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Santander UK, as originator, may procure the submission of a notification to the Financial Conduct Authority (the **FCA**) as the relevant competent authority in the UK in accordance with the securitisation sourcebook of the FCA Handbook (**SECN**) 2.5, confirming that the requirements of SECN 2.2.1R to 2.2.29R have been satisfied with respect to the issuance of a series of notes. No assurance is given that the originator will seek an STS designation with respect to any series of notes issued under the Holmes securitisation and the relevant final terms. The originator may decide at its discretion whether an STS notification will be submitted in respect of an issuance of a series of notes at the time of such issuance. Accordingly, notes may, and are capable of, being issued under the Holmes securitisation without any such notes being compliant with the STS requirements or any notification being submitted to the FCA by or on behalf of the originator that the STS requirements are satisfied. In the event that the originator makes an STS notification with respect to a series of notes, no assurance can be given that such series of notes meeting the STS requirements applicable at the time of such STS notification will remain compliant because the STS requirements may change over time. In addition, (i) no assurance can be given on how competent authorities will interpret and apply the STS requirements, (ii) any international or national regulatory guidance may be subject to change following the initial STS notification, and (iii) related regulations are subject to change and, therefore, what is or will be required to demonstrate compliance with the STS requirements to national regulators remains unclear (please see the risk factor entitled "Simple, Transparent and Standardised (STS) Securitisations" in the Base Prospectus dated 11 May 2026, as updated and supplemented from time to time).

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HOLMES MASTER ISSUER PLC
STS GUIDANCE - LIQUIDITY COVERAGE REQUIREMENT

11 May 2026

LCR / STS legislative text ¹	Commentary ²
Article 13 - Level 2B securitisations	
<p>1. Exposures in the form of asset-backed securities as referred to in Article 12(1)(a) shall qualify as level 2B securitisations where the following conditions are satisfied:</p> <p>(a) the designation 'STS' or 'simple, transparent and standardised', or a designation that refers directly or indirectly to those terms, is permitted to be used for the securitisation in accordance with regulation 12 of the Securitisation Regulations 2024 (SI 2024/102) and is being so used;</p> <p>(b) the criteria laid down in paragraph 2 and paragraphs 10 to 13 of this Article are met.</p>	<p>Santander UK, as originator, may procure the submission of a notification to the FCA as the relevant competent authority in the UK in accordance with SECN 2.5, confirming that the requirements of SECN 2.2.1R to 2.2.29R have been satisfied with respect to the issuance of a series of notes. No assurance is given that the originator will seek an STS designation with respect to any series of notes. See the section "UK Securitisation Framework and EU Securitisation Regulation—UK STS requirements" in the form of final terms in the base prospectus (p. 297).</p> <p>The Holmes Master Issuer plc's residential mortgage-backed securitisation satisfies the requirements of Article 13) (Level 2B securitisations) for asset-backed securities, as set out below.</p>
<p>2. The securitisation position and the exposures underlying the position shall meet all the following requirements:</p> <p>(a) the position has been assigned a credit assessment of credit quality step 1 by a nominated ECAI in accordance with Article 264 of CRR or the equivalent credit quality step in the event of a short-term credit assessment;</p> <p>(b) the position is in the most senior tranche or tranches of the securitisation and possesses the highest level of seniority at all times during the ongoing life of the transaction. For these purposes, a tranche shall be deemed to be the most senior where after the delivery of an enforcement notice and where applicable an acceleration notice, the tranche is not subordinated to other tranches of the same securitisation transaction or scheme in respect of receiving principal and interest payments, without taking into account amounts due under interest rate or currency derivative contracts, fees or other similar payments in accordance with Article 242(6) of CRR;</p>	<p>The class A notes issued under the programme are expected to be rated by two or more of Standard & Poor's Ratings Services, a division of Standard & Poor's Credit Market Services Europe Limited (AAA to AA-), Moody's Investors Service Limited (Aaa to Aa3) and Fitch Ratings Ltd. (AAA to AA-). See item 10 of the form of final terms in the base prospectus (p. 270-271).</p> <p>Payments of interest and principal on the class A notes issued under the programme rank ahead of payments of interest and principal on the class B notes, the class M notes, the class C notes, and the class Z notes. See the base prospectus section "Cashflows" (pp. 218-237).</p>

¹ Delegated Regulation (EU) 2015/61 with regard to liquidity coverage requirement for credit institutions, as amended by Commission Delegated Regulation (EU) 2018/1620 of 13 July 2018 as it forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 (**EUWA**) as amended from time to time (together, the **LCR**) and incorporated into Chapter 2 of the Liquidity Coverage Ratio (**CRR**) Part of the PRA Rulebook. The table contains a summary of the regulations and does not purport to be complete or an indication of what regulations may or may not be relevant to an assessment of any proposed transaction.

² The table contains commentary based on Santander UK's interpretation of the LCR informed by, among other things, the text of the LCR itself and applicable guidelines and recommendations.

LCR / STS legislative text ¹	Commentary ²
<p>(g) the securitisation position is backed by a pool of underlying exposures and those underlying exposures either all belong to only one of the following subcategories or else they consist of a combination of residential loans referred to in point (i):</p> <p>(i) residential loans secured with a first-ranking mortgage granted to individuals for the acquisition of their main residence, provided that one of the two following conditions is met:</p> <p>– the loans in the pool meet on average the loan-to-value requirement laid down in point (i) of Article 129(1)(d) of CRR;</p> <p>– the national law of the jurisdiction where the loans were originated provides for a loan-to-income limit on the amount that an obligor may borrow in a residential loan. The loan-to-income limit is calculated on the gross annual income of the obligor, taking into account the tax obligations and other commitments of the obligor and the risk of changes in the interest rates over the term of the loan. For each residential loan in the pool, the percentage of the obligor's gross income that may be spent to service the loan, including interest, principal and fee payments, does not exceed 45%;</p> <p>(iii) commercial loans, leases and credit facilities to undertakings established in the United Kingdom to finance capital expenditures or business operations other than the acquisition or development of commercial real estate, provided that at least 80 % of the borrowers in the pool in terms of portfolio balance are small and medium-sized enterprises at the time of issuance of the securitisation, and none of the borrowers is an institution as defined in Article 4(1)(3) of CRR;</p> <p>(iv) auto loans and leases to borrowers or lessees established or resident in the United Kingdom. For these purposes, auto loans and leases shall include loans or leases for the financing of motor vehicles or trailers as defined in provisions implementing points (11) and (12) of Article 3 of Directive 2007/46/EC of the European Parliament and of the Council, tractors as defined in point (8) of Article 3 of Regulation (EU) No 167/2013 of the European Parliament and of the Council (as it had effect immediately before exit day), powered two-wheelers or powered tricycles as defined in points (68) and (69) of Article 3 of Regulation (EU) No 168/2013 of the European Parliament and of the Council (as it had effect immediately before exit day) or tracked vehicles as referred to in provisions implementing point (c) of Article 2(2) of Directive 2007/46/EC. Such loans or leases may include ancillary insurance and service products or additional vehicle parts, and in the case of leases, the residual value of leased vehicles. All loans and leases in the pool shall be secured with a first-ranking charge or security over the vehicle or an appropriate guarantee in favour of the SSPE, such as a retention of title provision;</p> <p>(v) loans and credit facilities to individuals resident in the United Kingdom for personal, family or household consumption purposes.</p>	<p>Note only paragraph (i) applies, and paragraphs (iii) to (v) do not apply.</p> <p>The portfolio is comprised of residential mortgage loans based on standard form documentation (see para 1.7(a) of schedule 1 of the mortgage sale agreement) originated and/or acquired by Santander UK plc and the Santander UK Group (see para 1.2 of schedule 1 of the mortgage sale agreement), each of which constitute a first charge by way of a legal mortgage or a first ranking standard security over residential properties located in England, Wales, or Scotland (see paras 2.3 and 3.1 of schedule 1 of the mortgage sale agreement). See the base prospectus section "The loans" (pp. 134-150). See also para 1.23 of schedule 1 of the mortgage sale agreement and loan warranty (x) in the base prospectus section "Assignment of the Loans and their Related Security—Representations and warranties" (p.165), confirming that each loan is of a type described in paragraph 2(g)(i) of Article 13.</p>
<p>10. The underlying exposures shall not have been originated by the credit institution holding the securitisation position in its liquidity buffer, its subsidiary, its parent undertaking, a subsidiary of its parent undertaking or any other undertaking closely linked with that credit institution.</p>	<p>The loans have been originated by Santander UK, and not by its liquidity buffer, its subsidiary, its parent undertaking, a subsidiary of its parent undertaking or any other undertaking closely</p>

LCR / STS legislative text ¹	Commentary ²
	linked with Santander UK. See the base prospectus section "Santander UK plc and the Santander UK Group" (p. 123-124).
11. The issue size of the tranche shall be at least GBP 88 million (or the equivalent amount in domestic currency).	The issue size of the tranche of notes are expected to be at least GBP 88 million (or the sterling equivalent). See the form of final terms in the base prospectus (p. 268-304).
12. The remaining weighted average life of the tranche shall be 5 years or less, which shall be calculated using the lower of either the transaction's pricing prepayment assumption or a 20% constant prepayment rate, for which the credit institution shall assume that the call is exercised on the first permitted call date.	The remaining weighted average life of the tranche of notes is expected to be 5 years or less, which is calculated using the lower of either the programme's pricing prepayment assumption or a 20% constant prepayment rate. See the sections "Maturity and prepayment considerations" and "Principal prepayment rate and possible average lives of each series and class (or sub-class) of issue [●]-[●] notes (in years)" in the form of final terms in the base prospectus (p. 288-290).
13. The originator of the exposures underlying the securitisation shall be an institution as defined in Article 4(3) of CRR or an undertaking whose principal activity is to pursue one or more of the activities listed in points 2 to 12 and point 15 of Annex I to Directive 2013/36/EU, as that Directive has effect immediately before exit day, provided that for the purposes of this paragraph the reference in point 4 of Annex 1 to that Directive to point (3) of Article 4 of Directive (EU) 2015/2366 is to be read as a reference to regulation 2 of the Payment Services Regulations 2017.	Santander UK is an institution as defined in Article 4(3) of CRR. See the base prospectus section "Santander UK plc and the Santander UK Group" (p. 123-124).