

As at the report date, the maximum original LTV was 109% and the weighted average LTV at origination was 67.54%

LOAN NOTE REPORT

Closing Date		26/05/2016		Series 2016-1 Notes																
2016-1	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	XS1419677387	US43641NBW39	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	1.46	375,000,000	(375,000,000)	0	1M USD LIBOR	0.60%	-	-	-	-	N/A	Apr-2017	Sched AM		
A2	XS1419677544	XS1419685996	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	-	340,000,000	(126,285,700)	213,714,300	3M GBP LIBOR	0.75%	0.77800%	15/01/2021 - 15/04/2021	15/04/2021	489,980	Jul-2021	Oct-2054	Sched AM		
Z	XS1419677460	n/a	n/a	n/a	GBP	-	582,000,000	(459,122,340)	122,877,660	3M GBP LIBOR	0.80%	0.92800%	15/01/2021 - 15/04/2021	15/04/2021	281,171	N/A	Oct-2054	P-Through		

*All Notes are listed on the London Stock Exchange.

Closing Date		04/10/2017		Series 2017-1 Notes																
2017-1	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	XS1693006071	n/a	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	-	250,000,000	(250,000,000)	0	3M GBP LIBOR	0.28%	-	-	-	-	Jul-2020	Oct-2054	Sched AM		
A2*	XS1693009091	n/a	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	-	250,000,000	0	250,000,000	Compounded Daily SONIA	0.57%	-	15/01/2021 - 15/04/2021	15/04/2021	-	Jul-2023	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 . The information will be made available in the Interest Payment Date Investor Report on Following the Consent Solicitation approved Oct19, 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

Closing Date		16/03/2018		Series 2018-1 Notes																
2018-1	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	XS1791715201	US43641NBX12	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	1.39	200,000,000	(200,000,000)	0	1M USD LIBOR	0.37%	-	-	-	-	Jan-2019	Jan-2019	Sched AM		
A2	XS1791715466	US43641NBY94	AAA/Aaa/AAA	AAA/Aaa/AAA	USD	1.39	750,000,000	(750,000,000)	0	3M USD LIBOR	0.36%	-	-	-	-	Oct-2020	Oct-2054	Sched AM		
A3*	XS1791440859	n/a	AAA/Aaa/AAA	AAA/Aaa/AAA	GBP	-	300,000,000	0	300,000,000	Compounded Daily SONIA	0.51%	-	15/01/2021 - 15/04/2021	15/04/2021	-	Oct-2023	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 . The information will be made available in the Interest Payment Date Investor Report on Following the Consent Solicitation approved Oct19, 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

Combined Credit Enhancement	Total £	Total %	Current note subordination	Subordination +Reserve Fund	Subordination % Required
Class A Notes	£763,714,300	86.14%	13.86%	25.14%	8.30%
Class B Notes	£0	0.00%	0.00%	0.00%	0.00%
Class Z Notes	£122,877,660	13.86%	0.00%	11.28%	
	£886,591,960.00	100.00%			
Funding Reserve Fund Required Amount	£100,000,000	11.28%			

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	£100,000,000
Drawings	£0
Top up	£0
Balance carried forward	£100,000,000

Quarterly Excess Spread*	Excluding Z notes interest payment	Including Z notes interest payment
Quarterly Excess Spread annualised	0.95%	1.25%

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

Funding Principal Ledger-AAA	38,857,140
Funding Principal Ledger-AA	-
Funding Principal Ledger-A	-
Funding Principal Ledger-BBB	-
Funding Principal Ledger	38,857,140

Accounts as at 31 January 2021	Counterparty	Rate	Amount
Mortgages Trustee GIC	Santander UK	Libor	99,366,522
Funding GIC	Santander UK	Libor	139,598,836
Funding Transaction Account	Santander UK	Libor - 0.25%	3
Panel Banks	Bank of New York Mellon	-	-

WATERFALLS

MORTGAGES TRUSTEE REVENUE WATERFALL		FUNDING REVENUE WATERFALL		ISSUER REVENUE WATERFALL	
<i>*for distribution period 01 January 2021- 01 February 2021</i>					
(a)	Mortgages Trustee fees Other third party payments	0.00 0.00	(a)	Funding Security Trustee fees Fee under Intercompany Loan Other third party payments Profit to Funding	0.00 0.00 0.00 0.00
(b)	Servicer fee	81,615.04	(b)	Cash Manager fees	0.00
(c)	Funding Seller	1,415,917.03 3,420,948.65	(c)	Funding Corporate Services fees Account Banks fees	0.00
MORTGAGES TRUSTEE PRINCIPAL WATERFALL					
(a)	Funding	38,857,140.00	(d)	Payment to Funding 1 Swap Provider	0.00
(b)	Seller	54,771,791.86	(e)	Interest on AAA Term Advances	0.00
			(f)	Credit to AAA Principal Deficiency Ledger	0.00
			(g)	Interest on AA Term Advances	0.00
			(h)	Credit to AA Principal Deficiency Ledger	0.00
			(i)	Interest on A Term Advances	0.00
			(j)	Credit to A Principal Deficiency Ledger	0.00
			(k)	Interest on BBB Term Advances	0.00
			(l)	Credit to BBB Principal Deficiency Ledger	0.00
			(m)	Swap termination payments	0.00
			(n)	Credit to First Reserve Fund	0.00
			(o)	Additional credit to First Reserve Fund	0.00
			(p)	Credit to Liquidity Reserve Fund	0.00
			(q)	Credit to NR Principal Deficiency Ledger	0.00
			(r)	Interest on NR Term Advances	0.00
			(s)	Excluded swap payments (with respect to the Issuer) and other fees under the Intercompany Loan Agreement	0.00
			(u)	Start up loan payments due	0.00
			(w)	Deferred Consideration	0.00
			FUNDING PRINCIPAL WATERFALL		
			<i>* To be read in conjunction with rules on pgs. 208- 211 of the base prospectus</i>		
			(a)	Repayment of AAA Term Advances	0.00
			(b)	Credit to Cash Accumulation Ledger	0.00
			(c)	Repayment of AA Term Advances	0.00
			(d)	Repayment of A Term Advances	0.00
			(e)	Repayment of BBB Term Advances	0.00
			(f)	Repayment of NR Term Advances	0.00
			ISSUER PRINCIPAL WATERFALL		
			(a)	Issuing Entity Security Trustee fees Note Trustee fees Agent Bank fees etc. Issuing Entity profit	0.00 0.00 0.00 0.00
			(b)	Other third party payments	0.00
			(c)	Issuing Entity Cash Manager fees Issuing Entity Corporate Services Provider fees Issuing Entity Account Bank fees	0.00 0.00 0.00
			(d)	Interest on Class A Notes (including any payments to Issuing Entity Swap Providers)	0.00 0.00
			(e)	Interest on Class B Notes (including any payments to Issuing Entity Swap Providers)	0.00 0.00
			(f)	Interest on Class M Notes (including any payments to Issuing Entity Swap Providers)	0.00 0.00
			(g)	Interest on Class C Notes (including any payments to Issuing Entity Swap Providers)	0.00 0.00
			(h)	Interest on Class Z Notes	0.00
			(i)	Excluded issuer swap payments	0.00
			(a)	Repayment of Class A Notes (including principal payments to class A swap providers)	0.00 0.00
			(b)	Repayment of Class B Notes (including principal payments to class A swap providers)	0.00 0.00
			(c)	Repayment of Class M Notes (including principal payments to class A swap providers)	0.00 0.00
			(d)	Repayment of Class C Notes (including principal payments to class A swap providers)	0.00 0.00
			(e)	Repayment of Class Z Notes	0.00

SWAP PAYMENTS

Note	Swap Counterparty	Currency 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 Libor	SAN UK	0.00	3M GBP LIBOR	0.00000%	0.00000%	0.00	0.00	0.00	3M GBP LIBOR	0.00000%	0.00000%	0.00	0.00
Funding 1 Swap SONIA	SAN UK	0.00	Compounded Daily SONIA	0.00000%	0.00000%	0.00	0.00	0.00	Compounded Daily SONIA	0.00000%	0.00000%	0.00	0.00

COLLATERAL

Note	Collateral Postings	Counterparty

There was no collateral posted during this period.

TRIGGER EVENTS	
Asset Amount debited to AAA Principal Deficiency Sub Ledger, unless certain criteria are met	None
Non Asset 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
An Arrears Trigger Event will occur if: (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 (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 None
Full details of all Trigger Events can be found within the Holmes Master Issuer plc. base prospectus	

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 outstanding

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

9

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

Following the Consent Solicitation approved Oct 19, 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

The seller, in its capacity as originator, will 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 and/or any equivalent regulations transposed into English law after the end of the relevant transitional period following the UK withdrawal from the European Union, as applicable (the Securitisation Regulation). 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 Securitisation Regulation.

All capitalised terms used in this investor report have the meaning or descriptions assigned to them in the Holmes Master Issuer plc. base prospectus.