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PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Master Issuer notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (**EEA**). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, **MiFID II**) or (ii) a customer within the meaning of Directive (EU) 2016/97 (the **Insurance Distribution Directive**), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently no key information document required by Regulation (EU) No. 1286/2014 (as amended, the **EU PRIIPs Regulation**) for offering or selling the Master Issuer notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Master Issuer notes or otherwise making them available to any retail investor in the EEA may be unlawful under the EU PRIIPs Regulation.

PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Master Issuer notes are not intended to be offered, sold, distributed or otherwise made available to and should not be offered, sold, distributed or otherwise made available to any retail investor in the United Kingdom. For these purposes, a retail investor means a person who is either one (or both) of the following: (i) not a professional client as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the **EUWA**); or (ii) not a qualified investor as defined in paragraph 15 of Schedule 1 to the Public Offers and Admissions to Trading Regulations 2024 (the **POATRs**). Consequently, no disclosure document required by the FCA Product Disclosure Sourcebook ("**DISC**") for offering, selling or distributing the Master Issuer notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering, selling or distributing the Master Issuer notes or otherwise making them available to any retail investor in the UK may be unlawful under the DISC and the Consumer Composite Investments (Designated Activities) Regulations 2024.

MiFID II product governance / Professional investors and ECPs only target market – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Master Issuer notes has led to the conclusion that: (i) the target market for the Master Issuer notes is eligible counterparties and professional clients only, each as defined in MiFID II; and (ii) all channels for distribution of the Master Issuer notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Master Issuer notes (an **EEA distributor**) should take into consideration the manufacturers' target market assessment; however, an EEA distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Master Issuer notes (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

UK MiFIR product governance / Professional investors and ECPs only target market – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Master Issuer notes has led to the conclusion that: (i) the target market for the Master Issuer notes is eligible counterparties and professional clients only, each as defined in the FCA Handbook Conduct of Business Sourcebook (**COBS**), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of UK domestic law by virtue of the EUWA (**UK MiFIR**); and (ii) all channels for distribution of the Master Issuer notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Master Issuer notes (a **UK distributor**) should take into consideration the manufacturers' target market assessment; however, a UK distributor subject to FCA Handbook Product Intervention and Product Governance Sourcebook (the **UK MiFIR Product Governance Rules**) is responsible for undertaking its own target market assessment in respect of the Master Issuer notes (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

SUPPLEMENT DATED 22 May 2026
TO THE BASE PROSPECTUS DATED 11 May 2026

HOLMES MASTER ISSUER PLC
(Incorporated in England and Wales with limited liability,
registered number 05953811)

Residential Mortgage-Backed Note Issuance Programme

This supplement (the **supplement**) (including any documents incorporated by reference) is supplemental to the base prospectus dated 11 May 2026 (the **base prospectus**), and comprises a supplementary prospectus for the purposes of PRM 10.1 of the Prospectus Rules: Admission to Trading on a Regulated Market sourcebook (the "**PRM**"), and is prepared in connection with the above mentioned residential mortgage backed note programme (the **programme**) established by Holmes Master Issuer PLC (the **Master Issuer**). Terms defined in the base prospectus have the same meaning when used in this supplement.

This supplement is supplemental to, and should be read in conjunction with, the base prospectus and any other supplements to the base prospectus issued by the Master Issuer. The Master Issuer accepts responsibility for the information contained in this supplement. To the best of the knowledge of the Master Issuer (who has taken all reasonable care to ensure that such is the case) the information contained in this supplement is in accordance with the facts and does not omit anything likely to affect the import of such information. To the extent that there is any inconsistency between (a) any statement in this supplement or any statement incorporated by reference into the base prospectus by this supplement and (b) any other statement in or incorporated by reference in the base prospectus, the statements in (a) above will prevail. Save as disclosed in this supplement, there has been no other significant new factor, material mistake or inaccuracy relating to information included in the base prospectus since the publication of the base prospectus.

This supplement has been approved by the Financial Conduct Authority (the **FCA**), in accordance with the rules in the PRM made pursuant to its rule-making powers under the Public Offers and Admissions to Trading Regulations 2024 (the **POATRs**).

Any Master Issuer notes issued pursuant to the programme have not been and will not be registered under the United States Securities Act of 1933, as amended (the **Securities Act**), or the state securities laws of any state of the United States and may not be offered, sold or delivered in the United States or to, or for the account or benefit of, U.S. persons (as defined in Regulation S under the Securities Act (**Regulation S**)) except to persons that are qualified institutional buyers within the meaning of Rule 144A under the Securities Act who are also qualified purchasers within the meaning of the United States Investment Company Act of 1940, as amended, and the rules and regulations thereunder, or in transactions that occur outside the United States to persons other than U.S. persons in accordance with Regulation S or in other transactions exempt from registration under the Securities Act and, in each case, in compliance with applicable securities laws.

PURPOSE

This supplement has been prepared for the purposes of incorporating by reference into the base prospectus:

- (a) the audited financial statements, the independent auditors' report and the notes to the financial statements of Funding for the year ended 31 December 2025, which appear on pages 5 to 19 of Funding's Annual Report and Accounts for the year ended 31 December 2025 and have been prepared in accordance with UK-adopted international accounting standards and in accordance with the requirements of the Companies Act 2006. Copies of these financial statements may be viewed online at <https://www.santander.co.uk/about->

[santander/investor-relations/holmes-master-trust](https://www.santander.co.uk/about-santander/investor-relations/holmes-master-trust) or may be provided by the Principal Paying Agent by email following prior written request to the Principal Paying Agent. The independent auditor PricewaterhouseCoopers LLP, members of the Institute of Chartered Accountants in England and Wales, have issued an unqualified audit opinion on the financial statements of Funding for the year ended 31 December 2025; and

- (b) the audited financial statements, the independent auditors' report and the notes to the financial statements of the Master Issuer for the year ended 31 December 2025, which appear on pages 6 to 22 of the Master Issuer's Annual Report and Accounts for the year ended 31 December 2025 and have been prepared in accordance with UK-adopted international accounting standards and in accordance with the requirements of the Companies Act 2006. Copies of these financial statements may be viewed online at <https://www.santander.co.uk/about-santander/investor-relations/holmes-master-trust> or may be provided by the Principal Paying Agent by email following prior written request to the Principal Paying Agent. The independent auditor PricewaterhouseCoopers LLP, members of the Institute of Chartered Accountants in England and Wales, have issued an unqualified audit opinion on the financial statements of Funding for the year ended 31 December 2025.

If documents which are incorporated by reference themselves incorporate any information or other documents by reference, either expressly or impliedly, such information or other documents will not form part of this supplement for the purposes of PRM 5.1, except where such information or other documents are stated within this supplement as specifically being incorporated by reference or where this supplement is specifically defined as including such information or other documents.

Any information in the documents incorporated by reference which is not incorporated in and does not form part of the base prospectus by virtue of this supplement is either not relevant for investors or is contained elsewhere in the base prospectus.

GENERAL

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<http://www.londonstockexchange.com/exchange/news/market-news/market-news-home.html>