

IMPORTANT NOTICE

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These final terms have been delivered to you on the basis that you are a person into whose possession these final terms may be lawfully delivered in accordance with the laws of the jurisdiction in which you are located and you may not, nor are you authorised to, deliver these final terms to any other person.

The materials relating to the offering do not constitute, and may not be used in connection with, an offer or solicitation in any place where offers or solicitations are not permitted by law. If a jurisdiction requires that the offering be made by a licensed broker or dealer, including the requirement that offerings in the United States may only be made through broker-dealers registered with the U.S. Securities and Exchange Commission, and the managers or any affiliate of the managers is a licensed broker or dealer in that jurisdiction, the offering shall be deemed to be made by the managers or such affiliate on behalf of the issuing entity in such jurisdiction.

By accessing these final terms, you shall be deemed to have confirmed and represented to us that (a) you have understood and agree to the terms set out herein, (b) you consent to delivery of the final terms by electronic transmission, (c) you are either (i) not a U.S. person (within the meaning of Regulation S under the Securities Act) or acting for the account or benefit of a U.S. person and the electronic mail address that you have given to us and to which this e-mail has been delivered is not located in the United States, its territories and possessions (including Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, Wake Island and the Northern Mariana Islands) or (ii) a qualified institutional buyer (as defined in Rule 144A under the Securities Act) (**QIB**) and (d) if you are a person in the United Kingdom, then you are a person who (i) is an investment professional within the meaning of article 19 of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the **FPO**) or (ii) is a high net worth entity falling within Article 49(2)(a) to (d) of the FPO (all such persons together being referred to as **relevant persons**). The final terms must not be acted on or relied on by persons who are not relevant persons. Any investment or investment activity to which the final terms relate is available only to relevant persons and will be engaged in only with relevant persons.

These final terms have been sent to you in electronic form. You are reminded that documents transmitted via this medium may be altered or changed during the process of electronic transmission and consequently none of Holmes Master Issuer plc, Banco Santander, S.A., Santander Investment Securities Inc., Barclays Bank PLC, BNP Paribas, Lloyds Bank plc, Lloyds Securities Inc., Merrill Lynch International or Santander UK plc (**Santander UK** and, together with its affiliated and associated companies, the **Santander UK Group**) nor any person who controls it, nor any director, officer, employee or agent of Holmes Master Issuer plc, Banco Santander, S.A., Santander Investment Securities Inc., Barclays Bank PLC, BNP Paribas, Lloyds Bank plc, Lloyds Securities Inc., Merrill Lynch International or the Santander UK Group nor any affiliate of any such person accepts any liability or responsibility whatsoever in respect of any difference between the final terms distributed to you in electronic format and the hard copy version available to you on request from Banco Santander, S.A., Santander Investment Securities Inc., Barclays Bank PLC, BNP Paribas, Lloyds Bank plc, Lloyds Securities Inc., Merrill Lynch International or the Santander UK Group.

Final Terms dated 15 March 2018
(relating to the base prospectus dated 5 March 2018)

HOLMES MASTER ISSUER PLC
(Incorporated with limited liability in England and Wales with registered number 5953811)
Residential Mortgage-Backed Note Issuance Programme
Issue 2018-1 Notes

Series	Class	Interest rate	Initial principal amount	Issue price	Scheduled or bullet redemption dates (if applicable)	Step-up date (if applicable)	Final maturity date
1	A1	One-Month USD-LIBOR + 0.37%	\$200,000,000	100%	July 2018 to January 2019	Not Applicable	January 2019
1	A2	Three-Month USD-LIBOR + 0.36%	\$750,000,000	100%	April 2019 to October 2020	October 2020	October 2054
1	A3	Three-Month Sterling LIBOR + 0.36%	£300,000,000	100%	April 2022 to October 2023	October 2023	October 2054

Terms used herein shall be deemed to be defined as such for the purposes of the conditions set forth in the base prospectus dated 5 March 2018, which constitutes a base prospectus (the **base prospectus**) for the purposes of the Prospectus Directive (Directive 2003/71/EC), as amended (the **Prospectus Directive**). This document constitutes the final terms (the **final terms**) of the issue 2018-1 notes described herein for the purposes of Article 5.4 of the Prospectus Directive and must be read in conjunction with the base prospectus. Full information on the issuing entity and the offer of the issue 2018-1 notes is only available on the basis of the combination of these final terms and the base prospectus. The base prospectus and these final terms are available for viewing at the offices of the Principal Paying Agent and physical copies may be obtained from the registered office of the issuing entity at 2 Triton Square, Regent's Place, London NW1 3AN. A copy may also be obtained from the website of the London Stock Exchange at <http://www.londonstockexchange.com>.

MiFID II product governance / Professional investors and ECPs only target market – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the issue 2018-1 notes has led to the conclusion that: (i) the target market for the issue 2018-1 notes is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, **MiFID II**); and (ii) all channels for distribution of the issue 2018-1 notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the issue 2018-1 notes (a **distributor**) should take into consideration the manufacturers' target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the issue 2018-1 notes (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

Prohibition of sales to EEA retail investors – The issue 2018-1 notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (**EEA**). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; or (ii) a customer within the meaning of Directive 2002/92/EC where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014 (the **PRIIPs Regulation**) for offering or selling the issue 2018-1 notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the issue 2018-1 notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

The issue 2018-1 notes have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the **Securities Act**) or the state securities laws of any state of the United States and the issue 2018-1 notes may not be offered or sold in the United States or to, or for the account or benefit of, U.S. persons (as defined in Regulation S) except to persons that are QIBs within the meaning of Rule 144A, or in transactions that occur outside the United States to persons other than U.S. persons in accordance with Regulation S or in other transactions exempt from registration under the Securities Act and, in each case, in compliance with applicable securities laws.

Arranger for the programme

SANTANDER

Dealers

SANTANDER

BARCLAYS BANK

BNP PARIBAS

**LLOYDS BANK &
LLOYDS
SECURITIES**

**MERRILL LYNCH
INTERNATIONAL**

	Class A1 Notes	Class A2 Notes	Class A3 Notes
1. Issue Number:	2018-1	2018-1	2018-1
2. Class of Issuing Entity Notes:	Class A1	Class A2	Class A3
Class Z Variable Funding Note:	Not Applicable	Not Applicable	Not Applicable
3. Series Number:	1	1	1
4. Issuing Entity:	Holmes Master Issuer PLC	Holmes Master Issuer PLC	Holmes Master Issuer PLC
5. Specified Currency or Currencies:	U.S. Dollars	U.S. Dollars	Sterling
6. Initial Principal Amount:	\$200,000,000	\$750,000,000	£300,000,000
7. (a) Issue Price:	100% of the Aggregate Nominal Amount	100% of the Aggregate Nominal Amount	100% of the Aggregate Nominal Amount
(b) Net proceeds:	\$200,000,000	\$750,000,000	£300,000,000
8. Required Subordinated Percentage:	8.30%	8.30%	8.30%
9. (a) Funding Reserve Fund Required Amount:		For all notes £0	
(b) First Reserve Fund Required Amount:		For all notes £100,000,000	
(c) First Reserve Fund Additional Required Amount:		On the Closing Date, £0	
10. Interest-only mortgage level test:	"C" for these purposes is 65%	"C" for these purposes is 65%	"C" for these purposes is 65%
11. Ratings (Fitch/Moody's/Standard & Poor's):	F1+sf/P-1(sf)/A-1+(sf)	AAAsf/Aaa(sf)/AAA(sf)	AAAsf/Aaa(sf)/AAA(sf)

Fitch Ratings Ltd. (**Fitch**) is established in the European Union and is registered under Regulation (EC) No. 1060/2009 (as amended).

Moody's Investors Service Limited (**Moody's**) is established in the European Union and is registered under Regulation (EC) No. 1060/2009 (as amended).

Standard & Poor's Credit Market Services Europe Limited (**S&P**) is established in the European Union and is registered under Regulation (EC) No. 1060/2009 (as amended). Standard & Poor's Credit Market Services Europe Limited operates under its trading name Standard & Poor's Rating Services.

	Class A1 Notes	Class A2 Notes	Class A3 Notes
12. Specified Denominations:	\$200,000 and integral multiples of \$1,000 in excess thereof	\$200,000 and integral multiples of \$1,000 in excess thereof	£100,000 and integral multiples of £1,000 in excess thereof
13. (a) Closing Date/Issue Date:	16 March 2018	16 March 2018	16 March 2018
(b) Interest Commencement Date:	16 March 2018	16 March 2018	16 March 2018
14. Final Maturity Date:	Interest Payment Date falling in or nearest to January 2019	Interest Payment Date falling in or nearest to October 2054	Interest Payment Date falling in or nearest to October 2054
15. Interest Basis:	One-Month USD-LIBOR until the earlier of (i) a trigger event, (ii) enforcement of the issuing entity security and (iii) enforcement of the Funding security, and thereafter as set out under "Provisions Relating to Interest (if any) Payable" below.	Three-Month USD-LIBOR	Three-Month Sterling LIBOR
16. Benchmark Administrator	ICE Benchmark Administration Limited As at the Issue Date, ICE Benchmark Administration Limited does not appear on the register of administrators and benchmarks established and maintained by the European Securities and Markets Authority (ESMA) pursuant to Article 36 of the Benchmarks Regulation (Regulation (EU) 2016/1011) (the Benchmarks Regulation). As far as the Issuing Entity is aware, the transitional provisions in Article 51 of the Benchmarks Regulation apply, such that ICE Benchmark Administration Limited is not currently required to obtain authorisation or registration (or, if located outside the European Union, recognition, endorsement or equivalence).	ICE Benchmark Administration Limited As at the Issue Date, ICE Benchmark Administration Limited does not appear on the register of administrators and benchmarks established and maintained by the European Securities and Markets Authority (ESMA) pursuant to Article 36 of the Benchmarks Regulation (Regulation (EU) 2016/1011) (the Benchmarks Regulation). As far as the Issuing Entity is aware, the transitional provisions in Article 51 of the Benchmarks Regulation apply, such that ICE Benchmark Administration Limited is not currently required to obtain authorisation or registration (or, if located outside the European Union, recognition, endorsement or equivalence).	ICE Benchmark Administration Limited As at the Issue Date, ICE Benchmark Administration Limited does not appear on the register of administrators and benchmarks established and maintained by the European Securities and Markets Authority (ESMA) pursuant to Article 36 of the Benchmarks Regulation (Regulation (EU) 2016/1011) (the Benchmarks Regulation). As far as the Issuing Entity is aware, the transitional provisions in Article 51 of the Benchmarks Regulation apply, such that ICE Benchmark Administration Limited is not currently required to obtain authorisation or registration (or, if located outside the European Union, recognition, endorsement or equivalence).
17. Redemption/Payment Basis:	Scheduled Amortisation	Scheduled Amortisation	Scheduled Amortisation
18. Change of Interest Basis or Redemption/Payment Basis:	Applicable – see " <i>Interest Basis</i> " above	Not Applicable	Not Applicable
19. (a) Listing:	London Stock Exchange's Regulated Market	London Stock Exchange's Regulated Market	London Stock Exchange's Regulated Market
(b) Estimate of total expenses related to admission to trading:		For all notes £5,280	

	Class A1 Notes	Class A2 Notes	Class A3 Notes
20. Method of distribution:	Syndicated (Rule 144A Notes: Santander Investment Securities Inc., Barclays Bank PLC, BNP Paribas, Lloyds Securities Inc. and Merrill Lynch International) (Reg S Notes: Banco Santander, S.A., Barclays Bank PLC, BNP Paribas, Lloyds Bank plc and Merrill Lynch International)	Syndicated (Rule 144A Notes: Santander Investment Securities Inc., Barclays Bank PLC, BNP Paribas, Lloyds Securities Inc. and Merrill Lynch International) (Reg S Notes: Banco Santander, S.A., Barclays Bank PLC, BNP Paribas, Lloyds Bank plc and Merrill Lynch International)	Syndicated (Rule 144A Notes: Santander Investment Securities Inc., Barclays Bank PLC, BNP Paribas, Lloyds Securities Inc. and Merrill Lynch International) (Reg S Notes: Banco Santander, S.A., Barclays Bank PLC, BNP Paribas, Lloyds Bank plc and Merrill Lynch International)
21. Placement disclosure for PCS purposes only:	Applicable: Public	Applicable: Public	Applicable: Public
PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE			
22. Fixed Rate Note Provisions:	Not Applicable	Not Applicable	Not Applicable
23. Floating Rate Note Provisions:	Applicable	Applicable	Applicable
(a) Interest Payment Dates:	15th day of each calendar month in each year up to and including the Final Maturity Date or, following the earlier of a trigger event and/or the enforcement of the issuing entity security and/or enforcement of the Funding security, the 15th day of January, April, July and October in each year up to and including the Final Maturity Date	15th day of January, April, July and October in each year up to and including the Final Maturity Date	15th day of January, April, July and October in each year up to and including the Final Maturity Date
(b) Business Day Convention:	Modified Following Business Day Convention	Modified Following Business Day Convention	Modified Following Business Day Convention
(c) Additional Business Centre(s):	New York, London and TARGET2	New York, London and TARGET2	New York, London and TARGET2
(d) Manner in which the Rate of Interest and Interest Amount is to be determined:	Screen Rate Determination	Screen Rate Determination	Screen Rate Determination
(e) Party responsible for calculating the Rate of Interest and Interest Amount (if not the Agent Bank):	Not Applicable	Not Applicable	Not Applicable
(f) Screen Rate Determination:	Applicable	Applicable	Applicable

	Class A1 Notes	Class A2 Notes	Class A3 Notes
• Reference Rate:	One-Month USD-LIBOR (or, in respect of the first interest period, the linear interpolation of One-Week USD-LIBOR and One-Month USD-LIBOR) or, following a trigger event and/or the enforcement of the issuing entity security and/or enforcement of the Funding security, Three-Month USD-LIBOR	Three-Month USD-LIBOR (or, in respect of the first interest period, the linear interpolation of One-Week USD-LIBOR and One-Month USD-LIBOR)	Three-Month Sterling LIBOR (or, in respect of the first interest period, the linear interpolation of One-Week Sterling LIBOR and One-Month Sterling LIBOR)
• Initial Interest Payment Date:	15 April 2018	15 April 2018	15 April 2018
• Interest Determination Date(s):	Two London Business Days prior to the start of each interest period	Two London Business Days prior to the start of each interest period	The first day of each interest period
• Relevant Screen Page:	Reuters Screen Page LIBOR01	Reuters Screen Page LIBOR01	Reuters Screen Page LIBOR01
(g) ISDA Determination:	Not Applicable	Not Applicable	Not Applicable
(h) Margin(s):	0.37% per annum	0.36% per annum	0.36% per annum
(i) Minimum Rate of Interest:	0% per annum	0% per annum	0% per annum
(j) Maximum Rate of Interest:	Not Applicable	Not Applicable	Not Applicable
(k) Step-Up Date:	Not Applicable	Interest Payment Date occurring in October 2020, on which date the Margin shall be replaced with the Step-Up Margin	Interest Payment Date occurring in October 2023, on which date the Margin shall be replaced with the Step-Up Margin
• Step-Up Margin(s):	Not Applicable	0.72% per annum	0.72% per annum
• Step-Up Minimum Rate of Interest:	Not Applicable	0% per annum	0% per annum
• Step-Up Maximum Rate of Interest:	Not Applicable	Not Applicable	Not Applicable
(l) Day Count Fraction:	Actual/360	Actual/360	Actual/365
24. Zero Coupon Note Provisions:	Not Applicable	Not Applicable	Not Applicable

	Class A1 Notes	Class A2 Notes	Class A3 Notes
GENERAL PROVISIONS APPLICABLE TO THE ISSUING ENTITY NOTES			
25. (a)	New Safekeeping Structure:	U.S. Global Note: Not Applicable Reg S Global Note: Applicable	U.S. Global Note: Not Applicable Reg S Global Note: Applicable
(b)	Form of Issuing Entity Notes:	Registered Issuing Entity Notes: U.S. Global Note registered in the name of a nominee for DTC Reg S Global Note registered in the name of a nominee for a common safekeeper for Euroclear and Clearstream, Luxembourg	Registered Issuing Entity Notes: U.S. Global Note registered in the name of a nominee for a common safekeeper for Euroclear and Clearstream, Luxembourg Reg S Global Note registered in the name of a nominee for a common safekeeper for Euroclear and Clearstream, Luxembourg
26.	Details relating to Bullet Redemption Notes:	Not Applicable	Not Applicable
27.	Details relating to Scheduled Redemption Notes:	Applicable	Applicable
(a)	Scheduled Redemption Dates:	Interest Payment Dates occurring in July 2018, October 2018 and January 2019	Interest Payment Dates occurring in April 2019, July 2019, October 2019, January 2020, April 2020, July 2020 and October 2020
(b)	Scheduled Amortisation Amounts:	15 July 2018: \$65,000,000 15 October 2018: \$65,000,000 15 January 2019: \$70,000,000	15 April 2022: £42,857,140 15 July 2022: £42,857,140 15 October 2022: £42,857,140 15 January 2023: £42,857,140 15 April 2023: £42,857,140 15 July 2023: £42,857,140 15 October 2023: £42,857,160
28.	Details relating to Pass-Through Notes:	Not Applicable	Not Applicable
(a)	Pass-through repayment dates:	Not Applicable	Not Applicable
29. (a)	Redemption Amount:	Condition 6.6 (Redemption Amounts) applicable	Condition 6.6 (Redemption Amounts) applicable

	Class A1 Notes	Class A2 Notes	Class A3 Notes
(b) Optional Redemption:	Not Applicable	Not Applicable	Not Applicable
(c) Optional Redemption Date:	Not Applicable	Not Applicable	Not Applicable
(d) Optional Partial Redemption Date(s) and Instalment Amount(s):	Not Applicable	Not Applicable	Not Applicable
30. Purchase Option:	Not Applicable	Not Applicable	Not Applicable
(a) Initial Purchase Date:	Not Applicable	Not Applicable	Not Applicable
(b) Final Purchase Date:	Not Applicable	Not Applicable	Not Applicable
31. Issuing Entity Swap Provider(s):	Santander UK plc	Santander UK plc	Not Applicable
32. 2a-7 Swap Provider Arrangements:			
(a) Do the Issuing Entity Notes have the benefit of 2a-7 swap provider arrangements:	No	No	No
(b) Name of 2a-7 swap provider:	Not Applicable	Not Applicable	Not Applicable
33. Specified currency exchange rate (Sterling/specified currency):	£1.00/US\$1.3869	£1.00/US\$1.3869	Not Applicable
34. Redenomination applicable:	No	No	No
35. ERISA Eligibility:	Yes, subject to the considerations in the section "ERISA considerations" in the base prospectus	Yes, subject to the considerations in the section "ERISA considerations" in the base prospectus	Yes, subject to the considerations in the section "ERISA considerations" in the base prospectus
36. U.S. Credit Risk Retention:	The seller expects the seller share on the Closing Date to be equal to £1,532,775,943, representing approximately 36.32% of the aggregate unpaid principal balance of all outstanding notes as of the Closing Date, measured in accordance with the provisions of the U.S. Credit Risk Retention Requirements.		
37. Money Market Notes (2a-7):	Yes	No	No
38. Notes to be purchased and retained by Santander UK plc:	No	No	No

	Class A1 Notes	Class A2 Notes	Class A3 Notes
OPERATIONAL INFORMATION			
39. Any clearing system(s) other than DTC, Euroclear or Clearstream, Luxembourg and the relevant identification numbers:	Not Applicable	Not Applicable	Not Applicable
40. Delivery:	U.S. Global Note: Delivery free of payment Reg S Global Note: Delivery against payment	U.S. Global Note: Delivery free of payment Reg S Global Note: Delivery against payment	U.S. Global Note: Delivery free of payment Reg S Global Note: Delivery against payment
41. Names and addresses of additional Paying Agent(s) (if any):	Not Applicable	Not Applicable	Not Applicable
42. ISIN:	U.S. Global Note to be held through DTC: US43641NBX12 Reg S Global Note: XS1791715201	U.S. Global Note to be held through DTC: US43641NBY94 Reg S Global Note: XS1791715466	U.S. Global Note to be held through Euroclear/Clearstream, Luxembourg: XS1791483826 Reg S Global Note: XS1791440859
43. Common Code:	U.S. Global Note to be held through DTC: 179220954 Reg S Global Note: 179171520	U.S. Global Note to be held through DTC: 179221063 Reg S Global Note: 179171546	U.S. Global Note to be held through Euroclear/Clearstream, Luxembourg: 179148382 Reg S Global Note: 179144085
44. CUSIP:	U.S. Global Note to be held through DTC: 43641N BX1	U.S. Global Note to be held through DTC: 43641N BY9	Not Applicable

	Class A1 Notes	Class A2 Notes	Class A3 Notes
45. Intended to be held in a manner which would allow Eurosystem eligibility:	U.S. Global Note to be held through DTC: No Reg S Global Note: Yes. Note that the designation "yes" means that the Global Notes are intended upon issue to be deposited with one of the international central securities depositories as common safekeeper, and registered in the name of a nominee of one of the international central securities depositories acting as common safekeeper, and does not necessarily mean that the Issuing Entity Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon satisfaction of the Eurosystem eligibility criteria.	U.S. Global Note to be held through DTC: No Reg S Global Note: Yes. Note that the designation "yes" means that the Global Notes are intended upon issue to be deposited with one of the international central securities depositories as common safekeeper, and registered in the name of a nominee of one of the international central securities depositories acting as common safekeeper, and does not necessarily mean that the Issuing Entity Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon satisfaction of the Eurosystem eligibility criteria.	Yes. Note that the designation "yes" means that the Global Notes are intended upon issue to be deposited with one of the international central securities depositories as common safekeeper, and registered in the name of a nominee of one of the international central securities depositories acting as common safekeeper, and does not necessarily mean that the Issuing Entity Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon satisfaction of the Eurosystem eligibility criteria.

TERM ADVANCE INFORMATION

46. Term Advance:	AAA	AAA	AAA
47. Borrower:	Holmes Funding Limited	Holmes Funding Limited	Holmes Funding Limited
48. Designated Term Advance rating:	AAA Term Advance	AAA Term Advance	AAA Term Advance
49. Designation of Term Advance:	Scheduled Amortisation Term Advance	Scheduled Amortisation Term Advance	Scheduled Amortisation Term Advance
50. Initial Principal Amount:	£144,206,504	£540,774,389	£300,000,000
(a) Closing Date:	16 March 2018	16 March 2018	16 March 2018
(b) Interest Commencement Date:	16 March 2018	16 March 2018	16 March 2018
51. Initial interest rate per annum:	Three-Month Sterling LIBOR (or, in respect of the first Interest Period, the linear interpolation of One-Week Sterling LIBOR and One-Month Sterling LIBOR) + 0.104% per annum	Three-Month Sterling LIBOR (or, in respect of the first Interest Period, the linear interpolation of One-Week Sterling LIBOR and One-Month Sterling LIBOR) + 0.2465% per annum	Three-Month Sterling LIBOR (or, in respect of the first Interest Period, the linear interpolation of One-Week Sterling LIBOR and One-Month Sterling LIBOR) + 0.36% per annum or, if higher, zero
52. Step-Up Date (if any):	Not Applicable	The Interest Payment Date occurring in October 2020	The Interest Payment Date occurring in October 2023
53. Stepped-up interest rate per annum:	Not Applicable	Three-Month Sterling LIBOR + 0.493% per annum	Three-Month Sterling LIBOR + 0.72% per annum or, if higher, zero

	Class A1 Notes	Class A2 Notes	Class A3 Notes
54. Details relating to Bullet Term Advances:	Not Applicable	Not Applicable	Not Applicable
55. Details relating to Scheduled Amortisation Term Advances:	Applicable	Applicable	Applicable
(a) Scheduled Repayment Dates:	Interest Payment Dates occurring in July 2018, October 2018 and January 2019	Interest Payment Dates occurring in April 2019, July 2019, October 2019, January 2020, April 2020, July 2020 and October 2020	Interest Payment Dates occurring in April 2022, July 2022, October 2022, January 2023, April 2023, July 2023 and October 2023
(b) Scheduled Amortisation Amounts:	15 July 2018: £46,867,114 15 October 2018: £46,867,114 15 January 2019: £50,472,276	15 April 2019: £61,802,783 15 July 2019: £61,802,783 15 October 2019: £61,802,783 15 January 2020: £77,253,479 15 April 2020: £77,253,479 15 July 2020: £77,253,479 15 October 2020: £123,605,602	15 April 2022: £42,857,140 15 July 2022: £42,857,140 15 October 2022: £42,857,140 15 January 2023: £42,857,140 15 April 2023: £42,857,140 15 July 2023: £42,857,140 15 October 2023: £42,857,160
56. Details relating to Pass-Through Term Advances:	Not Applicable	Not Applicable	Not Applicable
57. Final Repayment Date:	The Interest Payment Date falling in January 2019	The Interest Payment Date falling in October 2054	The Interest Payment Date falling in October 2054
(a) Interest Payment Dates:	Each Interest Payment Date	Each Interest Payment Date	Each Interest Payment Date
(b) Initial Interest Payment Dates:	15 April 2018	15 April 2018	15 April 2018
REMARKETING ARRANGEMENTS			
58. Do the Issuing Entity Notes have the benefit of remarketing arrangements:	No	No	No

New start-up loan

The new start-up loan to be made available by Santander UK (in its capacity as the start-up loan provider) to Funding on the closing date in connection with the issue 2018-1 notes will have the terms as set out in "**Series Start-up Loan and Previous Start-up Loans to Funding**" below.

Other series issued

As of the closing date of the issue 2018-1 notes (the **closing date**), the aggregate principal amount outstanding of issuing entity notes issued by the issuing entity (converted, where applicable, into sterling at the applicable specified currency exchange rate), including the issue 2018-1 notes described herein, will be as set out in "**Issuing Entity Notes**" below.

Other term advances

As of the closing date, the aggregate outstanding principal balance of term advances advanced by the issuing entity to Funding under the master intercompany loan agreement, including the term advances described herein, will be as set out in "**Issuing Entity Notes**" below.

Mortgages trust and the portfolio

As at the closing date, the minimum seller share will be approximately £622,450,000.

First reserve fund

As at the closing date, the definition of **first reserve fund additional required amount** will be, with respect to each Interest Payment Date, an amount equal to the sum of the first reserve fund required amount and, if an arrears trigger event (calculated, in each case, as of the last calendar day of the month immediately preceding the closing date or such Interest Payment Date, as applicable) has occurred with respect to such Interest Payment Date (a) under item (i) only of the arrears trigger event definition, £50 million, (b) under item (ii) only of the arrears trigger event definition, £50 million, or (c) under both items (i) and (ii) of the arrears trigger event definition, £100 million.

As at the closing date, the definition of **first reserve fund required amount** will be £100 million. If, on the interest payment date falling in January 2019, the issuing entity exercises its option to redeem the 2018-1 notes issued by it, then the first reserve fund required amount and the first reserve fund additional required amount will not decrease.

Funding liquidity reserve fund

On the closing date, the definition of **Funding liquidity reserve fund** means the reserve fund to be established on downgrade of the long term rating of the seller assigned by Moody's below A3 (unless Moody's confirms that the then current ratings of the outstanding issuing entity rated notes will not be adversely affected by the ratings downgrade) to help meet any deficit in Funding available revenue receipts which are allocated to the issuing entity to pay amounts due on the intercompany loan advanced by the issuing entity to Funding, but only in certain limited circumstances, as described further in "**Credit structure – Funding liquidity reserve fund**" in the base prospectus.

On the closing date, the definition of **Funding liquidity reserve required amount** shall be an amount calculated in the formula set out in "**Credit structure – Funding liquidity reserve fund**" in the base prospectus.

Arrears trigger event

As at the closing date, **arrears trigger event** means either (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 2.0 per cent. or (ii) the issuing entity 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).

U.S. taxation

U.S. tax counsel is of the opinion that, although there is no authority on the treatment of instruments substantially similar to the issue 2018-1 rated notes, such notes will be treated as debt for U.S. federal income tax purposes. For further information, see "**United States taxation**", "**– Characterisation of the issuing entity notes**" and "**– Issuing entity notes as debt of Funding**" in the base prospectus.

Mortgage Sale Agreement

The **Fitch portfolio tests** for the purposes of the mortgage sale agreement are:

- original weighted average LTV ratio: 69.5.
- original weighted average LTV percentages: 80 and 33.
- current weighted average LTV ratio: 66.5.
- weighted average income multiple: 4.40.
- interest only outstanding principal balance percentage: 65.

The **minimum yield** for the purposes of the mortgage sale agreement is: 0.75.

The definition of 'Y' within the definition of **stressed excess spread** is: LIBOR for 3 month sterling deposits plus 0.75 per cent.

Funding swaps

Total Interim exchange amounts

The total interim exchange amount payable in respect of (all of) the Funding swap(s) on the closing date is £413,840. Funding shall pay the total interim exchange amount to the Funding swap provider on the closing date (such payment funded via the 2018-1 start-up loan), and the Funding swap provider shall pay an amount equal to such total interim exchange amount back to Funding on the immediately following interest payment date.

The interim exchange amount applicable to each Funding swap shall be the proportion of the total interim exchange amount applicable to that Funding swap, as calculated in accordance with the Funding swap agreement.

The purpose of these arrangements is to fund the mismatch in days between the closing date and the first interest payment date on the one hand and the closing date and the first distribution date on the other hand.

Spread (receive-leg) under the Funding swaps

The terms of the tracker rate loans Funding swap(s), the variable rate loans Funding swap(s) and the fixed rate loans Funding swap(s) allow Funding and the Funding swap provider to adjust from time to time the spread which the Funding swap provider pays to Funding in order to reflect movements in market interest rates and interest rates being charged on the loans subject to the relevant Funding swap(s). The relevant spreads under the Funding swap(s) as at the closing date are:

Funding swap (fixed) 1	1.30%
Funding swap (fixed) 2	1.30%
Funding swap (fixed) 3	1.30%
Funding swap (fixed) 4	1.30%
Funding swap (fixed) 5	1.30%
Funding swap (tracker) 1	0.75%
Funding swap (tracker) 2	0.75%
Funding swap (tracker) 3	0.75%
Funding swap (tracker) 4	0.75%
Funding swap (tracker) 5	0.75%
Funding swap (variable) 1	2.95%
Funding swap (variable) 2	2.95%
Funding swap (variable) 3	2.95%
Funding swap (variable) 4	2.95%
Funding swap (variable) 5	2.95%

Post-perfection SVR-LIBOR margin

The post-perfection SVR-LIBOR margin for the purposes of the servicing agreement is: 2.95%

Use of proceeds

The gross proceeds from the issue of the issue 2018-1 notes will (after exchanging, where applicable, the proceeds of the issue 2018-1 notes for sterling, calculated by reference to the applicable specified currency exchange rate) equal approximately £984,980,892.64 and will be used by the issuing entity to make available term advances to Funding pursuant to the terms of the master intercompany loan agreement. Funding will use the gross proceeds of each term advance to pay the purchase price to the seller for the sale of part of its share in the trust property to Funding on the closing date.

Maturity and prepayment considerations

The average lives of any class of the issue 2018-1 notes cannot be stated, as the actual rate of repayment of the loans and redemption of the mortgages and a number of other relevant factors are unknown. However, calculations of the possible average lives of each class of the issue 2018-1 notes can be made based on certain assumptions. The assumptions used to calculate the possible average lives of each class of the issue 2018-1 notes in the following table include the following:

- (a) neither the issuing entity security nor the Funding security has been enforced;
- (b) each class of issue 2018-1 notes is repaid in full by its step-up date;
- (c) the seller is not in breach of the terms of the mortgage sale agreement;
- (d) the seller does not sell any loans to the mortgages trustee after the closing date (except to the extent set out in assumption (e) below) and the loans are assumed to amortise in accordance with the assumed principal prepayment rate as indicated in the table below;
- (e) the seller assigns to the mortgages trustee sufficient new loans and their related security, such that the aggregate principal amount outstanding of loans in the portfolio will not fall below an amount equal to 1.20 times the Funding share or such higher amount as may be required to be maintained as a result of the issuing entity advancing term advances to Funding and/or any new issuing entity advancing new term advances to Funding or any further funding entity (as the case may be) which Funding and/or any further funding entity (as the case may be) uses as consideration for an increase in its share of the trust property or for the sale of new loans to the mortgages trustee;
- (f) new loans sold to the mortgages trustee will have the same scheduled principal repayment profile as the portfolio of 31 December 2017;
- (g) neither an asset trigger event nor a non-asset trigger event occurs;
- (h) no event occurs that would cause payments on any series of notes to be deferred;
- (i) the principal prepayment rate as at the cut-off date for the portfolio is the same as the various assumed rates in the table below;
- (j) the issuing entity exercises its option to redeem each series of notes on the step-up date relating to such notes;
- (k) the closing date is 16 March 2018;
- (l) the mortgage loans are not subject to any defaults or losses and no mortgage loan falls into arrears;
- (m) no interest or fees are paid from principal receipts;
- (n) the long term, unsecured, unsubordinated and unguaranteed debt obligations of the seller continue to be rated at least "A2" by Moody's and "A" by S&P and the long term "issuer default rating" of the seller continues to be at least "A" by Fitch; and
- (o) the Funding principal ledger balance (excluding any cash accumulated in the cash accumulation ledger) at the closing date is assumed to be the cash accumulated after the distribution date falling on 8 March 2018, equal to £0.

Principal prepayment rate and possible average lives of each series and class (or sub-class) of issue 2018-1 notes (in years)

Based upon the foregoing assumptions, the approximate average life in years of each series and class (or sub-class) of issue 2018-1 notes, at various assumed rates of repayment of the loans, would be as follows:

Principal payment rate⁽¹⁾ (per annum)	series 1 class A1 notes	series 1 class A2 notes	series 1 class A3 notes
5 per cent.....	0.60	2.05	4.84
10 per cent.....	0.60	1.97	4.84
15 per cent.....	0.60	1.97	4.84
20 per cent.....	0.60	1.97	4.84
25 per cent.....	0.60	1.97	4.84
30 per cent.....	0.60	1.97	4.90
35 per cent.....	0.60	1.97	4.88

(1) Includes both scheduled and unscheduled payments.

Assumptions (a) to (h) and (j) and (n) relate to circumstances which are not predictable. Assumptions (i) and (n) relate to events under the control of the issuing entity but no assurance can be given that the issuing entity will be in a position to redeem the relevant series and class (or sub-class) of issue 2018-1 notes on the step-up date. If the issuing entity does not so exercise its option to redeem, then the average lives of the then outstanding issue 2018-1 notes would be extended.

The average lives of the issue 2018-1 notes are subject to factors largely outside the control of the issuing entity and consequently no assurance can be given that these assumptions and estimates will prove in any way to be realistic, and they must therefore be viewed with considerable caution. For more information in relation to the risks involved in the use of these estimated average lives, see "**Risk factors – The yield to maturity of the issuing entity notes may be adversely affected by prepayments or redemptions on the loans**" in the base prospectus.

Statistical information on the portfolio

The statistical and other information contained in these final terms has been compiled by reference to the loans that comprised the portfolio as at 31 December 2017 (the **cut-off date**). Columns stating percentage amounts may not add up to 100 per cent. owing to rounding.

Santander UK plc recently updated its loan data reporting systems, improving, among other things, the granularity of statistical and other information reported in respect of the loans, including that made available in the monthly investor reports. Such information is now reported at loan level rather than account level (which can have several loan parts). As a consequence, there is an increase in the number of loans reported compared to those identified in previous monthly investor reports.

The loans that are selected for inclusion in the mortgages trust will have been originated on the basis of the seller's lending criteria. The material aspects of the seller's lending criteria are described under "**The loans – Underwriting**" and "**The loans – Lending criteria**" in the base prospectus. Standardised credit scoring is not used in the UK mortgage market. For an indication of the credit quality of borrowers in respect of the loans, investors may refer to such lending criteria and to the historical performance of the loans in the mortgages trust as set forth in these final terms. One significant indicator of obligor credit quality is arrears and losses. The information presented under "**The loans – Arrears experience**" in the base prospectus reflects the arrears and repossession experience for loans that were contained in the portfolio since the inception of the mortgages trust and loans transferred to the mortgages trust on the closing date. Santander UK services all of the loans it originates. It is not expected that the characteristics of the portfolio as at the closing date will differ materially from the characteristics of the portfolio as at the cut-off date. Except as otherwise indicated, these tables have been prepared using the current balance as at the cut-off date, which includes all principal and accrued interest for the loans in the portfolio.

The portfolio as at the cut-off date consisted of 92,585 mortgage loans, comprising loans originated by Santander UK and secured over properties located in England, Wales and Scotland and having an aggregate outstanding principal balance of approximately £4,506,386,264.67 as at that date. The loans in the portfolio as at the cut-off date were originated by the seller between August 1995 and January 2016.

Approximately 21.38 per cent. of the loans had an original loan-to-value ratio of greater than 80 per cent. as at the cut-off date.

As at the closing date:

- the Funding share of the trust property will be approximately £2,687,224,057, representing approximately 63.68 per cent. of the trust property; and
- the seller share of the trust property will be approximately £1,532,775,943, representing approximately 36.32 per cent. of the trust property.

The actual amounts of the Funding share of the trust property and the seller share of the trust property as at the closing date will not be determined until the day before the closing date which will be after the date of these final terms.

Outstanding principal balances

The following table shows the range of outstanding principal balances (including capitalised high loan-to-value fees and/or booking fees and/or valuation fees).

Range of outstanding principal balances (including capitalised high loan-to-value fees and/or booking fees and/or valuation fees) (£)

Range of outstanding principal balances (including capitalised high loan-to-value fees and/or booking fees and/or valuation fees) (£)	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total mortgage loans
0 to <=5,000	15,079,868.37	0.33	37,788	40.81
> 5,000 to <=10,000	35,064,346.74	0.78	4,752	5.13
> 10,000 to <=25,000	170,961,842.41	3.79	10,019	10.82
> 25,000 to <=50,000	413,659,886.85	9.18	11,295	12.20
> 50,000 to <=75,000	452,537,553.72	10.04	7,337	7.92
> 75,000 to <=100,000	467,850,010.29	10.38	5,374	5.80
> 100,000 to <=150,000	908,448,587.76	20.16	7,396	7.99
> 150,000 to <=200,000	693,651,077.88	15.39	4,032	4.35
> 200,000 to <=250,000	448,627,100.87	9.96	2,015	2.18
> 250,000 to <=300,000	279,781,734.28	6.21	1,024	1.11
> 300,000 to <=350,000	190,796,627.76	4.23	589	0.64
> 350,000 to <=400,000	136,304,205.32	3.02	366	0.40
> 400,000 to <=450,000	97,991,810.38	2.17	232	0.25
> 450,000 to <=500,000	72,193,325.45	1.60	152	0.16
> 500,000 to <=550,000	48,207,288.62	1.07	94	0.10
> 550,000 to <=600,000	26,855,721.96	0.60	47	0.05
> 600,000 to <=650,000	20,485,288.79	0.45	33	0.04
> 650,000 to <=700,000	14,147,309.25	0.31	21	0.02
> 700,000 to <=750,000	13,742,677.97	0.30	19	0.02
> 750,000 to <=800,000	-	0.00	-	0.00
> 800,000 to <=900,000	-	0.00	-	0.00
> 900,000 to <=1,000,000	-	0.00	-	0.00
1,000,000 +	-	0.00	-	0.00
Total	4,506,386,264.67	100.00	92,585	100.00

The largest mortgage loan has an outstanding principal balance of £750,000.00 and the smallest mortgage loan has an outstanding principal balance of approximately £0.00. The average outstanding principal balance is approximately £48,672.96.

The account status is set to "redeemed" when the balance is zero and the overpaid amount has been refunded which normally happens within two to three days of that overpayment.

Loan-to-value ratios at origination

The following table shows the range of loan-to-value, or LTV, ratios, which express the outstanding balance of a mortgage loan as at the date of the original initial mortgage loan origination divided by the value of the property securing that mortgage loan at the same date.

Range of loan-to-value ratios at origination (excluding capitalised high loan-to-value fees and/or booking fees and/or valuation fees)

Range of loan-to-value ratios at origination (excluding capitalised high loan-to-value fees and/or booking fees and/or valuation fees)	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total mortgage loans
0% – 25%	103,677,650.00	2.30	5,922	6.40
>25% – 50%	667,571,209.71	14.81	22,816	24.64
>50% – 75%	1,999,837,936.23	44.38	38,264	41.33
>75% – 80%	353,597,851.16	7.85	5,789	6.25
>80% – 85%	567,712,573.73	12.60	7,850	8.48
>85% – 90%	602,209,207.34	13.36	8,163	8.82
>90% – 95%	79,176,088.98	1.76	1,393	1.50
>95%	132,603,747.52	2.94	2,388	2.58
Total	4,506,386,264.67	100.00	92,585	100.00

The weighted average loan-to-value ratio of the mortgage loans at origination was approximately 69.16 per cent.

Current LTV ratios indexed according to the Reference Index

Range of loan-to-value ratios at origination (excluding capitalised high loan-to-value fees and/or booking fees and/or valuation fees)

	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total mortgage loans
0% – 25%	793,917,380.67	17.62	40,852	44.12
>25% – 50%	1,943,638,777.11	43.13	31,486	34.01
>50% – 75%	1,488,309,647.31	33.02	17,058	18.42
>75% – 80%	101,779,435.08	2.26	1,181	1.28
>80% – 85%	71,418,842.92	1.58	859	0.93
>85% – 90%	68,324,162.20	1.52	738	0.80
>90% – 95%	29,949,628.75	0.66	312	0.34
>95%	9,048,390.63	0.20	99	0.11
Total	4,506,386,264.67	100.00	92,585	100.00

For the purposes of the above table, Reference Index means the Nationwide House Price Index.

As at the cut-off date, the weighted average indexed LTV was 44.55 per cent.

Current LTV (using valuation at time of latest advance)

Range of current LTV ratios	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total mortgage loans
0% – 25%	352,715,379.91	7.83	29,236	31.58
>25% – 50%	1,080,841,396.63	23.98	26,454	28.57
>50% – 75%	1,763,569,943.19	39.13	23,657	25.55
>75% – 80%	389,075,623.22	8.63	4,035	4.36
>80% – 85%	317,249,549.55	7.04	3,301	3.57
>85% – 90%	329,531,045.97	7.31	3,000	3.24
>90% – 95%	167,967,860.42	3.73	1,486	1.61
>95%	105,435,465.78	2.34	1,416	1.53
Total	4,506,386,264.67	100.00	92,585	100.00

As at the cut-off date, the weighted average unindexed LTV was 60.23 per cent.

Geographical distribution

The following table shows the distribution of properties throughout England, Wales and Scotland. No properties are situated outside England, Wales and Scotland. The geographical location of a property has no impact upon the seller's lending criteria and credit scoring tests.

Region	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total mortgage loans
East Anglia.....	542,082,348.50	12.03	10,510	11.35
East Midlands	209,632,932.64	4.65	5,046	5.45
London	963,960,522.46	21.39	14,336	15.48
North East.....	110,920,453.46	2.46	3,338	3.61
North West.....	459,946,482.88	10.21	11,913	12.87
Scotland.....	220,346,319.08	4.89	6,212	6.71
South East.....	968,802,191.47	21.50	16,800	18.15
South West.....	387,235,903.23	8.59	7,834	8.46
Wales.....	182,022,623.54	4.04	4,719	5.10
West Midlands	236,495,178.95	5.25	5,849	6.32
Yorkshire and Humberside	224,941,308.46	4.99	6,028	6.51
Total	4,506,386,264.67	100.00	92,585	100.00

For a discussion of geographic concentration risks, see "Risk factors – The timing and amount of payments on the loans could be affected by various factors which may adversely affect payments on the issuing entity notes" in the base prospectus.

Seasoning of loans

The following table shows the time elapsed since the date of origination of the loans. The ages (but not the balances) of the loans in this table have been forecast forward to the cut-off date for the purpose of calculating the seasoning.

Age of loans in months	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total mortgage loans
6 – <12.....	-	0.00	-	0.00
12 – <18.....	-	0.00	-	0.00
18 – <24.....	1,600,740.00	0.04	8	0.01
24 – <30.....	5,054,507.20	0.11	36	0.04
30 – <36.....	3,637,998.58	0.08	33	0.04
36 – <42.....	4,017,842.32	0.09	35	0.04
42 – <48.....	5,257,811.48	0.12	47	0.05
48 – <54.....	5,278,175.07	0.12	52	0.06
54 – <60.....	1,186,462.91	0.03	17	0.02
60 – <66.....	58,081,461.58	1.29	1,113	1.20
66 – <72.....	73,139,555.73	1.62	1,239	1.34
72 – <78.....	85,287,976.67	1.89	1,372	1.48
78 – <84.....	102,972,856.81	2.29	1,545	1.67
84 – <90.....	99,502,995.90	2.21	1,450	1.57
90 – <96.....	41,180,109.01	0.91	734	0.79
96 – <102.....	79,306,020.26	1.76	1,302	1.41
Greater than or equal to 102	3,940,881,751.15	87.45	83,602	90.30
Total	4,506,386,264.67	100.00	92,585	100.00

As at the cut-off date, the weighted average seasoning of loans was approximately 133.08 months, the maximum seasoning of loans was 268.00 months and the minimum seasoning of loans was 23.00 months.

Year of maturity of loans

The following table shows the year of maturity of the loans:

Year of maturity	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total mortgage loans
Matured	-	0.00	2,395	2.59
>= 1/1/2017 to <= 31/12/2017	-	0.00	1,006	1.09
>= 1/1/2018 to <= 31/12/2018	96,567,144.59	2.14	4,171	4.51
>= 1/1/2019 to <= 31/12/2019	103,543,602.87	2.30	4,094	4.42
>= 1/1/2020 to <= 31/12/2020	116,505,760.33	2.59	4,247	4.59
>= 1/1/2021 to <= 31/12/2025	780,190,161.94	17.31	21,667	23.40
>= 1/1/2025 to <= 31/12/2030	1,556,154,677.88	34.53	30,475	32.92
>= 1/1/2030 to <= 31/12/2040	1,799,163,704.38	39.92	23,918	25.83
>= 1/1/2041	54,261,212.68	1.20	612	0.66
Total	4,506,386,264.67	100.00	92,585	100.00

As at the cut-off date, the weighted average remaining term of loans was approximately 127.61 months, the maximum remaining term was 395 months and the minimum remaining term was 0.00 months.

Purpose of loan

The following table shows the purpose of the loans on origination:

Use of proceeds	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total mortgage loans
Remortgage	1,957,203,085.58	43.43	40,084	43.29
Purchase	2,549,183,179.09	56.57	52,501	56.71
Total	4,506,386,264.67	100.00	92,585	100.00

Property type

The following table shows the types of properties to which the mortgage loans relate.

Property type	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total mortgage loans
Residential (house, detached or semi-detached)	2,472,822,985.65	54.87	45,327	48.96
Residential (flat/apartment)	433,567,755.18	9.62	7,372	7.96
Bungalow	307,809,055.36	6.83	5,905	6.38
Terraced	1,022,355,493.27	22.69	21,246	22.95
Other	2,425,964.41	0.05	51	0.06
No Data (ND)	267,405,010.80	5.93	12,684	13.70
Total	4,506,386,264.67	100.00	92,585	100.00

Origination channel

The following table shows the origination channel for the mortgage loans.

Origination channel	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total mortgage loans
Direct origination	1,335,243,934.48	10.72	17,789	19.21
Intermediaries	3,037,638,803.56	67.41	44,611	48.18
Other channels	0.00	18.91	24,718	26.70
No Data (ND)	133,503,526.63	2.96	5,467	5.90
Total	4,506,386,264.67	100.00	92,585	100.00

Repayment terms

The following table shows the repayment terms for the mortgage loans as at the cut-off date.

Repayment terms	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total mortgage loans
Interest only	2,817,778,140.38	62.53	38,481	41.56
Repayment	1,688,608,124.29	37.47	54,103	58.44
Other	-	0.00	1	0.00
Total	4,506,386,264.67	100.00	92,585	100.00

Product type

The following table shows the distribution of product type as at the cut-off date.

Product type	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total mortgage loans
Floating rate	1,849,066,935.55	41.03	37,367.00	40.36
Tracker	2,596,326,924.61	57.61	54,225.00	58.57
Fixed rate	60,992,404.51	1.35	993.00	1.07
Total	4,506,386,264.67	100.00	92,585	100.00

Buyer type

The following table shows the distribution of buyer type as at the cut-off date.

Buyer type	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total mortgage loans
First time buyer	545,085,350.51	12.10	10,136	10.95
Not a first time buyer	3,961,033,891.59	87.90	82,443	89.05
Unknown	267,022.57	0.01	6	0.01
Total	4,506,386,264.67	100.00	92,585	100.00

Employment type

The following table shows the distribution of employment type as at the cut-off date.

Employment type	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total mortgage loans
Self employed	1,234,825,643.12	27.40	16,786.00	18.13
Employed or full loan is guaranteed	2,852,819,112.95	63.31	60,158.00	64.98
Unemployed	22,895,670.15	0.51	674.00	0.73
Student	662,451.79	0.01	26.00	0.03
Pensioner	74,600,517.67	1.66	2,546.00	2.75
Other	164,397,742.68	3.65	7,377.00	7.97
Unknown	156,185,126.31	3.47	5,018.00	5.42
Total	4,506,386,264.67	100.00	92,585	100.00

Distribution of fixed rate loans

As at the cut-off date, approximately 1.07 per cent. of the loans in the portfolio were fixed rate loans. Fixed rate loans remain at the relevant fixed rate for a period of time as specified in the offer conditions, after which they move to the SVR or some other rate as specified in the offer conditions.

Fixed rate %	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total fixed rate loans
1.00 – 1.99	2,253,305.73	3.69	12	1.21
2.00 – 2.99	13,309,927.04	21.82	117	11.78
3.00 – 3.99	14,715,753.93	24.13	160	16.11
4.00 – 4.99	3,322,539.55	5.45	47	4.73
5.00 – 5.99	20,282,013.31	33.25	478	48.14
6.00 – 6.99	7,108,864.95	11.66	179	18.03
7.00 – 7.99	-	0.00	0	0.00
8.00 – 8.99	-	0.00	0	0.00
Total	60,992,404.51	100.00	993	100.00

Fixed year end breakdown for fixed rate loans

Month/year in which fixed rate period ends	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total fixed rate loans
January 2018	4,054,343.03	6.65	91	9.19
February 2018	1,615,462.35	2.65	30	3.03
March 2018	2,056,386.09	3.37	45	4.55
April 2018	2,784,702.95	4.57	50	5.05
May 2018	1,585,341.92	2.60	22	2.22
June 2018	4,773,054.96	7.83	92	9.29
July 2018	2,244,535.15	3.68	36	3.64
August 2018	1,381,605.43	2.27	18	1.82
September 2018	1,018,652.68	1.67	11	1.11
October 2018	2,715,057.49	4.45	47	4.75
November 2018	1,504,471.73	2.47	25	2.53
December 2018	2,005,076.78	3.29	21	2.12
2019	16,762,207.81	27.48	281	28.38
2020	10,103,280.86	16.56	114	11.52
2021	814,838.38	1.34	11	1.11
2022	3,757,200.76	6.16	80	8.08
2023	1,551,045.24	2.54	14	1.41
2024	0	0.00	0	0.00
2025	265,140.90	0.43	2	0.00
Total	60,992,404.51	100.00	990	100.00

Tenure

The following table shows the legal tenure for the loans in the portfolio.

Tenure	Current principal balance (£)	% of total balance	Number of mortgage loans	% of total mortgage loans
Heritable	214,044,453.25	4.75	5,964	6.44
Freehold	3,763,806,567.53	83.52	76,270	82.38
Leasehold	528,329,151.86	11.72	10,345	11.17
Unknown	206,092.03	0.00	6	0.01
Total	4,506,386,264.64	100.00	92,585	100.00

Payment rate analysis

The following table shows the annualised payment rate for the most recent 1-, 3- and 12-month period for the loans in the portfolio.

As of month-end	1-month annualised	3-month annualised	12-month annualised
January 2018	20.98%	23.48%	22.60%

Source: Holmes investor report dated 31 January 2018.

In the table above, 12-month annualised CPR is calculated as the average of the 1-month annualised CPR for the most recent 12 months (calculated as $1 - ((1 - R) ^ 12)$ where R is (i) total principal receipts received plus the principal balance of loans repurchased by the seller (primarily due to further advances) during the relevant period, divided by (ii) the aggregate outstanding principal balance of the loans in the portfolio as at the start of that period.

Arrears

Status	Aggregate outstanding balance as at the cut-off date (£)	% of arrears by balance	Total arrears balance (£)	Number of mortgage loans	% of total mortgage loans
<1 month.....	4,401,119,468.58	97.66	-	91,000	98.29
≥1 – <2 months.....	93,492,997.83	2.07	266,633	1,389	1.50
≥2 – <3 months.....	11,773,798.26	0.26	115,616	196	0.21
≥3 – <4 months.....	-	0.00	-	-	0.00
≥4 – <5 months.....	-	0.00	-	-	0.00
≥5 – <6 months.....	-	0.00	-	-	0.00
≥6 – <7 months.....	-	0.00	-	-	0.00
≥7 – <8 months.....	-	0.00	-	-	0.00
≥8 – <9 months.....	-	0.00	-	-	0.00
≥9 – <10 months.....	-	0.00	-	-	0.00
≥10 – <11 months.....	-	0.00	-	-	0.00
≥11 – <12 months.....	-	0.00	-	-	0.00
≥12 months.....	-	0.00	-	-	0.00
Total	4,506,386,264.67	100.00	382,249	92,585	100.00

As at the cut-off date, the total outstanding balance of loans in the portfolio that were greater than 30 days in arrears was £105,266,796.09, representing 2.34% of the outstanding balance of loans in the portfolio as at such date.

ISSUING ENTITY NOTES

Notes issued by the issuing entity and term advances advanced by the issuing entity to Funding in connection therewith

As at the closing date, the aggregate principal amount outstanding of issuing entity notes (converted, where applicable, into sterling at the applicable specified currency exchange rate), including the issue 2018-1 notes described herein, will be:

class A notes	£2,299,664,437
class B notes	£0
class C notes	£0
class M notes	£0
class Z notes (other than class Z variable funding notes)	£387,559,620
class Z variable funding notes	£0

As at the closing date, the aggregate outstanding principal balance of term advances advanced by the issuing entity to Funding under the master intercompany loan agreement, including the term advances described herein, will be:

AAA Term Advances	£2,299,664,437
AA Term Advances	£0
A Term Advances	£0
BBB Term Advances	£0
NR Term Advances (other than NR VFN Term Advances)	£387,559,620
NR VFN Term Advances	£0

SERIES START-UP LOAN AND PREVIOUS START-UP LOANS TO FUNDING

Pursuant to the new start-up loan agreement, Santander UK (in its capacity as the start-up loan provider) has agreed to make available to Funding a start-up loan on the closing date with the following terms:

Start-up loan provider: Santander UK plc
 Initial outstanding principal balance: £5,147,834
 Interest rate: Three-Month Sterling LIBOR + 0.90% per annum

Start-up loans to Funding

The following start-up loans have been made available to Funding by Santander UK (in its capacity as the start-up loan provider) in connection with the previous issues of notes by the issuing entity, for the stated current outstanding principal balance and interest rate.

Issuing entity	Current outstanding principal balance	Interest Rate
Holmes Master Issuer PLC (in respect of the issue 2006-1 notes).....	£0	N/A
Holmes Master Issuer PLC (in respect of the issue 2007-1 notes).....	£0	N/A
Holmes Master Issuer PLC (in respect of the issue 2007-3 notes).....	£0	N/A
Holmes Master Issuer PLC (in respect of the issue 2008-1 notes).....	£0	N/A
Holmes Master Issuer PLC (in respect of the issue 2008-2 notes).....	£0	N/A
Holmes Master Issuer PLC (in respect of the issue 2010-1 notes).....	£0	N/A
Holmes Master Issuer PLC (in respect of the issue 2011-1 notes).....	£0	N/A
Holmes Master Issuer PLC (in respect of the issue 2011-2 notes).....	£0	N/A
Holmes Master Issuer PLC (in respect of the issue 2011-3 notes).....	£0	N/A
Holmes Master Issuer PLC (in respect of the issue 2012-1 notes).....	£0	N/A
Holmes Master Issuer PLC (in respect of the issue 2012-2 notes).....	£0	N/A
Holmes Master Issuer PLC (in respect of the issue 2012-3 notes).....	£0	N/A
Holmes Master Issuer PLC (in respect of the issue 2012-4 notes).....	£0	N/A
Holmes Master Issuer PLC (in respect of the issue 2013-1 notes).....	£0	N/A
Holmes Master Issuer PLC (in respect of the issue 2016-1 notes).....	£0	N/A
Holmes Master Issuer PLC (in respect of the issue 2017-1 notes).....	£0	N/A

THE LOANS

Interest payments and interest rate setting

Interest on each loan is payable monthly in arrear. Interest on loans is computed daily on balances which are recalculated on a daily, monthly or annual basis.

The basic rate of interest set by the seller for loans beneficially owned by the seller outside the mortgages trust is either the Santander UK SVR or a rate directly linked to a rate set from time to time by the Bank of England. The Santander UK SVR is as a result of the 2002 mortgage conditions, the 2004 mortgage conditions and the 2007 mortgage conditions. As at the cut-off date, the Santander UK SVR was 4.74 per cent. per annum.

STATIC POOL DATA

The tables below set out, to the extent material, certain static pool information with respect to the loans in the mortgages trust. The tables should be read together with the tables set forth under “**Static Pool Data**” in the base prospectus.

Static pool information on prepayments has not been included because changes in prepayment and payment rates historically have not affected repayment of the issuing entity notes, and are not anticipated to have a significant effect on future payments on the issuing entity notes for a number of reasons. The mechanics of the mortgages trust require an extended cash accumulation period (for bullet term advances) when prepayment rates fall below certain minima required by the rating agencies, serving to limit the extent to which slow prepayments would cause the average lives of the issuing entity notes to extend. Furthermore, only a limited amount of note principal in relation to the very large mortgages trust size is actually due to be repaid on any particular interest payment date.

One of the characteristics of the mortgages trust is that the seller is able to sell more loans to the mortgages trustee over time, whether in connection with an issuance of issuing entity notes or in order to maintain the minimum seller share. The following table sets out information relating to the sale of loans (if any) by the seller to the mortgages trustee pursuant to the mortgage sale agreement in connection with this issuance.

<u>Date</u>	<u>Balance of loans substituted or sold</u>	<u>Number of loans substituted or sold</u>	<u>In connection with previous issue by</u>
16 March 2018.....	£0	0	Holmes Master Issuer PLC (in respect of the issue 2018-1 notes)

The sale of new loans by the seller to the mortgages trustee is subject to conditions, including ones required by the rating agencies, designed to maintain certain credit-related and other characteristics of the mortgages trust. These include limits on loans in arrears in the mortgages trust at the time of sale, limits on the aggregate balance of loans sold, limits on changes in the weighted average repossession frequency and the weighted average loss severity, minimum yield for the loans in the mortgages trust after the sale and maximum loan-to-value ratio for the loans in the mortgages trust after the sale. See a description of these conditions in “**Assignment of the loans and their related security**” in the base prospectus.

Portfolio Arrears by Year of Origination

The following tables show the distribution of loans in the mortgages trust originated in that year by delinquency category as at each year-end starting in 2008. The tables include loans that are secured by mortgaged properties subject to foreclosure proceedings and in possession. The table should be read together with the tables set forth under “**Static Pool Data**” in the base prospectus.

Loans originated in the pool as of 31 December 2017 as at each specified date at account level

31 December 2003				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month	11,372	925,650,266.75	98.85	98.93
≥1 to <2 months.....	90	7,201,568.77	0.78	0.77
≥2 to <3 months.....	16	1,187,475.07	0.14	0.13
≥3 to <4 months.....	10	629,918.60	0.09	0.07
≥4 to <5 months.....	7	476,580.02	0.06	0.05
≥5 to <6 months.....	6	300,825.86	0.05	0.03
≥6 to <12 months....	3	183,734.24	0.03	0.02
≥12 months.....	0	0.00	0.00	0.00
Total	11,504	935,630,369.31	100.00	100.00

31 December 2004				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	16,279	1,388,731,807.10	98.34	98.40
≥1 to <2 months	184	15,386,178.39	1.11	1.09
≥2 to <3 months	55	4,328,279.04	0.33	0.31
≥3 to <4 months	17	1,379,372.28	0.10	0.10
≥4 to <5 months	7	479,625.12	0.04	0.03
≥5 to <6 months	7	605,587.07	0.04	0.04
≥6 to <12 months....	4	416,216.67	0.02	0.03
≥12 months	0	0.00	0.00	0.00
Total	16,553	1,411,327,065.67	100.00	100.00

31 December 2005				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month	20,753	1,846,362,931.90	98.29	98.31
≥1 to <2 months.....	235	20,854,529.65	1.11	1.11
≥2 to <3 months.....	60	5,026,549.61	0.28	0.27
≥3 to <4 months.....	25	2,213,328.41	0.12	0.12
≥4 to <5 months.....	17	1,102,416.30	0.08	0.06
≥5 to <6 months.....	8	682,049.26	0.04	0.04
≥6 to <12 months....	16	1,782,377.33	0.08	0.09
≥12 months.....	1	117,910.78	0.00	0.01
Total	21,115	1,878,142,093.24	100.00	100.00

31 December 2006				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	29,314	2,837,733,841.60	98.34	98.36
≥1 to <2 months	297	29,347,390.64	1.00	1.02
≥2 to <3 months	116	10,386,862.80	0.39	0.36
≥3 to <4 months	41	3,655,740.38	0.14	0.13
≥4 to <5 months	16	1,477,491.91	0.05	0.05
≥5 to <6 months	10	1,176,167.65	0.03	0.04
≥6 to <12 months....	13	1,079,808.05	0.04	0.04
≥12 months	1	102,642.65	0.00	0.00
Total	29,808	2,884,959,945.68	100.00	100.00

31 December 2007				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month	37,421	3,893,875,540.20	97.72	97.65
≥1 to <2 months.....	540	59,225,772.10	1.41	1.49
≥2 to <3 months.....	188	19,047,843.62	0.49	0.48
≥3 to <4 months.....	78	8,445,556.79	0.20	0.21
≥4 to <5 months.....	37	3,611,609.20	0.10	0.09
≥5 to <6 months.....	13	1,560,629.25	0.03	0.04
≥6 to <12 months....	16	1,674,024.96	0.04	0.04
≥12 months.....	0	0.00	0.00	0.00
Total	38,293	3,987,440,976.12	100.00	100.00

31 December 2008				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	41,348	4,451,617,967.00	96.93	96.65
≥1 to <2 months	734	83,658,598.75	1.72	1.82
≥2 to <3 months	273	33,190,978.33	0.64	0.72
≥3 to <4 months	123	13,867,183.24	0.29	0.30
≥4 to <5 months	74	8,728,197.41	0.17	0.19
≥5 to <6 months	39	4,823,367.67	0.09	0.10
≥6 to <12 months....	65	9,247,497.46	0.15	0.20
≥12 months	3	726,160.74	0.01	0.02
Total	42,659	4,605,859,950.60	100.00	100.00

31 December 2009

	<u>Volume</u>	<u>Principal Balance (£)</u>	<u>% by Volume</u>	<u>% by Balance</u>
<1 month.....	43,387	4,669,834,466.90	97.29	97.00
≥1 to <2 months.....	653	79,294,517.63	1.46	1.65
≥2 to <3 months.....	228	25,360,535.39	0.51	0.53
≥3 to <4 months.....	111	12,646,863.45	0.25	0.26
≥4 to <5 months.....	69	8,127,060.00	0.15	0.17
≥5 to <6 months.....	44	5,865,575.55	0.10	0.12
≥6 to <12 months....	74	8,647,526.06	0.17	0.18
≥12 months.....	31	4,697,986.44	0.07	0.10
Total	44,597	4,814,474,531.42	100.00	100.00

31 December 2010

	<u>Volume</u>	<u>Principal Balance (£)</u>	<u>% by Volume</u>	<u>% by Balance</u>
<1 month.....	44,853	4,798,968,880.10	97.38	97.14
≥1 to <2 months.....	633	73,049,904.15	1.37	1.48
≥2 to <3 months.....	238	28,070,538.11	0.52	0.57
≥3 to <4 months.....	129	14,695,405.16	0.28	0.30
≥4 to <5 months.....	65	7,855,679.87	0.14	0.16
≥5 to <6 months.....	27	3,219,911.93	0.06	0.07
≥6 to <12 months....	85	9,747,211.91	0.18	0.20
≥12 months.....	28	4,541,460.45	0.06	0.09
Total	46,058	4,940,148,991.68	100.00	100.00

31 December 2011

	<u>Volume</u>	<u>Principal Balance (£)</u>	<u>% by Volume</u>	<u>% by Balance</u>
<1 month.....	46,613	4,952,000,914.90	97.78	97.60
≥1 to <2 months.....	573	66,557,953.68	1.20	1.31
≥2 to <3 months.....	214	23,137,818.17	0.45	0.46
≥3 to <4 months.....	117	14,824,354.50	0.25	0.29
≥4 to <5 months.....	46	4,947,834.78	0.10	0.10
≥5 to <6 months.....	40	3,885,743.29	0.08	0.08
≥6 to <12 months....	48	6,032,350.02	0.10	0.12
≥12 months.....	19	2,573,072.45	0.04	0.05
Total	47,670	5,073,960,041.79	100.00	100.00

31 December 2012

	<u>Volume</u>	<u>Principal Balance (£)</u>	<u>% by Volume</u>	<u>% by Balance</u>
<1 month.....	47,842	4,991,550,029.50	98.02	97.86
≥1 to <2 months.....	592	67,330,693.68	1.21	1.32
≥2 to <3 months.....	198	21,621,123.01	0.41	0.42
≥3 to <4 months.....	81	9,635,103.82	0.17	0.19
≥4 to <5 months.....	39	4,211,648.46	0.08	0.08
≥5 to <6 months.....	22	2,646,312.30	0.05	0.05
≥6 to <12 months....	27	2,980,131.04	0.06	0.06
≥12 months.....	8	851,978.51	0.02	0.02
Total	48,809	5,100,827,020.32	100.00	100.00

31 December 2013

	<u>Volume</u>	<u>Principal Balance (£)</u>	<u>% by Volume</u>	<u>% by Balance</u>
<1 month.....	48,210	4,877,786,314.80	98.65	98.49
≥1 to <2 months.....	570	63,739,860.84	1.17	1.29
≥2 to <3 months.....	68	8,421,271.04	0.14	0.17
≥3 to <4 months.....	11	1,350,657.45	0.02	0.03
≥4 to <5 months.....	5	475,017.02	0.01	0.01
≥5 to <6 months.....	1	140,173.63	0.00	0.00
≥6 to <12 months....	7	662,394.35	0.01	0.01
≥12 months.....	0	0.00	0.00	0.00
Total	48,872	4,952,575,689.13	100.00	100.00

31 December 2014

	<u>Volume</u>	<u>Principal Balance (£)</u>	<u>% by Volume</u>	<u>% by Balance</u>
<1 month.....	48,422	4,752,239,735.90	98.93	98.83
≥1 to <2 months.....	421	45,003,281.88	0.86	0.94
≥2 to <3 months.....	72	7,874,211.33	0.15	0.16
≥3 to <4 months.....	14	1,992,797.29	0.03	0.04
≥4 to <5 months.....	5	453,517.29	0.01	0.01
≥5 to <6 months.....	4	253,529.96	0.01	0.01
≥6 to <12 months....	8	801,292.28	0.02	0.02
≥12 months.....	0	0.00	0.00	0.00
Total	48,946	4,808,618,365.93	100.00	100.00

31 December 2015				
	<u>Volume</u>	<u>Principal Balance (£)</u>	<u>% by Volume</u>	<u>% by Balance</u>
<1 month	48,702	4,629,174,923.00	99.39	99.32
≥1 to <2 months.....	301	31,601,635.42	0.61	0.68
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	49,003	4,660,776,558.42	100.00	100.00

31 December 2016				
	<u>Volume</u>	<u>Principal Balance (£)</u>	<u>% by Volume</u>	<u>% by Balance</u>
<1 month.....	48,732	4,455,119,107.30	99.44	99.42
≥1 to <2 months	273	26,037,331.33	0.56	0.58
≥2 to <3 months	0	0.00	0.00	0.00
≥3 to <4 months	0	0.00	0.00	0.00
≥4 to <5 months	0	0.00	0.00	0.00
≥5 to <6 months	0	0.00	0.00	0.00
≥6 to <12 months	0	0.00	0.00	0.00
≥12 months	0	0.00	0.00	0.00
Total	49,005	4,481,156,438.63	100.00	100.00

31 December 2017				
	<u>Volume</u>	<u>Principal Balance (£)</u>	<u>% by Volume</u>	<u>% by Balance</u>
<1 month	48,762	4,286,752,002.80	99.50	99.53
≥1 to <2 months.....	212	18,034,594.39	0.43	0.42
≥2 to <3 months.....	29	2,060,614.40	0.06	0.05
≥3 to <4 months.....	2	175,075.91	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	49,005	4,307,022,287.50	100.00	100.00

Loans originated in 2016 as at each specified date

	31 December 2016			
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	2	503,434.99	100.00	100.00
≥1 to <2 months.....	0	0.00	0.00	0.00
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	2	503,434.99	100.00	100.00

	31 December 2017			
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	2	469,641.10	100.00	100.00
≥1 to <2 months.....	0	0.00	0.00	0.00
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	2	469,641.10	100.00	100.00

Loans originated in 2015 as at each specified date

	31 December 2015			
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	57	9,640,923.34	100.00	100.00
≥1 to <2 months.....	0	0.00	0.00	0.00
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	57	9,640,923.34	100.00	100.00

	31 December 2016			
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	57	9,138,418.01	100.00	100.00
≥1 to <2 months.....	0	0.00	0.00	0.00
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	57	9,138,418.01	100.00	100.00

	31 December 2017			
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	57	8,739,248.83	100.00	100.00
≥1 to <2 months.....	0	0.00	0.00	0.00
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	57	8,739,248.83	100.00	100.00

Loans originated in 2014 as at each specified date

31 December 2014				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	74	10,806,370.74	100.00	100.00
≥1 to <2 months.....	0	0.00	0.00	0.00
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	74	10,806,370.74	100.00	100.00

31 December 2015				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	74	10,756,580.13	100.00	100.00
≥1 to <2 months.....	0	0.00	0.00	0.00
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	74	10,756,580.13	100.00	100.00

31 December 2016				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	74	10,127,494.94	100.00	100.00
≥1 to <2 months.....	0	0.00	0.00	0.00
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	74	10,127,494.94	100.00	100.00

31 December 2017				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	74	9,677,940.44	100.00	100.00
≥1 to <2 months.....	0	0.00	0.00	0.00
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	74	9,677,940.44	100.00	100.00

Loans originated in 2013 as at each specified date

31 December 2013

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	63	8,383,632.70	100.00	100.00
≥1 to <2 months.....	0	0.00	0.00	0.00
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	63	8,383,632.70	100.00	100.00

31 December 2014

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	63	8,121,913.47	100.00	100.00
≥1 to <2 months.....	0	0.00	0.00	0.00
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	63	8,121,913.47	100.00	100.00

31 December 2015

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	62	7,266,334.64	98.41	96.82
≥1 to <2 months.....	1	238,881.76	1.59	3.18
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	63	7,505,216.40	100.00	100.00

31 December 2016

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	63	7,205,775.93	100.00	100.00
≥1 to <2 months.....	0	0.00	0.00	0.00
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	63	7,205,775.93	100.00	100.00

31 December 2017

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	63	6,870,571.13	100.00	100.00
≥1 to <2 months.....	0	0.00	0.00	0.00
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	63	6,870,571.13	100.00	100.00

Loans originated in 2012 as at each specified date

31 December 2012

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,136	136,810,970.56	99.74	99.59
≥1 to <2 months.....	3	569,528.57	0.26	0.41
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,139	137,380,499.13	100.00	100.00

31 December 2013

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,136	127,936,821.89	99.74	99.74
≥1 to <2 months.....	3	338,032.93	0.26	0.26
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,139	128,274,854.82	100.00	100.00

31 December 2014

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,134	121,254,407.61	99.56	99.61
≥1 to <2 months.....	2	205,877.41	0.18	0.17
≥2 to <3 months.....	1	87,885.41	0.09	0.07
≥3 to <4 months.....	2	180,779.41	0.18	0.15
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,139	121,728,949.84	100.00	100.00

31 December 2015

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,138	116,022,769.89	99.91	99.94
≥1 to <2 months.....	1	65,627.34	0.09	0.06
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,139	116,088,397.23	100.00	100.00

31 December 2016

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,139	109,485,576.85	100.00	100.00
≥1 to <2 months.....	0	0.00	0.00	0.00
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,139	109,485,576.85	100.00	100.00

31 December 2017

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,138	104,821,199.26	99.91	99.95
≥1 to <2 months.....	1	56,779.81	0.09	0.05
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,139	104,877,979.07	100.00	100.00

Loans originated in 2011 as at each specified date

31 December 2011				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,610	219,564,311.67	99.88	99.96
≥1 to <2 months.....	2	79,762.35	0.12	0.04
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,612	219,644,074.02	100.00	100.00

31 December 2012				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,605	208,353,087.01	99.57	99.73
≥1 to <2 months.....	6	512,836.34	0.37	0.25
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	1	54,421.69	0.06	0.03
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,612	208,920,345.04	100.00	100.00

31 December 2013				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,603	198,098,290.70	99.44	99.57
≥1 to <2 months.....	8	722,189.61	0.50	0.36
≥2 to <3 months.....	1	131,134.64	0.06	0.07
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,612	198,951,614.95	100.00	100.00

31 December 2014				
	Volume	Principal Balance (£)	by Volume	% by Balance
<1 month.....	1,601	187,653,957.48	99.32	99.38
≥1 to <2 months.....	7	751,658.47	0.43	0.40
≥2 to <3 months.....	2	273,918.16	0.12	0.15
≥3 to <4 months.....	1	67,902.10	0.06	0.04
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	1	75,028.88	0.06	0.04
≥12 months.....	0	0.00	0.00	0.00
Total	1,612	188,822,465.09	100.00	100.00

31 December 2015				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,608	180,913,223.39	99.75	99.76
≥1 to <2 months.....	4	427,611.33	0.25	0.24
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,612	181,340,834.72	100.00	100.00

31 December 2016				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,609	173,225,241.85	99.81	99.90
≥1 to <2 months.....	3	166,253.85	0.19	0.10
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,612	173,391,495.70	100.00	100.00

31 December 2017

	<u>Volume</u>	<u>Principal Balance (£)</u>	<u>% by Volume</u>	<u>% by Balance</u>
<1 month	1,607	166,857,472.13	99.69	99.85
≥1 to <2 months.....	3	216,002.00	0.19	0.13
≥2 to <3 months.....	2	28,811.07	0.12	0.02
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,612	167,102,285.20	100.00	100.00

Loans originated in 2010 as at each specified date

31 December 2010

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,454	191,223,246.63	99.52	99.74
≥1 to <2 months.....	5	275,938.97	0.34	0.14
≥2 to <3 months.....	2	216,774.58	0.14	0.11
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,461	191,715,960.18	100.00	100.00

31 December 2011

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,456	181,558,216.31	99.66	99.72
≥1 to <2 months.....	4	481,535.87	0.27	0.26
≥2 to <3 months.....	1	34,542.77	0.07	0.02
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,461	182,074,294.95	100.00	100.00

31 December 2012

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,444	174,929,374.63	98.84	98.97
≥1 to <2 months.....	12	1,152,623.01	0.82	0.65
≥2 to <3 months.....	2	341,694.82	0.14	0.19
≥3 to <4 months.....	1	57,041.98	0.07	0.03
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	2	275,744.74	0.14	0.16
≥12 months.....	0	0.00	0.00	0.00
Total	1,461	176,756,479.18	100.00	100.00

31 December 2013

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,449	165,534,276.37	99.18	99.39
≥1 to <2 months.....	9	516,263.06	0.62	0.31
≥2 to <3 months.....	3	499,434.58	0.21	0.30
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,461	166,549,974.01	100.00	100.00

31 December 2014

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,452	158,615,816.60	99.38	99.38
≥1 to <2 months.....	7	707,356.31	0.48	0.44
≥2 to <3 months.....	2	285,715.36	0.14	0.18
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,461	159,608,888.27	100.00	100.00

31 December 2015

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,454	151,988,962.64	99.52	99.56
≥1 to <2 months.....	7	666,818.72	0.48	0.44
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,461	152,655,781.36	100.00	100.00

31 December 2016				
	<u>Volume</u>	<u>Principal Balance (£)</u>	<u>% by Volume</u>	<u>% by Balance</u>
<1 month	1,455	145,204,509.93	99.59	99.81
≥1 to <2 months.....	6	272,433.20	0.41	0.19
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,461	145,476,943.13	100.00	100.00

31 December 2017				
	<u>Volume</u>	<u>Principal Balance (£)</u>	<u>% by Volume</u>	<u>% by Balance</u>
<1 month.....	1,454	139,381,659.28	99.52	99.64
≥1 to <2 months	5	367,902.83	0.34	0.26
≥2 to <3 months	2	140,365.52	0.14	0.10
≥3 to <4 months	0	0.00	0.00	0.00
≥4 to <5 months	0	0.00	0.00	0.00
≥5 to <6 months	0	0.00	0.00	0.00
≥6 to <12 months	0	0.00	0.00	0.00
≥12 months	0	0.00	0.00	0.00
Total	1,461	139,889,927.63	100.00	100.00

Loans originated in 2009 as at each specified date

31 December 2009

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,919	223,285,355.82	99.02	98.85
≥1 to <2 months.....	16	2,241,076.16	0.83	0.99
≥2 to <3 months.....	2	232,254.31	0.10	0.10
≥3 to <4 months.....	1	132,985.41	0.05	0.06
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,938	225,891,671.70	100.00	100.00

31 December 2010

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,906	216,422,143.43	98.35	98.47
≥1 to <2 months.....	17	2,132,763.56	0.88	0.97
≥2 to <3 months.....	9	669,422.29	0.46	0.30
≥3 to <4 months.....	4	369,690.12	0.21	0.17
≥4 to <5 months.....	1	112,677.76	0.05	0.05
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	1	81,953.72	0.05	0.04
≥12 months.....	0	0.00	0.00	0.00
Total	1,938	219,788,650.88	100.00	100.00

31 December 2011

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,888	209,208,152.64	97.42	97.64
≥1 to <2 months.....	27	2,856,459.26	1.39	1.33
≥2 to <3 months.....	12	1,184,505.46	0.62	0.55
≥3 to <4 months.....	5	587,043.52	0.26	0.27
≥4 to <5 months.....	1	94,163.23	0.05	0.04
≥5 to <6 months.....	4	264,315.41	0.21	0.12
≥6 to <12 months....	1	78,123.78	0.05	0.04
≥12 months.....	0	0.00	0.00	0.00
Total	1,938	214,272,763.30	100.00	100.00

31 December 2012

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,897	203,306,234.83	97.88	97.90
≥1 to <2 months.....	30	3,298,776.34	1.55	1.59
≥2 to <3 months.....	7	545,187.17	0.36	0.26
≥3 to <4 months.....	3	330,997.37	0.15	0.16
≥4 to <5 months.....	1	195,530.70	0.05	0.09
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,938	207,676,726.41	100.00	100.00

31 December 2013

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,917	198,526,233.66	98.92	98.65
≥1 to <2 months.....	20	2,535,190.27	1.03	1.26
≥2 to <3 months.....	1	191,605.38	0.05	0.10
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,938	201,253,029.31	100.00	100.00

31 December 2014

	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,905	188,949,901.26	98.30	98.15
≥1 to <2 months.....	27	2,881,028.31	1.39	1.50
≥2 to <3 months.....	4	476,867.32	0.21	0.25
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	1	128,158.44	0.05	0.07
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	1	83,039.37	0.05	0.04
≥12 months.....	0	0.00	0.00	0.00
Total	1,938	192,518,994.70	100.00	100.00

31 December 2015				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,921	185,088,027.34	99.12	98.99
≥1 to <2 months.....	17	1,897,405.79	0.88	1.01
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,938	186,985,433.13	100.00	100.00

31 December 2016				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,923	177,573,019.76	99.23	98.93
≥1 to <2 months.....	15	1,927,471.63	0.77	1.07
≥2 to <3 months.....	0	0.00	0.00	0.00
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,938	179,500,491.39	100.00	100.00

31 December 2017				
	Volume	Principal Balance (£)	% by Volume	% by Balance
<1 month.....	1,927	170,849,517.38	99.43	99.36
≥1 to <2 months.....	10	1,051,285.41	0.52	0.61
≥2 to <3 months.....	1	44,654.08	0.05	0.03
≥3 to <4 months.....	0	0.00	0.00	0.00
≥4 to <5 months.....	0	0.00	0.00	0.00
≥5 to <6 months.....	0	0.00	0.00	0.00
≥6 to <12 months....	0	0.00	0.00	0.00
≥12 months.....	0	0.00	0.00	0.00
Total	1,938	171,945,456.87	100.00	100.00

Listing and admission to trading application

These final terms comprise the final terms required for the issue 2018-1 notes described herein to be admitted to the Official List and admitted to trading on the Regulated Market of the London Stock Exchange pursuant to the Residential Mortgage-Backed Note Issuance Programme of Holmes Master Issuer PLC.

Signed on behalf of the issuing entity:



Josh Fitzmaurice
Authorised Signatory

By: Wilmington Trust SP Services (London) Limited

Director