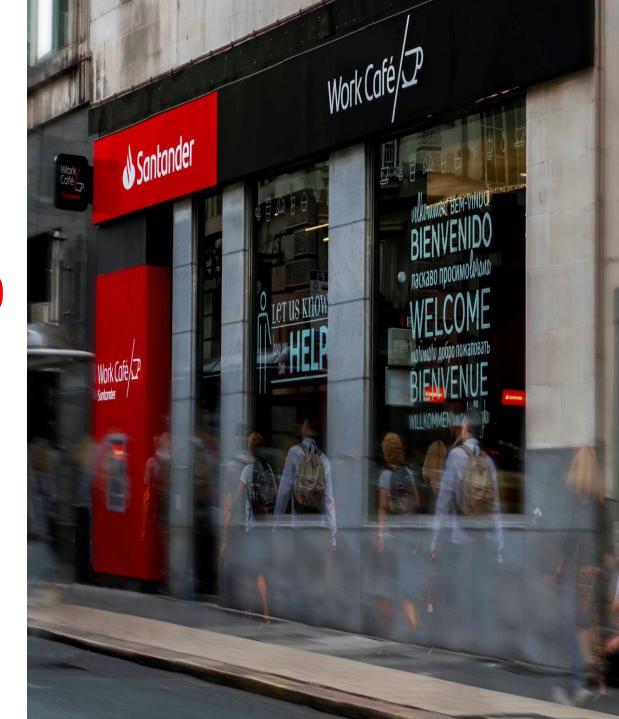
Investor Update for the nine months ended 30 September 2020

October 2020





Taking decisive actions and maintaining a resilient balance sheet in a period of uncertainty

Q320 income improvement partially mitigates the impact of Covid-19 on our 9M20 results ...

- 9M20 PBT of £319m, down 59% YoY; adjusted PBT of £463m, down 57%
- Banking NIM increased 18bps and operating income improved 16% QoQ following 11213 Current Account repricing
- Operating expenses down 1% YoY, adjusted operating expenses down 5%, through realised efficiency savings
- Credit impairments of £547m (9M19: £137m), largely related to Covid-19

We are confident in the resilience of our balance sheet ...

- Prime retail mortgage book (80% of loans¹) with an average LTV of 43%. Consumer (4%¹) is 83% secured and relatively limited exposure to unsecured retail (2%¹)
- Corporate lending growth through £3.6bn BBLS (Government guaranteed)
- CET1 of 14.4% (+10bps) and UK leverage ratio of 4.9% (+20bps), both above regulatory requirements
- LCR of 152% (+10p.p.) with strong deposit growth and £3.2bn mortgage asset transfer to SFS (non ring-fenced bank)

We are transforming for success as an integral part of Banco Santander's One Europe strategy

- Multi-year transformation programme continues through digitalisation, automation and restructuring initiatives with £263m investment and c£200m of realised savings since the programme began in 2019
- One Europe aims to drive greater pan-European collaboration to deliver business growth and improved customer experience



Supporting customers, people and communities remains our top priority

Supporting our customers

Over 340,000 payment holidays provided

> Over £4.0bn loans drawn through government lending schemes by our business and corporate customers

72,000 older and vulnerable customers proactively contacted as we offered support to those more isolated during lockdown

Supporting our people

> **Doubled** time allowed for community volunteering activities during work hours to 10 days p.a.

c700 branch colleagues trained to support call centres and help customers over the phone

> **120,000** visits to our BeHealthy wellbeing hub

Supporting our communities

£7.5m donated to Covid-19 research. relief funds and community activities and to support the most vulnerable people

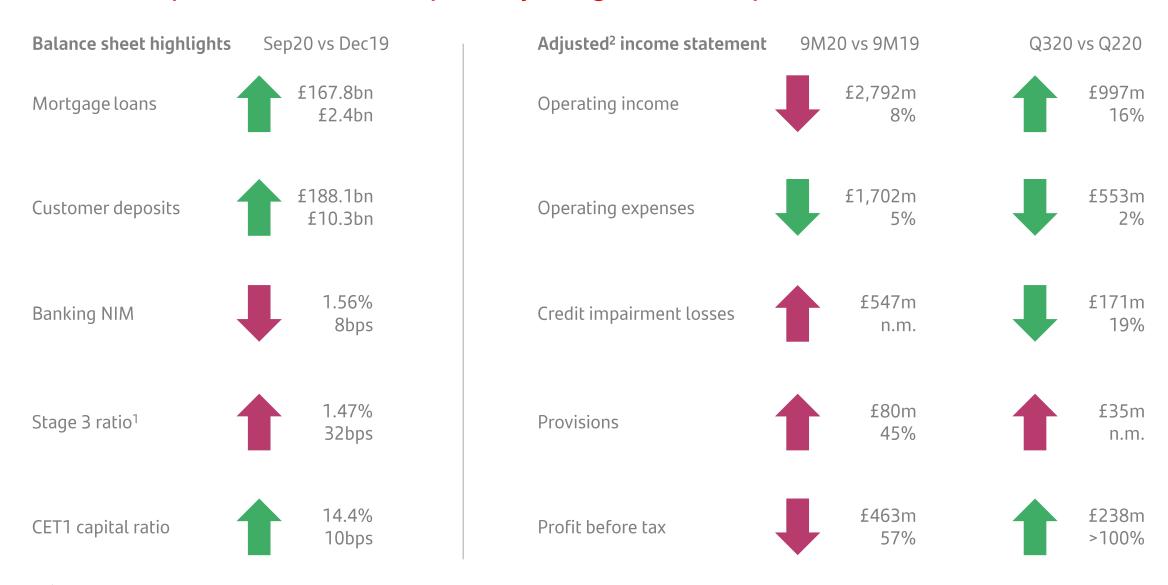
> 2,290 of our people became QuaranTea¹ volunteers to make a difference in their communities

All. Together. Now.

Santander's global response to take care of society as a whole



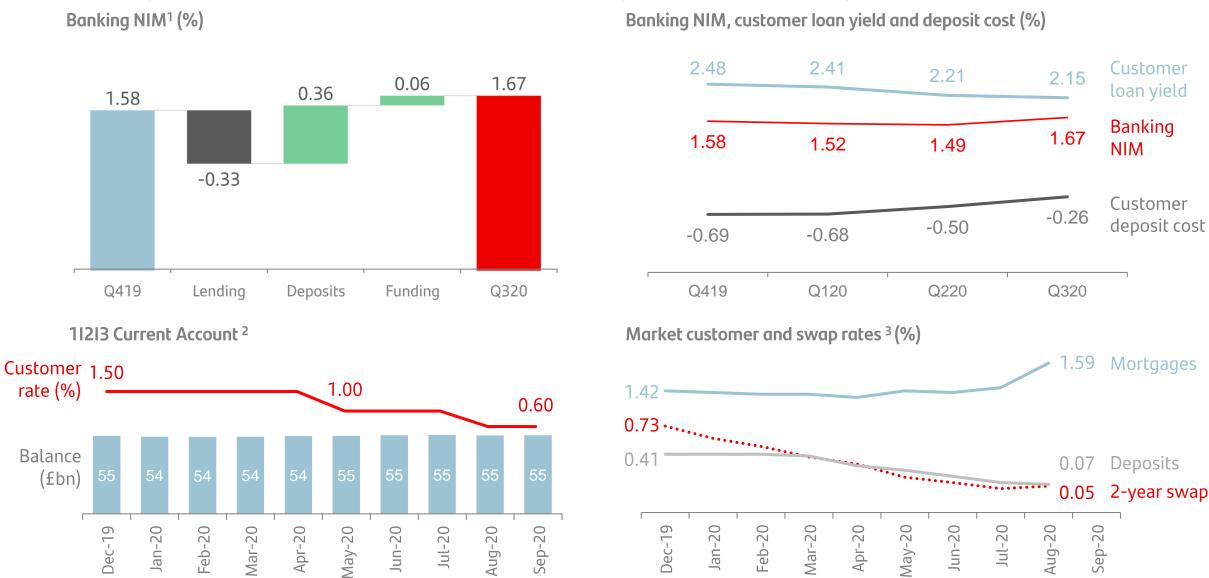
Income improvement in Q320 partially mitigates the impact of Covid-19 on our results





^{1.} Stage 3 ratio is total stage 3 exposure as a percentage of customer loans plus undrawn stage 3 exposures. 2. The financial results were impacted by a number of specific income, expenses and charges with an aggregate impact on profit before tax of £144m in 9M20 (9M19: £281m). See Quarterly Management Statement for the nine months ended 30 September 2020 for further detail and a reconciliation to PBT

Banking NIM improvement in Q320 driven by deposit repricing actions





1. Banking NIM is calculated as annual net interest income divided by average customer assets. | 2. Changes to 1|2|3 current account interest rate and cashback effective in May 2020 (-50bps) and August 2020 (-40bps). | 3. Source: Bank of England. Mortgages: 2 Year Fixed Mortgage (75% LTV), Instant Access Deposit.

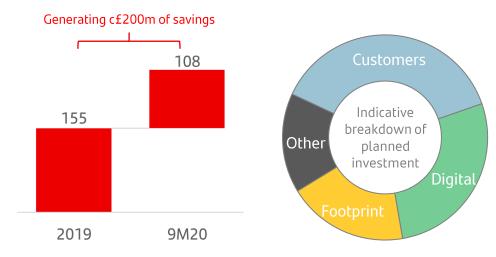
Focus on cost management through our multi-year transformation programme

Adjusted cost-to-income ratio (%)1



Adjusted operating income (£m) Adjusted operating expenses (£m)

Transformation programme investment (£m)

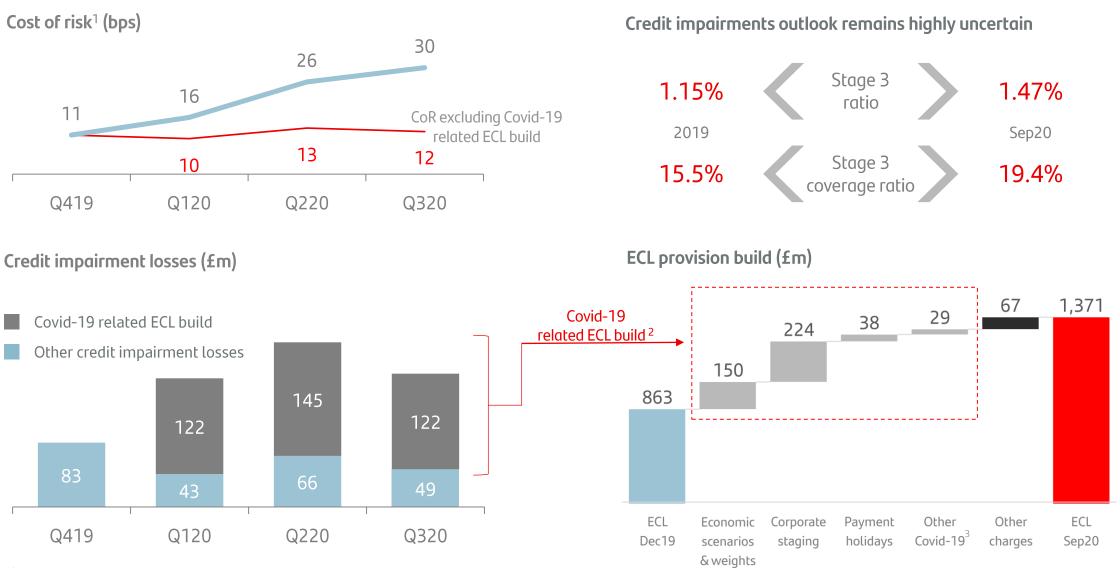


- Serving our customers better: more efficient network use, digital service model development
- Digitising the back office: end-to-end IT processes, automation, leverage technology such as cloud and big data
- Repositioning our corporate footprint: support agile working and collaboration, optimise how and where we work
- Other: initiatives to improve efficiency and simplification

Underpinned by delivery of *One Europe* group synergies



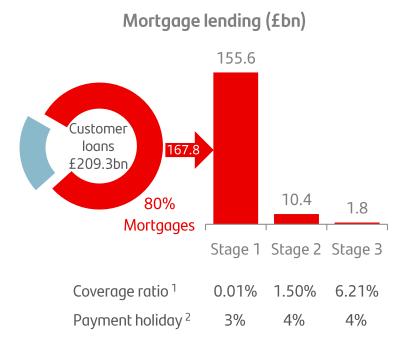
Credit impairments increased largely due to Covid-19; underlying performance resilient





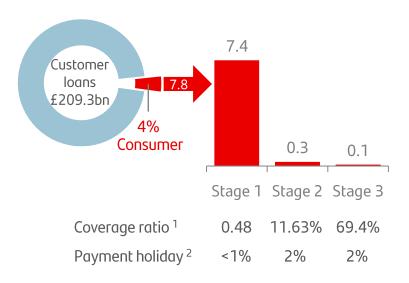
1. Cost of risk (CoR) is rolling 12-month credit impairment charge as a percentage of average customer loans. 2. Covid-19 related ECL build was £441m which equates to 9M20 Covid-19 credit impairment losses of £389m after the benefit from corporate exposures securitisation. 3. Other Covid-19 related management judgements

Resilient balance sheet with prudent approach to risk and limited unsecured retail exposure



- 3% of loan in arrears after the end of payment holiday
- 84% of customers have LTV of <75%.

Consumer (auto) finance lending(£bn)



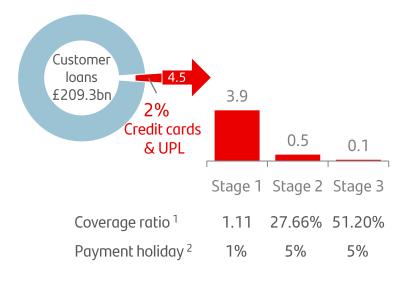
 Prime lending: 83% of the book secured on the vehicle











- 50% credit card customers pay-off balance in full each month
- 47% of UPL have average loan balance of <£5k

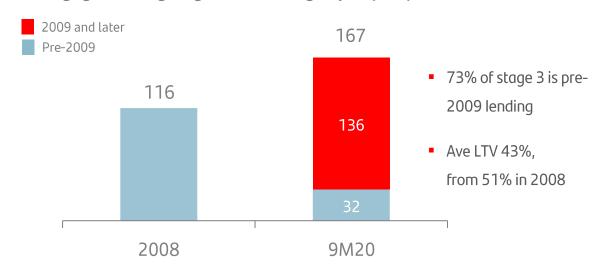


Prime mortgage portfolio reflects our prudent approach to risk

Loan loss allowance and write-offs (£m)



Mortgage lending origination vintage split (£bn)



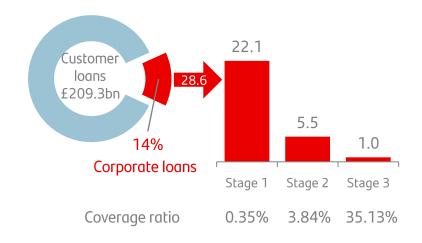
Stock LTV distribution		Mortgage loan size		Borrower profile		Interest rate profile	
>100%	1%	>£2.0m	<1%	Home movers	42%	Fixed rate	79%
>85-100%	4%	£1.0 to £2.0m	1%	Re-mortgagers	31%	Variable rate	13%
>75-85%	11%	£0.5m to £1.0m	8%	First-time buyers	20%	Standard variable rate ²	8%
>50-75%	40%	£0.25m to £0.5m	28%	BTL	7%		
Up to 50%	44%	<£0.25m	63%				
Average LTV	43%	Average loan size ¹	£212k	BTL balance	£11.0bn	SVR balance ²	£13.1bn



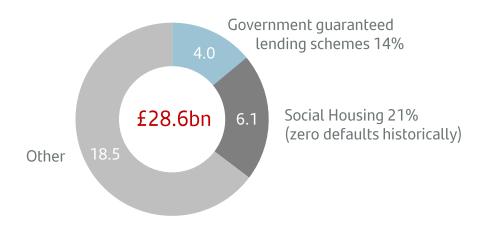
Diversified corporate portfolio with prudent coverage ratio

Corporate deposits (£bn)

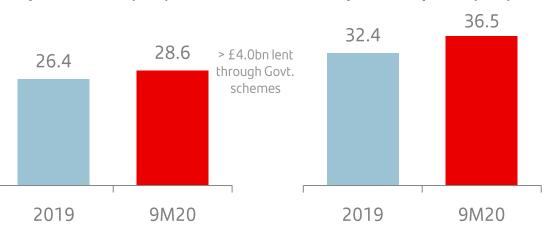
Corporate loans 1 (£bn)



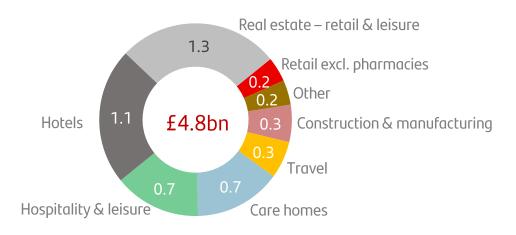
Corporate loans customer sector split (£bn)



Corporate loans (£bn)



Exposure to most-at-risk Covid-19 sectors ³ (£bn)





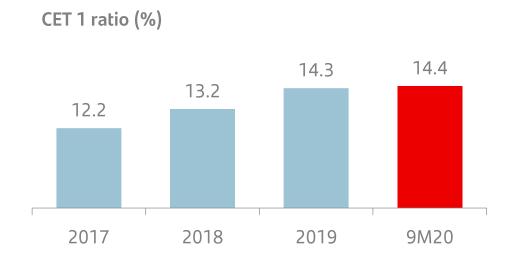
. Total corporate loans consists of £25.0bn of Corporate lending (CCB, CIB and Business Banking) and £3.6bn non-core loans in Corporate Centre (which is mostly Social Housing). | 2. Includes collateral on lending and government guaranteed schemes. | 3. Exposure includes drawn and undrawn amounts, excludes lending through BBLS and SCIB

Supporting our customers through Covid-19 uncertainty with payment holidays

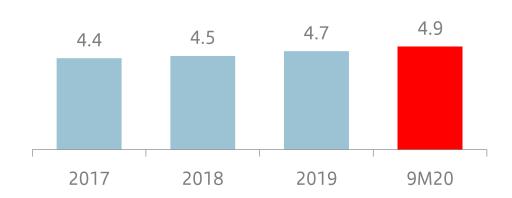
	Customers supported	Total PH granted ¹ (£bn)	Breakdown of PH granted ¹	Breakdown of PH granted ¹		
Mortgages	244,000	37.1	84%	13%	4.8	
Consumer (auto) finance	35,000	0.5	80%	6% 5% 9%	<0.1	
UPLs	31,000	0.2	71%	23% 5%	<0.1	
Credit cards	29,000	0.1	67%	22% 5% 6%	<0.1	
Business & corporates	2,500	2.3	•	27% ■ Ongoing PH ■ In arrears before PH granted	0.6	



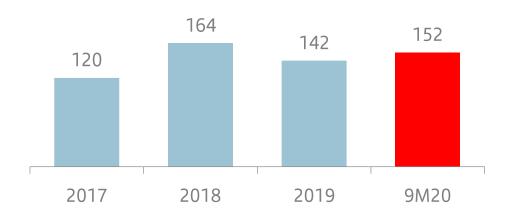
Strong capital and liquidity positions



UK leverage ratio (%)



Liquidity coverage ratio (%)¹



- CET1 ratio improved and remains well above regulatory thresholds.
- UK leverage ratio at 4.9%, was 1.3p.p. above the regulatory requirement
- LCR increase reflects our higher customer deposits and a commitment to transfer £3.2bn of mortgage asset to SFS to optimise our overall funding structure



Fixed Income Appendix

Resilient position through strong capital build and active RWA management



Capital and leverage

	Dec17	Dec18	Dec19	Sep20
CET1 capital ratio (%)	12.2	13.2	14.3	14.4
Leverage exposure (£bn)	287.0	275.6	269.9	263.3
UK leverage ratio¹ (%)	4.4	4.5	4.7	4.9
RWAs (£bn)	87.0	78.8	73.2	74.2
HoldCo total capital (%)	17.8	19.1	21.6	20.9
OpCo total capital (%)	19.3	20.3	21.7	21.0

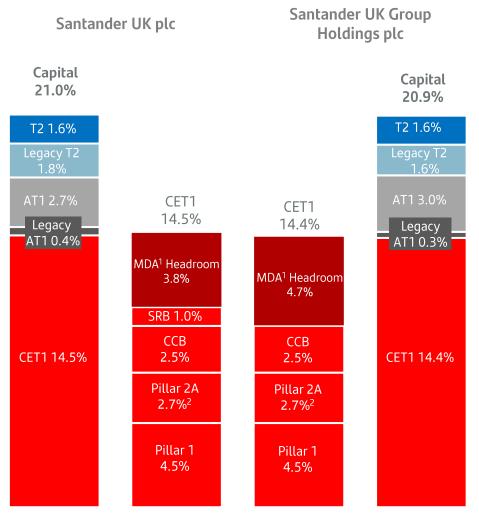
- CET1 capital increased to £10.7bn, with ongoing capital accretion through retained profits and a lower deduction from the excess of regulatory expected loss amounts over credit provisions. These improvements were partially offset by adverse market driven movements in the defined pension schemes
- EU 'Quick Fix' amendments to CRR contribute 17bps to CET1 ratio. The majority of the benefit came through the implementation of RWA reduction factors for certain SME and infrastructure exposures
- Expect a benefit of c.25bps to the CET1 capital ratio from the change in treatment of software assets outlined in the EBA technical standard on the prudential treatment of software assets. The change is subject to implementation of the technical standard in the UK
- In line with the PRA recommendation, the board of SanUK decided that until the end of 2020 there will be no quarterly or interim dividend payments, accrual of dividends, or share buybacks on ordinary shares
- Leverage ratio improved over the years with retained profits, additional net AT1 issuance and leverage exposure management



Santander 1. Dec17 and Dec18 leverage ratios were calculated applying the amended definition, as per Jul16 PRA statement. | 2. Lower deduction of negative amounts resulting from the calculation of regulatory expected loss amounts. 3. Other includes Goodwill and Intangibles. 4. CRR (Capital Requirements Regulation) EU 'Quick Fix' in relation to the Covid-19 crisis published in the Official Journal on 26 June 2020. 5. Balance sheet growth.

Maintaining resilient capital position in a changing regulatory environment

Total capital ratios



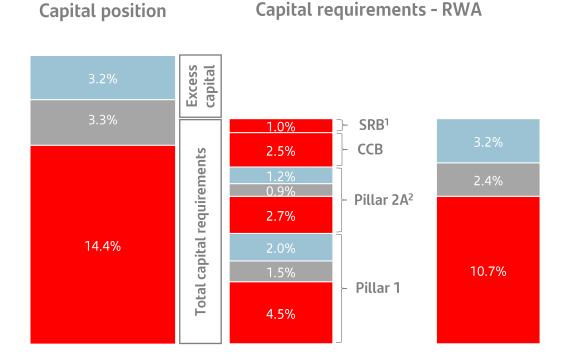
Recent changes in capital requirements

- Mar20 FPC reduced the UK counter cyclical buffer (CCyB) to 0% from 1%; previously expected to rise to 2% by Dec20
- Jul20 PRA confirmed intention to reduce the variable P2A by 50% of the 1% increase in the standard risk environment CCyB and announced that they will temporarily increase the PRA buffer by 56% of a firms total P2A reduction; the PRA buffer is not an MDA requirement
- The combination of above actions increased the expected MDA headroom by c2.3% when compared to expected Dec20 position
- May20 PRA announced they would move to a static P2A amount, at 30 Sep SanUK's P2A capital requirement remained with an RWA percentage based element

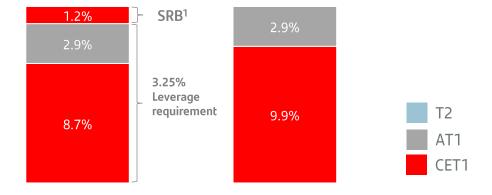


Santander 1. Distribution restrictions expected to apply if Santander UK's CET1 ratio fell between current Regulatory Minimum Capital level, equal to CRD IV 4.5% minimum plus Pillar 2A and the CRD IV buffers 2. At 30 Sep 2020, Santander UK Group Holdings plc and Santander UK plc Pillar 2A requirements were 4.8% (2.7% CET1).

Strong capital position with significant buffers above regulatory minimums



Leverage requirements – RWA basis

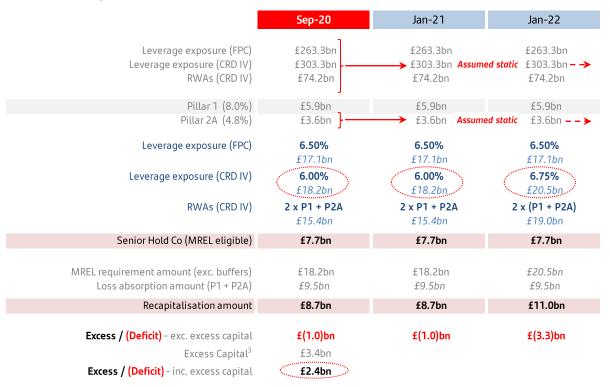


 HoldCo currently has excess capital of c4.6% above total capital requirements³ Our AT1 outstanding is sized on leverage ratio requirements,
 which translates to excess AT1 on a RWA basis



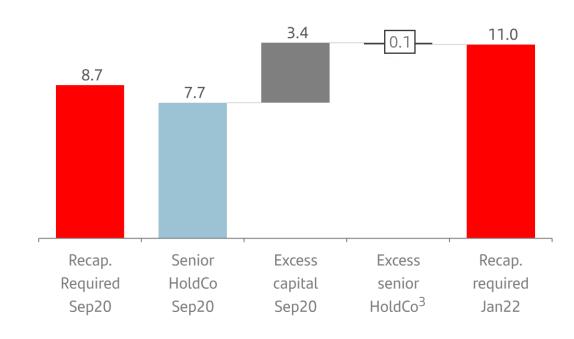
Well advanced to comply with MREL requirements

MREL recapitalisation^{1,2,4}



 Our intention - maintain MREL recapitalisation management buffer in excess of the value of HoldCo Senior unsecured securities due to become MREL ineligible during the preceding 6 months

MREL position $(fbn)^{2,3,4}$



- MREL Eligible outstanding debt, including excess capital, is £2.4bn³
 in excess of required recapitalisation amount
- Without excess capital, an additional c£3.3bn of eligible Senior HoldCo is required by 2022



1. In 2019, the Bank of England disclosed Santander UK's indicative minimum MREL requirements. The requirements over and above regulatory capital started in 2019, step up in 2020 and are fully implemented in 2022. Assumes Pillar 2A requirement remains at 4.8%. | 2. Regulatory values at 30 September 2020. | 3. Excess capital above minimum capital requirements at 30 September 2020, including the SRB, which is only applicable to the RFB. | 4. Assumes FX remains constant and Pillar 2A requirement remains at 4.8%.

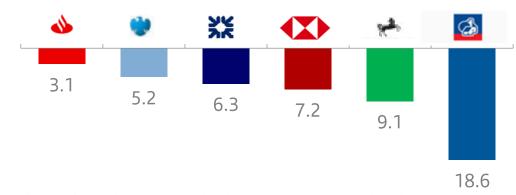
Proven resilience in Bank of England stress tests

Bank of England scenarios

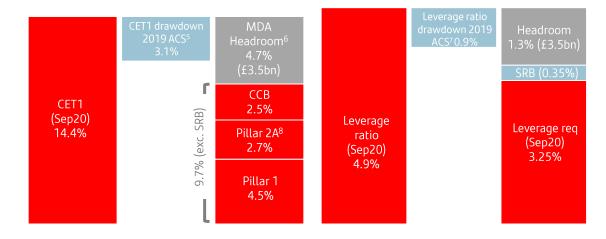
	BoE Stress ACS 2019 ¹	BoE Covid-19 Desktop 2020 ²		2020 Q2	2020 (f) ⁴
	%	%	%	%	%
UK GDP Growth	(4.7)	(14)	1.4	(21.5)	(9.5)
Unemployment	9.2	8	3.8	3.9	8.0
House Price Inflation	(33)	(16)	2.3	2.6	1.5
Base rate	4.0	0.2	0.75	0.1	0.1

- As part of the Financial Stability report, the BoE developed a desktop stress scenario, which they believed would be less impactful on the banking system than the 2019 ACS
- In the 2019 ACS test, Santander UK had the lowest CET1 drawdown across UK banks

Performance at the BoE stress ACS 2019 test



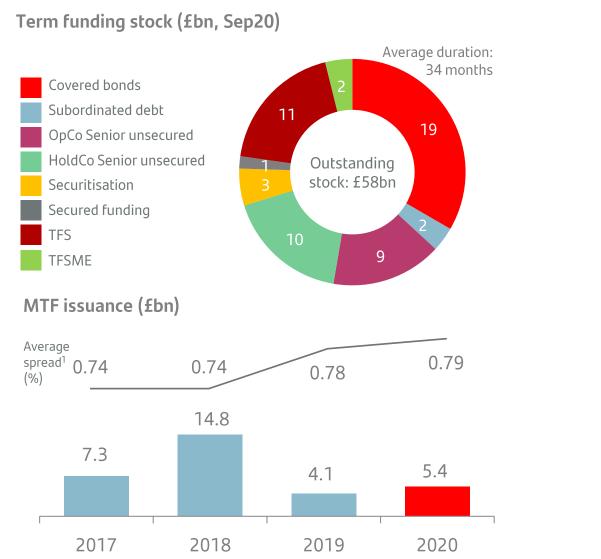
Our CET1 drawdown was the lowest across UK banks



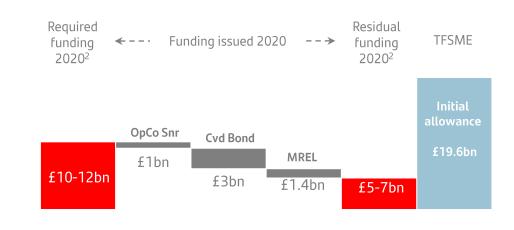


1. Source: BoE, Financial Stability Report, Dec 19. | 2. Source: BoE, Interim Financial Stability Report, May 2020. | 3. Santander UK plc Annual Reports. | 4. Source: Santander UK Santander forecasts at June 2020. | 5. CET1 drawdown is defined as CET1 ratio as at Dec18 less minimum stressed ratio after strategic' management actions only. | 6. Distribution restrictions expected to apply if Santander UK's CET1 ratio fell between current Regulatory Minimum Capital level. 7. Leverage ratio drawdown is defined as Leverage ratio at Dec18 less minimum stressed leverage ratio after strategic management actions only. 8. At September 2020, Santander UK Group Holdings Pillar 2 requirements was 4.8%.

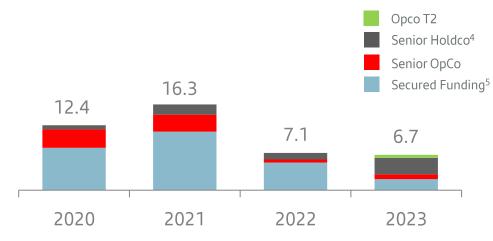
Strong funding position across a diverse range of products



TFSME impact to funding



MTF maturities (£bn, Sep20)³



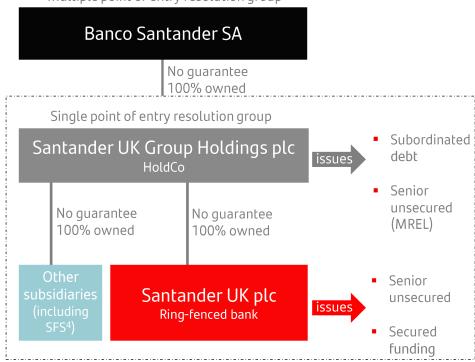


Santander 1. Average spread is the weighted margin above SONIA for issuance in that calendar year. | 2. Based on Jan20 funding plan. | 3. Includes issuances from Santander Consumer Finance UK and associated joint ventures and TFS. 4. Earliest between first call date and maturity date. 5. Including TFS.

Santander UK group down-streaming model

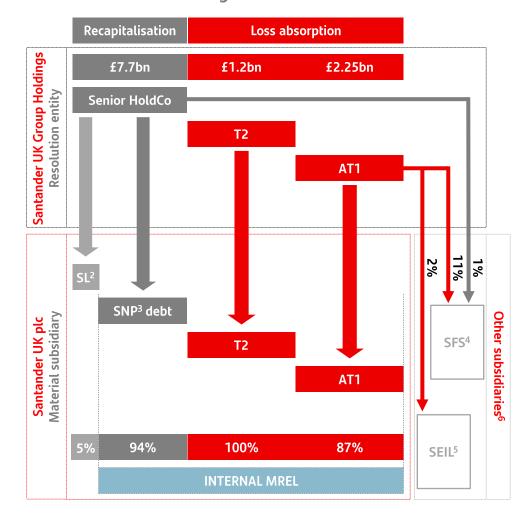
Wholesale funding model

Multiple point of entry resolution group



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

Current down-streaming of HoldCo issuance¹





^{1.} Meeting MREL eligibility criteria and exchange rates at 30 September 2020. 2. Senior loan. 3. Secondary non-preferential. 4. Santander Financial Services formerly ANTS. 5. Santander Equity Investments Limited. 6. Santander UK other subsidiaries will have limited on-going funding requirements.

Credit ratings – October 2020

- In October 2020, Moody's downgraded the Senior Unsecured ratings of four UK banks, including Santander UK plc, to A1 with stable outlook following a downgrade of the UK sovereign ratings and the removal of 1-notch of government support.
- In September 2020, Fitch affirmed all ratings for Santander UK group Holdings and Santander UK plc. The negative outlook was unchanged and reflects economic disruption caused by the coronavirus pandemic
- In April 2020, S&P revised the outlook of Santander UK group Holdings and Santander UK plc from stable to negative, alongside many UK and European peers, to reflect economic and market stress triggered by the Covid-19 pandemic

S&P			Moody's			Fitch			
AAA	Орсо	Covered Bond	Aaa	Орсо	Covered Bond	AAA	Орсо	Covered Bond	
AA+			Aa1			AA+			
AA			Aa2			AA			
AA-			Aa3			AA-			
A +			A1	Opco	Senior Unsecured	A+	Opco	Senior Unsecured	
Α	Opco	Senior Unsecured	A2			А	Holdco	Senior Unsecured	
A-			А3			A-			
BBB+			Baa1	Holdco	Senior Unsecured Tier 2	BBB+	Holdco	Tier 2	
BBB	Holdco	Senior Unsecured	Baa2			BBB			
BBB-			Baa3			BBB-	Holdco	AT1	
BB+	Holdco	Tier 2	Ba1	Holdco	AT1	BB+			
ВВ			Ba2			ВВ			
BB-			ВаЗ			BB-			
B+	Holdco	AT1	B1			B+			

LTR/STR/outlook A/A-1/Negative

A1 / P-1 / Stable

A+ / F1 / Negative



Responsible banking update

Our journey to become a more sustainable bank



Banco Santander issues €1 billion green bond to finance 360 renewable energy projects across Europe and the Americas

Responsible banking targets set including a commitment to provide more than €120bn in green finance by 2025

Responsible banking chapter included in Annual Report Committed to UN Principles for Responsible Banking

Awarded top ranking in DJSI World as most sustainable bank

No. 1 in Bloomberg Gender Equality index For more on ESG:

Responsible france Report

Climate Finance Report

Authorized Authoriz

2021-2025 ESG targets



2018

Completed materiality assessment

Launched new sustainability strategy

Board Responsible Banking Committee established 2019

Sustainability team moves to CEO office

Set sustainability targets. Enhanced ESG disclosures

Ongoing ESG investor engagement programme

2020

Ongoing analysis of mortgage book for climate related physical risks

Creation of Sustainability Business Partners

Times Top 50 Employer for Women 2020

2021

Continue building capability and embed sustainability across the bank

2021 target 40-60% of senior roles held by women

5-year plan to transition from philanthropic CSR to strategic sustainability





Embedding ESG across our business and stepping up Covid-19 support

Creating a thriving culture

75% 30% Great Place to Work of our people proud to work for Santander UK positions

Promoting sustainable economic growth

1.2 million ¹
properties assessed
under initial climate
change risk analysis

100%
renewable electricity
used in 2019
waste recycled or
diverted from landfill

Driving financial inclusion

72,000 customers
supported with proactive outreach as elderly or vulnerable

295,000 x4 increase online customer chat volumes (Q220 v Q120)

Helping our communities to prosper

£7.5m donated > 8,000 100

for Covid-19 scholarships Online scam awareness research and relief granted courses throughout Q3 and Q4 2020

Additional support to help with Covid-19 crisis

Increasing customer contact throughout lockdown

- During lockdown we saw a significant increase in online customer chat volumes as people were unable to access our branches
- We trained and enabled c 700 branch staff to help deal with increased customer calls volumes
- We were concerned that many of our elderly and vulnerable customers would be isolated during lockdown and we proactively contacted those most at risk to offer support

Scam awareness to help our customers keep their money safe

- Fraud and scams cost people in the UK >£10bn p.a.
- We have been running online scam awareness events to help people spot the signs of common scams and keep their money safe. This is especially important as scammers have been more active and taking advantage of the Covid-19 crisis

Additional support for our charity partners

- £3m donation to our charity partners Age UK and Alzheimer's Society to help with immediate Covid-19 needs
- Focused on becoming the best 'dementia friendly' bank in the UK. 34% of our people completed Dementia Friend e-learning to help them support vulnerable customers and colleagues



Appendix

Wide range of potential outcomes for the UK economy

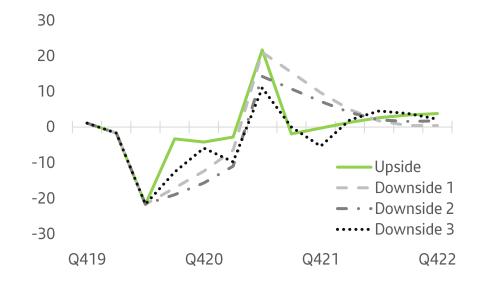
Economic scenarios (%)

		Downside 3	Downside 2	Downside 1	Base case	Upside
GDP	2020	(10.5)	(14.5)	(13.2)	(10.5)	(7.7)
	2021	(1.7)	4.4	9.1	6.5	3.3
	2022	3.1	2.3	1.8	2.8	2.8
Base rate	2020	0.10	0.10	0.10	0.10	0.10
	2021	(0.25)	0.75	0.10	0.10	0.25
	2022	0.0	1.75	0.10	0.10	0.75
House price	2020	1.5	(2.9)	(3.6)	1.5	1.2
inflation (HPI)	2021	(19.7)	(15.1)	(11.0)	(1.0)	(4.8)
,	5-yr CAGR	(4.8)	(5.8)	(2.4)	1.2	(0.6)
Unemployment	2020	8.0	8.5	7.9	8.0	4.4
(ILO)	2021	10.1	8.6	6.3	7.6	6.7
	5-yr peak	11.9	10.2	8.9	9.3	6.7
Weighting		5	20	15	50	10

Base case GDP (%)



GDP scenarios (%)



Disclaimer

Santander UK Group Holdings plc (Santander UK) is a subsidiary of Banco Santander SA (Santander).

This presentation provides a summary of the unaudited business and financial trends for the nine months ended 30 September 2020 for Santander UK Group Holdings plc and its subsidiaries (Santander UK), including its principal subsidiary, Santander UK plc. Unless otherwise stated, references to results in previous periods and other general statements regarding past performance refer to the business results for the same period in 2019.

Alternative Performance Measures (APMs)

In addition to the financial information prepared under IFRS, this presentation includes financial measures that constitute APMs, as defined in European Securities and Markets Authority (ESMA) guidelines. These measures are defined and reconciliations to the nearest IFRS measures are available in the appendix to the Santander UK Group Holdings plc Quarterly Management Statement for the nine months ended 30 September 2020.

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Source: Santander UK Q3 2020 results 'Quarterly Management Statement for the nine months ended 30 September 2020' 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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Key dates

Q4'20 results: 3 February 2021

Q1'21 results: 28 April 2021

Q2'21 results: 28 July 2021

Q3'21 results: 27 October 2021

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