

Interim STS Notification Template files for public securitisations (Version 1; Last update: 07/11/2018)

The templates included in this file are identical to those set out in *Commission Delegated Regulation (EU) .../... [include full reference to the STS notification ITS]*. Pending the development of a stable register for hosting this information, the enclosed templates must be completed as part of the notification requirements to ESMA set out in Article 27 of the Securitisation Regulation (Regulation (EU) No 2017/2402).

Detailed instructions for submitting the interim STS notification template(s) to ESMA:

1. If you are providing an STS notification for a securitisation for a public securitisation, then you must follow all of the instructions below. NB: 'Public securitisations' are defined as those securitisations that are not falling under the scope of Article 7(1)(c) of the Securitisation Regulation (where a prospectus has not been drawn up in compliance with Directive 2003/71/EC of the European Parliament and of the Council). **Please note that failure to comply with these instructions may lead to either a rejection of the STS notification submission or delays in making it available on ESMA's website.**

2. Using the worksheets in the public securitisations STS notification template file (ANNEX_I, ANNEX_II, and/or ANNEX_III), select the appropriate template(s) to be completed, as per *Commission Delegated Regulation (EU) .../... [include reference to [include full reference to the STS notification RTS]*. Additional columns have been provided for background information.

3. Complete the template(s) in a manner that complies with *Commission Delegated Regulation (EU) .../... [include full reference to the STS notification ITS]*.

For ease of reference (but without prejudice to the obligations under the technical standards), fields that must always be completed have been highlighted in blue.

For ease of reference (but without prejudice to the obligations under the technical standards), conditional fields (i.e. those that must sometimes be completed depending on the type of instrument) have been highlighted in beige.

4. Once the STS notification template(s) has been completed, save this file, attach it in an email, and send the email to STSnotifications@esma.europa.eu, in adherence with the following modalities:

- Please send only one email per securitisation. Where multiple STS notifications are being submitted (e.g. for two or more securitisations), please send one email per securitisation. For example, where a notification is being made for an ABCP securitisation that requires notification of both the transaction and programme compliance with the STS criteria, then Annex I in the public securitisations STS notification template file should be deleted and Annexes II and III should be completed, and this single saved file should be submitted in one email.
- After sending your first communication to ESMA, your firm must consistently use the same email address to send any further STS notification files to ESMA. Failure to do so may lead to ESMA being unable to recognise your email address and the STS notification file being rejected.
- Where a notification is being made for a non-ABCP securitisation, then Annex I should be completed and Annexes II and III deleted, and this completed file sent in one email.
- Where a notification is being made for an ABCP Programme only, then Annexes I and II should be deleted and Annex III should be completed, and this file saved and sent in an email to ESMA.
- If you are providing an updated STS notification, then you are invited to indicate what has changed since the previous STS notification, in the body of the email.

5. The email subject line must be written in the following manner: [SECU]: LEI - UNIQUE_IDENTIFIER - STATUS where:

- LEI is the legal entity identifier of the report submitting entity and must match fields (STSS2, STSAT2, and/or STSAP2, as applicable),
- UNIQUE_IDENTIFIER is the securitisation identifier assigned by the reporting entity and must conform to the identifier set out in Article 11 of the disclosures technical standards (see pages 71-72 here: https://www.esma.europa.eu/sites/default/files/library/esma33-128-474_final_report_securitisation_disclosure_technical_standards.pdf), and
- STATUS is either "NEW", "UPDATE", or "CANCELLATION"

For example, a submission of a new STS notification for a securitisation with a unique identifier of 5493000IBP32UQZ0KL24N201801 from a reporting entity with LEI code 5493000IBP32UQZ0KL24, should have the following subject line in the email: [SECU]: 5493000IBP32UQZ0KL24 - 5493000IBP32UQZ0KL24N201801 - NEW. An update to that STS notification for that same securitisation at a later stage should be submitted using an email with the following subject line: [SECU]: 5493000IBP32UQZ0KL24 - 5493000IBP32UQZ0KL24N201801 - UPDATE.

6. ESMA will then process the files and apply the validation rules set out in Annex 1 of the technical reporting instructions (see ESMA's securitisation policy activities webpage).

7. In case of questions, please refer to Annex 2 in the technical reporting instructions and if this does not answer your question then please send an email to securitisation@esma.europa.eu. PLEASE DO NOT send any question emails to STSnotifications@esma.europa.eu (this address is reserved only for the processing of STS notifications).

FIELD NUMBER	BOX TO COMPLETE FOR STS NOTIFICATION	BACKGROUND INFORMATION: FIELD NAME	BACKGROUND INFORMATION: APPLICABLE EXPLANATION TYPE FOR THIS FIELD	BACKGROUND INFORMATION: FIELD FORMAT	BACKGROUND INFORMATION: ARTICLE OF REGULATION (EU) 2017/2402	BACKGROUND INFORMATION: FIELD DESCRIPTION	BACKGROUND INFORMATION: LINK WITH PROSPECTUS DIRECTIVE / REGULATION	
STSS1	XS1419805996.XS1419677544.XS1693006071.XS1693009091.US43641NBV94.XS1791715466.XS1791448326.XS1791440859.US43641NCA00.XS1872157737	Instrument identification code	N/A (General Information)	(ISIN)	N/A	Where available, the international security identification code (ISIN) or codes, or if no ISIN, then any other unique securities, assigned to this securitisation.	Where available under Item 1.1 of Annex VIII.	
STSS2	PTCOB104N23FMKZRZ28	Legal Entity Identifier (LEI)	N/A (General Information)	(LEI)	N/A	The LEI of the originator(s) and sponsor(s), and where available original lender(s).	Item 4.2 of Annex VII.	
STSS3	N/A	Notification identifier	N/A (General Information)	(ALPHANUM-100)	N/A	Where reporting an update, the unique reference number assigned by ESMA to the previously notified STS notification.	N/A	
STSS4	PTCOB104N23FMKZRZ28N20001	Securitisation identifier	N/A (General Information)	(ALPHANUM-100)	N/A	Where available, the unique securitisation identifier as assigned by the originator, sponsor and SSPE.	N/A	
STSS5	N/A	Prospectus identifier	N/A (General Information)	(ALPHANUM-100)	N/A	Where available, the prospectus identifier as provided by the relevant competent authority.	N/A	
STSS6	European Datawarehouse	Securitisation Repository	N/A (General Information)	(ALPHANUM-100)	N/A	Where available, the name of the registered securitisation repository.	N/A	
STSS7	Holmes Master Issuer plc - 2018-2 Class A2 Notes, 2018-1 Class A2 Notes, 2018-1 Class A3 Notes, 2017-1 Class A1 Notes, 2017-1 Class A2 Notes, 2016-1 Class A2 Notes	Securitisation name	N/A (General Information)	(ALPHANUM-100)	N/A	The securitisation name.	Item 4 of Annex VII.	
STSS8	GB	Country of establishment	N/A (General Information)	(COUNTRYCODE_2)	Article 16 and 27(3)	Where available, the country of establishment of the originator(s), sponsor(s) SSPE(s) and original lender(s).	N/A	
STSS9	non-ABCP securitisation	Securitisation classification	N/A (General Information)	(LIST)	N/A	The type of securitisation: -non-ABCP securitisation; -ABCP transaction; -ABCP programme.	N/A	
STSS10	residential mortgages	Underlying exposures classification	N/A (General Information)	(LIST)	N/A	The type of underlying exposures: 1) auto loans/leases; 2) consumer loans; 3) commercial mortgages; 4) credit-card receivables; 5) leases; 6) residential mortgages; 7) SME loans; 8) mixed; 9) others.	N/A	
STSS11		2019-05-24	Issue date	N/A (General Information)	(DATEFORMAT)	N/A	Where a prospectus has been drawn up in compliance with Directive 2003/71/EC, the originator and sponsor shall provide the date on which the prospectus was approved. In all other cases, the originator and sponsor shall provide the closing date of the most recent transaction.	Item 4 of Annex VII.
STSS12		2019-07-16	Notification date	N/A (General Information)	(DATEFORMAT)	N/A	The date of notification to ESMA.	N/A
STSS13	N/A	Authorised Third party	N/A (General Information)	(ALPHANUM-100)	Article 27(2)	If an authorised third-party has provided STS verification services in accordance with Article 27(2) of the Securitisation Regulation, provide a statement that compliance with the STS criteria was confirmed by that authorised third party firm.	N/A	
STSS14	N/A	Authorised Third party (name and country of establishment)	N/A (General Information)	(ALPHANUM-1000)	Article 27(2)	If an authorised third-party has provided STS verification services in accordance with Article 27(2) of the Securitisation Regulation, provide the name of the third party's name and the country of establishment.	N/A	
STSS15	N/A	Authorised Third party (name of competent authority)	N/A (General Information)	(ALPHANUM-100)	Article 27(2)	If an authorised third-party has provided STS verification services in accordance with Article 27(2) of the Securitisation Regulation, provide the name of the competent authority that has authorised it.	N/A	
STSS16	With effect from the end of the Brexit transition period on 31 December 2020, the transaction shall no longer be considered as STS for the purposes of Regulation (EU) 2017/2402 (the "EU Securitisation Regulation") because, from such date, it will not satisfy the requirement of Art. 18 of the EU Securitisation Regulation that the originator, sponsor and securitisation special purpose vehicle (SSPE) are established in the European Union, given that each of the originator, sponsor and SSPE are established in the UK	STS status	N/A (General Information)	(ALPHANUM-1000)	Article 27(5)	Notification from the originator and sponsor that the securitisation is no longer to be considered as STS and the reasons for this.	N/A	
STSS17	Y	Originator (or original lender) not a credit institution	N/A (General Information)	(Y/N)	Article 27(3)	A statement "Yes" or "No" as to whether the originator or original lender is a credit institution or investment firm established in the Union.	N/A	
STSS18	The originator is a credit institution subject to prudential, capital and liquidity regulation and supervision in the UK by the Prudential Regulatory Authority and the Financial Conduct Authority.	Originator (or original lender) not a credit institution	N/A (General Information)	(ALPHANUM-1000)	Article 27(3)	If the answer to field STS17 is "No", the originator or original lender shall provide confirmation that its credit-granting is done on the basis of sound and well-defined criteria and clearly established processes for approving, amending, renewing and financing credits and that the originator or original lender has effective systems in place to apply such processes in accordance with Article 9 of Regulation (EU) 2017/2402.	N/A	
STSS19	N/A	Confirmation that the credit granting is subject to supervision	N/A (General Information)	(ALPHANUM-1000)	Article 27(3)	If the answer to field STS17 is "No", the originator's or original lender's shall provide confirmation that the credit-granting as referred to in Article 27(3)(a) of Regulation (EU) 2017/2402 is subject to supervision.	N/A	
STSS20	(A) True Sale. Title to the loans are acquired from the seller by the mortgages trustee by means of an equitable assignment with the same legal effect as a true sale and in a manner that is enforceable against the seller or any other third party. Pursuant to clause 2.1 (with respect to the initial portfolio of loans) and clause 4.1 (with respect to any new portfolio of loans) of the mortgage sale agreement, subject to certain conditions, the seller sells and assigns from time to time loans to the mortgages trustee by means of an equitable assignment. The sale of English loans is in equity only, and the transfer of the Scottish loans is of the beneficial interest only (until transfer of legal title). As a matter of English and Scottish law, such equitable assignment has the same legal effect as a true sale (see opinion 4.1 of the Allen & Overy transaction legal opinion and opinion 5.1 of the Shepherd and Wedderburn Scots law opinion). Once sold, the loans form part of the trust property held on trust by the mortgages trustee pursuant to clause 2 of the mortgages trust deed. Perfection of the assignment of title occurs on the occurrence of certain specified events set out in clause 6.1 of the mortgage sale agreement. (B) Enforceability. Under applicable law (as reflected in opinion 4.1 of the Allen & Overy transaction legal opinion and opinion 5.1 of the Shepherd and Wedderburn Scots law opinion), the acquisition of title by the mortgages trustee is enforceable against the seller or other third party. Schedule 1 of the mortgage sale agreement also includes representations on enforceability, including: paragraphs 1.13, 2.6, 6.4, and 7.4. (C) Legal opinions. Opinion 4.1 of the Allen & Overy transaction legal opinion and opinion 5.1 of the Shepherd and Wedderburn Scots law opinion confirm the true sale acquisition and enforceability. The Allen & Overy transaction legal opinion and Shepherd and Wedderburn Scots law opinion confirm that the relevant opinion is accessible and made available to any relevant third party verifying STS compliance and any relevant competent authority. See the section of the form of final terms entitled "Securitisation Regulation—STS requirements". (D) Disclosure. The base prospectus includes disclosure on the sale mechanics (see the base prospectus section "Assignment of the loans and their related security—Assignment of loans and their related security to the mortgages trustee", perfection triggers (see the base prospectus section "Assignment of the loans and their related security—Legal assignment of the loans to the mortgages trustee") and relevant representations and warranties (see the base prospectus section "Assignment of the loans and their related security—Representations and warranties" in the mortgage sale agreement.	Transfer of the underlying exposures by true sale or assignment	Concise Explanation	(ALPHANUM-10000)	Article 20(1)	The STS notification shall provide a concise explanation that the transfer of the underlying exposures is made by means of true sale or transfer with the same legal effect in a manner that is enforceable against the seller or any third party.	Item 3.3 of Annex VIII.	
STSS21	Under applicable insolvency laws in the United Kingdom (the originator's jurisdiction), assignment of the loans by the seller to the mortgages trustee is not subject to severe clawback provisions in the event of the seller's insolvency as UK insolvency laws do not include "severe clawback provisions". The Allen & Overy transaction legal opinion (section 4.1), and Shepherd and Wedderburn Scots (section 5.1) analyse the applicable clawback provisions, none of which constitute "severe clawback provisions".	No severe clawback	Concise Explanation	(ALPHANUM-10000)	Article 20(2)	The STS notification shall provide a concise explanation on whether any of the severe clawback provisions referred to in Article 20 (2) (a) or (b) of Regulation (EU) 2017/2402 are found in the securitisation, and state whether the provisions in Article 20 (3) of Regulation (EU) 2017/2402 apply.	Item 3.3 of Annex VIII.	
STSS22	See above.	Exemption for clawback provisions in national insolvency laws	Confirmation	(ALPHANUM-1000)	Article 20(3)	In conjunction with STSS21, where appropriate, the STS notification shall confirm whether there are no circumstances that could give rise to clawback provisions in accordance with Article 20 (1) and (2) of Regulation (EU) 2017/2402.	Item 3.3 of Annex VIII.	
STSS23	N/A as each loan was originated by Santander UK plc (previously known as Abbey National plc) (see para 1.2 of schedule 1 of the mortgage sale agreement). The base prospectus also identifies the originator (see the section of the base prospectus entitled "Santander UK plc and the Santander UK Group"). Title to any loans originated by Abbey National plc were assigned to Santander UK plc as part of the acquisition without any intermediate steps. All loans are transferred pursuant to the mortgage sale agreement without any intermediate steps and on the same terms and conditions. See above re the sale mechanics and legal opinions.	Transfer where the seller is not the original lender	Confirmation	(ALPHANUM-1000)	Article 20(4)	Where the seller is not the original lender, the STS notification shall provide a statement confirming that the securitisation complies with Article 20(1) to 20(3) of Regulation (EU) 2017/2402.	Item 3.3 of Annex VIII.	
STSS24	Pursuant to the mortgage sale agreement, the seller sells loans to the mortgages trustee by means of an equitable assignment (clauses 2.1 and 4.1), and perfection of the assignment of title occurs on the occurrence of certain specified events set out in the mortgage sale agreement (clause 6) and summarised in the base prospectus (see the base prospectus section "Assignment of the loans and their related security—Legal assignment of the loans to the mortgages trustee", which includes: clauses 6.1(a), (the date on which the Seller ceases to be rated BBB-/Baa3/BBB-), 6.1(b) (an Insolvency Event in relation to the Seller), and 6.1(i) (the Seller is in material breach of its obligations under the mortgage sale agreement, subject to certain conditions) of the mortgage sale agreement.	Transfer performed by means of an assignment and perfected at a later stage	Concise Explanation	(ALPHANUM-10000)	Article 20(5)	Where the transfer of the underlying exposures is performed by means of an assignment and perfected at a later stage than at the closing of the securitisation, the STS notification shall provide a concise explanation on how and whether that perfection is effected at least through the required minimum pre-determined event triggers as listed in Article 20(5) of Regulation (EU) 2017/2402. Where alternative mechanisms of transfer are used, the STS notification shall confirm that an insolvency of the originator would not prejudice or prevent the SSPE from enforcing its rights.	Item 3.3 of Annex VIII.	
STSS25	All loans are transferred pursuant to the mortgage sale agreement on the same terms and conditions (clauses 2.1 and 4.1). The base prospectus identifies the originator (see the section of the base prospectus entitled "Santander UK plc and the Santander UK Group"), and includes disclosure on the relevant representations and warranties noted below (see the base prospectus section "Assignment of the loans and their related security—Representations and warranties"). The mortgage sale agreement includes representations and warranties with respect to origination and title (see paras 1.2 and 6.1 of schedule 1.	Representations and warranties	Concise Explanation	(ALPHANUM-10000)	Article 20(6)	The STS notification shall provide a concise explanation on whether there are representations and warranties provided by the seller that the underlying exposures included in the securitisation are not encumbered or otherwise in a condition that can be foreseen to adversely affect the enforceability of the true sale or assignment or transfer with the same legal effect.	Item 2.2.8 of Annex VIII.	

STSS26	(A) Eligibility criteria. Each loan sold to the mortgages trustee must comply with eligibility criteria set out in the mortgage sale agreement (see schedule 4 of the mortgage sale agreement). The base prospectus also sets out the eligibility criteria (see the base prospectus section "Assignment of the loans and their related security—Assignment of loans and their related security to the mortgages trustee"). The representations set out in the mortgage sale agreement include that each loan must have originated in accordance with the then applicable eligibility criteria (see para 1.6 of schedule 1 of the mortgage sale agreement). (B) Portfolio management. The mortgage sale agreement includes repurchase mechanics exercisable at the seller's discretion where the proceeds of such repurchases could be used to purchase other loans (see clause 8 of the mortgage sale agreement). The base prospectus also summarises the repurchase mechanics and triggers (see base prospectus section "Assignment of the loans and their related security—Mandatory repurchase of loans under a mortgage account"; and "Assignment of the loans and their related security—Optional repurchase of loans under a mortgage account"). Such discretionary purchases by the seller where proceeds could be reinvested in other loans should not constitute "active portfolio management" because such purchases are all within the activities enumerated under items a and b of paragraph 16 of the EBA guidelines and are otherwise outside the activities enumerated under items a and b under paragraph 15 of the EBA guidelines. The base prospectus includes an affirmative statement that the sale/repurchase rights of the seller do not constitute active portfolio management (see the base prospectus section "Assignment of the loans and their related security—No active portfolio management").	Eligibility criteria which do not allow for active portfolio management of the underlying exposures on a discretionary basis	Concise Explanation	(ALPHANUM-10000)	Article 20(7)	The STS notification shall provide concise explanation that: - the underlying exposures transferred from, or assigned by, the seller to the SSPE meet predetermined, clear and documented eligibility criteria which do not allow for active portfolio management of those exposures on a discretionary basis; - the seller has transferred the underlying exposures in the securitisation is based on clear processes which facilitate the identification of which exposures are selected for or transferred into the securitisation and that they do not allow for their active portfolio management on a discretionary basis.	Item 2.2.2 and 2.2.13 of Annex VIII.
STSS27	(A) Homogeneity. The base prospectus describes the loans/portfolio (see the base prospectus section "The loans"), eligibility criteria (see the base prospectus section "Assignment of the loans and their related security—Assignment of loans and their related security to the mortgages trustee"), and payment terms (see the base prospectus section "The loans—Characteristics of the loans"). In the portfolio, the loans are contractually binding and enforceable, with full recourse to borrowers. The portfolio is comprised of residential mortgage loans (see para 1.7(a) 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) and secured over residential properties located in England, Wales, or Scotland (see para 3.1 of schedule 1 of the mortgage sale agreement). (C) Contractually binding. The loans are contractually binding and enforceable, with full recourse to borrowers. The portfolio is comprised of residential mortgage loans (see para 1.7(a)), the balance of each loan is legal, valid, binding and enforceable (para 1.13 of schedule 1 of the mortgage sale agreement) and the terms of each loan constitute valid and binding obligations of the borrower enforceable in accordance with their terms (see para 2.5 of schedule 1 of the mortgage sale agreement). (D) Periodic payment streams. The loans in the portfolio are comprised of repayment loans (where the borrower makes monthly payments of interest and principal until maturity) and interest only loans (where the borrower makes monthly payments of interest, and on maturity pays principal), and therefore have defined periodic payment streams (see the section of the base prospectus entitled "The loans—Characteristics of the loans"). (E) Transferable securities. The portfolio is comprised of residential mortgage loans based on standard form documentation, and therefore does not include any transferable securities (see para 1.7(a) of schedule 1 of the mortgage sale agreement). In addition, see the base prospectus section "The loans—Other characteristics".	Homogeneity of assets	Detailed Explanation	(ALPHANUM)	Article 20(8)	The STS notification shall provide a detailed explanation as to the homogeneity of the pool of underlying exposures backing the securitisation. For that purpose the originator and sponsor shall refer to the EBA RTS on homogeneity of assets (Commission Delegated Regulation (EU) [...]), and shall explain in detail how each of the conditions specified in the Article 1 of the RTS are met.	Item 2.2.7 of Annex VIII.
STSS28	The portfolio is comprised of residential mortgage loans based on standard form documentation, and therefore does not include any securitisation position (see para 2.7(a) of schedule 1 of the mortgage sale agreement). The base prospectus also describes the portfolio (see the base prospectus section "The loans"). In addition, see the base prospectus section "The loans—Other characteristics".	Underlying Exposure Obligations: no re securitisation	Confirmation	(ALPHANUM-1000)	Article 20(9)	The STS notification shall confirm that the underlying exposures do not include any securitisation positions and that the notified securitisation is therefore not a re-securitisation.	Item 2.2.2 and 2.2.13 of Annex VIII.
STSS29	(A) Ordinary course. The base prospectus includes a statement that each loan is originated by in the ordinary course (see the section of the base prospectus entitled "The loans"), and that the lending criteria was satisfied in all material respects (see para 1.6 of schedule 1 of the mortgage sale agreement). The methodology for selecting new loans in the portfolio is essentially random and therefore subject to underwriting standards that are no less stringent than those applied to similar exposures. (B) Disclosure of criteria. The base prospectus includes a summary of the current lending criteria (see the base prospectus section "The loans—Lending criteria") and eligibility criteria (see the section of the base prospectus entitled "Assignment of the loans and their related security—Assignment of loans and their related security to the mortgages trustee"). The base prospectus includes confirmation that any material changes from the seller's prior underwriting policies and lending criteria shall be disclosed without undue delay (see the base prospectus section "The loans—Changes to the underwriting policies and the lending criteria"). (C) Residential loans. See the base prospectus section "The loans—Other characteristics", which confirms that no loans included in the pool were marketed and underwritten on the premise that the loan applicant or, where applicable, intermediaries in the mortgage sale agreement are not to be verified by the seller. (D) Creditworthiness. The mortgage sale agreement sets out the eligibility criteria (schedule 1) and current lending criteria (schedule 4), which includes requirements for income verification. The base prospectus also includes disclosure regarding compliance with MCD. See the base prospectus section "Risk factors—General impact of regulatory changes on Santander UK in its various roles under the programme", and "The loans—Lending criteria".	Soundness of the underwriting standard	Detailed Explanation	(ALPHANUM)	Article 20(10)	The STS notification shall provide a detailed explanation: - as to whether the underlying exposures were originated in the lender's ordinary course of business and whether the applied underwriting standards were no less stringent than those applied at the same time of origination to exposures that were not securitised. - as to whether the underwriting standards and any material changes from prior underwriting standards have been or will be fully disclosed to potential investors without undue delay. - on how securitisations where the underlying exposures are residential loans, the pool of underlying exposures meet the requirement of the second paragraph of Article 20(10) of Regulation (EU) 2017/2402. - as to whether an assessment of the borrower's creditworthiness meets the requirements set out in Article 8 of Directive 2008/48/EC or paragraphs 1 to 4, point (a) of paragraph 5, and paragraph 6 of Article 18 of Directive 2014/17/EU or, where applicable, equivalent requirements in third countries.	Item 2.2.7 of Annex VIII.
STSS30	Santander UK has operated for more than the five year period to satisfy this requirement. See the section of the base prospectus entitled "Santander UK plc and the Santander UK Group".	Originator/Lender Expertise	Detailed Explanation	(ALPHANUM)	Article 20(10)	The STS notification shall provide a detailed explanation as to whether the originator or original lender have expertise in originating exposures of a similar nature to those securitised.	Item 2.2.7 of Annex VIII.
STSS31	(A) Transfer. The preliminary pool of loans to be transferred on each issuance is identified by the launch date, and the final pool of loans are transferred on the closing date of issuance in the mortgage sale agreement and statistical information on the preliminary final terms and the final terms entitled "Statistical information on the expected portfolio", and transfers are made without undue delay following selection. (B) Exposures in default. The eligibility criteria set out in the mortgage sale agreement include that no borrower is in material breach of its obligations (see para 1.10 of schedule 1) or more than two months in arrears (see para 1.11 of schedule 1). The base prospectus includes confirmation that no such impaired loans are included in the pool (see the base prospectus section "The loans—Other characteristics"). (C) Exposures to credit-impaired borrowers. The eligibility criteria set out in the mortgage sale agreement include that so far as the seller is aware no loans were made to "credit-impaired obligors" (see para 1.24 of schedule 1 of the mortgage sale agreement) and that the lending criteria was satisfied in all material respects (see para 1.6 of schedule 1 of the mortgage sale agreement). The lending criteria excludes borrowers with certain negative credit histories (see schedule 4 of the mortgage sale agreement).	Transferred underlying exposures without exposures in default	Detailed Explanation	(ALPHANUM)	Article 20(11)	The STS notification shall provide a detailed manner as to whether: - the transferred underlying exposures do not include, at the time of selection, defaulted exposures (or restructured exposures) as defined in Article 20(11) of the Regulation (EU) 2017/2402as applicable. - the securitisation contains any credit-impairedness at the time of securitisation as specified in Article 20(11) (a) to (c) of Regulation (EU) 2017/2402. - the requirements referred to in Article 20(11) (b) of Regulation (EU) 2017/2402 are met; - the requirements referred to in Article 20(11) (c) are met.	Item 2.2.8 of Annex VIII.
STSS32	The eligibility criteria set out in the mortgage sale agreement include that each borrower has made at least one monthly payment (see para 1.9 of schedule 1 of the mortgage sale agreement). The base prospectus also summarises the eligibility criteria. See the base prospectus section "Assignment of the loans and their related security—Assignment of loans and their related security to the mortgages trustee".	At least one payment at the time of transfer	Confirmation	(ALPHANUM-1000)	Article 20(12)	The STS notification shall confirm whether, at the time of transfer of the exposures, the debtors have made at least one payment. The STS notification shall also confirm whether or not the exemption under Article 20(12) applies.	Item 3.3 and 3.4.6 of Annex VIII.
STSS33	The loans in the portfolio are comprised of repayment loans and interest only loans. For interest-only loans, the borrower is recommended to have some repayment mechanism (such as an investment plan) which is intended to provide sufficient funds to repay the principal on maturity. It is the responsibility of the borrower to have an investment plan in place to ensure such funds are available. See the base prospectus sections "The loans—Characteristics of the loans—Repayment terms" and "Assignment of the loans and their related security—Representations and warranties".	Repayment of the holders shall not have been structured to depend predominantly on the sale of assets.	Detailed Explanation	(ALPHANUM)	Article 20(13)	The STS notification shall provide a detailed explanation of the degree of dependence of the payments of the holders of the securitisation position on the sale of assets securing the underlying exposures.	Item 3.4.1 of Annex VIII.
STSS34	The undertakings in the mortgage trust deed require the seller to maintain a seller share in order to satisfy applicable risk retention obligations. See clause 9 of the mortgages trust deed. The risk retention obligations and seller share calculations are disclosed in the base prospectus. See the base prospectus section "Risk Retention Requirements—EU risk retention".	Compliance with risk retention requirements	Concise Explanation	(LIST)	Article 21(1)	The STS notification shall provide a concise explanation as to how the originator, sponsor or original lender of a non-ABCP securitisation comply with the risk retention requirement as provided for in Article 6 of Regulation (EU) 2017/2402. These explanations shall in particular indicate which entity retains the material net economic interest and which option is used for retaining the risk including: (1) vertical slice in accordance with Article 6(3)(a) of Regulation (EU) 2017/2402; (2) seller's share in accordance with Article 6(3)(b) of Regulation (EU) 2017/2402; (3) randomly-selected exposures kept on balance sheet, in accordance with Article 6(3)(c) of Regulation (EU) 2017/2402; (4) first loss tranche in accordance with Article 6(3)(d) of Regulation (EU) 2017/2402; (5) first loss exposure in each asset in accordance with Article 6(3)(e) of Regulation (EU) 2017/2402; (6) no compliance with risk retention requirements set out in Article 6(3) of Regulation (EU) 2017/2402; (7) other options are used.	Item 3.1 of Annex VIII & Item 3.4.1 of Annex VIII
STSS35	(A) Interest rate risks. Interest rate risks are managed for Funding through a Funding Swap and for the issuing entity through each issuing entity Swap (which are documented in separate swap agreements and summarised in the base prospectus). The swaps by their terms match cashflows from assets to liabilities. Interest rate risks are also managed through: 1. under clause 4.1 of the servicing agreement, requirements that discretionary rates set in respect of the loans (e.g., the mortgages trustee SVR and any variable margin applicable to any tracker loan) are required (subject to the terms of the mortgage loans and applicable law) to be set at a minimum rate (see also the base prospectus section "The servicing agreement—Undertakings by the servicer"); 2. under clause 8.5 of the mortgage sale agreement, requirements that loans will not cause the average post derivatives yield of the portfolio to fall below a defined threshold (see also the base prospectus section "Assignment of the loans and their related security—Legal assignment of the loans to the mortgages trustee"). (B) Currency risks. Currency risks are managed for the issuing entity through issuing entity swaps (which are documented in separate swap agreements and summarised in the base prospectus). The swaps by their terms match cashflows from assets to liabilities. See also the base prospectus section "The swap agreements". (C) Other derivative contracts. Under the terms and conditions of the intercompany loan (for Funding) (see clauses 14.6, 14.7, 14.8 and 14.9 of the intercompany loan agreement) and of the notes (for the issuing entity) (see conditions 4.1, 4.2, 4.5 and 4.6 of the terms and conditions of the notes), each of Funding and issuing entity has effectively undertaken not to enter into any transactions other than those contemplated in a defined set of Transaction Documents, which implies that the entities will not enter into derivatives other than the swap agreements. The portfolio is comprised of residential mortgage loans based on standard form documentation, and therefore does not include derivatives (see para 1.7(a) of schedule 1 of the mortgage sale agreement). In addition, the base prospectus confirms that no other derivative contracts will be entered into (see the base prospectus section "The loans—Other characteristics"). (D) Speculation. The swaps are entered by their terms to match cashflows from assets and liabilities, and not for speculative purposes. (E) Documentation. The swap agreements are based on ISDA forms. (F) Swap counterparties. The swap counterparty is Santander UK plc and, with respect to the issuing entity level swaps, any other swap counterparty identified in the relevant final terms. The swap counterparty is disclosed in the base prospectus and is a financial institution. Clause 5(b) of each swap agreement provides for the event of the loss of sufficient creditworthiness of the counterparty below a certain level, that the counterparty is subject to collateralisation requirements and, in the event of the loss of sufficient creditworthiness of the counterparty below a further level, and where the counterparty is not a public body, that such party makes reasonable effort for its replacement or guarantee by another counterparty. (G) Appropriate risk mitigant. The measures, as well as the reasoning supporting the appropriateness of the mitigation of the interest rate and currency risks through the life of the transaction are disclosed in the final terms. See the section of the form of final terms entitled "Mitigation of interest rate and currency risks".	Mitigation of interest rates (R) and currency risks (FX) Risks	Concise Explanation	(ALPHANUM-10000)	Article 21(2)	The STS notification shall provide a concise explanation as to whether the interest rates and currency risks are appropriately mitigated and that measures are taken to mitigate such risks and confirm that such measures are available to investors.	Items 3.4.2 and 3.8 of Annex VIII.
STSS36	See above.	Derivatives Purchased/Sold by SSPE	Concise Explanation	(ALPHANUM-10000)		The STS notification shall explain in a concise manner that the SSPE has not entered into derivative contracts except in the circumstances referred to in Articles 21(2) of Regulation (EU) 2017/2402.	Items 3.4.2 and 3.8 of Annex VIII.
STSS37	See above.	Derivatives using common standards	Concise Explanation	(ALPHANUM-10000)		The STS notification shall provide a concise explanation on whether any hedging instruments used are underwritten and documented according to commonly accepted standards.	Items 3.4.2 and 3.8 of Annex VIII.
STSS38	The assets have a combination of fixed, external reference rates and rates based on the seller's cost of funds (i.e., a variable rate, the Santander UK SVR, a tracking rate or a rate directly linked to rates set by the Bank of England). See the base prospectus section "The loans—Characteristics of the loans". The stratification tables in the base prospectus provide to investors information on the correlation between sectoral rates and the form of final terms entitled "Mitigation of interest rate and currency risks", such that those rates can be assessed against other market rates. See the section of the form of final terms entitled "Mitigation of interest rate and currency risks". The notes issued under the programme may be fixed rate notes or floating rate notes calculated by reference to SONIA, LIBOR, EURIBOR, USD-LIBOR, or SOFR. See the form of final terms.	Referenced interest payments based on generally used interest rates	Concise Explanation	(ALPHANUM-10000)	Article 21(3)	The STS notification shall explain in a concise manner whether and how any referenced interest payments under the securitisation assets and liabilities are calculated by reference to generally used market interest rates or generally used sectoral rates reflective of the cost of funds.	Items 2.2.2 and 2.2.13 of Annex VIII.

STSS39	Where an enforcement or an acceleration notice has been delivered under the intercompany loan agreement no amount of cash is trapped in Funding as all enforcement proceeds are required to be applied in accordance with the Funding Post-Enforcement Priority of Payments (see Schedule 3 Part 3 to the Funding Deed of Charge). Note Clause 8.8 of the Funding Deed of Charge provides that the Funding Security Trustee may retain proceeds of enforcement in an interest-bearing account post enforcement of the Funding Security but prior to amounts becoming due in respect of any Funding Secured Obligations. Clause 8 states that the Funding Security only becomes enforceable following delivery of an Intercompany Loan Acceleration Notice. Clause 15.10 of the intercompany loan agreement does permit the Funding Security Trustee to require only that Loan Tranches under the Intercompany Loan are due and payable on demand – given the terms of the Funding Deed of Charge and the cashflow waterfall – a Funding Security Trustee would likely only deliver an Intercompany Loan Acceleration Notice without requiring amounts under the Intercompany Loan to be immediately due and payable in exceptional circumstances in the best interests of noteholders. The Funding Security Trustee holds the security for the Funding Secured Creditors (see recital (H) to the Funding Deed of Charge). The issuing entity Security Trustee holds the security for the issuing entity Secured Creditors (see recital (B) of each issuing entity Deed of Charge). The Note Trustee acts in the interests of itself and the Noteholders (see recital (B) of the Master Issuer Trust Deed). No amount of cash is trapped in an issuing entity under the applicable issuing entity Post-Enforcement Priority of Payments after a Note Enforcement Notice and an Intercompany Loan Acceleration Notice has been served (see Clause 7.1 of the issuing entity Deed of Charge). Note Clause 6.7 of the issuing entity Deed of Charge provides that the issuing entity Security Trustee may retain proceeds of enforcement in an interest-bearing account post enforcement of the issuing entity Security but prior to amounts becoming due in respect of any issuing entity Secured Obligations. Clause 9.2 states that the issuing entity Security becomes immediately enforceable following a Note Event of Default. Condition 10 of the terms and conditions of the Notes provides that the Notes will become immediately due and repayable following specified Events of Default so the circumstances contemplated in Clause 6.7 of the issuing entity Deed of Charge seem unlikely to arise. Clause 7 of the issuing entity Deed of Charge describing the Priority of Payments of issuing entity Principal Receipts and issuing entity Revenue Receipts after service of a Note Enforcement Notice and a Loan Acceleration Notice makes it clear that the principal receipts from the underlying exposures are passed to investors via sequential amortisation of the securitisation positions, as determined by the seniority of the securitisation position and that repayment of the securitisation positions are not reversed with regard to their seniority. There are no provisions requiring automatic liquidation of the underlying exposures at market value. See clause 5.6 of the Funding 1 deed of charge and clause 4.7 of the master issuer deed of charge.	No trapping of cash following enforcement or an acceleration notice	Concise Explanation	(ALPHANUM-10000)	Article 21(4)	The STS notification shall explain concisely and in general terms that each of the requirements of Article 21(4) of Regulation (EU) 2017/2402 are met.	Item 3.4.5 of Annex VII.
STSS40	See above.	(a) No amount of cash shall be trapped	Confirmation	(ALPHANUM-1000)		The STS notification shall confirm that no cash would be trapped following the delivery of an enforcement or an acceleration notice.	Item 3.4.5 of Annex VII.
STSS41	See above.	(b) principal receipts shall be passed to investors	Confirmation	(ALPHANUM-1000)		The STS notification shall confirm that principal receipts from the underlying exposures are passed to the investors via sequential amortisation of the securitisation positions, as determined by the seniority of the securitisation position.	Item 3.4.5 of Annex VII.
STSS42	See above.	(c) repayment shall not be reversed with regard to their seniority	Confirmation	(ALPHANUM-1000)		The STS notification shall confirm that the repayment of the securitisation position is not to be reversed with regard to their seniority.	Item 3.4.5 of Annex VII.
STSS43	See above.	(d) no provisions shall require automatic liquidation of the underlying exposures at market value	Confirmation	(ALPHANUM-1000)		The STS notification shall confirm that not any provisions require automatic liquidation of the underlying exposures at market value.	Item 3.4.5 of Annex VII.
STSS44	The structure contemplates non-sequential payments of notes. However, the intercompany loan agreement (which drives the amounts payable in respect of the notes) provides that each term advance becomes due and payable, inter alia, upon the occurrence of an Asset Trigger Event (being a Trigger Event). The amounts payable are subject to the Funding Priority of Payments (per clause 7.1 of the issuing entity Deed of Charge). An Asset Trigger Event is effectively defined in the Master Definitions and Construction Schedule as being the event that occurs when an amount is debited to the AAA Principal Deficiency Sub Ledger of Funding unless certain criteria are met. This is essentially a measure of deterioration in the credit quality of the underlying exposures below a predetermined threshold. Clause 5 of Part 2 of Schedule 3 of the Funding Deed of Charge requires payments following the occurrence of an Asset Trigger Event to be made sequentially to each Term advance by seniority of their ranking. Each issuing entity Cash Management Agreement provides in Clause 4 of Schedule 2 for the Priority of Payments for Mortgages Trust Available Principal Receipts. This requires sequential payments to the Notes in order of their priority to the extent amounts are due and payable on the Notes.	Securitisation featuring non-sequential priority of payments	Confirmation	(ALPHANUM-1000)	Article 21(5)	The STS notification shall confirm that transaction featuring non-sequential priority of payments include triggers relating to the performance of the underlying exposures resulting in the priority of payment reverting to sequential payments in order of seniority. The STS notification shall also confirm that such triggers include at least the deterioration in the credit quality of the underlying exposures below a predetermined threshold.	Item 3.4.5 of Annex VII.
STSS46	The transaction is not a securitisation where the securitisation structure itself revolves by loans being added to or removed from the pool of loans.	Revolving securitisation with early amortisation events for termination of revolving period based on prescribed triggers	Concise Explanation	(ALPHANUM-10000)	Article 21(6)	The STS notification shall explain in a concise manner, where applicable, how the provisions or triggers in Art 21(6)(a) are included in the transaction documentation.	Item 3.1 of Annex VII and Items 2.3 and 2.4 of Annex VII.
STSS46	See above.	(a) deterioration in the credit quality of the underlying exposures	Concise Explanation	(ALPHANUM-10000)	Article 21(6)(a)	The STS notification shall explain in a concise way where applicable, the provisions or triggers in Art 21(6)(a) are included in the transaction documentation.	Item 3.1 of Annex VII and Items 2.3 and 2.4 of Annex VII.
STSS47	See above.	(b) occurrence of an insolvency-related event of the originator or servicer	Concise Explanation	(ALPHANUM-10000)	Article 21(6)(b)	The STS notification shall explain in a concise way, where applicable, how the provisions or triggers in Art 21(6)(b) are included in the transaction documentation.	Item 3.1 of Annex VII and Items 2.3 and 2.4 of Annex VII.
STSS48	See above.	(c) value of the underlying exposures held by the SPSE falls below a pre-determined threshold	Concise Explanation	(ALPHANUM-10000)	Article 21(6)(c)	The STS notification shall explain in a concise way, where applicable, how the provisions or triggers in Art 21(6)(c) are included in the transaction documentation, using cross-references to the relevant sections of the underlying documentation where the information can be found	Item 3.1 of Annex VII and Items 2.3 and 2.4 of Annex VII.
STSS49	See above.	(d) a failure to generate sufficient new underlying exposures meeting pre-determined credit quality (trigger for termination of the revolving period)	Concise Explanation	(ALPHANUM-10000)	Article 21(6)(d)	The STS notification shall explain in a concise way and where applicable, the provisions or triggers in Art 21(6)(d) of Regulation (EU) 2017/2402 are included in the transaction documentation.	Item 3.1 of Annex VII and Items 2.3 and 2.4 of Annex VII.
STSS50	(A) Servicer providers. The servicer providers are: (i) the servicer, who is appointed under the Servicing Agreement (see the base prospectus section "The servicing agreement"); (ii) the Mortgages Trustee Corporate Services Provider, who is appointed under the Mortgages Trustee Corporate Services Agreement (iii) the Cash Manager, who is appointed under the Cash Management Agreement (see the base prospectus section "Cash management for the mortgages trustee and Funding"); (iv) the Funding Corporate Services Provider, who is appointed under the Funding Corporate Services Agreement (v) the issuing entity Cash Manager, who is appointed under the Issuing entity Cash Management Agreement (see the base prospectus section "Cash management for the issuing entity"); (vi) the Paying Agents, Agent Bank, Registrar/Transfer Agent and Exchange Rate Agents, who are appointed under the Paying Agent and Agent Bank Agreement; (vii) the Account Banks, who are appointed under the relevant Account Bank Agreement (viii) each issuing entity Corporate Services Provider, who is appointed under the issuing entity Corporate Services Agreement (ix) the Issuer Security Trustee, the Funding Security Trustee and the Note Trustee, who are appointed under the relevant deeds (x) the Funding swap provider and issuer (xi) the swap counterparty, who are appointed under the relevant swap agreements (see the base prospectus section "The swap agreements"). The contractual obligations of the servicer providers are specified in the relevant agreements and, as identified above with respect to certain providers, summarised in the base prospectus. (B) Servicer. Clause 21 of the Servicing Agreement contains provisions providing for the termination of the servicer and provisions anticipating the appointment of a replacement servicer by the Mortgages Trustee, Funding and/or the Security Trustee. (C) Swap counterparties. There is a Funding Swap Agreement and the issuing entity has entered into issuing entity Swap Agreements. Each swap agreement has provisions requiring replacement of the swap counterparties in the event of their default or insolvency (see Part 5 of the Schedule to each Swap Agreement and in the Credit Support Annex entered into in respect of each Swap Agreement), which requires the relevant swap counterparties to take certain remedial actions as necessary to avoid a negative impact on the ratings of the notes. (D) Account banks. There are bank accounts established by Funding and each issuing entity, each of which is subject to provisions requiring the replacement of the applicable banks in the event of their insolvency or default (see Clause 8 of the Funding Bank Account Agreement and Clause 9 of each issuing entity Bank Account Agreement). The contractual arrangements with the service providers, servicer, swap counterparties and account banks are summarised in the base prospectus.	(a) information regarding contractual obligations of the servicer and trustee	Confirmation	(ALPHANUM-1000)	Article 21(7)(a)	The STS notification shall confirm that the transaction documentation specifies all of the requirements under Article 21(7) (a) of Regulation (EU) 2017/2402.	Item 3.7 of Annex VII.
STSS51	See above.	(b) Servicing Continuity Provisions	Confirmation	(ALPHANUM-1000)	Article 21(7)(b)	The STS notification shall confirm that the securitisation documentation expressly include requirements under Article 21(7) (b) of Regulation (EU) 2017/2402.	Item 3.7 of Annex VII.
STSS52	See above.	(c) Derivative Counterparty Continuity Provisions	Confirmation	(ALPHANUM-1000)	Article 21(7)(c)	The STS notification shall confirm that the transaction documentation specifies all of the information under Article 21(7) (c) of Regulation (EU) 2017/2402.	Item 3.7 of Annex VII.
STSS53	See above.	(c) Account Bank Continuity Provisions	Confirmation	(ALPHANUM-1000)	Article 21(7)(c)	The STS notification shall confirm that the transaction documentation specifies all of the information under Article 21(7) (c) of Regulation (EU) 2017/2402.	Item 3.7 of Annex VII.
STSS54	The servicer has undertaken the servicing of loans of a similar nature to those securitised, for at least five years as the programme has been in place for more than five years and throughout the time Santander UK has been servicing the loans. See the base prospectus section "Santander UK plc and the Santander UK Group". The servicer is an entity that is subject to prudential, capital and liquidity regulation and supervision in the UK, and the existence of well documented and adequate policies, procedures and risk management controls in this regard has been assessed and confirmed by the PRA/FCA. See the base prospectus section "Santander UK plc and the Santander UK Group".	Required expertise from the servicer and policies and adequate procedures and risk management controls in place	Detailed Explanation	(ALPHANUM)	Article 21(8)	The STS notification shall explain in detail how the requirements of Article 21(8) are met. As part of the explanation, references shall be made to any policies and procedures intended to ensure compliance with these requirements.	Item 3.4.6 Annex VII.
STSS55	Asset performance remedies. The base prospectus includes a summary of the originator's policies and procedures regarding remedies and actions relating to delinquency and default of debtors, debt restructuring, debt forgiveness, forbearance, payment holidays, losses, charge offs, recoveries and other asset performance remedies (see the sections of the base prospectus entitled "The loans—Lending criteria", "The loans—Characteristics of the loans" and "The servicer—Arrears and default procedures"). A comprehensive Master Definitions and Construction Schedule defines the terms set out in the regulations where applicable, which are consistently applied across the transaction documents, and the base prospectus also includes defined terms under the section entitled "Glossary".	Clear and consistent definitions relating to the treatment of problem loans	Confirmation	(ALPHANUM-1000)	Article 21(9)	The STS notification shall confirm that the underlying documentation sets out in clear and consistent terms, definitions, remedies and actions relating to the debt situations set out in Article 21(9) of Regulation (EU) 2017/2402.	Item 2.2.2 of Annex VII.
STSS56	Priorities of payments. Priorities of Payments and relevant triggers are set out in the Mortgages Trust Deed, the Funding Deed of Charge, the issuing entity Deed of Charge, the issuing entity Cash Management Agreement, the Intercompany Loan and the Terms and Conditions of the Notes. The base prospectus also includes a summary of these under the sections entitled "Cashflows" and "Credit Structure" and confirmation that any relevant changes will be disclosed under the section entitled "Cashflows—Disclosure of modifications to the priorities of payments".	Priorities of payment and triggers events	Confirmation	(ALPHANUM-1000)	Article 21(9)	The STS notification shall confirm that the securitisation documentation sets out the priorities of payment and trigger events pursuant to Articles 21(9) of Regulation (EU) 2017/2402.	Item 3.4.5 Annex VII.
STSS57	Conditions 3 and 12 of the terms and conditions of the notes and Schedule 5 of the master issuer trust deed contain provisions for the resolution of conflicts between different classes of noteholders, including: (a) the method for calling meetings (item 2 of schedule 5) (b) the minimum and maximum timeframe for setting up a meeting (item 3 of schedule 5) (c) the required quorum (item 5 of schedule 5) (d) the minimum threshold of votes to validate such a decision, with clear differentiation between the minimum thresholds for each type of decision (items 18 through 26 of schedule 5, and condition 3) (e) the time and place of any meetings to be determined by the note trustee, which shall be located in the United Kingdom (or, if applicable, the European Union) (item 2 of schedule 5).	Timely resolution of conflicts between classes of investors & responsibilities of trustee	Confirmation	(ALPHANUM-1000)	Article 21(10)	The STS notification shall confirm whether the provisions under Article 21(10) of Regulation (EU) 2017/2402 relating to the timely resolutions of conflicts are met.	Item 3.1 of Annex VII and Item 3.4 of Annex VII.
STSS58	The base prospectus and each final terms include static pool data and historical pool data with respect to the pool as well as comparable data of substantially similar exposures. See the base prospectus sections "Arrears experience" and "Static Pool Data and Dynamic Data in respect of whole residential mortgage book" and the sections for the form of final terms entitled "Static Pool Data and Dynamic Data in respect of Whole Residential Mortgage Book" and "Arrears Experience in respect of the Holmes Portfolio". Such information included in the base prospectus and the form of final terms is made available to investors prior to the pricing of any issuance of notes.	Historical Default and Loss Performance Data	Confirmation	(ALPHANUM-1000)	Article 22 (1)	The STS notification shall confirm that the data required to be made available under Article 22(1) of Regulation (EU) 2017/2402 is available and shall state clearly where the information is available.	Item 3.4.1 of Annex VII.
STSS59	Independent auditor conducted an audit of a sample of the portfolio prior to the issuance of notes to confirm, among other things, pool data included in the base prospectus and final terms. The final terms includes a confirmation that the verification has occurred and which parameters, e.g. loan size, LTV, interest rate, etc., have been subject to the verification and the criteria that have been applied for determining the representative sample. See the base prospectus section "Form of final terms—Verification of data" and the base prospectus section entitled "Listing and general information—Investor reports and information—Verification of data".	Sample of the underlying exposures subject to external verifications	Confirmation	(ALPHANUM-1000)	Article 22 (2)	The STS notification shall confirm that a sample of the underlying exposures was subject to external verification prior to the issuance of the securities by an appropriate and independent party.	N/A
STSS60	The base prospectus confirms that a liability cashflow model is made available to investors in accordance with the regulatory requirements and guidelines. See the base prospectus sections "Listing and general information—Investor reports and information—Liability cashflow model". Such liability cash flow model is made available to investors prior to the pricing of any issuance of notes.	Availability of a liability cash flow model to potential investors	Confirmation	(ALPHANUM-1000)	Article 22 (3)	The STS notification shall confirm that a liability cash flow model is available to potential investors prior to pricing and state clearly where this information is available. After pricing, the STS notification shall confirm that such information is available to potential investors upon request.	N/A
STSS61	The administrative records of the seller do not contain any information related to the environmental performance of the property securing the loans.	Publication on environmental performance of underlying exposures consisting of residential loans or car loans or leases*	Concise Explanation	(ALPHANUM-10000)	Article 22 (4)	The STS notification shall explain in a concise manner whether the information related to the environmental performance of the assets financed by residential loans, or auto loans or leases is available pursuant to Article 7 (1)(a) of Regulation (EU) 2017/2402 and state where the information is available.	N/A

STSS62	The base prospectus includes disclosure on compliance with Article 7. See the base prospectus section "Listing and General Information—Investor reports and information". Clause 10.9 of the Funding Deed of Charge includes an acknowledgement by the seller of the additional reporting obligations set out in Article 7an agreement by the servicer along with the Master Issuer, Funding 1 and the Mortgages Trustee that it will be responsible for compliance with the requirements of Article 7, and a covenant from the servicer along with the Master Issuer, Funding 1 and the Mortgages Trustee to take all such steps as are reasonably requested at the cost of Santander UK to enable it to comply with those obligations.	Originator and sponsor responsible for compliance with Article 7	Confirmation	[ALPHANUM-1000]	Article 22 (5)	The STS notification shall confirm that: - the originator and the sponsor are complying with Article 7 of Regulation (EU) 2017/2402; - the information required by Article 7(1) (a) has been made available to potential investors before pricing upon request; - the information required by Article 7(1) (b) to (d) has been made available before pricing at least in draft or initial form.	NA
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