



Report Date:	30-Nov-22
Reporting Period:	01-October-22 to 31-October-22
Trustee Distribution Date:	08-Nov-22
Issuer Distribution Date:	17-Oct-22

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Contacts:

All queries should be directed to:

Medium Term Funding Team

[MTF@santander.co.uk](mailto:MTF@santander.co.uk)

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>	Holmes Master Issuer				
<b>Funding Mortgages Trustee</b>	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- F2 / P-2 / A-3 F2 / P-2 / A-2 A3 (Moody's) F1 (Fitch) / A-1 (S&P) Baa3 (Moody's)	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.
<b>Servicer</b>	Santander UK	A+ / Aa3 / A	F1 / P-1 / A-1	F1 / P-1 / A-1	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>Cash Manager</b>	Santander UK	A+ / Aa3 / A	F1 / P-1 / A-1		
<b>Each Start-up Loan Provider</b>	Santander UK	A+ / Aa3 / A	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 Ratings 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 Ratings 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>	Bank of New York Mellon	AA / Aa2 / AA-	F1+ / P-1 / A-1+		
<b>Corporate Services Provider</b>	Wilmington Trust SP Services (London) Limited				
<b>Note Trustee and Security Trustee</b>	Bank of New York Mellon				

The table above is a brief overview only. For a more detailed summary, please consult pages 58 to 71 (please consult the "Trigger Tables" section in the base prospectus available at <https://www.santander.co.uk/about-santander/investor-relations/holmes-master-trust>) 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 November 2022		35,885
Current £ value of Mortgage Loans in Pool at 01 November 2022	£	1,762,755,974
Weighted Average Yield on 08 November 2022		3.29946%

Trust Assets	
Current value of Mortgage Loans in Pool at 01 November 2022	1,762,755,974.30
Last months Closing Trust Assets at 01 October 2022	1,839,140,334.13
Mortgage collections - Interest on 01 November 2022	4,890,952.17
Mortgage collections - Principal (Scheduled) on 01 November 2022	6,007,486.44
Mortgage collections - Principal (Unscheduled) on 01 November 2022	71,628,348.72
Principal Ledger as calculated on 08 November 2022	77,635,835.16
Funding Share as calculated on 31 October 2022	962,669,407.44
Funding Share % as calculated on 31 October 2022	52.34344%
Seller Share as calculated on 31 October 2022	876,470,926.69
Seller Share % as calculated on 31 October 2022	47.65656%
Minimum Seller Share (Amount) 31 October 2022	
W	124,286,248.02
X	63,317,566.45
Y	144,653,362.62
Z	-
AA	7,292.89
W + X + Y + Z + AA =	332,264,469.98
Minimum Seller Share (% of Total) on 01 November 2022	18.06623%

Arrears Analysis at 31 October 2022	Number	Current Balance £	Arrears £	By Number %	By Current Balance %
<1 month in arrears	35,692	1,749,495,843	-	99.46	99.25
≥1 - <2 months in arrears	189	12,864,731	49,081	0.53	0.73
≥2 - <3 months in arrears	4	395,401	899	0.01	0.02
≥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>35,885</b>	<b>1,762,755,974</b>	<b>49,980</b>	<b>100.00</b>	<b>100.00</b>

Arrears Capitalised at 31 October 2022	Number	Current Balance £	Capitalised Amount £
Capitalisation cases (in month)	-	-	-
Capitalisation cases (Total) *	172	13,531,209	174,724

\*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 2022	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 2022	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	1	0.00	13,091	0.00
Fixed Rate Loans	3,300	9.20	455,066,369	25.82
Bank of England Base Rate Tracker Loans	23,485	65.45	994,476,721	56.42
Standard Variable Loans	9,099	25.36	313,199,793	17.77
Unknown	-	-	-	-
<b>Total</b>	<b>35,885</b>	<b>100.00</b>	<b>1,762,755,974</b>	<b>100.00</b>

Payment Type (By Balance)	Number of loans	% by number	Current balance £	% by balance
Interest Only	14,065	39.19	955,563,879	54.21
Repayment	21,820	60.81	807,192,095	45.79
<b>Total</b>	<b>35,885</b>	<b>100.00</b>	<b>1,762,755,974</b>	<b>100.00</b>

Use Of Proceeds (By Balance)	Number of loans	% by number	Current balance £	% by balance
Remortgage	21,221	59.14	923,499,563	52.39
House Purchase	14,663	40.86	839,140,795	47.60
Unknown	1	0.00	115,616	0.01
<b>Total</b>	<b>35,885</b>	<b>100.00</b>	<b>1,762,755,974</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	25,571	71.26	188,248,599	10.68
>50,000 to <=100,000	3,883	10.82	282,622,968	16.03
>100,000 to <=150,000	2,508	6.99	309,346,069	17.55
>150,000 to <=200,000	1,582	4.41	272,371,012	15.45
>200,000 to <=250,000	908	2.53	202,438,194	11.48
>250,000 to <=300,000	546	1.52	148,888,474	8.45
>300,000 to <=350,000	318	0.89	102,683,242	5.82
>350,000 to <=400,000	191	0.53	71,151,710	4.04
>400,000 to <=450,000	148	0.41	62,559,578	3.55
>450,000 to <=500,000	96	0.27	45,383,555	2.57
>500,000 to <=550,000	59	0.16	30,346,903	1.72
>550,000 to <=600,000	28	0.08	15,974,283	0.91
>600,000 to <=650,000	23	0.06	14,208,228	0.81
>650,000 to <=700,000	14	0.04	9,467,386	0.54
>700,000 to <=750,000	10	0.03	7,165,774	0.41
> 750,000	-	-	-	-
<b>Total</b>	<b>35,885</b>	<b>100.00</b>	<b>1,762,755,974</b>	<b>100.00</b>

As at the report date, the maximum loan size was £748,248.00, and the average loan size was £49,122.36

Geographical Analysis By Region	Number of accounts	% by number	Current balance £	% by balance
East Anglia	4,145	11.55	221,293,557	12.55
East Midlands	1,967	5.48	80,565,336	4.57
London	5,783	16.12	389,315,214	22.09
North	1,243	3.46	37,279,243	2.11
North West	4,280	11.93	149,320,169	8.47
Scotland	2,329	6.49	85,541,708	4.85
South East	6,764	18.85	407,941,164	23.14
South West	3,171	8.84	156,941,894	8.90
Yorkshire and Humberside	2,358	6.57	85,184,192	4.83
Wales	1,569	4.37	57,891,195	3.28
West Midlands	2,276	6.34	91,482,303	5.19
Unknown	-	-	-	-
<b>Total</b>	<b>35,885</b>	<b>100.00</b>	<b>1,762,755,974</b>	<b>100.00</b>

Substitution, redemptions and repurchases during period 01 October 2022- 01 November 2022	Number of loans this period	Current balance this period £
Substitution & Top up	-	-
Redeemed this period	572	32,980,519
Repurchases this period (including arrears)*	372	38,647,830
Arrears repurchased this period*	111	8,385,412
<b>Cumulative arrears repurchased*</b>	<b>13,810</b>	<b>1,210,671,377</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 2022- 01 November 2022	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	4.22%	40.40%	3.06%	34.00%	26.23%
Previous month	3.02%	30.74%	2.82%	30.51%	24.51%
Unscheduled repayments and repurchases from the Mortgages Trust only					
Current month	3.91%	38.02%	2.69%	32.93%	22.87%
Previous month	2.63%	27.40%	2.45%	28.72%	21.07%

\*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	5.99%
Effective date of change	Sep-2022
Previous existing Borrowers SVR	5.49%
Effective date of change	Aug-2022

Remaining Term	Number of accounts	% by number	Current balance £	% by balance
0 to <5	16,034	44.68	405,416,911.49	23.00
>= 5 to < 10	12,936	36.05	660,897,720.90	37.49
>= 10 to < 15	4,518	12.59	330,494,669.23	18.75
>=15 to < 20	1,167	3.25	150,246,106.47	8.52
>= 20 to < 25	797	2.22	132,682,517.24	7.53
>= 25 to < 30	433	1.21	83,018,048.97	4.71
>= 30 to < 35	-	-	-	0.00
>= 35 to < 40	-	-	-	-
>= 40 to < 45	-	-	-	-
>= 45	-	-	-	-
Unknown	-	-	-	-
<b>Total</b>	<b>35,885</b>	<b>100.00</b>	<b>1,762,755,974</b>	<b>100.00</b>

As at the report date, the maximum remaining term for a loan was 360 months, and the weighted average remaining term was 123 months.

Seasoning	Number of accounts	% by number	Current balance £	% by balance
0 to <6	-	-	-	-
>= 6 to < 12	-	-	-	-
>= 12 to < 18	-	-	-	-
>= 18 to < 24	-	-	-	-
>= 24 to < 30	-	-	-	-
>= 30 to < 36	-	-	-	-
>= 36 to < 42	1	0.00	414,307.08	0.02
>= 42 to < 48	632	1.76	107,433,747.28	6.09
>=48 to < 54	489	1.36	77,881,017.17	4.42
>=54 to < 60	1,119	3.12	150,664,210.53	8.55
>= 60 to < 66	302	0.84	42,478,661.78	2.41
>= 66 to < 72	187	0.52	26,972,066.46	1.53
>= 72 to < 78	101	0.28	10,769,954.18	0.61
>= 78 to < 84	74	0.21	7,600,561.61	0.43
>= 84 to < 90	75	0.21	5,974,075.60	0.34
>= 90 to < 96	82	0.23	7,137,407.37	0.40
>= 96 to < 102	128	0.36	12,049,699.02	0.68
>= 102 to < 108	131	0.37	11,638,530.15	0.66
>= 108 to < 114	100	0.28	8,689,675.53	0.49
>= 114 to < 120	89	0.25	5,492,178.63	0.31
>= 120 to < 126	462	1.29	20,217,608.52	1.15
>= 126 to < 132	569	1.59	30,146,629.53	1.71
>= 132 to < 138	646	1.80	34,028,036.54	1.93
>= 138 to < 144	590	1.64	29,824,583.96	1.69
>= 144 to < 150	567	1.58	32,037,062.29	1.82
>= 150 to < 156	272	0.76	14,655,429.04	0.83
>= 156 to < 162	470	1.31	19,482,610.09	1.11
>= 162 to < 168	701	1.95	37,807,160.87	2.14
>= 168 to < 174	1,237	3.45	79,095,691.53	4.49
>= 174 to < 180	2,294	6.39	145,404,437.05	8.25
>= 180	24,567	68.46	844,860,632.49	47.93
<b>Total</b>	<b>35,885</b>	<b>100.00</b>	<b>1,762,755,974</b>	<b>100.00</b>

As at the report date, the maximum seasoning for a loan was 325 months, the minimum seasoning was 41 months and the weighted average seasoning was 155 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%	22,346	62.27	449,408,117.60	25.49
>25% =<50%	10,800	30.10	978,987,492.89	55.54
>50% =<75%	2,729	7.60	333,209,089.68	18.90
>75% =<80%	10	0.03	1,151,274.13	0.07
>80% =<85%	-	-	-	-
>85% =<90%	-	-	-	-
>90% =<95%	-	-	-	-
>95%	-	-	-	-
Unknown	-	-	-	-
<b>Total</b>	<b>35,885</b>	<b>100.00</b>	<b>1,762,755,974</b>	<b>100.00</b>

As at the report date, the maximum indexed LTV was 78.11 %, and the weighted average indexed LTV was 35.91%

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%	16,071	44.78	173,401,649.80	9.84
>25% =<50%	8,922	24.86	497,262,513.91	28.21
>50% =<75%	6,935	19.33	676,545,752.25	38.38
>75% =<80%	1,351	3.76	149,077,392.56	8.46
>80% =<85%	1,041	2.90	110,294,505.84	6.26
>85% =<90%	889	2.48	93,756,281.81	5.32
>90% =<95%	411	1.15	42,705,385.60	2.42
>95%	265	0.74	19,712,492.53	1.12
<b>Total</b>	<b>35,885</b>	<b>100.00</b>	<b>1,762,755,974</b>	<b>100.00</b>

As at the report date, the maximum unindexed LTV was 148.01 %, and the weighted average unindexed LTV was 56.49%

Original Loan to Value at Last Valuation Using original balance and valuation amount	Number of accounts	% by number	Current balance £	% by balance
>0% =<25%	1,716	4.78	37,186,311.83	2.11
>25% =<50%	7,870	21.93	269,773,794.57	15.30
>50% =<75%	14,771	41.16	743,383,785.01	42.17
>75% =<80%	3,143	8.76	200,400,249.81	11.37
>80% =<85%	2,931	8.17	180,112,525.20	10.22
>85% =<90%	3,683	10.26	218,366,858.08	12.39
>90% =<95%	1,163	3.24	89,790,171.16	5.09
>95%	608	1.69	23,742,278.64	1.35
Unknown	-	-	-	-
<b>Total</b>	<b>35,885</b>	<b>100.00</b>	<b>1,762,755,974</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 67.85%

LOAN NOTE REPORT

Closing Date		Series 2017-1 Notes																
04/10/2017																		
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 A2*	XS169308071 XS169309991	n/a n/a	AAA/Aaa/AAA AAA/Aaa/AAA	AAA/Aaa/AAA AAA/Aaa/AAA	GBP	-	250,000,000 250,000,000	(250,000,000) (173,146,173)	0 76,839,827	3M GBP LIBOR Compounded Daily SONIA	0.28% 0.87%	- -	- 17/10/2022 - 17/01/2023	- 17/01/2023	- -	Jul-2020 Jul-2023	Oct-2054 Oct-2054	Sched AM Sched AM

\*Coupon rate and interest due will not be known until 5 London Business Days prior to the Interest Payment Date on 17/01/23. The information will be made available in the Interest Payment Date Investor Report on January 2023  
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

Closing Date		Series 2018-1 Notes																
16/03/2018																		
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 A2 A3*	XS1791715201 XS1791715466 XS1791440889	US43841NBX12 US43841NBY94 n/a	AAA/Aaa/AAA AAA/Aaa/AAA AAA/Aaa/AAA	AAA/Aaa/AAA AAA/Aaa/AAA AAA/Aaa/AAA	USD USD GBP	1.39 1.39 -	200,000,000 750,000,000 300,000,000	(200,000,000) (750,000,000) (129,571,420)	0 0 171,428,580	1M USD LIBOR 3M USD LIBOR Compounded Daily SONIA	0.37% 0.36% 0.51%	- - -	- - 17/10/2022 - 17/01/2023	- - 17/01/2023	- - -	Jan-2019 Oct-2020 Oct-2023	Jan-2019 Oct-2054 Oct-2054	Sched AM Sched AM Sched AM

\*Coupon rate and interest due will not be known until 5 London Business Days prior to the Interest Payment Date on 17/01/23. The information will be made available in the Interest Payment Date Investor Report on January 2023  
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 15/10/2021

Closing Date		Series 2021-1 Z VFN Notes																
04/09/2022																		
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	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	50,764,636	114,401,000	Compounded Daily SONIA Index	0.90%	-	17/10/2022 - 17/01/2023	17/01/2023	-	N/A	Oct-2054	P-Through

\*Coupon rate and interest due will not be known until 5 London Business Days prior to the Interest Payment Date on 17/01/23. The information will be made available in the Interest Payment Date Investor Report on January 2023  
Closing Date 04/09/2022

Combined Credit Enhancement	Total £	Total %	Current note subordination	Subordination +Reserve Fund	Subordination % Required
Class A Notes	£848,268,407	88.12%	11.88%	15.00%	15.00%
Class B Notes	£0	0.00%	0.00%	0.00%	0.00%
Class Z Notes	£114,401,000	11.88%	0.00%	3.54%	
	£962,669,407	100.00%			
Funding Reserve Fund Required Amount	£30,000,000	3.54%			

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	£30,000,000
Drawings	£0
Top up	£0
Balance carried forward	£30,000,000

Quarterly Excess Spread*	Excluding Z notes interest payment	Including Z notes interest payment
Quarterly Excess Spread annualised	0.29%	0.48%

\*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	77,635,835
Funding Principal Ledger-AA	-
Funding Principal Ledger-A	-
Funding Principal Ledger-BBB	-
Funding Principal Ledger	77,635,835

Accounts as at 31 October 2022	Counterparty	Rate	Amount
Mortgages Trustee GIC	Santander UK	BoE - 0.10%	104,710,029
Funding GIC	Santander UK	BoE - 0.10%	30,528,570
Funding Transaction Account	Santander UK	BoE - 0.10%	16
Panel Banks	Bank of New York Mellon	-	-

**WATERFALLS**

<b>MORTGAGES TRUSTEE REVENUE WATERFALL</b>		<b>FUNDING REVENUE WATERFALL</b>		<b>ISSUER REVENUE WATERFALL</b>	
<i>*for distribution period 01 October 2022- 01 November 2022</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	98,113.16	(b)	Cash Manager fees	0.00
(c)	Funding Seller	2,536,667.97 2,295,483.15	(c)	Funding Corporate Services fees Account Banks fees	0.00
<b>MORTGAGES TRUSTEE PRINCIPAL WATERFALL</b>					
(a)	Funding	77,635,835.16	(d)	Payment to Funding 1 Swap Provider	0.00
(b)	Seller	0.00	(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
			<b>FUNDING PRINCIPAL WATERFALL</b>		
			<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
			<b>ISSUER PRINCIPAL WATERFALL</b>		
			(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 SONIA	SAN UK	0.00	Compounded Daily SONIA	0.00000%	0.00000%	FALSE	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	
<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 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 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

The seller, 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 Regulation (EU) 2017/2402 as it forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 (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 the base prospectus of Holmes Master Issuer plc available at <https://www.santander.co.uk/about-santander/investor-relations/holmes-master-trust>.