

Holmes Financing No 1 plc and Holmes Financing No 2 plc
Periodic Report re Holmes Trustees Limited and Holmes Funding Limited
For Period 9th January 2001 to 8th February 2001

Mortgage Asset Analysis

Analysis of Mortgage Trust Movements

	Current Period	
	Number	Value
Brought Forward	115,960	6,426,028
Replenishment	3,039	183,832
Repurchased	(1,489)	(90,624)
Redemptions	(1,092)	(80,721)
Other Movements	0	1
Carried Forward	116,418	6,438,516

	Cumulative	
	Number	Value
Brought Forward	115,191	6,399,214
Replenishment	15,300	921,144
Repurchased	(6,222)	(384,047)
Redemptions	(7,851)	(497,795)
Other Movements	0	0
Carried Forward	116,418	6,438,516

Annualised 1 Month CPR	37.13%	(including redemptions and repurchases)
Annualised 3 Month CPR	22.67%	
Annualised 12 Month CPR	N/A	

Asset Profiles

Weighted Average Seasoning	38 Months
Weighted Average Loan size	55,305
Weighted Average LTV	81.06% * (see below)
Weighted Average Remaining Term	19.21 years

Product Type Analysis

	Value	%
Variable Rate	3,073,748	47.74%
Fixed Rate	3,364,768	52.26%
Tracker Rate	0	0.00%
Flexible Mortgages	0	0.00%
	6,438,516	100.00%

Mortgage Standard Variable Rate

Rate	7.74%	7.49%
Effective Date	01 March 2000	01 March 2001

Geographic Analysis

Region	Number	Balance	%
East Anglia	4,777	235,322	3.65%
East Midlands	6,659	314,864	4.89%
Greater London	21,551	1,439,208	22.35%
North West	14,594	675,169	10.49%
North	5,986	254,996	3.96%
South East	31,574	2,033,221	31.58%
South West	8,461	447,742	6.95%
Wales	5,046	216,661	3.37%
West Midlands	8,468	417,975	6.49%
Yorkshire and Humberside	9,269	401,215	6.23%
Unknown	33	2,143	0.03%
Total	116,418	6,438,516	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	1,232	37,759	0.59%
25.01 - 50.00	9,445	398,141	6.18%
50.01 - 75.00	23,941	1,412,774	21.94%
75.01 - 80.00	4,947	300,627	4.67%
80.01 - 85.00	6,461	409,707	6.36%
85.01 - 90.00	14,840	972,415	15.10%
90.01 - 95.00	55,552	2,907,093	45.15%
Total	116,418	6,438,516	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	114,483	6,344,878	604	98.58%
1.00 - 1.99 months	1,279	60,092	550	0.93%
2.00 - 2.99 months	322	15,770	253	0.25%
3.00 - 3.99 months	131	6,368	148	0.10%
4.00 - 4.99 months	94	4,546	140	0.07%
5.00 - 5.99 months	36	1,510	58	0.02%
6.00 -11.99 months	68	3,254	165	0.05%
12 months and over	2	61	9	0.00%
Properties in Possession	3	106	4	0.00%
Total	116,418	6,436,585	1,931	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 (8th December 2000)

	Value	%
Funding Share	4,660,516	72.38494%
Seller Share	1,778,000	27.61506%
	6,438,516	100.00000%

Minimum Seller Share	257,450	4.00%
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Cash Accumulation Ledger

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

Excess Spread

Quarter to 16/1/2001	0.6047%
Quarter to 16/10/2000	0.7673%

Properties in Possession

Stock

Current Period	
Number	Value
Brought Forward	0
Repossessed in Period	3
Sold in Period	
Carried Forward	3
	106

Cumulative	
Number	Value
Repossessed to date	4
Sold to date	(1)
Carried Forward	3
	106

Repossession Sales Information

Average time Possession to Sale

93 Days

Average arrears at time of Sale

898

MIG Claim Status

	Number	Value
MIG Claims made	0	0
MIG Claims outstanding	0	0

Average time claim to payment

0 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