

Santander UK Group Holdings plc

Investor Update Q3 2015 Results

October 2015

**Simple
Personal
Fair**

What a bank should be



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Source: Santander UK Q3 2015 results “Quarterly Management Statement for the nine months ended 30 September 2015” or Santander UK Group Holdings Management Information (‘MI’), unless otherwise stated. Santander has a standard listing of its ordinary shares on the London Stock Exchange and Santander UK plc continues to have its preference shares listed on the London Stock Exchange. Further information in relation to Santander UK can be found at: www.santander.co.uk/uk/about-santander-uk. Neither the content of Santander UK’s website nor any website accessible by hyperlinks on Santander UK’s website is incorporated in, or forms part of, this presentation.

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Good commercial momentum evident in 9M'15 results

- Profit before tax of £1,424m, good performance compared with 9M'14
- Strong retail customer satisfaction, achieving our 2015 target ahead of schedule
- Net mortgage lending of £2.2bn to a total of £152.3bn; net lending to corporates of £2.3bn to a total of £26.2bn
- New facilities in Commercial Banking, up 17% from 9M'14 to £6.8bn, and strong growth in fee income
- Banking NIM of 1.84% up 2bps, and adjusted RoTE of 12.0% up 160bps, since Dec'14
- Operational efficiency well managed, absorbing ongoing investment
- Robust retail and corporate credit quality; NPL ratio improved to 1.59% from 1.80% in Dec'14
- Strong CET 1 capital ratio of 11.7% and an improved leverage ratio of 4.1%
- Successfully issued AT1, T2 and Senior; establishing the foundations for future regulatory requirements

Delivering on our 2015 commitments

1

Loyal and satisfied retail customers

11213 World customers

4.6 million

Increasing customer loyalty

Current account balances

£50.7bn

Up an average £1bn per month since end 2012

Guaranteed 7-day switch service¹

1 in 4

First choice for switchers year to date

Retail customer satisfaction (FRS)²

62.9%

Achieving our 2015 target ahead of schedule

2

'Bank of Choice' for UK companies

Lending to corporates³

£26.2bn

Up 11% since Sep'14, in a subdued market

International and online banking fees

Up 63%

Leveraging the roll out of new systems

Corporate loan loss rate³

0.11%

Improved from 0.38% in Dec'14

Corporate customer satisfaction⁴

Improved 7pp in two years

Further improvement is at the heart of our plans

3

Consistent profitability and a strong balance sheet

RoTE⁵

12.0%

Driven by net interest income growth

Banking NIM

1.84%

With margin improvements and increased lending

CET1 capital ratio

11.7%

Strong capital position maintained

NPL ratio

1.59%

Retail and corporate loans performing well

1. Source: Santander UK management information and Payments Council monthly data (on a banking group basis). Refer to Appendix 1 in the Q3'15 Quarterly Management Statement for a full definition | 2. Source: Financial Research Survey (FRS) run by GfK. Refer to Appendix 1 in the Q3'15 Quarterly Management Statement for a full definition | 3. Refer to Appendix 1 in the Q3'15 Quarterly Management Statement for a full definition of total lending to corporates | 4. Source: Charterhouse Business Banking Survey. Refer to Appendix 1 in the Q3'15 Quarterly Management Statement for a full definition | 5. Adjusted RoTE of 12.0% is annualised and adjusted for the UK Bank Levy and FSCS phasing. RoTE was 12.8%

Profitability momentum underpinned by strong flows

Retail Banking

9M'15 vs 9M'14

£m %

Operating income

2,789 3

Operating expenses

(1,333) 3

Impairment/provisions

(235) (47)

PBT

1,221 27

Sep'15 vs Dec'14

£bn %

Customer assets

164.2 4

Customer deposits

136.2 5

Commercial Banking

9M'15 vs 9M'14

£m %

445 25

(271) 16

(25) (56)

149 133

Sep'15 vs Dec'14

£bn %

20.4 9

16.8 10

Global Corporate Banking

9M'15 vs 9M'14

£m %

262 -

(194) 8

20 n.m.

88 9

Sep'15 vs Dec'14

£bn %

5.8 12

2.7 17

Outlook

- We anticipate that the UK economy will remain supportive of our business and credit performance
- Increased liquidity and competition demonstrated by the new asset margin compression
- Strong fee income growth driven by improved product coverage and full service offering
- Banking NIM for 2015 to remain broadly unchanged from 1.82%, as reported for end of 2014
- Net mortgage lending growth in line with the market; SVR mortgage attrition as seen in 2014
- The impact on customer acquisition, following recent 11213 World fees changes, remains to be seen;
We are nonetheless confident that the 11213 World continues to be a market leading proposition
- Despite significant regulatory change and some uncertainty, we are well placed to continue to grow the business while maintaining balance sheet strength

Our 2013-2015 strategic priorities

1

Loyal and satisfied retail customers

2

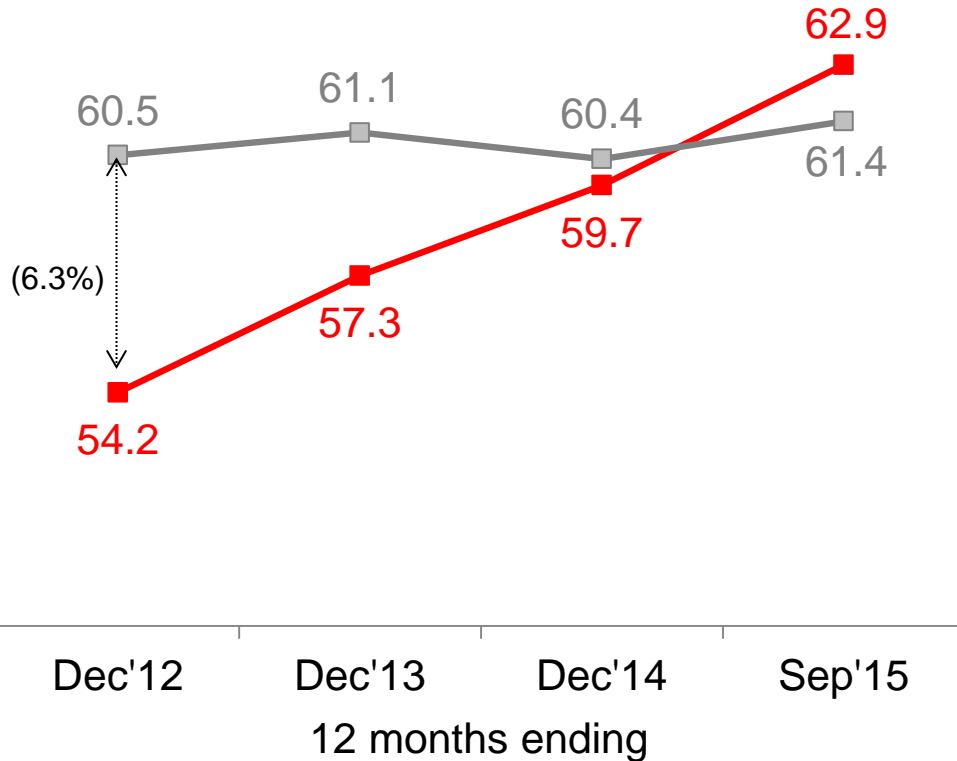
'Bank of Choice' for UK companies

3

Consistent profitability and a strong balance sheet

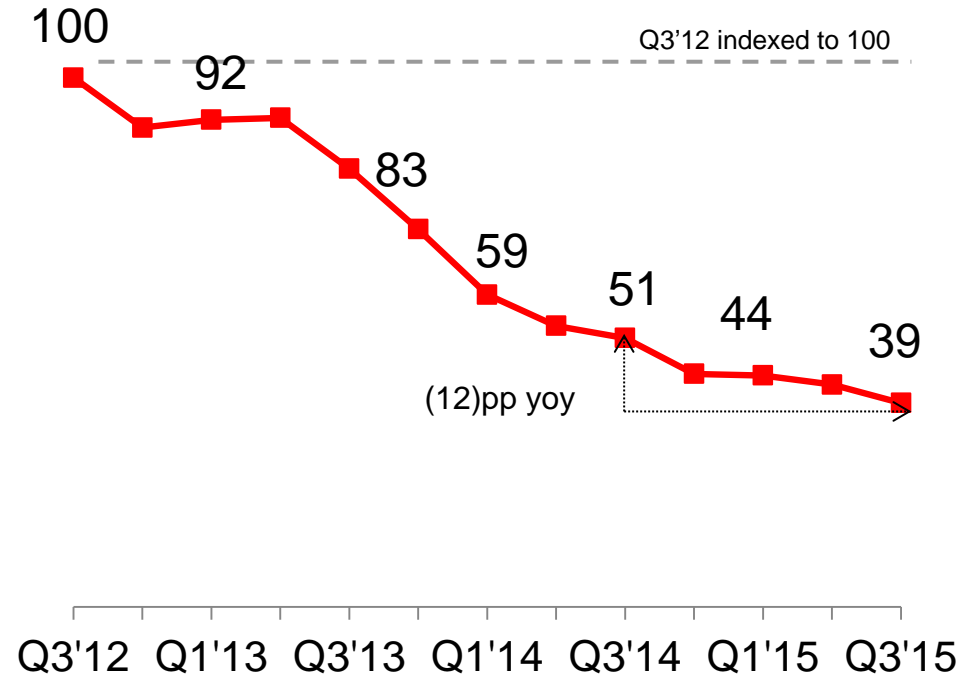
Significant improvement in retail customer experience

Retail customer satisfaction (%)¹



—■— Santander UK —■— Average of 3 highest performing peers

Retail complaints received (indexed)²

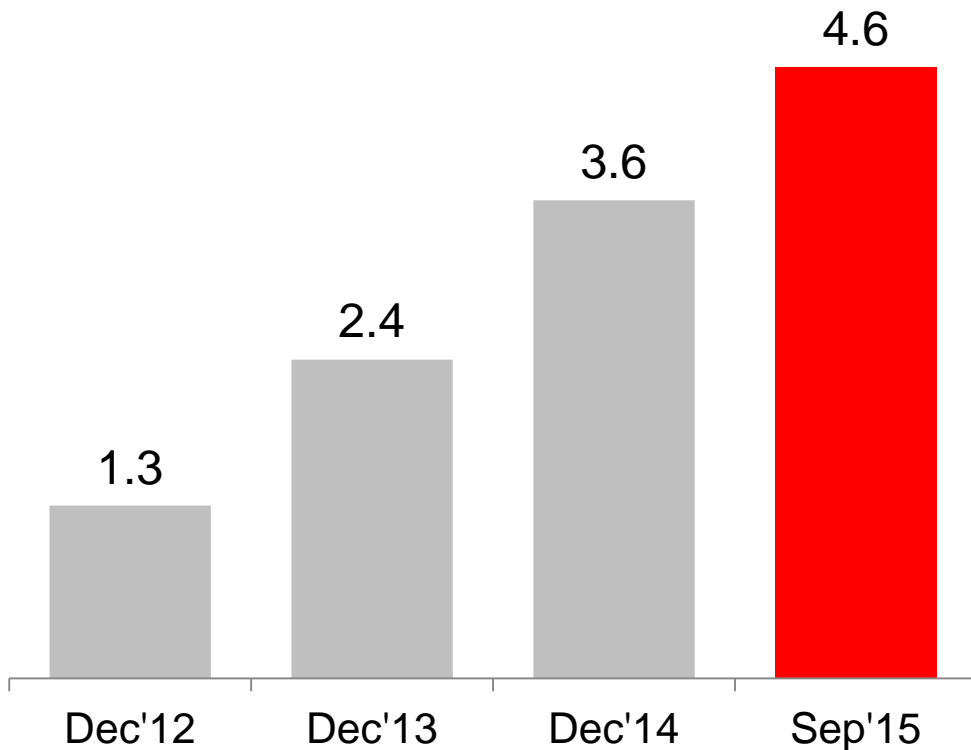


1. As measured by FRS. Refer to Appendix 1 in the Q3'15 Quarterly Management Statement for a full definition | 2. Source: Santander UK management information. All unique core complaints included. Those relating to legacy issues e.g. PPI and advice related complaints are not included

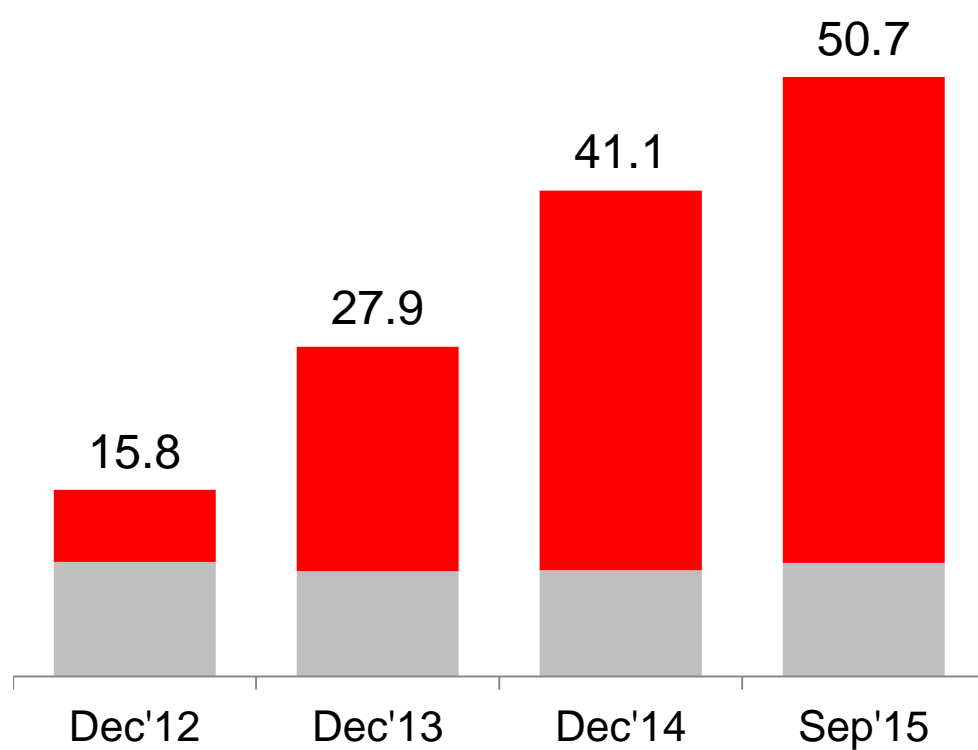


960,000 new 1I2I3 World customers in 2015

1I2I3 World customers (million)



Retail Banking current account balances (£bn)



■ of which 1I2I3 Current Account balances¹

1. Includes adult accounts only

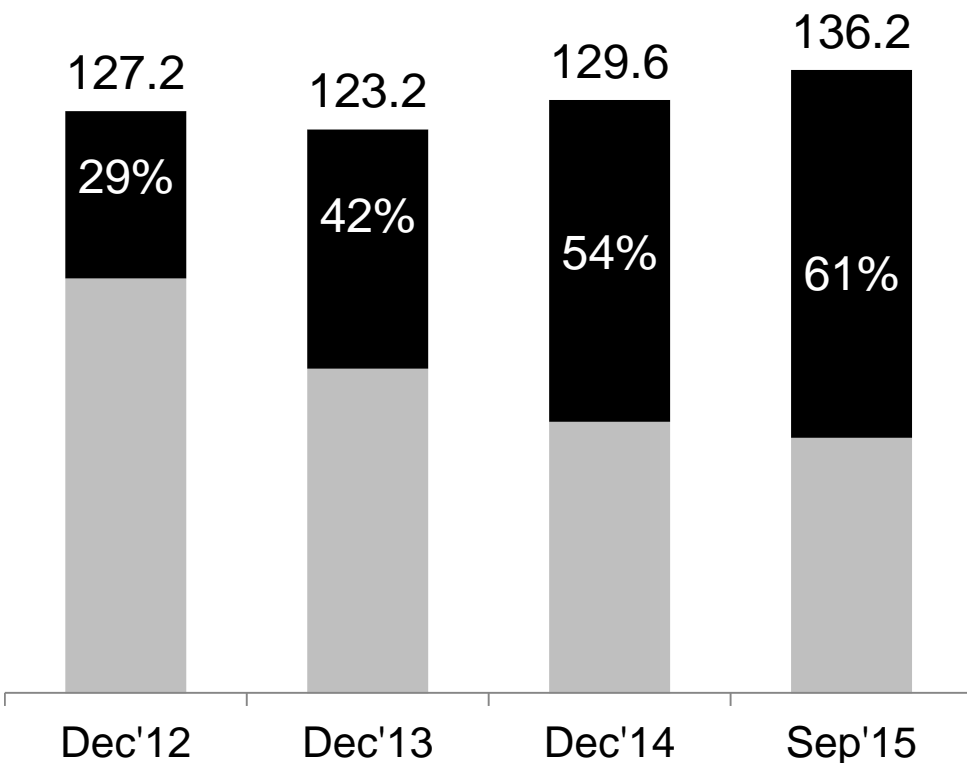
1I2I3 World is transforming our customer profile

	Non 1I2I3 Current Account	1I2I3 Current Account ¹	Main benefits of 1I2I3 Current Account
Loyal customers ²	24%	72%	▪ Deepening relationships; improved customer profile
Select and Affluent ³	7%	36%	▪ Improved liquidity stability; fee paying account
Products per customer	1.5	2.2	▪ Simple and transparent product
Ave. account balance ⁴	1.0x	5.2x	▪ Better savings mix; less rate sensitive money
Customer satisfaction ⁵	90%	97%	▪ More satisfied customers; high staff advocacy

1. Adult accounts only | 2. Loyal customers are primary current account customers (credit turnover >= £500 per month and at least two direct debits on the current account) who hold an additional product | 3. Refer to Appendix 1 in the Q3'15 Quarterly Management Statement for a full definition | 4. Average account balances are combined savings and banking liability balances | 5. Source: Current Account, Money Saving Expert (Aug'15), based on 'great/ok' responses

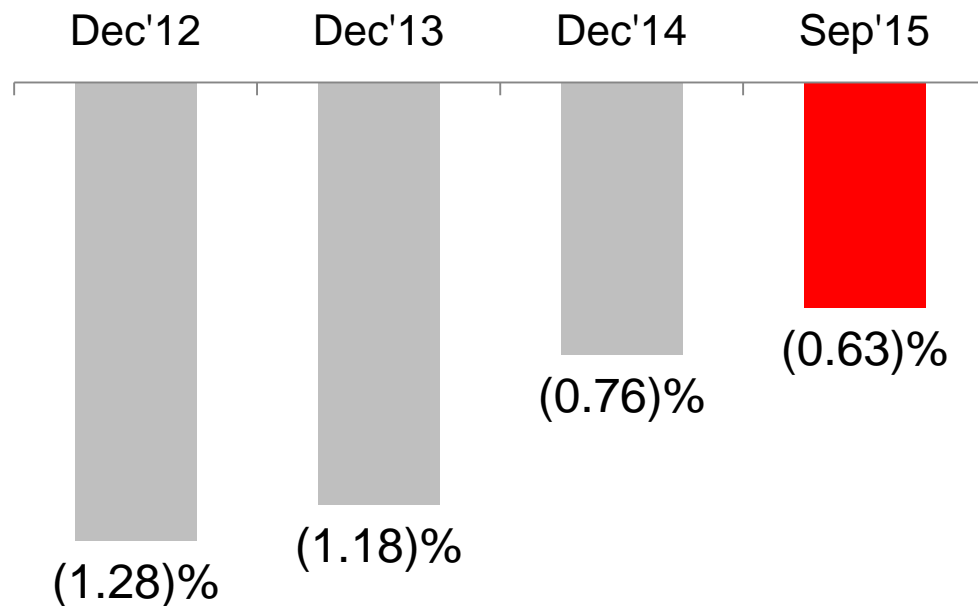
Improved customer primacy and liability spread

Retail Banking deposits (£bn)



■ Banking and savings balances of customers with a primary 11213 Current Account or other primary current account

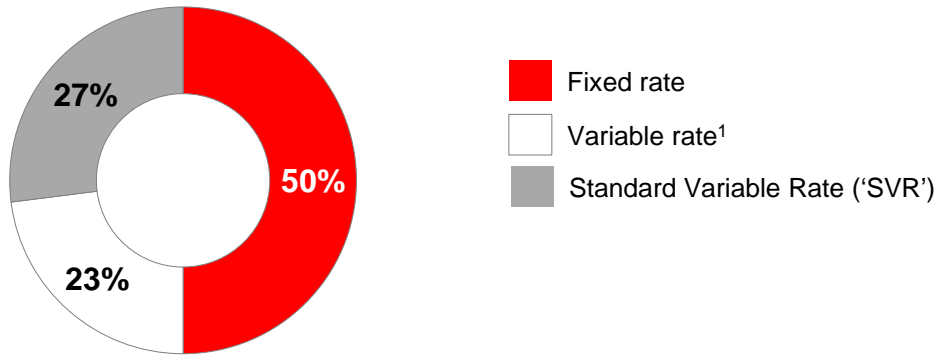
Annualised Retail Banking deposits spread (%)¹



1. YTD annualised Retail Banking customer deposit spreads against the relevant swap rate or LIBOR. Retail Banking customer deposits include savings and bank accounts for personal and business banking customers

Prime residential mortgage book of £152.3bn

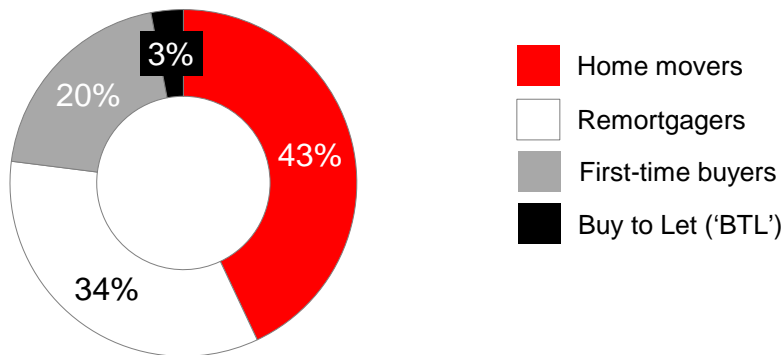
Mortgage product profile (stock, Jun'15)



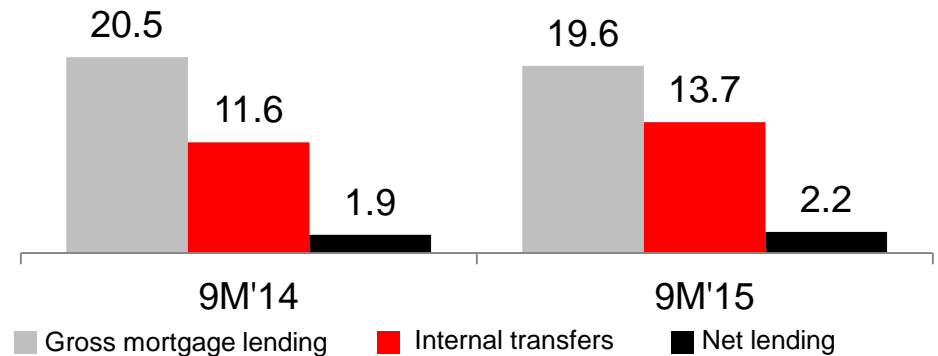
Geographical distribution (stock %, Jun'15)



Mortgage borrower profile (stock, Jun'15)



Mortgage lending (£bn)



37% interest only mortgages (Dec'14: 38%)²

c. 80% of refinancing customers retained³

1. Variable rate includes tracker and base rate linked products | 2. Full interest only loans and the element of part-and-part attribution to interest only balances | 3. Refer to Appendix 1 in the Q3'15 Quarterly Management Statement for a full definition

Maintaining prudent mortgage lending criteria

Mortgage loan distribution

Dec'14

Jun'15

Loan size distribution (stock)

Less than £0.25m	78.1%	76.9%
£0.25m - £0.5m	17.1%	17.9%
£0.5m - £1m	4.1%	4.5%
£1m - £2m	0.6%	0.6%
Over £2m	0.1%	0.1%

Average loan size distribution (new business)

London and South East	£229k	£243k
Rest of UK	£125k	£132k
All UK	£169k	£180k

Loan-to-income multiple¹ 3.11 3.09

Loan to value ('LTV')

Dec'14

Sep'15

Simple average LTV²

new lending	65%	65%
stock	47%	46%

Indexed LTV distribution (stock)

> 85% - 100%	6%	6%
> 100%	3%	2%

New lending % with LTV > 85% 17% 14%

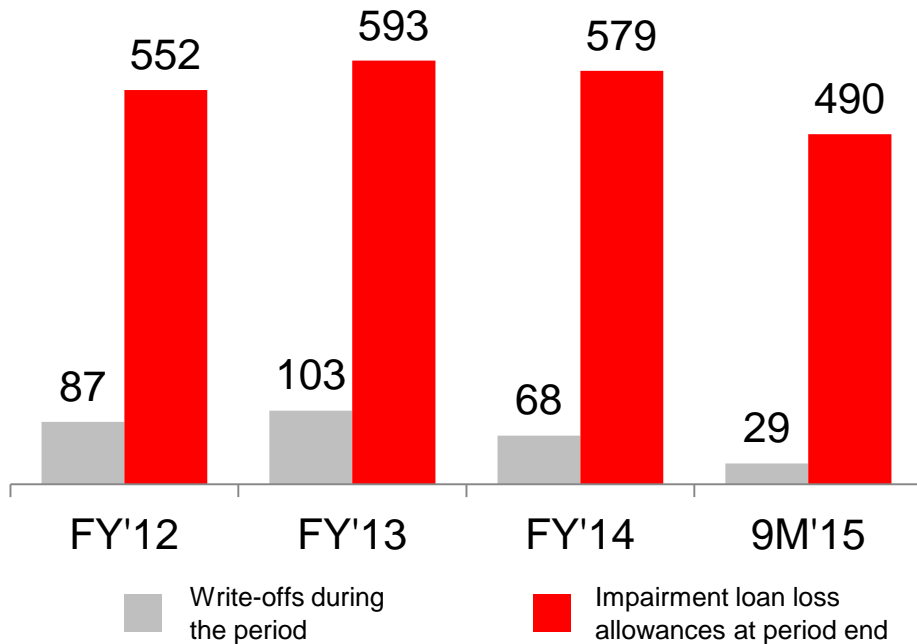
24,300 first-time buyers (£3.5bn gross lending)
10,000 BTL mortgages (average LTV of 70%)

Strong residential mortgage credit performance

Mortgage impairment loan loss allowances and write-offs (£m)

Write-offs coverage¹

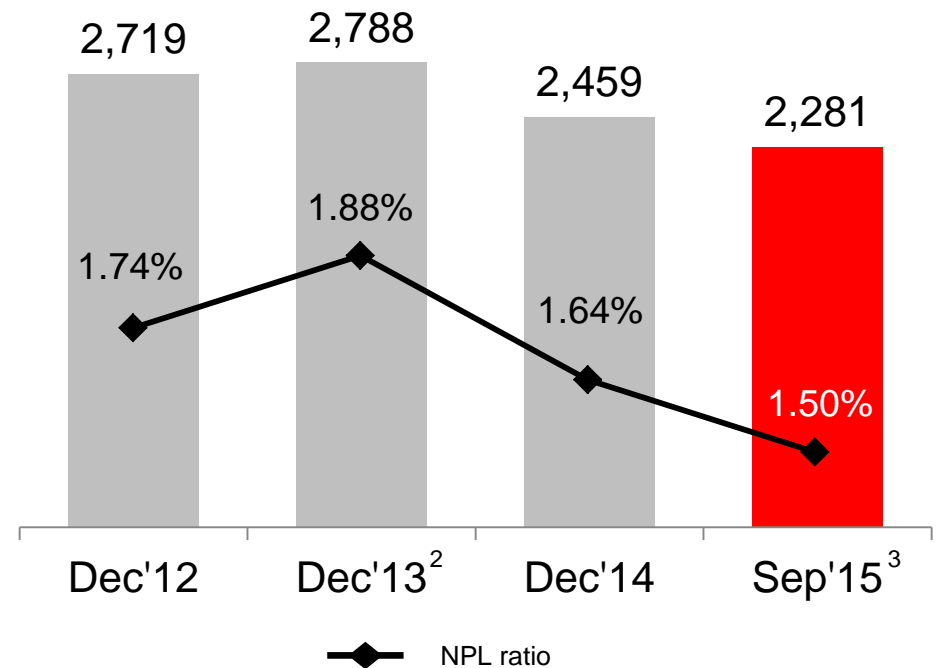
6.3x 5.7x 8.5x n/a



Mortgage NPLs (£m)

NPL coverage

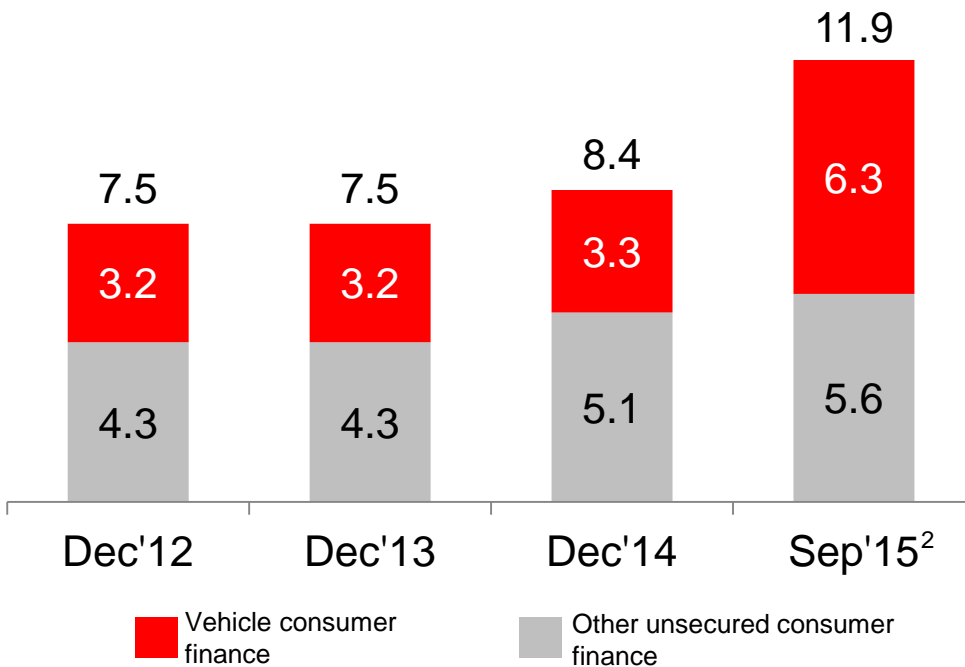
20% 21% 24% 21%



1. Calculated as impairment loan loss allowance at year end divided by write-offs during the year | 2. The increase in the mortgage NPL ratio during 2013 was largely due to regulatory-driven policy and collections changes introduced in early 2012 and the impact of the managed reduction in the mortgage portfolio 2012-13 | 3. Residential mortgages NPL ratio for Sep'15 includes PIPs. Prior periods have not been restated

Growing vehicle and consumer finance proposition

Banking and consumer credit customer loans (£bn)¹



85% of new loans made to existing customers³







Broadening our vehicle finance franchise

- Increasing retail financing penetration rates
- Focus on customer loyalty products
- Leading position in new and used auto car loans
- Maintained five vehicle manufacturer relationships:
 - Mazda, Volvo, Kia, Hyundai and KTM
- PSA Finance cooperation adds Peugeot and Citroen contracts

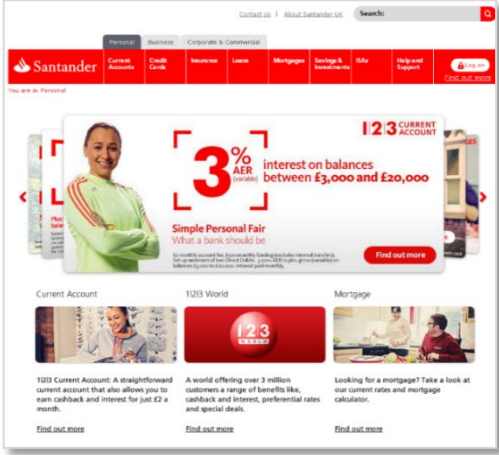
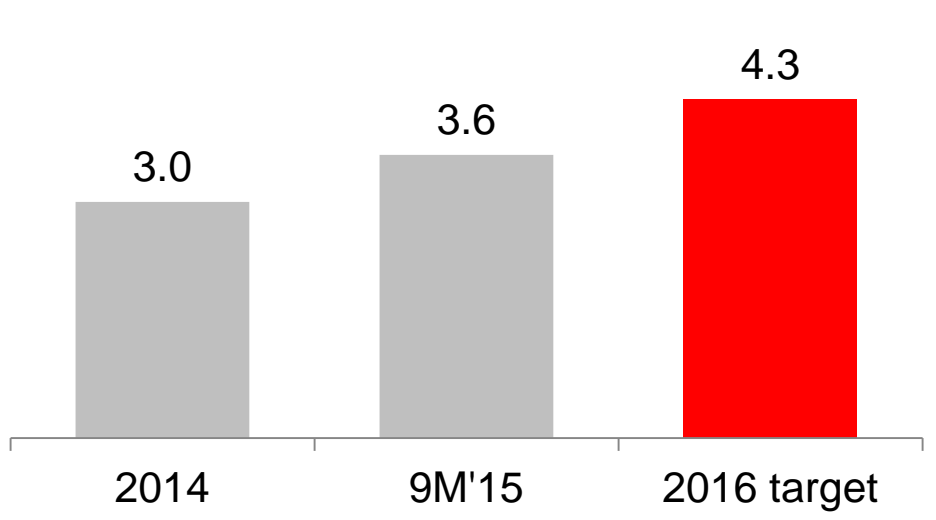


1. Includes vehicle finance (UK arm of Santander Consumer Finance), unsecured personal loans ('UPLs'), credit cards and bank overdrafts | 2. Commencement of the PSA cooperation in our consumer finance business in February 2015 | 3. Based on volume of UPL openings to existing Santander UK customers in 9M'15

Digital innovation enhancing customer experience

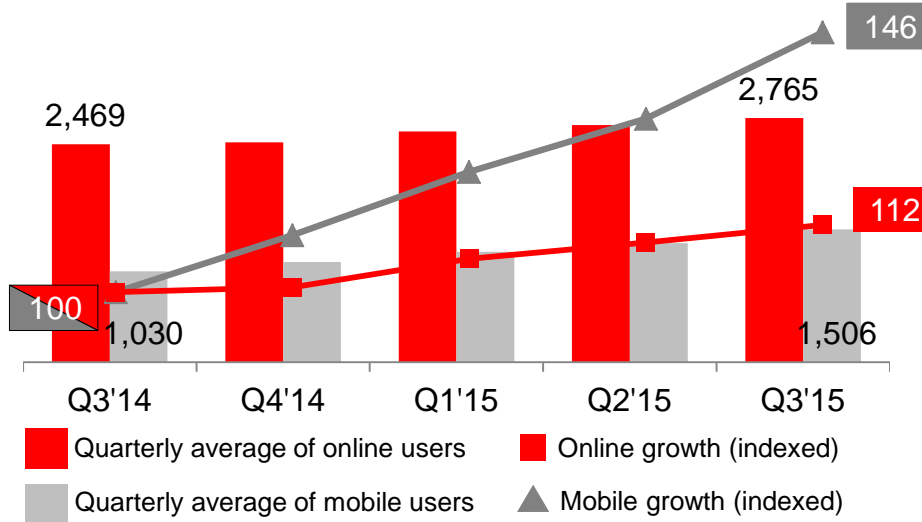
- Credentials  **Instant access / re-access** to online banking, and improved first time logon experience
- See  **Ability to see more information** for UPL, investments, and insurance products via online bank and mobile app
- Service  **Customer WiFi rollout** to all branches; **ability to set up and manage alerts** in branch and by phone
- Buy  **Mobile friendly application forms;** online mortgage decision in principle tool; secure site forms for UPL and ISAs
- Mobile  Amongst first banks to launch **Apple Pay** in the UK; new **Spendlytics**, **KiTTi** and an **ISA app**
- Analytics  **Comprehensive analytics suite**, with a capability to analyse customer behaviour (across public website, UPL forms and landing pages)

Total digital customers (m)

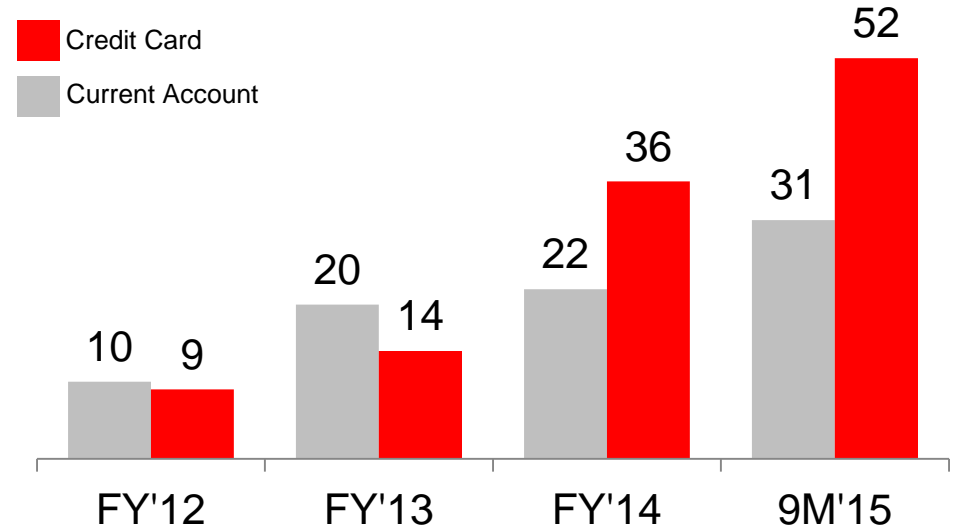


Digital transformation pace and customer retention

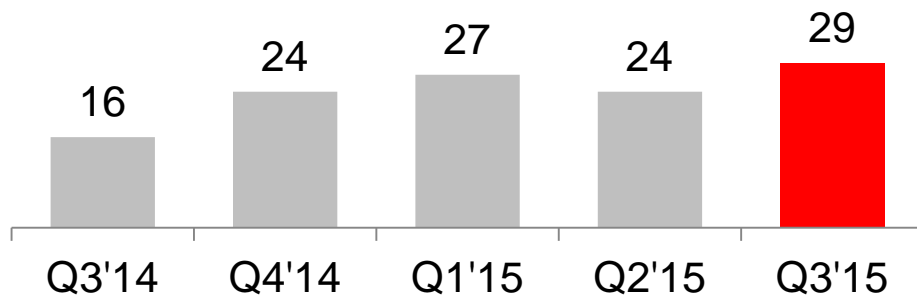
Growing our digital presence (000s)



Digital openings (% of total openings)



Digital mortgage retention (% of total)



Helping mobile customers deepen their relationship with us with **1,600** new active mobile users every day

1. Mortgage retentions carried out by digital channels as a % of all retentions (value)

Our strategic priorities

1

Loyal and satisfied retail customers

2

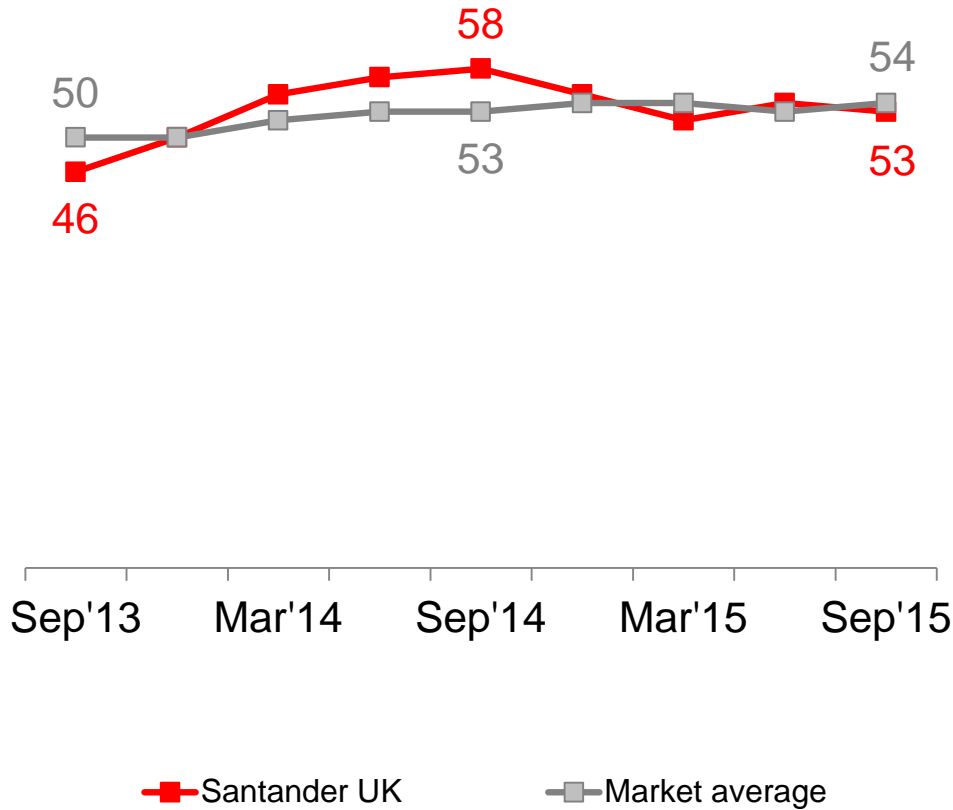
'Bank of Choice' for UK companies

3

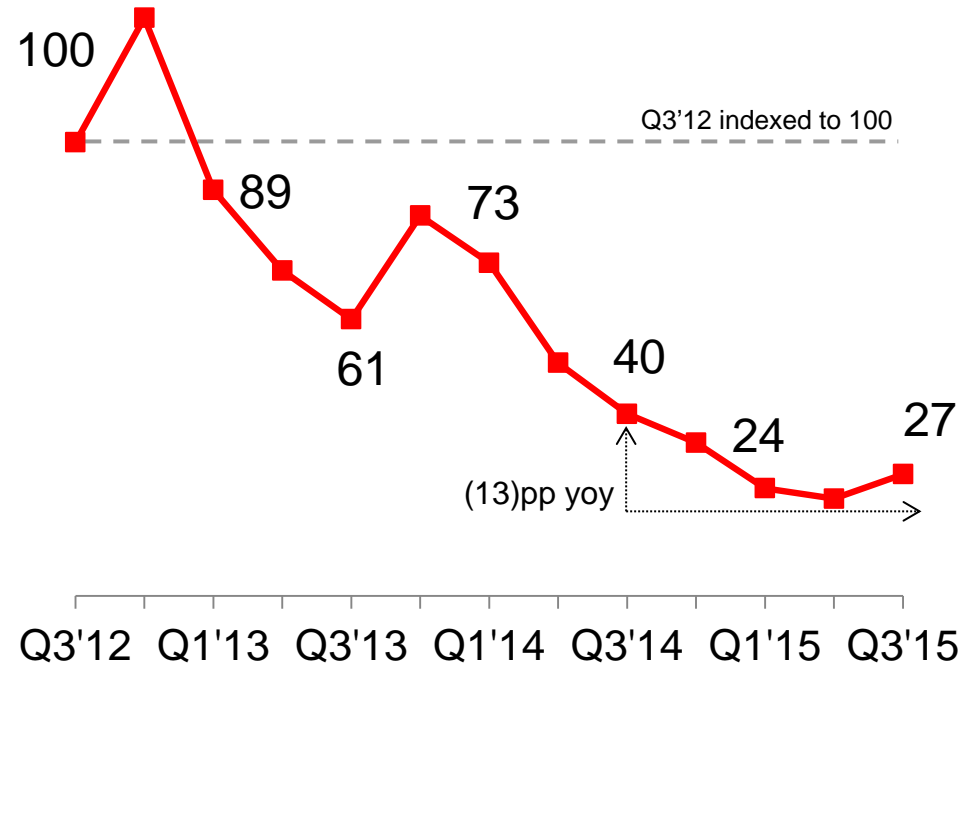
Consistent profitability and a strong balance sheet

Improving corporate customer experience

Corporate customer satisfaction (%)¹



Corporate complaints received (indexed)²



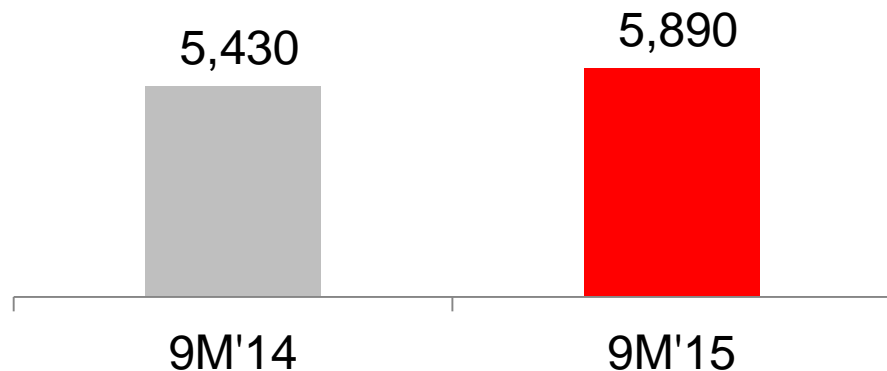
1. Source: Charterhouse Business Banking Survey. Refer to Appendix 1 in the Q3'15 Quarterly Management Statement for a full definition | 2. Source: Santander UK management information. Complaints relate to our commercial and corporate banking businesses

Utilising expanded footprint and full service offering

	Customers	Customer loans
SME > £250k - £50m	72,300	£13.3bn
Mid corporates > £50m - £500m	1,330	£7.1bn
Large corporates ¹ > £500m	310	£5.8bn

Expanded footprint to be closer to our customers		
	2012	9M'15
Relationship Managers	503	713
Corporate Business Centres	34	69

Commercial Banking bank account openings



International expertise and differentiated offering

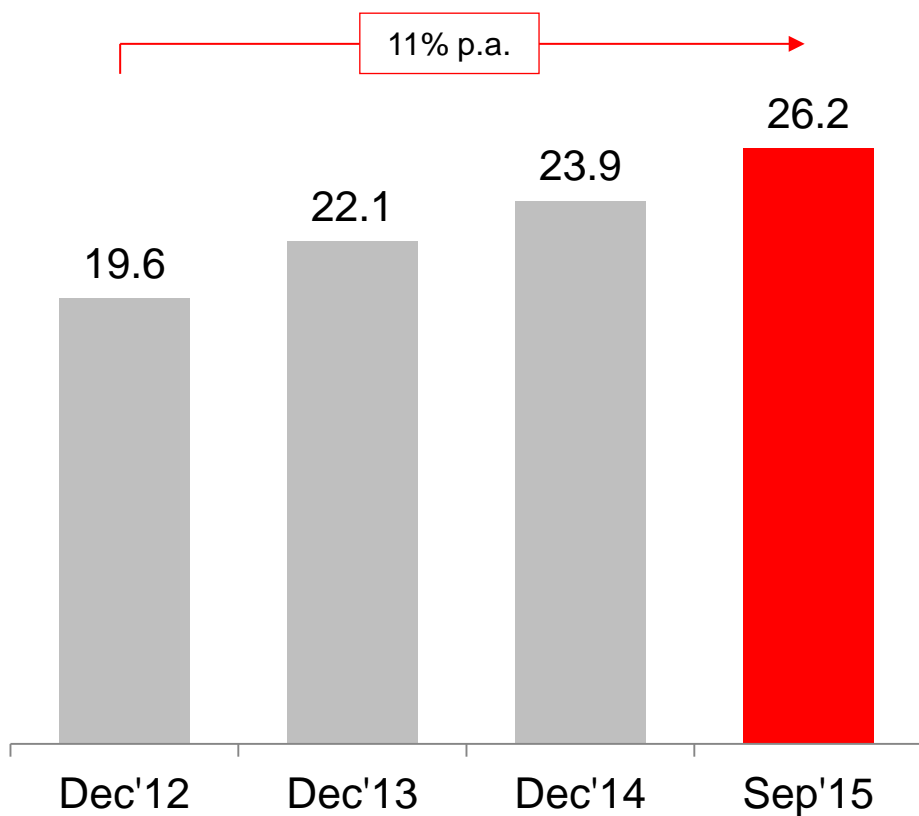
BREAK THROUGH



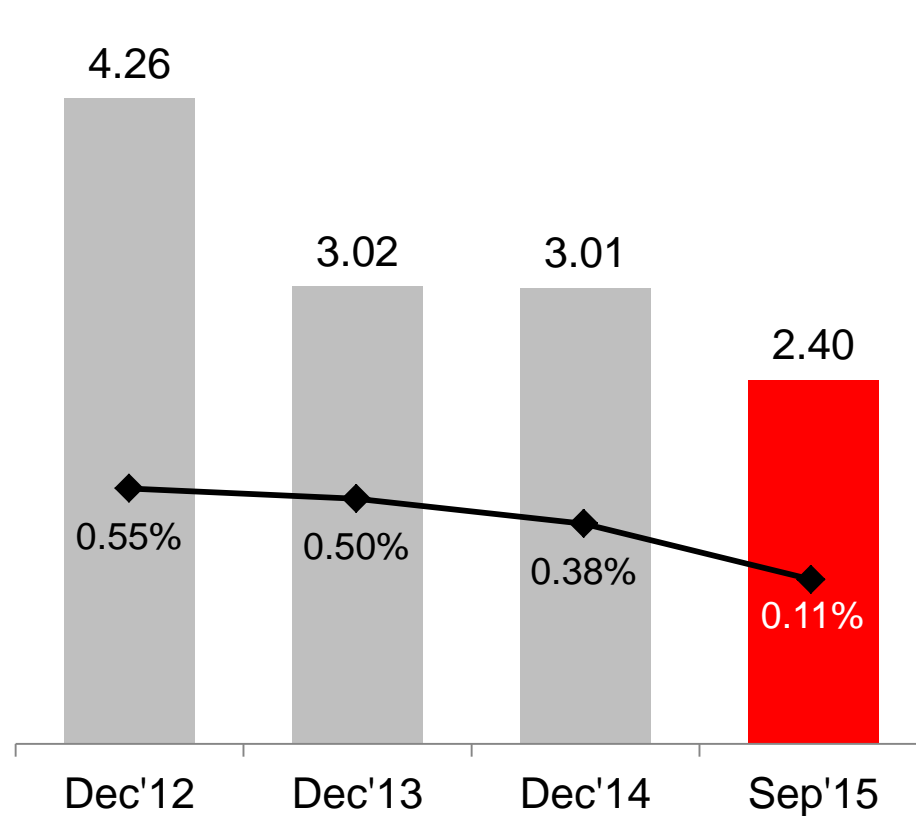
1. Data as at Aug'15. Reported in Global Corporate Banking customer business segment. Now includes 26 financial sponsors

Sustained growth with prudent risk approach

Corporate loans (£bn)¹



Corporate loans NPL ratio (%)¹



◆ Loan loss rate

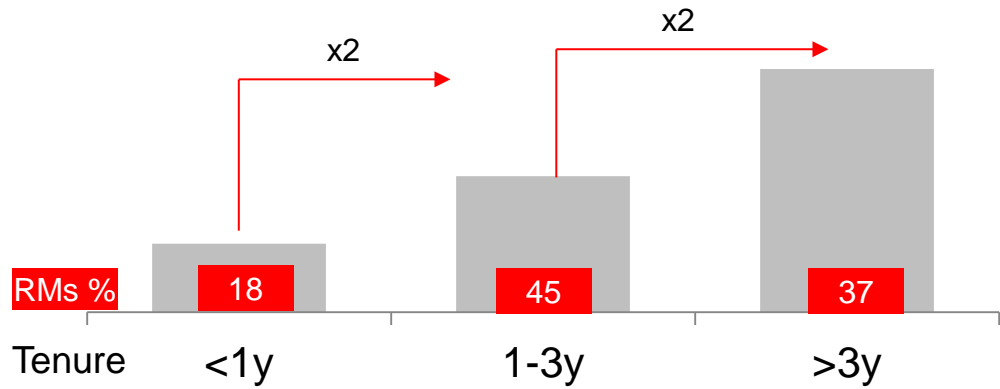
1. As reported in the combined Commercial Banking and Global Corporate Banking business segments

Leveraging new infrastructure for improved returns

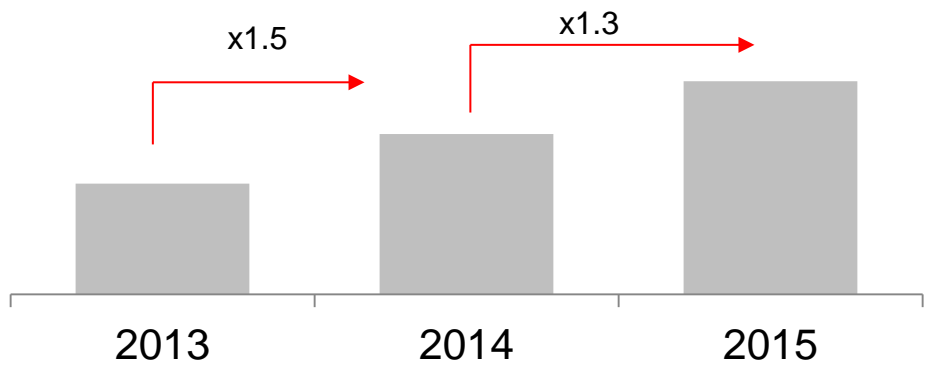
Commercial Banking		9M'15	vs 9M'14
		£m	%
Net interest income		336	24
Non-interest income		109	30
Operating expenses		(271)	16
Operating provisions and charges		(25)	(56)
PBT		149	133

	Sep'15	vs Dec'14
	£bn	%
Customer assets	20.4	9
Customer deposits	16.8	10
RWAs	19.6	(1)

SME assets per Relationship Manager



Non asset income¹



RoE 2% Dec'14 → 8% Sep'15



1. SME, 2015 is September 2015 annualised

'Bank of Choice' for UK companies













Continued investment in the GCB franchise

Our strategy and key actions

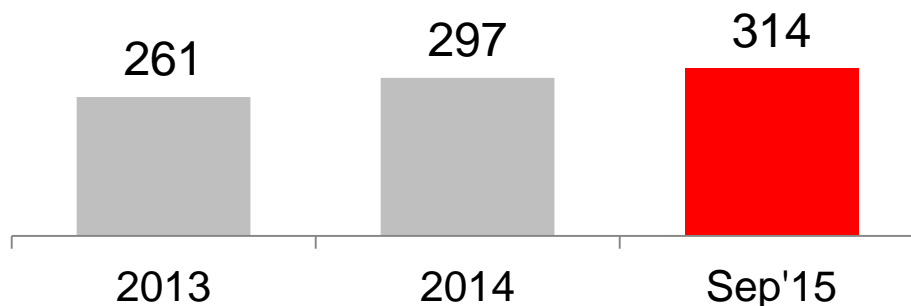
Focus on areas of competitive advantage:

- LatAm expertise
- Credit origination, structuring and distribution
- International Trade Finance
- Access to EUR and GBP Capital Markets
- Retail and commercial solutions and distribution
- Acquisition Finance and Project Finance

Important 2015 client transactions

UK  USD 600 MM Multi-currency PP Joint Lead Placement Agent 	UK  GBP 1,000 MM AT1 Issuance - DCM Joint Lead Manager 	UK  GBP 11.5 MM Equity TRS 
UK  EUR 700 MM DCM & Rates Bookrunner and CCS Execution 	UK  GBP 152 MM Property Finance Lead Manager 	UK  GBP 100 MM Inflation Linked Swap Execution Bank 

Number of corporate customers



Strong credentials in chosen businesses¹

	Sep'15
UK corporate bonds	£ #5 € #8
UK housing associations bonds	#2
UK syndicated loans bookrunner and MLA	#5
Arranger of UK renewable loans	#3

Our strategic priorities

1

Loyal and satisfied retail customers

2

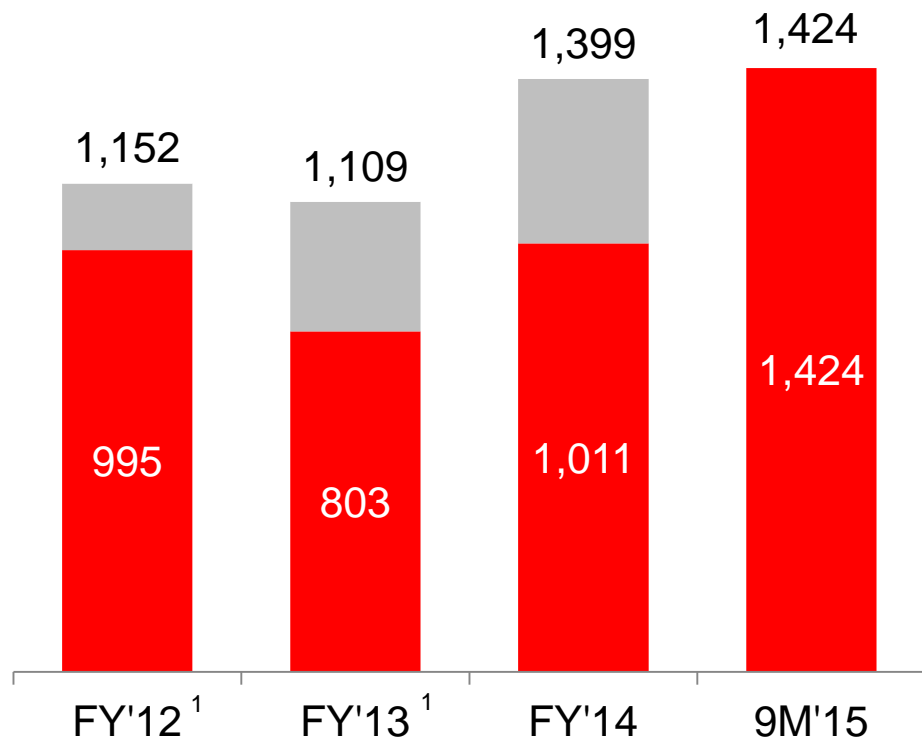
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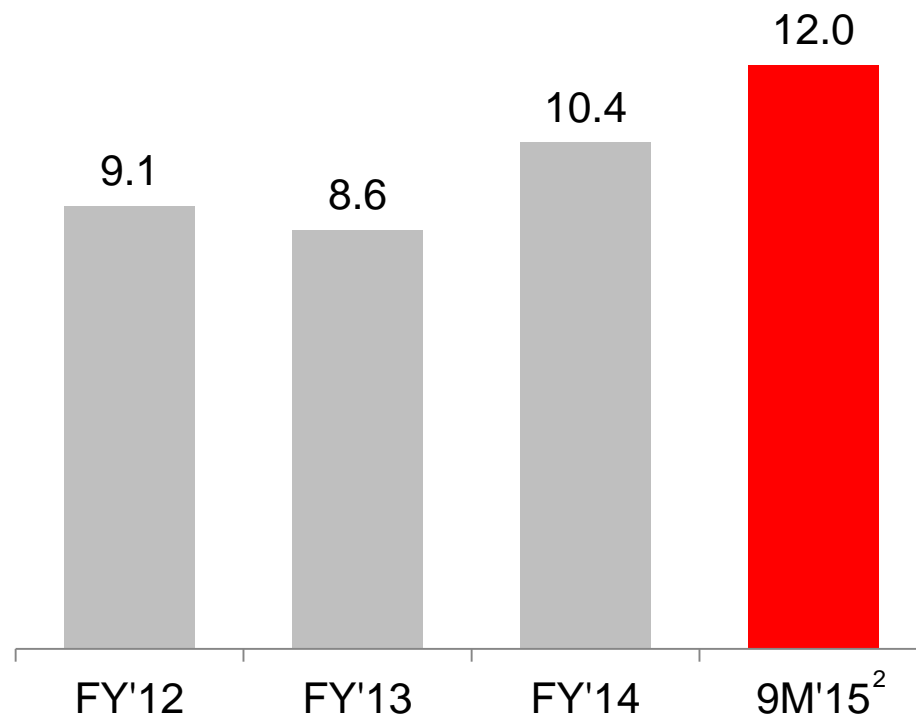
Consistent profitability and a strong balance sheet


Consistently profitable, sustainable business

Profit before tax (£m)



Return on tangible equity ('RoTE') (%)



 First nine months of the year

Margin improvement driven by strategic transformation

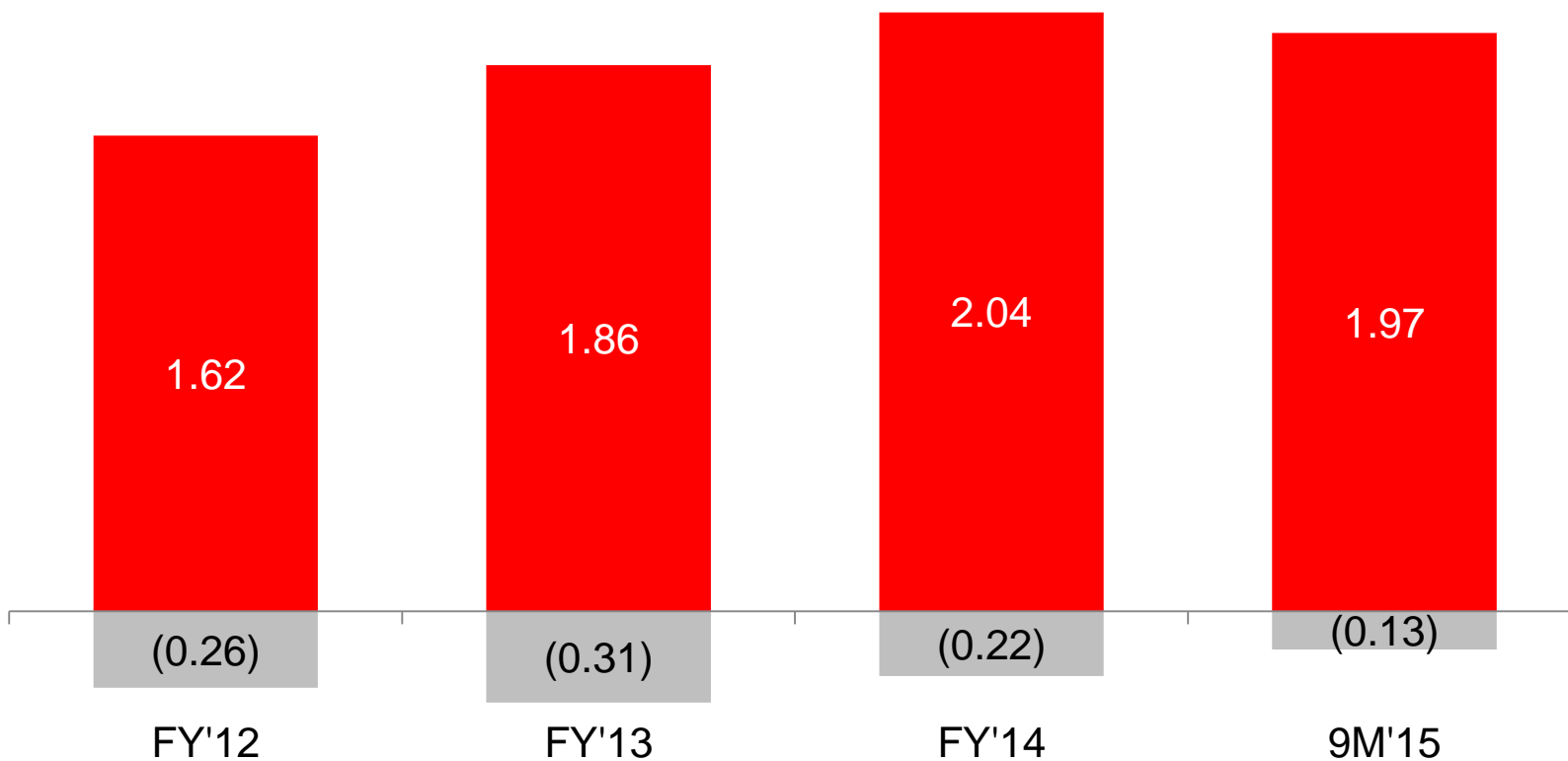
Banking NIM¹


1.36


1.55

1.82

1.84



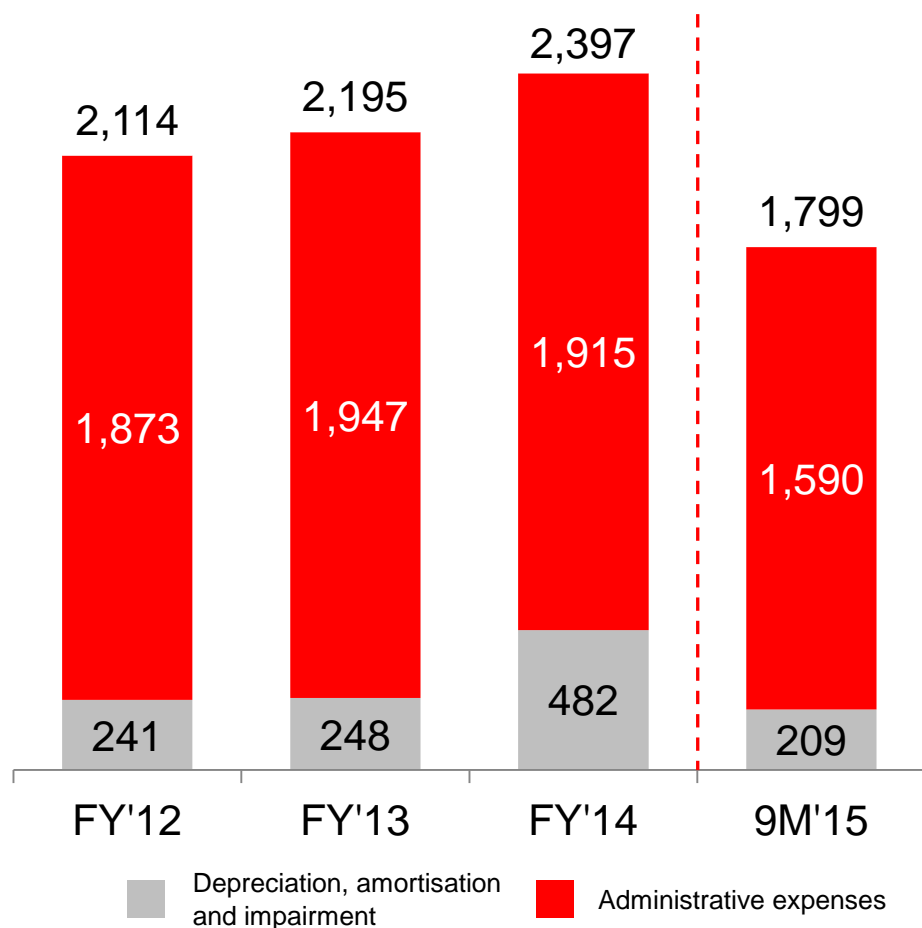
 Customer interest margin

 Structural hedge, wholesale funding and liquidity balances

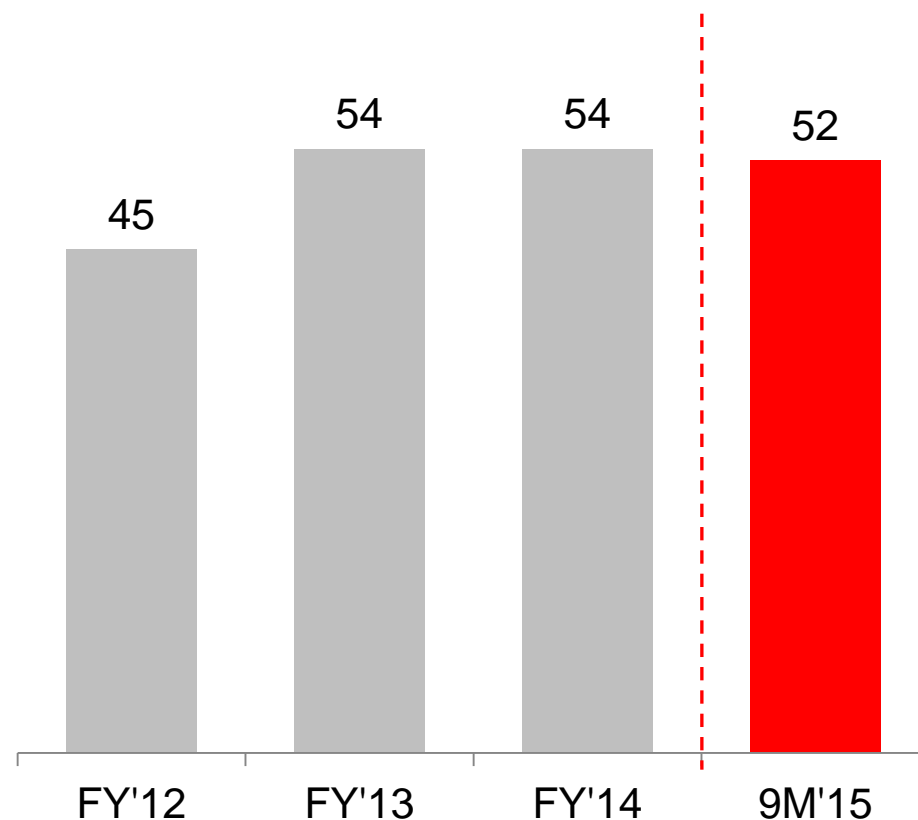
1. Banking NIM is calculated as annualised net interest income divided by average customer loans

Operational efficiency absorbing ongoing investment

Operating expenses (£m)

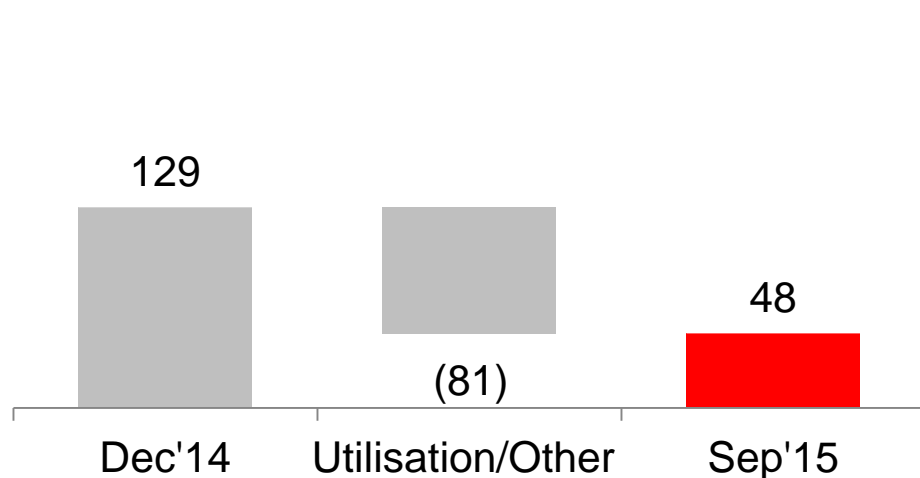


Cost-to-income ratio (%)

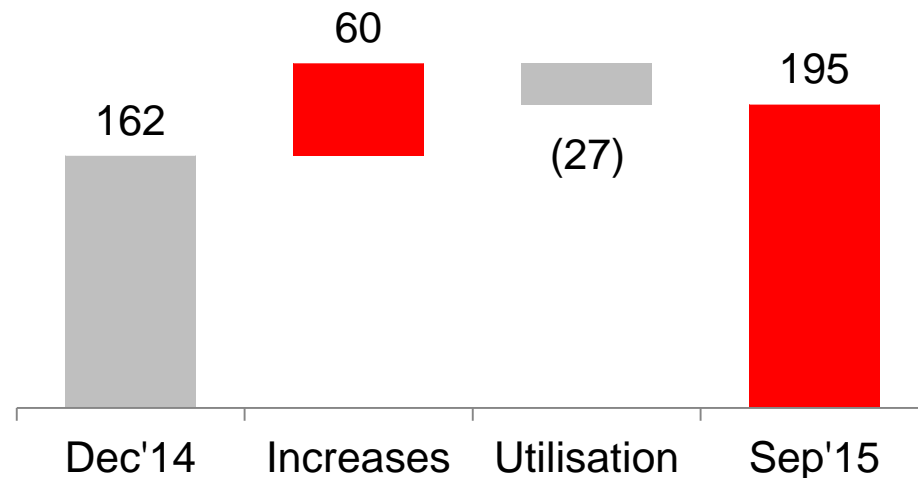


PPI and other conduct issues

PPI provision balance¹ (£m)



Other products provision balance¹ (£m)

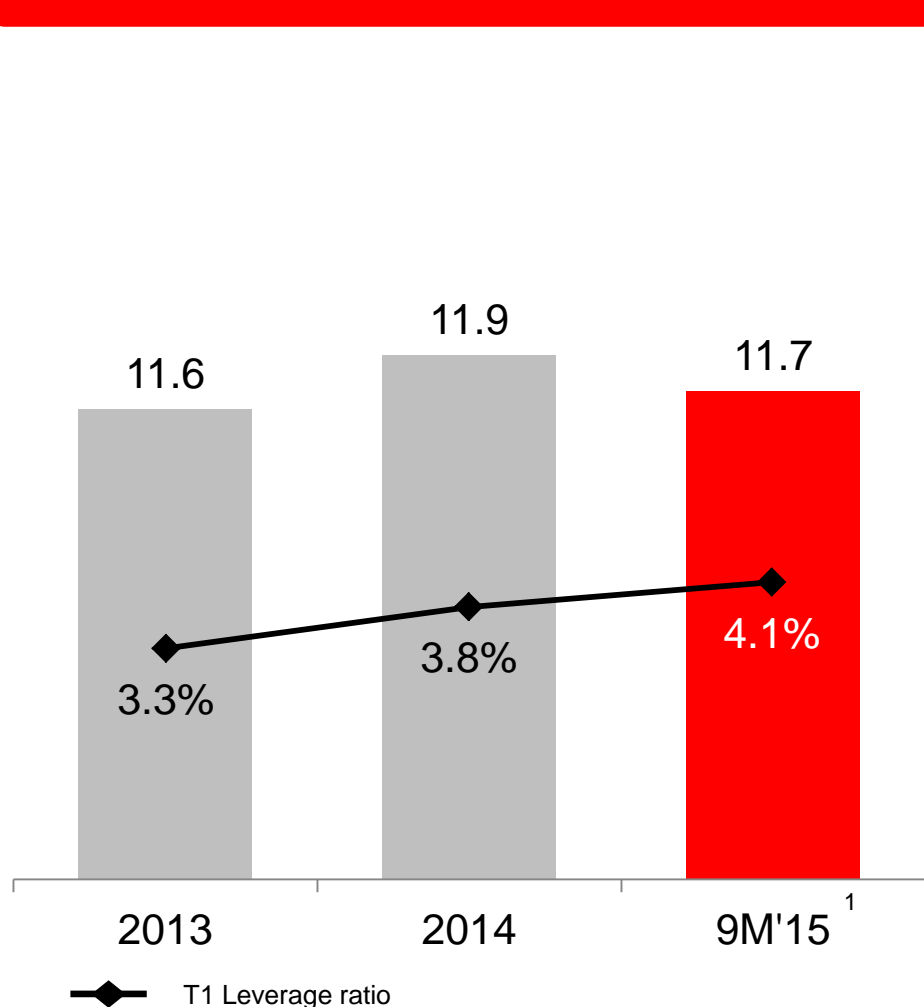


- Monthly utilisation excluding pro-active customer contact during 9M'15 was £9m per month (including related costs), compared with an average of £9m in 2014, and £18m in 2013
- There are currently no open past business reviews
- Considerable uncertainty remains as a result of the recently announced FCA consultation (time barring and Plevin). This uncertainty has prevented us from reliably estimating any additional provisions at this time
- Includes £43m of additional provisions taken in Q3'15 relating to wealth and investment products
- The additional provisions were taken following the agreement with the FCA and a review of claims activity

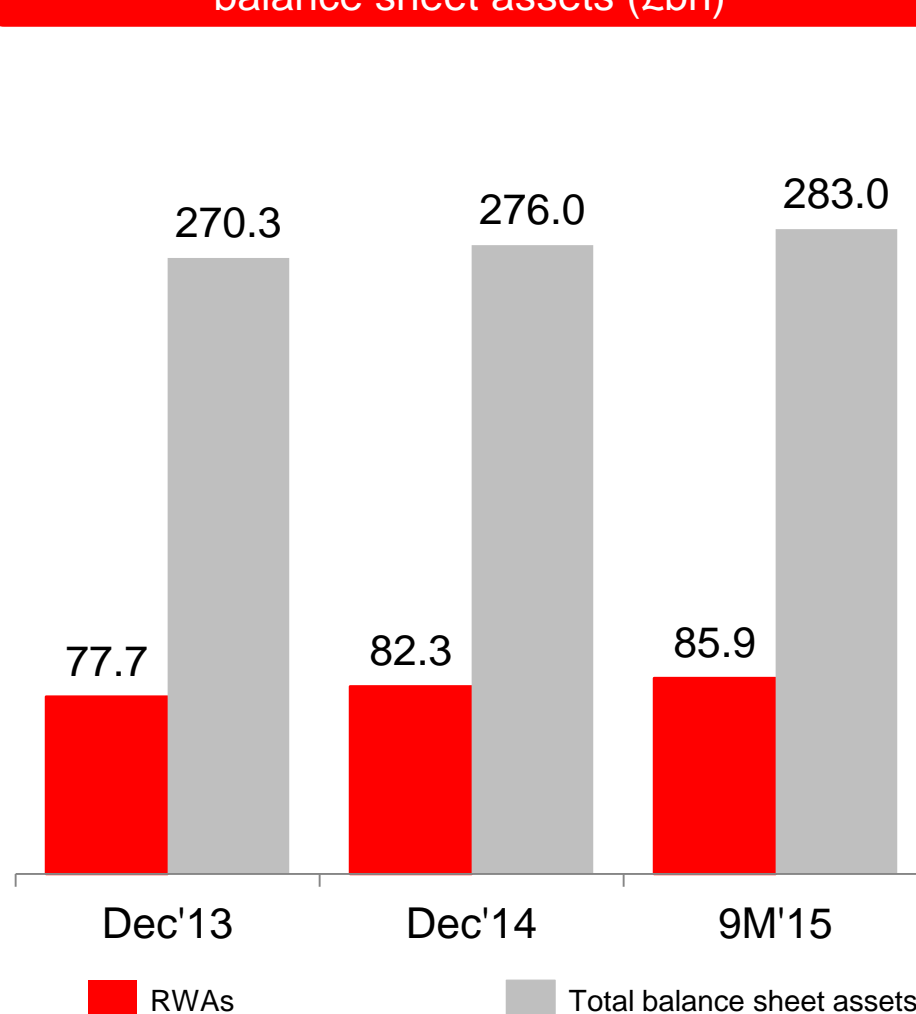
1.Provision for redress and associated costs

Strong capital and leverage with controlled RWA growth

CET1 and leverage ratio (%)



Risk weighted assets and balance sheet assets (£bn)



1. Impacted by the commencement of the PSA cooperation. Excluding this impact, the CET 1 capital ratio would have been 12.0%

Delivering on our 2015 commitments

		31.12.2014	31.09.2015	2015 target
1 Loyal and satisfied retail customers	Loyal customers	3.3 million	3.6 million	4 million
	11213 World customers	3.6 million	4.6 million	4 million
	Customer satisfaction ('FRS') (average of 3 highest performing peers)	59.7% (60.4%)	62.9% (61.4%)	Top 3
2 'Bank of Choice' for UK companies	Corporate loans percentage of total customer loans	13%	13%	20%
	(Total lending to corporates) ¹	(£23.9bn)	(£26.2bn)	
3 Consistent profitability and a strong balance sheet	Return on tangible equity ('RoTE')	10.4%	12.0% ²	13% – 15%
	Cost-to-income ratio	54%	52%	< 50%
	CET 1 capital ratio	11.9%	11.7% ³	> 10.5% ⁴
	Loan-to-deposit ratio	124%	123%	< 125%
	Non performing loan ratio	1.80%	1.59%	ratio maintained
	Dividend payout ratio	46%	N/A	50%

For notes and definitions see Appendix 1 to the Santander UK Group Holdings plc Quarterly Management Statement for nine months ended 30 September 2015
 1. Total lending to corporates. See Appendix 1 for definitions of Commercial Banking and Global Corporate Banking ('GCB') customer segments | 2. Adjusted RoTE of 12.0% is annualised and adjusted for the UK Bank Levy and FSCS phasing. RoTE was 12.8% | 3. CET 1 capital ratio was impacted by the commencement of the PSA cooperation in our consumer finance business. Excluding this impact, the CET 1 capital ratio would have been 12.0% | 4. Target recalibrated to c.12% by 2018 in September 2015, based on the current known end-point CET1 regulatory requirements

Well positioned as a successful scale challenger

Unique position with meaningful scale and opportunity...

...a full-service retail and commercial bank...

...successfully challenging the big banks



Bradford & Bingley



Retail Banking

881 branches

>80% market coverage

Guaranteed 7-day switch service¹

1 in 4 customers

Since the introduction of the switch service in Sep'13

14m active customers

9.5m current accounts; 5th largest

£136.2bn retail liabilities

£152.3bn mortgages; 3rd largest

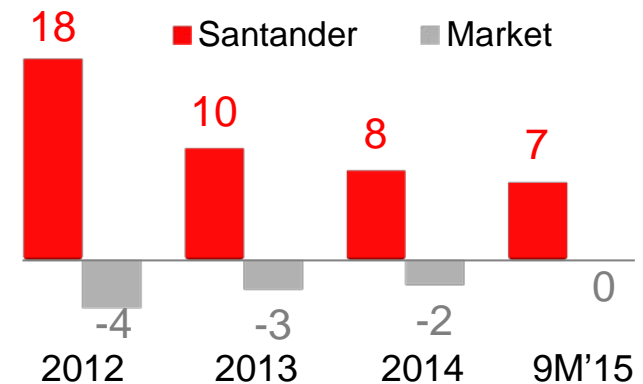
£26.2bn corporate assets

Commercial Banking

69 Corporate Business Centres
(from 34 in 2012)

713 Relationship Managers
(from 503 in 2012)

SME lending² (% YoY growth)



Ambitious but realistic 2018 commitments

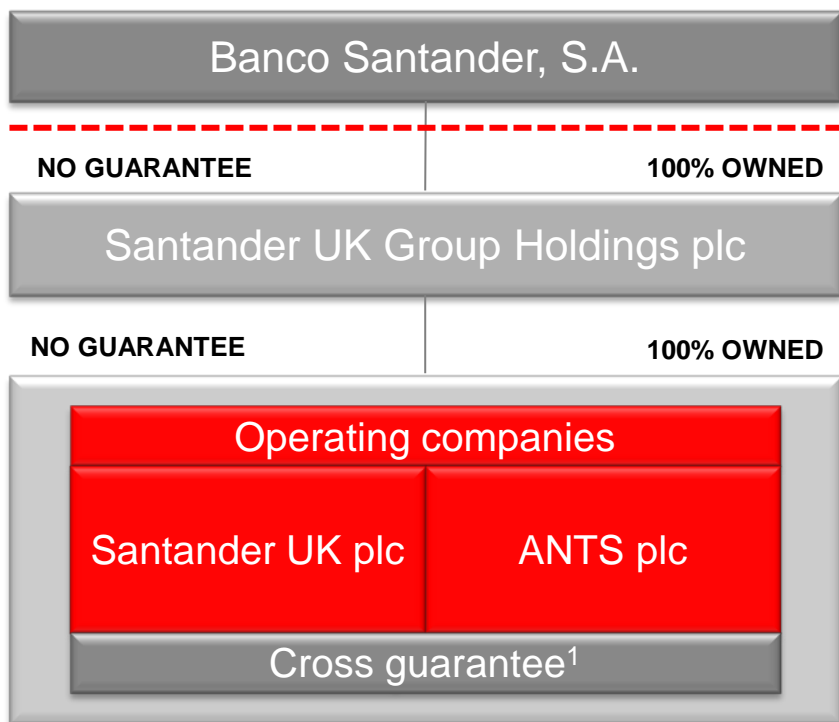
		2018 target
People	Colleague engagement	Top 3 UK Bank
Customers	Loyal retail customers	4.7 million
	SME and Corporate loyal customers (including Business Banking)	308,000
	Customer satisfaction and advocacy (FRS)	Top 3
	Digital customers	6.5 million
	Fee income CAGR ¹	5% - 10% ²
Shareholders	Return on tangible equity ('RoTE')	12-14%
	Cost-to-income ratio ('CIR')	< 50%
	CET 1 capital ratio	c. 12%
	Non performing loan ('NPL') ratio	< 1.50%
	Dividend payout ratio	50%
Communities	Number of scholarships ³	24,100
	People supported ³	600,000

Fixed income and economic outlook appendix

Wholesale funding and future issuance model

Banco Santander – multiple point of entry resolution group
 Santander UK Group Holdings plc – single point of entry resolution group

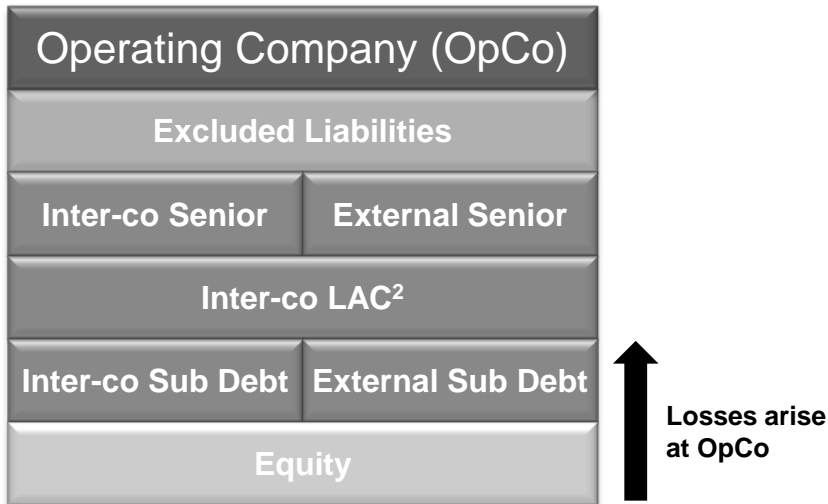
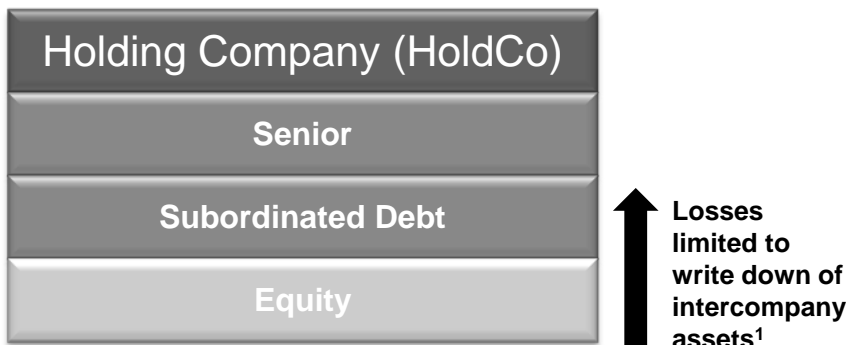
- We are required to satisfy the PRA that we can withstand capital and liquidity stresses on a standalone basis
- The PRA regulates capital (including dividends) and large exposures



- Senior unsecured
- Subordinated debt
- Covered bonds
- Mortgages for RMBS vehicles
- Senior unsecured
- Short term funding e.g. ECP, French CD, etc.

1. The cross guarantees have the effect of aligning the interests of the class of creditors covered by the cross guarantees across the operating companies

Prospective implementation of UK resolution regime



Key highlights - UK

- Losses at HoldCo can only apply to the extent of any write-down of its intercompany assets
- Losses will naturally arise first at OpCo
- ‘No creditor worse off’ principle enshrined in the UK resolution regime – respecting the creditor hierarchy regardless of whether the liability is internally or externally issued. PONV³ will occur first at the sub debt layer

Key highlights – SanUK

- Santander UK Group Holdings plc has to date issued AT1, T2 and senior unsecured debt
- During the transitional period senior unsecured debt issued from HoldCo will either be downstreamed as senior debt to the OpCo or if required for LAC purposes, it will be downstreamed in a form that is subordinated to OpCo senior and thus complying with any TLAC / MREL requirement

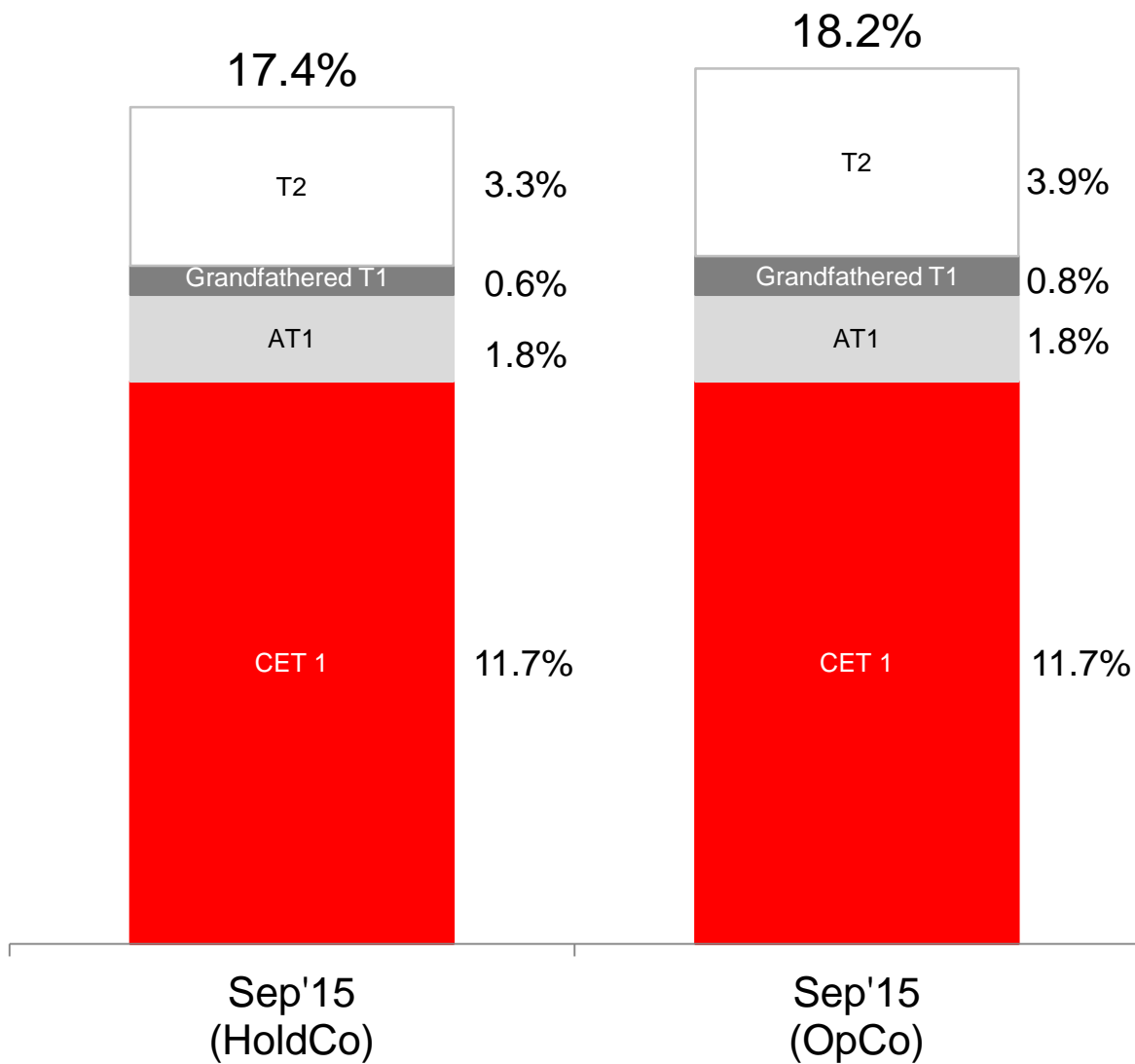
1. The write-down of the intercompany assets will be determined by the relevant authority following valuations conducted per BRRD Art 36 | 2. Inter-co Loss Absorbing Capacity ('LAC') may require terms to be included in the intercompany trade to make it subordinated to non LAC senior liabilities | 3. PONV – Point of non viability

Credit ratings – October 2015

	S&P	Moody's	Fitch	
Santander UK Group Holdings plc	Senior Unsecured	BBB	Baa1	A
	Tier 2	BB+	Baa2	A-
	Additional Tier 1	B+	Ba2	BB+
	Outlook	stable	stable	positive
Santander UK plc	Senior Unsecured	A	A1	A
	Short-term	A-1	P-1	F-1
	Outlook	negative	stable	positive

OpCo Standalone ratings are bbb+ (S&P), a (Fitch) and baa1 (Moody's)

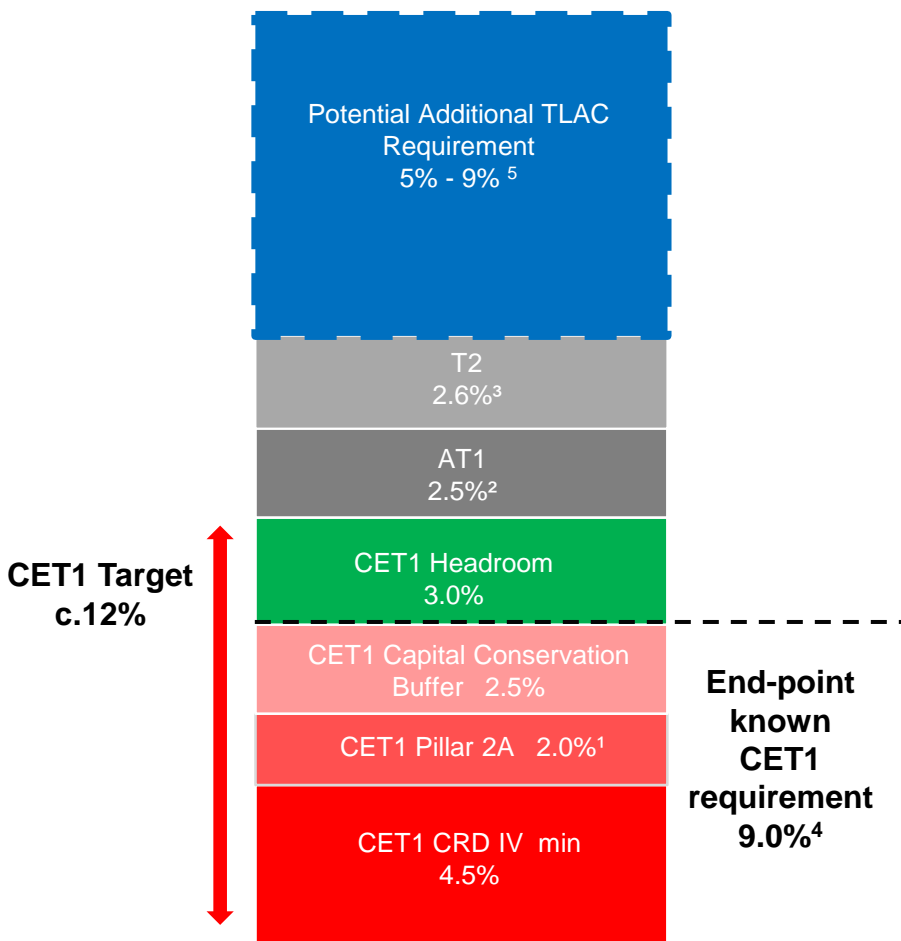
Managing capital from a strong position



- HoldCo and OpCo total capital difference is driven by the recognition of minority interests
- 18.2% of RWAs is the total subordination available to senior OpCo bondholders
- OpCo senior unsecured debt with an outstanding maturity > 1 year at 30 Sep'15 was £15.3bn, 17.8% of RWAs

Well placed to meet end-point capital / LAC landscape

Estimated total capital & LAC requirements 22.1% to 26.1%



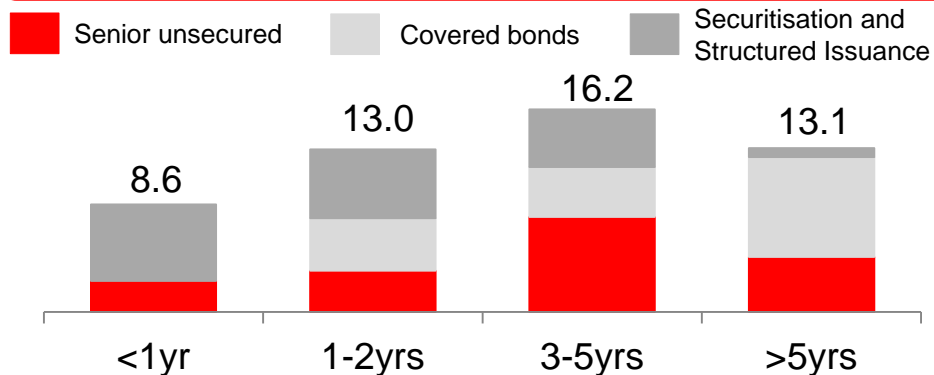
Target 2019 end-point

- It is Santander UK's current intention to meet a portion of any regulatory LAC requirement through issuance of senior unsecured debt from HoldCo which is downstreamed in a regulatory LAC compliant form. We will be transparent around any downstreamed funding from HoldCo to Opco
- Based on Santander UK's current £85.9bn of RWAs, this would equate to a notional TLAC requirement of between £4.3bn and £7.7bn

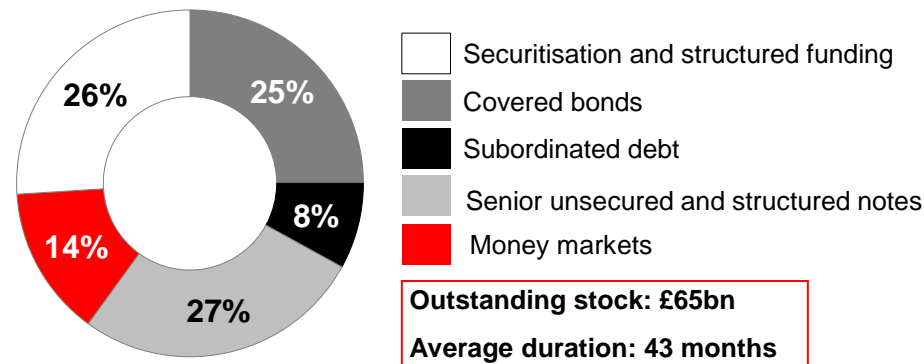
1. Santander UK's Pillar 2A requirement was 3.6% as at 31 December 2014, Pillar 2A guidance is a point in time assessment | 2. Current minimum AT1 regulatory requirement is Pillar 1 1.5% and Pillar 2A 0.7%, however Santander UK expects to issue up to its leverage ratio eligible amount which is currently equal to 2.5% of RWA | 3. Current minimum T2 requirement is Pillar 1 2.0% and Pillar 2A 0.9%, however 0.3% of the T2 requirement will be satisfied from 0.3% of the 2.5% AT1 issuance | 4. In addition to the known requirements, additional capital buffers applicable to Santander UK in the future may also include a Countercyclical Buffer (currently set at 0% in the UK) and a ring-fencing buffer (subject to detailed requirements being finalised and published, and not expected to be applicable until at least 2019) | 5. Based on current interpretation of proposals

Improved funding profile with lower spread

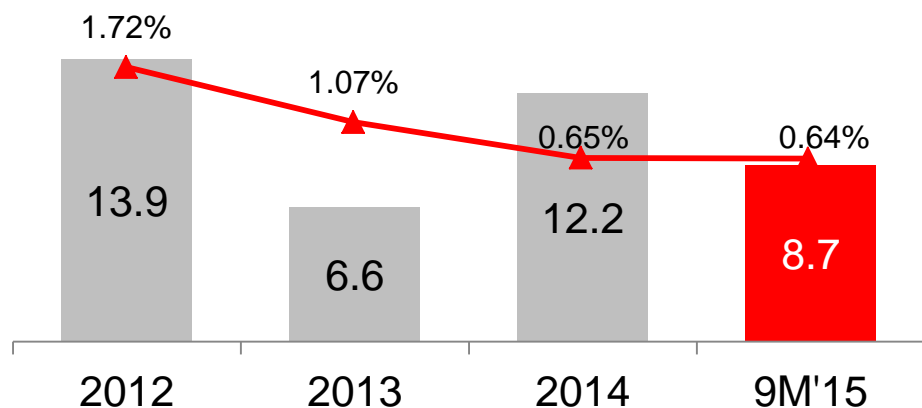
MTF maturities (£bn, Jun'15)



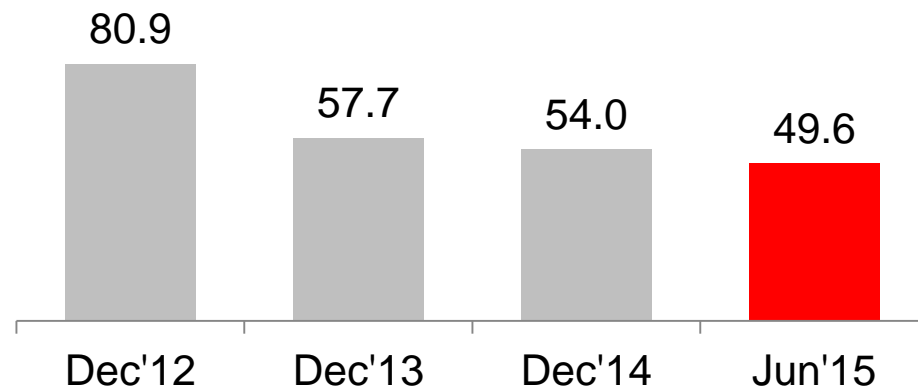
Wholesale funding stock (Jun'15)



MTF issuance (£bn) and spread¹



Medium term funding encumbrance² (£bn)

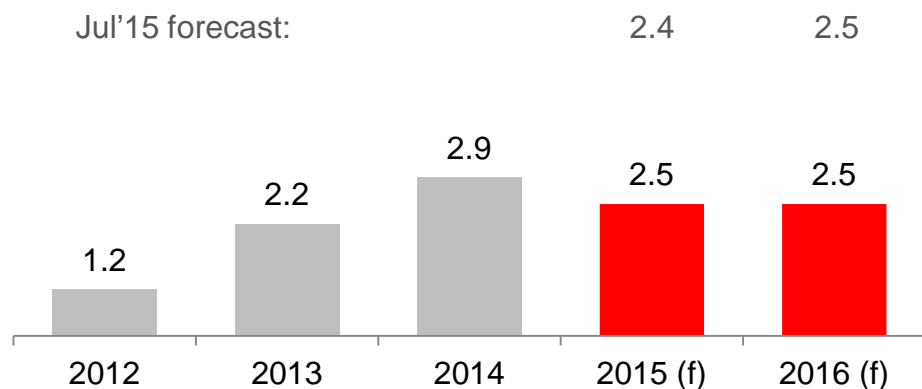


▲ Weighted average spread of primary issuance above 3M LIBOR

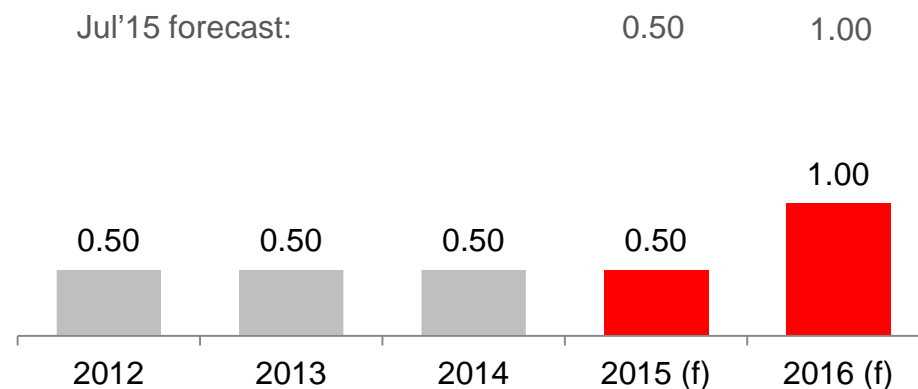
1. Weighted average spread at time of issuance above GBP 3M LIBOR | 2. Mortgage encumbrance includes all mortgages assigned to Fosse, Holmes, Langton and ANTS covered bond programmes

Relatively strong growth of UK economy

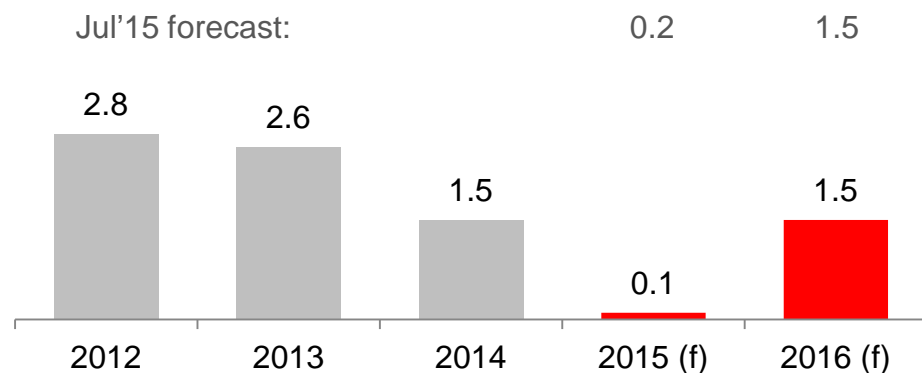
Annual GDP¹ growth (% , annual average)



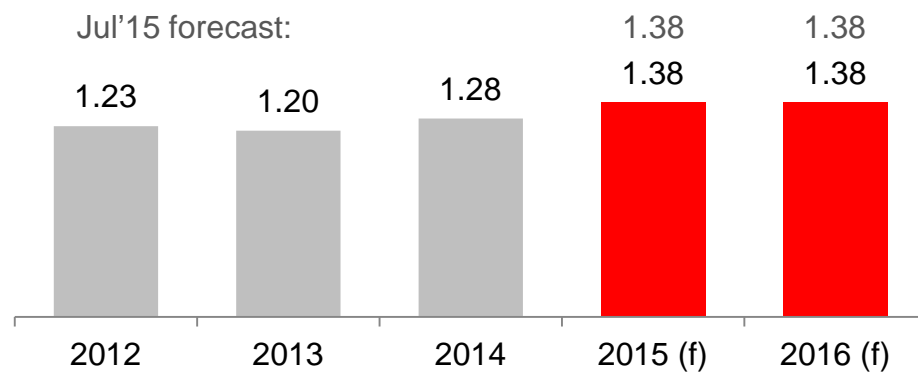
Bank of England base rate (%)



Annual CPI² inflation rate (% , annual average)



GBP/Euro exchange rates (year end)

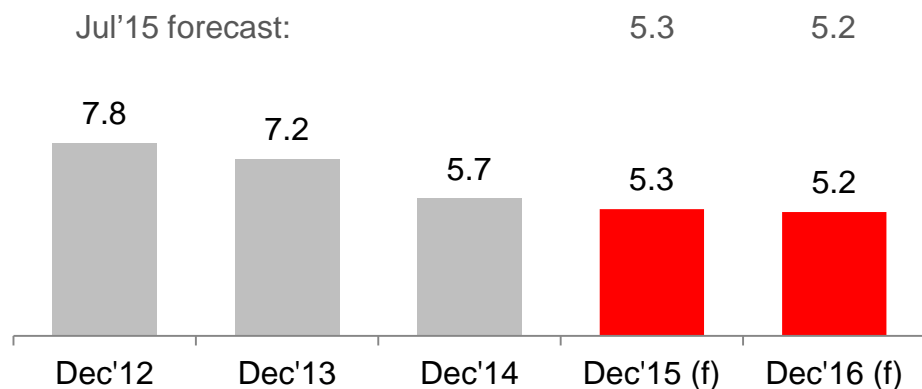


Source: Office for National Statistics and Bank of England. 2015 (f) and 2016 (f) are forecasts by Santander UK (September 2015)

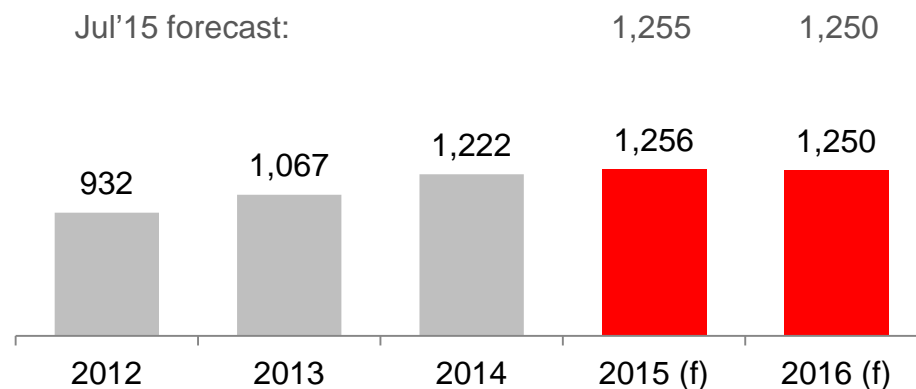
1. Data revisions in the Q2 2015 ONS Quarterly National Accounts (published 30 September 2015) | 2. Consumer Price Index

Favourable UK market conditions continue

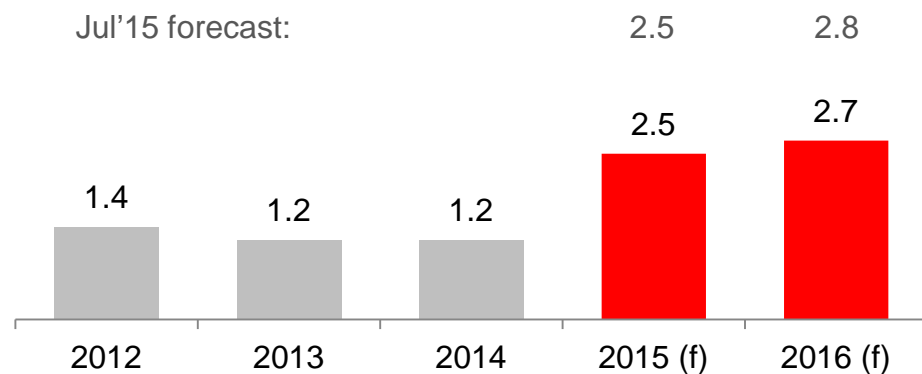
Unemployment rate (ILO¹)



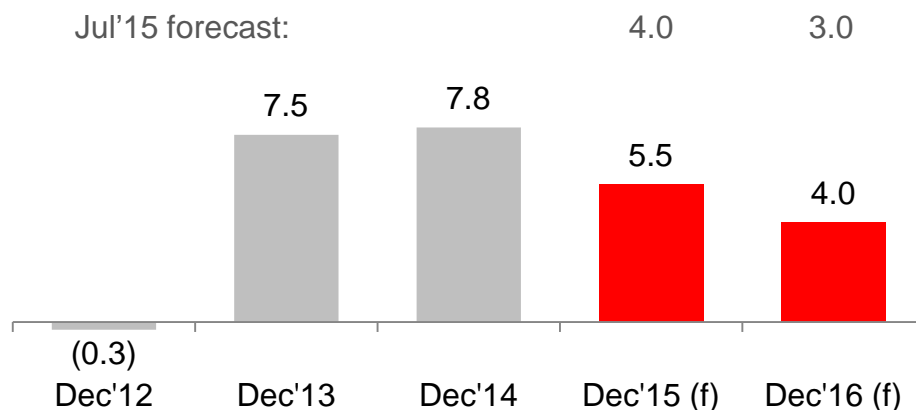
Property transactions (sa², 000s)



Average weekly earnings (annual, % inc. bonuses)



House prices³ (%)

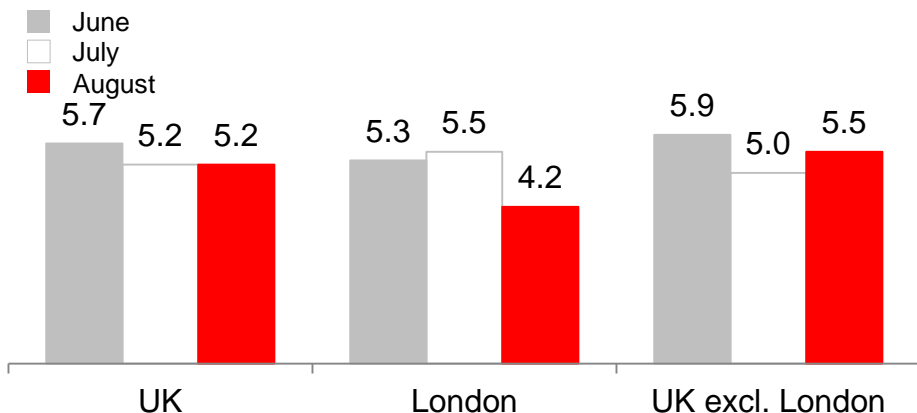


Source: Office for National Statistics and Bank of England. 2015 (f) and 2016 (f) are forecasts by Santander UK (September 2015)

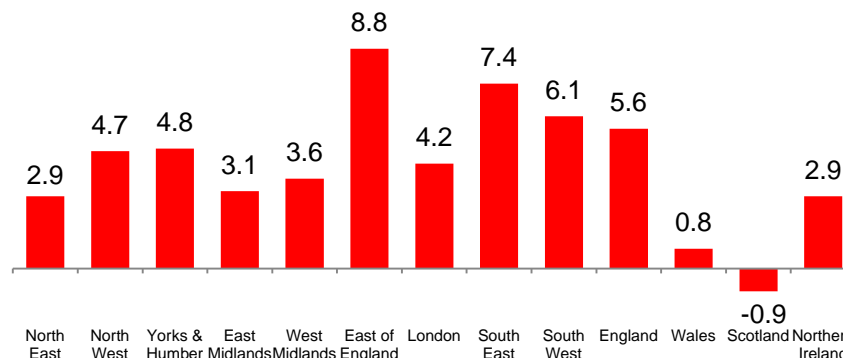
1. International Labour Organisation | 2. Seasonally adjusted | 3. Halifax house prices (Source: Lloyds Banking Corporation)

Signs of housing market strengthening

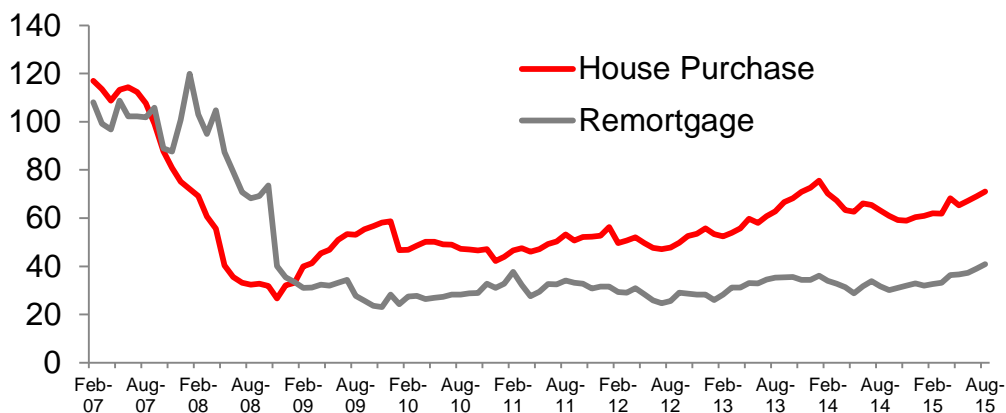
House price change
(annual %, nsa¹)



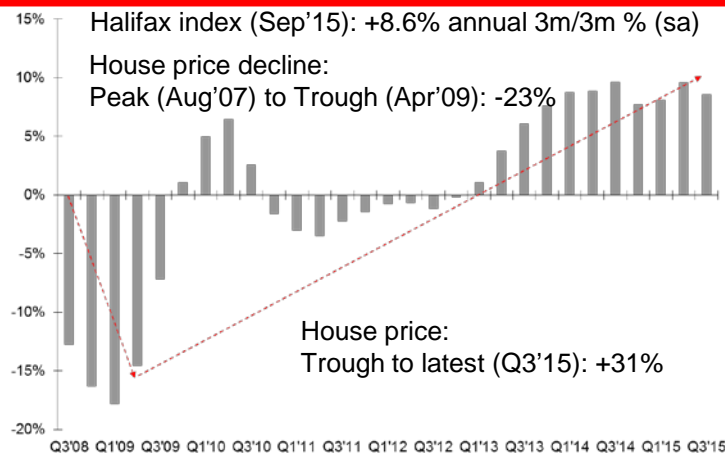
House price change by region
Aug'15 (annual %, nsa¹)



House purchase and remortgage approvals
(000s, sa²)



House price inflation
(annual %, sa²)



Sources: House price change and House price change by region Aug'15 (annual %, nsa): Office for National Statistics. House purchase and remortgage approvals to Aug'15 (000s, sa): Bank of England. House price inflation (annual %, sa): Halifax (Lloyds Banking Group)
1. nsa: not seasonally adjusted, sa: seasonally adjusted | 2. sa: seasonally adjusted

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▪ **Results and Presentations**

Quarterly, half yearly and annual financial results and presentations

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