

Santander Financial Services plc

2025 Annual Report

Important information for readers

Santander Financial Services plc (the Company or SFS) operates in the UK, the Isle of Man and Jersey, and is part of Banco Santander (comprising Banco Santander SA and its subsidiaries). Santander Financial Services plc is regulated by the Prudential Regulation Authority (PRA) and the Financial Conduct Authority (FCA). The Isle of Man branch is regulated by the Isle of Man Financial Services Authority. The Jersey branch is regulated by the Jersey Financial Services Commission.

This Annual Report contains forward-looking statements that involve inherent risks and uncertainties. Actual results may differ materially from those contained in such forward-looking statements.

For more information see www.aboutsantander.co.uk.

Santander Financial Services plc
2025 Annual Report

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Strategic report

Santander Financial Services plc (SFS or the Company) is a subsidiary of Santander UK Group Holdings plc (together with its subsidiaries, Santander UK or the Santander UK group). The Company is required to set out in this report a fair review of its business and a description of its principal risks and uncertainties, including a balanced and comprehensive analysis of the development and performance of the business in the year and of its position at the end of the year. This information can be found below and in the following sections of this Annual Report, which are incorporated into and form part of this Strategic report.

The Directors, in preparing this Strategic report, have complied with Section 414C of the Companies Act 2006.

PRINCIPAL ACTIVITIES

SFS is an operating company whose principal activity is to provide banking and financial services for clients and customers through its presence in the UK, Jersey and the Isle of Man, whilst also holding a pool of residual assets and liabilities, which is intended to be run down and/or managed for value.

The Company now also provides execution-only, investment services via a third-party investment platform. The value of these investments is not held on the balance sheet of SFS. Towards the end of 2025, the Company also commenced Lombard lending. These loans are collateralised by way of deposits held on the Company's balance sheet.

Under Santander UK's ring-fencing plans, the assets and liabilities of SFS (except for a portfolio of residual assets and liabilities) were transferred to Santander UK plc (the principal ring-fenced bank of the Santander UK group) and to Banco Santander SA, London Branch and SFS became a direct wholly owned subsidiary of Santander UK Group Holdings plc. The businesses of Santander UK plc's Jersey and Isle of Man branches were also transferred to Jersey and Isle of Man branches of the Company.

SFS is part of a core UK group with Santander UK Group Holdings plc and Santander Equity Investments Limited for capital ratio and large exposure purposes under the terms of the Non-RFB Capital Support Deed. For more on this agreement, see Note 18 to the Financial Statements.

SFS manages its own liquidity separately.

The Company purchased a portfolio of UK residential mortgages from Santander UK plc in 2020 and 2022, to allow it to efficiently deploy its excess liquidity and improve both the return from customer deposits and its balance sheet position.

In January 2022, SFS acquired Abbey National International Limited ("ANIL"), a Jersey registered entity. ANIL had a small number of legacy Iberian mortgages which have been transferred to SFS and the Abbey National Offshore and Abbey National Jersey Pension schemes. The pension schemes have now been wound up. A final balance of £3m was paid to SFS in 2024 and the entity has now been de-registered and closed.

OUR PERFORMANCE AND KEY PERFORMANCE INDICATORS

The directors of the Company's UK parent, Santander UK Group Holdings plc, monitor the performance of the Santander UK group (which includes SFS) on a business division basis. Key performance indicators are not set, monitored or managed at the Company level.

RISK MANAGEMENT OVERVIEW

Information on our principal risks and uncertainties is set out in the Risk review by type of risk.

Improving economic environment

In the UK, we saw economic conditions improve with annual growth of 1.3% in 2025 compared to 1.1% in 2024. Inflation remained volatile over 2025 peaking in September at 3.9%, but falling further over the rest of the year. The housing market was less buoyant in 2025 compared to 2024 due to uncertainty and the change in Stamp Duty Land Tax. The Bank of England's Monetary Policy Committee (MPC) cut Bank Rate four times in 2025, to end the year at 3.75%.

Evolving regulatory landscape

2025 saw significant activity in the financial services regulatory environment. The government encouraged UK regulators to reduce the regulatory burden faced by banks in order to encourage economic growth, which has led to a wide range of proposals from the FCA and PRA.

This includes a number of changes to the mortgage rules, including the LTI limit, and discussion papers from the FCA and PRA on broader rule changes. We have also seen consultations to improve the operation of the Financial Ombudsman Service and the SMC&R regime, delays to the implementation of the market risk element of the Basel package and introduction of targeted support for investments and pensions. There has been progress on a new model for the design and delivery of next generation payments infrastructure, linked to the National Payments Vision and Strategy.

Policymakers are also conducting reviews of the UK's capital and ring-fencing regimes. The FCA also published a consultation paper on 7 October 2025 regarding a proposed industry-wide motor finance consumer redress scheme (Consultation).

The Isle of Man will undergo its 5th round Mutual Evaluation by MONEYVAL in 2026, following the positive assessment received by Jersey during its review in 2024. In parallel, Jersey is progressing plans to introduce consumer credit legislation in the near term, reflecting a continued focus across the Crown Dependencies on strengthening regulatory and consumer protection frameworks.

FINANCIAL OVERVIEW

Summarised income statement

For the year ended 31 December

	2025	2024
	£m	£m
Net interest income	43.2	12.4
Non-interest income ¹	10.1	5.8
Total operating income	53.3	18.2
Operating expenses before credit impairment charges, provisions and charges	(23.1)	(24.7)
Total credit impairment charges, provisions and charges	(2.6)	(16.5)
Profit/(loss) before tax	27.6	(23.0)
Tax charge	(4.2)	(3.4)
Profit/(loss) after tax	23.4	(26.4)

¹ Comprises 'Net fee and commission income' and 'Other operating income'.

A more detailed income statement is contained in the Financial Statements.

2025 compared to 2024

In 2025, the Company made a profit before tax of £27.6m compared to a loss before tax of £23.0m in 2024 due to the factors outlined below. By income statement line item, the movements were:

- Net interest income increased to £43.2m in 2025 (2024: £12.4m), with the cost of deposits decreasing faster than the predominantly fixed mortgage book due to Bank of England base rate decreases.
- Non-interest income increased to £10.1m in 2025 (2024: £5.8m), driven mainly by other banking fees, movements in deferred consideration loans and lower commission payable.
- Operating expenses before credit impairment charges, provisions and charges decreased to £23.1m in 2025 (2024: £24.7m), due to transformation savings derived from simplification, automation and headcount reduction.
- Credit impairment charges, provisions and charges decreased to £2.6m in 2025 (2024: £16.5m), as a result of the 2024 provision in relation to a dispute with an overseas tax authority concerning the tax treatment of legacy equity related transactions. For more details, see Note 17.
- Tax charge of £4.2m in 2025 (2024: £3.4m) was driven by increased profits. For more details, see Note 8.

Summarised balance sheet

At 31 December 2025

	2025	2024
	£m	£m
Assets		
Cash and balances at central banks	3,223	3,186
Financial assets at fair value through profit or loss	306	306
Financial assets at amortised cost	3,411	3,564
Macro hedge of interest rate risk	1	1
Property, plant and equipment	22	21
Tax, intangibles and other assets	14	9
Total assets	6,977	7,087
Liabilities		
Financial liabilities at fair value through profit or loss	23	13
Financial liabilities at amortised cost	6,611	6,721
Tax, other liabilities and provisions	14	33
Total liabilities	6,648	6,767
Equity		
Total shareholders' equity	329	320
Total equity	329	320
Total liabilities and equity	6,977	7,087

A more detailed balance sheet is contained in the Financial Statements.

2025 compared to 2024

Assets

Cash and balances at central banks

Cash and balances at central banks increased to £3,223m at 31 December 2025 (2024: £3,186m), driven mainly by a lower customer funding gap.

Financial assets at amortised cost

Financial assets at amortised cost decreased to £3,411m at 31 December 2025 (2024: £3,564m), mainly driven by a decrease in mortgages as a result of repayments and redemptions.

Liabilities

Financial liabilities at amortised cost

Financial liabilities at amortised cost decreased to £6,611m at 31 December 2025 (2024: £6,721m), driven by a decrease in Corporate demand accounts and Retail time deposits partly offset by an increase in Corporate time deposits.

Equity

Total shareholders' equity increased to £329m at 31 December 2025 (2024: £320m) due to the profit after tax for the year and gains on cash flow hedges partially offset by dividends paid of £(17)m (2024: £6m).

SUSTAINABILITY OVERVIEW

At Santander UK, we are here to help people and businesses prosper. Our core business is critical to this, but we also know that we need to go beyond banking. For us, prosperity includes opportunity, fairness, and resilience for our customers, communities, and our people. It also means working with stakeholders to support a just and orderly transition to a more sustainable future.

Further detailed information on the progress of our Sustainability strategy is provided in the 2025 Sustainability Supplement. The Supplement is published on the Santander UK website and does not form part of this Annual Report. It includes the results of a limited assurance exercise on specific sustainability metrics.

SECTION 172: STAKEHOLDER VOICE

The Santander UK group is committed to ensuring that stakeholder interests continue to be embedded in all aspects of decision-making across the business, at both Board and management level. The Santander UK Corporate Governance Office continues to promote awareness and understanding of what is expected of Directors under section 172 of the Companies Act 2006 to act in a way that would most likely promote the success of the Company for the benefit of its members. This includes briefing Directors on their statutory duties, as well as educating the business on ensuring the information they present to boards and management committees draws out the crucial points that will enable Directors to make fully informed decisions which factor in all relevant stakeholder impacts and consider the long-term consequences of decisions for the Company's wider stakeholders.

As a subsidiary of the Santander UK group, the Company adheres to the policies and standards set by the Santander UK Group Holdings plc Board. To support efficiency and ensure a consistent approach, engagement with stakeholders on issues and decisions which have an impact across the wider Santander UK group is conducted at Santander UK group level. You can find out more about the engagement undertaken with key stakeholder groups during the year and how their interests were considered as part of the Santander UK Group Holdings plc Board's deliberations and decision making in the Santander UK Group Holdings plc 2025 Annual Report, which does not form part of this report.

The Directors of the Company are fully aware of their responsibilities under section 172 of the Companies Act 2006. In discharging its responsibility for the overall oversight of the Santander Financial Services plc business, the Board has continued to pay due regard to its duty to promote the long-term success of the Company for the benefit of its shareholder, by ensuring its decisions are in accordance with the agreed Santander UK group strategy. The Board also regularly reviews management information on the progress made by the Company in delivering on this strategy, as well as reporting on business, financial and operational performance and key risks and compliance issues which supports the Directors in staying sighted on stakeholder outcomes and feedback.

The Santander UK Group Holdings plc Board, along with the Company's Board, has identified five key stakeholder groups for Santander Financial Services plc whose interests and needs the Company regularly considers. These stakeholders are our customers, people, investors, regulators and communities. Set out below are some examples of how the Company's Directors have paid due regard to the interests of these stakeholders during the year under review.

Our customers are at the centre of the Company's business and the Board regularly monitors efforts by Management to enhance the quality of service that they receive. We pay particular attention to our vulnerable customers, identifying additional support that may be required or of assistance. The Company's services are also reaching an increasing number of customers and we are ensuring that the quality of service is maintained and improved. The Board considered FCA's Consumer Duty, challenging firms to raise the bar in terms of minimum standards of outcomes and value expected for their customers. The Board concluded that although the Company had no UK situs retail products being offered directly to retail customers in the UK, was in scope for Consumer Duty in its deposit aggregator space. The Board approved the Company's Consumer Duty Annual Report which showed how the firm's business was consistent with acting to deliver good outcomes under Consumer Duty.

Our people are essential to the provision of those services to our customers and the Board regularly monitors employee sentiment and wellbeing. The Company is currently developing its own employee survey. Planning for appropriate levels of capacity is a key element of this and the Board pays close attention to resourcing levels to ensure our growth is supported and expected customer service levels are maintained. At its meeting on 21 May 2025, the Board was presented with an update from HR covering how staff are incentivised beyond traditional financial incentives.

The Company is regulated by the UK Financial Conduct Authority, the Prudential Regulation Authority (as part of the Bank of England), the Jersey Financial Services Commission and the Isle of Man Financial Services Authority. At each quarterly Board Risk Committee (BRC) meeting, the BRC reviews the business' regulatory risk profile and discusses the steps being taken to ensure that we remain in regulatory compliance and continue effective engagement and consultation on key strategic developments and regulatory matters in our business.

As a growing component of the Channel Islands and Isle of Man's financial services infrastructure, the Board is aware of the positive contribution it is able to make to local communities. The Board remain pleased by the success of the Santander Work Cafés in Jersey and the Isle of Man. Our people also regularly participate in fundraising events for local charities as well as supporting financial inclusion in the community through partnerships with the Jersey Community Savings Bank and the IOM Credit Union.

In terms of our shareholder, the Board ensures that the Company implements and acts in accordance with the Santander UK Group governance and risk frameworks and, as referred to above, that its business is managed in accordance with Santander UK Group policies. These policies include those in place to protect our people and provide a safe working environment, to ensure compliance with all regulatory requirements and adherence to the highest professional and ethical standards in dealing with customers, suppliers and colleagues, and to ensure that the Santander UK Group continues to operate in a socially responsible manner and manages environmental sustainability.

NON-FINANCIAL AND SUSTAINABILITY INFORMATION STATEMENT

The Company's disclosures under Section 414CA and 414CB of the Companies Act 2006, are included in the Strategic Report in Santander UK Group Holdings plc's Annual Report which reports on behalf of that company and its subsidiaries, including the Company.

On behalf of the Board



Director
13 March 2026

James Pountney

7 Sustainability overview

Sustainability

OVERVIEW

Climate-related financial disclosures

Our Climate strategy supports our customers in the transition to a lower carbon economy, as we work to align our activity with the UN Paris Agreement. We are implementing the recommendations of the TCFD, and taking action to meet the expectations set by the PRA, BoE and FCA. This requires wide-ranging collaboration both within the bank and externally to develop the tools and methodologies needed. As such, we adopted a unified approach across the Santander UK Group Holdings plc group and therefore present TCFD disclosures on that basis in the Santander UK Group Holdings plc Annual Report.

Streamlined Energy and Carbon Reporting (SECR)

We continue to monitor and evaluate our energy use and carbon footprint in line with SECR regulations. Emissions are calculated using the UK Government Department for Energy Security and Net Zero (DESNZ) conversion factors. In 2025, we consumed 477,283 kWh of energy, compared to the 483,174 kWh used in 2024. The reduction was primarily driven by the rationalisation of our head office estate. Electricity consumption also decreased, reflecting these head office closures, reduced IT load within our data centres, and the continued upgrade and optimisation of building systems to improve energy efficiency. In 2025, we recorded 83.67 tCO₂e of greenhouse gas emissions compared with 110 tCO₂e in 2024. Our total Scope 1, 2, and 3 emissions for 2025 are set out in the SECR table below. In 2025, business travel and associated emissions were reduced. Updates to UK Government emission conversion factors for travel also contributed to the year-on-year reduction in reported emissions. Emissions from all sources other than Jersey electricity are calculated using the UK Government department for Energy Security and Net Zero (DESNZ) conversion factors.

	2025	2024
Scope 1 tCO ₂ e	18	17
Scope 2 tCO ₂ e (Location-based)	54	63
Scope 2 tCO ₂ e (Market-based)	54	63
Scope 3 tCO ₂ e (Business Travel) ¹	12	30
Total	84	110
YoY %	(24)	(6)
Total emissions per employee (tCO ₂ e/FTE)	0.65	0.69

¹ Includes air and rail travel but excludes taxi travel. Business travel emissions are based on financial data taken from internal travel management systems. Assumptions have been made for the distance travelled and travel class. Estimates were used to ensure full-year coverage.

Additional notes on GHG emissions calculations

Boundary

Scope 1-3 GHG emissions include the activities and facilities owned and/or under operational control of Santander UK Financial Services Plc.

Calculation

Scope 1: GHG emissions from gas. Emissions calculations for this source follow the GHG Protocol Corporate Standard. Consumption data is extracted from relevant source systems and records. External systems include bill validation systems and external supplier invoices. We use the relevant UK Government Department for Energy Security and Net Zero (DESNZ) conversion factors and collate emissions into a total Scope 1 emissions figure.

Scope 2: Electricity purchased by Santander Financial Services plc (SFS) is from conventional energy sources. We record Scope 2 emissions from SFS both as location-based and market-based emissions. We source data for SFS electricity use from billing invoices. We used the average monthly electricity consumption to predict consumption for the remainder of the year in cases where data was delayed for year-end reporting.

Scope 3 – Business travel: This includes GHG emissions from indirect travel that have not been included in Scope 1 and 2. Business travel by air, road, and rail is included. Business travel records are taken from relevant internal systems. Activity data is converted into GHG emissions using relevant factors from UK Government DESNZ and collated into a total for Scope 3 business travel emissions. Flight figures are based on average cabin seat class, and rail data is based on average cabin seat class. Rail figures are based on national rail conversion factors. Taxi travel is excluded due to lack of mileage data.

Directors' report

INTRODUCTION

The Directors submit their report together with the financial statements for the year ended 31 December 2025. The information in the Directors' report is unaudited, except where indicated.

HISTORY, CORPORATE STRUCTURE, SUBSIDIARIES AND BRANCHES

The Company's principal activity is to provide banking and financial services for clients and customers through its presence in the UK, Jersey and the Isle of Man, whilst also holding a pool of residual assets and liabilities, which is intended to be run down and/or managed for value.

The Company was established in 1989 for the purpose of managing the liquidity, risk management and wholesale banking needs of Abbey National plc (subsequently renamed Santander UK plc) and its subsidiaries.

On 12 November 2004, Banco Santander SA, a company incorporated in Spain, completed the acquisition of the entire issued ordinary share capital of the then parent company of the Company, Santander UK plc, at which point the Company became an indirect subsidiary of Banco Santander SA.

In 2018, as part of the implementation of ring-fencing in the Santander UK group, the assets and liabilities of the Company (except for a portfolio of residual assets and liabilities) were transferred to Santander UK plc (the principal ring-fenced bank of the Santander UK group) and to Banco Santander SA, London Branch and the Company became a direct wholly owned subsidiary of Santander UK Group Holdings plc. The businesses of Santander UK plc's Jersey and Isle of Man branches was also transferred to Jersey and Isle of Man branches of the Company.

On 30 September 2019, the Company changed its legal name to Santander Financial Services plc from Abbey National Treasury Services plc to better reflect its current business direction and strategy, and to align the Company's legal name to the Santander brand.

The Company remains a wholly owned direct subsidiary of Santander UK Group Holdings plc and a wholly owned indirect subsidiary of Banco Santander SA. As noted above, the Company has branch offices in Jersey and the Isle of Man.

In January 2022, the Company acquired Abbey National International Limited, a Jersey registered entity. ANIL had a small number of legacy Iberian mortgages which have been transferred to SFS and the Abbey National Offshore and Abbey National Jersey Pension schemes. The pension schemes have now been wound up. A final balance was paid to SFS in 2024 and the entity has now been de-registered and closed. For further information, see Note 13 to the Financial Statements.

RESULTS AND DIVIDENDS

The profit after tax for the year was £23m (2024: loss of £26m). The Directors approved a final dividend for 2025 of £nil (2024: £nil) on the ordinary shares in issue. Interim dividends of £5.3m and £6.8m were paid in the year on the ordinary shares (2024: £nil and £nil).

Details of the Company's activities and business performance during 2025 are set out in the Strategic report on page 2, and the Financial review on pages 3 to 4.

EVENTS AFTER THE BALANCE SHEET DATE

There have been no material post balance sheet events.

DIRECTORS

Directors who served during the year and to the date of signing the financial statements were as follows:

Name of Director	Date of appointment
Antonio Costa (Chair and Non-Executive)	9 October 2020
James Pountney (Chief Executive Officer)	9 October 2020
Richard Settle (Chief Risk Officer)	8 December 2020
Jennifer Houghton (Independent Non-Executive)	13 October 2020
Helen Hatton (Independent Non-Executive)	16 December 2020
Susan Bridge (Non-Executive)	17 July 2024
Name of Director	Date of resignation
Raúl Pau (Non-Executive)	11 March 2026

Two INEDs have contracts for services. The CEO and CRO are employed by the Company. The remaining Directors are employed by companies within the Banco Santander and Santander UK groups. Directors may be paid instead of being required to work during their notice period. None of the Directors' employment contracts provide for benefits to be paid on termination of employment other than for redundancy.

All Directors are appointed and retire in accordance with the Company's Articles of Association and the UK Companies Act 2006. The Company does not require the Directors to offer themselves for re-election every year, or that new Directors appointed by the Board offer themselves for election at the next Annual General Meeting.

Governance

Details of aggregate remuneration received by the Directors of the Company in 2025 and 2024 are set out in Note 23 to the Financial Statements. The remuneration, excluding pension contributions, of the highest paid Director and details of Director participation in defined benefit pension schemes are contained in Note 23 to the Financial Statements. For a description and details of related party transactions, see Note 24 to the Financial Statements.

Directors' indemnities

Indemnities are provided to Directors of the Company by Santander UK Group Holdings plc against liabilities and associated costs which they could incur in the course of their duties to the Company. All of the indemnities were in force throughout the financial year and up to the date of approval of the Annual Report. All of the indemnities were qualifying third party indemnities. A copy of each of the indemnities is kept at the registered office address of Santander UK Group Holdings plc.

EMPLOYEES

All staff have employment contracts with the Company.

As part of the Santander UK group, we continue to ensure that our remuneration policies are consistent with our strategic objectives and are designed with the long-term success of the Company in mind. In doing so we aim to attract and retain the most talented and committed people.

Communication

The Company participates in Santander UK group's policies and aims to involve and inform employees on matters that affect them. The intranet is a focal point for communications and the 'HR Hub Sharepoint' website connects employees to all the information they need about working for SFS. We also use face-to-face communication, such as team meetings and roadshows for updates. Santander UK group, including SFS, regularly considers employees' opinions and asks for their views on a range of issues through regular engagement and surveys.

Disability

The Company is committed to equality of employment, access and quality of service for disabled people and complies with the UK Equality Act 2010 throughout its business operations. SFS has processes in place to help train, develop, retain and promote employees with disabilities.

We are a Disability Confident Employer achieving the 'Leader' level. We are committed to giving full and fair consideration to employment applications by disabled people, having regard to their particular aptitudes and abilities, and for continuing the employment of employees who have become disabled by arranging appropriate training and making reasonable adjustments in the workplace.

POLITICAL CONTRIBUTIONS

In 2025 and 2024, no contributions were made for political purposes and no political expenditure was incurred.

SHARE CAPITAL

Details of the structure of the Company's share capital, including the rights and obligations attaching apply to each class of share in the Company, can be found in Note 19 to the Financial Statements which are incorporated by reference into this report. The powers of the Directors in relation to share capital are set out in the Company's Articles of Association as determined by the Companies Act 2006.

FINANCIAL INSTRUMENTS

The Company's risks are managed by the Company's Board with some oversight at group level by Santander UK Group Holdings plc, except for liquidity which is managed on a standalone basis. The financial risk management objectives and policies of the Company and the exposure of the Company to credit risk, market risk, liquidity risk and capital risk are set out in the Risk review.

RESEARCH AND DEVELOPMENT

New products, campaigns and business initiatives are reviewed by the Company's Project Steering Forum.

SUPERVISION AND REGULATION

The Company is authorised by the PRA and regulated by the FCA and the PRA. The Isle of Man branch is regulated by the Isle of Man Financial Services Authority. The Jersey branch is regulated by the Jersey Financial Services Commission. While the Company is a UK registered entity, it is also subject to the laws and regulations of the other jurisdictions in which it operates.

BOARD COMMITTEES

The Company maintains a standing Board Audit Committee, Board Risk Committee and Board Nomination Committee. The Board Audit Committee and Board Risk Committee met regularly throughout the year. The Board Nomination Committee meets as required. The Board Audit Committee is chaired by Jennifer Houghton, the Board Risk Committee is chaired by Helen Hatton and the Board Nomination Committee is chaired by Antonio Costa.

INTERNAL CONTROLS

Management is responsible for establishing and maintaining adequate internal control over the financial reporting of the Company.

Risk management and internal controls

The Board and its Committees are responsible for reviewing and ensuring the effectiveness of management's system of risk management and internal controls. We have carried out a robust assessment of the principal risks facing the Company, including those that would threaten its business model, future performance, solvency or liquidity. For further details, see the Risk review.

Management's report on internal control over financial reporting

Internal control over financial reporting is a component of an overall system of internal control. The Company's internal control over financial reporting is designed to provide reasonable assurance regarding the reliability of financial reporting, and the preparation and fair presentation of financial statements for external purposes in accordance with UK-adopted international accounting standards (UK-adopted IAS).

The Company's internal control over financial reporting includes:

- Policies and procedures that pertain to the maintenance of records that fairly and accurately reflect the transactions and dispositions of assets
- Controls providing reasonable assurance that transactions are recorded as necessary to permit the preparation of financial statements in accordance with UK-adopted IAS, and that receipts and expenditures are being made only as authorised by management
- Controls providing reasonable assurance regarding prevention or timely detection of unauthorised acquisition and use or disposition of assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. In addition, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or because the degree of compliance with policies or procedures may deteriorate.

GOING CONCERN (audited)

The going concern of the Company is reliant on preserving a sufficient level of capital and adequately funding the balance sheet. The Company's business activities and financial position, together with the factors likely to affect its future development and performance, are set out in the Strategic report on page 2, and the Financial review on pages 3 to 4. The Company's objectives, policies and processes for managing the financial and other risks to which it is exposed, including capital, funding and liquidity, are described in the Risk review.

In assessing going concern, the Directors take account of all information of which they are aware about the future, which is at least, but is not limited to, 12 months from the date that the financial statements are approved.

As described in the Strategic Report, the Company is a wholly owned direct subsidiary of Santander UK Group Holdings plc, and its principal activity is to provide banking and financial services for clients and customers through its presence in the UK, Jersey and the Isle of Man, whilst also holding a pool of residual assets and liabilities, which is intended to be run down and/or managed for value.

At 31 December 2025, the Company, Santander UK Group Holdings plc and Santander Equity Investments Limited were party to a capital support deed dated 3 December 2024 which was effective from 3 December 2024 (the Non-RFB Sub-Group Capital Support Deed). These parties were permitted by the PRA to form a core UK group as defined in the PRA Rulebook, a permission which expires on 3 December 2027. Exposures of each of the regulated entities to other members of the core UK group are exempt from large exposure limits that would otherwise apply and these exposures are risk-weighted at 0%. Where applicable this permission also provides for intra-group exposures to be excluded from the leverage exposure measure. The purpose of the Non-RFB Sub-Group Capital Support Deed is to facilitate the prompt transfer of available capital resources from, or repayment of liabilities by, the non-regulated entities to any of the regulated entities in the event that one of the regulated entities breached or was at risk of breaching its capital resources or risk concentrations requirements.

The Company manages its own liquidity. At 31 December 2025, SFS had a liquidity surplus, which was placed with the Bank of England and is reflected in the LCR. For more, see the Liquidity risk section of the Risk review.

Having assessed the principal risks and the other matters discussed above, the Directors consider it appropriate to adopt the going concern basis of accounting in preparing the financial statements.

ETHICAL CODE OF CONDUCT

The Company is committed to ensuring we hold ourselves to high ethical standards. This means adhering to laws and regulations and also conducting business in a responsible way, and treating all stakeholders with fairness and respect. These principles are reflected in Santander UK's Ethical Code of Conduct, which sets the standards expected of all employees.

High standards of professional and personal conduct help the Company identify, manage and respond to risks, create a positive, collaborative working environment and ensure positive customer interactions and outcomes.

Among the requirements set out in the Ethical Code of Conduct we expect employees to:

- Act with integrity in all their business actions on behalf of the Company
- Not use their authority or position for personal gain
- Speak up and report risks
- Conduct business relationships in a transparent manner.

There are numerous policies which support colleagues to meet these expectations and to ensure Santander UK (including the Company) remains a Simple, Personal and Fair bank for its colleagues, customers, shareholders and the communities it serves. The Ethical Code of Conduct applies to all colleagues including permanent and temporary colleagues as well as Executive Directors and Non-Executive Directors.

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE FINANCIAL STATEMENTS

The Directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable laws and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have prepared the financial statements in accordance with UK-adopted International Accounting Standards (IAS).

Under company law, Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing the financial statements, the Directors are required to:

- Select suitable accounting policies and then apply them consistently;
- State whether applicable UK-adopted IAS have been followed, subject to any material departures disclosed and explained in the financial statements;
- Make judgements and accounting estimates that are reasonable and prudent; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Directors are responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors are also responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company, and enable them to ensure that the financial statements comply with the Companies Act 2006.

The Directors are responsible for the maintenance and integrity of the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Directors' confirmations

The Directors consider that the Annual Report, taken as a whole, is fair, balanced and understandable and provides the information necessary for shareholders to assess the Company's position and performance, business model and strategy.

DISCLOSURE OF INFORMATION TO AUDITORS

In the case of each Director in office at the date the Directors' report is approved:

- So far as the Director is aware, there is no relevant audit information of which the Company's auditors are unaware; and
- They have taken all steps that they ought to have taken as a Director in order to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

AUDITORS

A Banco Santander group wide external audit tender was undertaken in 2024 for the appointment of financial years 2026, 2027 and 2028. The SFS Executive Committee oversaw the process locally and focused on audit quality and expertise to ensure high quality audit standards were retained. A recommendation to reappoint PricewaterhouseCoopers LLP was approved by the SFS Board as the preferred firm to Banco Santander based on a robust review of the existing audit relationship.

On behalf of the Board



James Pountney

Director

13 March 2026

2 Triton Square, Regent's Place, London NW1 3AN

This Risk review consists of unaudited financial information unless otherwise stated. The audited financial information is an integral part of the Financial Statements.

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Risk governance

RISK FRAMEWORK

Our risk governance structure

We are committed to the highest standards of corporate governance in every part of our business, including risk management. For details of our governance, including the Board and its Committees, see the 'Governance' section of this Annual Report. The Company maintains a Board Audit Committee and a Board Risk Committee. The Board delegates certain responsibilities to Board Level Committees as needed and where appropriate.

Our risk governance structure strengthens our ability to identify, assess, manage and report risks, as follows:

- **Committees:** A number of Board and Executive committees are responsible for specific parts of the Risk Framework. SFS has chosen to adopt the Santander UK Risk Framework
- **Key senior management roles:** A number of senior roles have specific responsibilities for risk management
- **Risk organisational structure:** We have the 'three lines of defence' model built into the way we run our business.

The Company operates within a standalone Risk Appetite Statement approved by the SFS Board and noted by the Santander UK Executive Risk & Controls Committee.

Committees

The Santander UK Risk Framework states that operating companies of Santander UK should have a sufficient committee structure in place to allow them to discharge their risk responsibilities and escalate issues. The structure should be proportionate to the company's size and complexity.

The Board Level Committee responsibilities for risk in 2025 were:

Board Level Committee	Main risk responsibilities
The Board	<ul style="list-style-type: none"> – Has overall responsibility for business execution and for managing risk – Reviews the Company's adherence to the Risk Framework and Risk Appetite
Board Risk Committee (BRC)	<ul style="list-style-type: none"> – Assesses the Company's adherence to the Risk Framework and Risk Appetite – Advises the Board on our overall Risk Appetite, tolerance and strategy – Oversees our exposure to risk – Responsible for oversight of cybersecurity risks and receives regular updates on cybersecurity risk position including cybersecurity incidents
Board Audit Committee	<ul style="list-style-type: none"> – Monitors and reviews the financial statements integrity, and any formal announcements on financial performance – Reviews the adequacy and effectiveness of the internal financial controls and whistleblowing arrangements – Monitors and reviews the effectiveness of the internal audit function – Receives regular updates from the internal audit function, including on its reviews of cybersecurity risk and controls

The Executive Level Committee responsibilities for risk in 2025 were:

Executive Level Committee	Main risk responsibilities
Executive Committee (ExCo)	<ul style="list-style-type: none"> – Sets and monitors performance against the Company's annual plan and budget – Ensures that adequate and effective risk control processes and reporting systems are in place to identify, assess, manage and report all the relevant risks in the Company as detailed in the Risk Framework and Risk Appetite – Monitors the risk profile of the Company – Manages the structural balance sheet risks, capital, funding and liquidity, in line with the policies, strategies and plans set by the Company.

The Santander UK Corporate Governance Framework and Risk Framework have been adopted by its subsidiaries, including the Company, to ensure consistency of application. As Santander UK Group Holdings plc is the immediate parent company of the Company, its Executive and Board level committees consider the impact on the Company, as a subsidiary, as part of their decision-making process.

Key senior management roles

Senior roles with specific responsibilities for risk management are:

Role	Main risk responsibilities
Chief Executive Officer (CEO)	The Board delegates responsibility for our business activities and managing risk on a day-to-day basis to the CEO. The CEO proposes our strategy and business plan, puts them into practice and manages the risks involved. The CEO must also ensure we have a suitable system of controls to manage risks and report to the Board on them.
Chief Risk Officer (CRO)	Oversees and challenges risk activities, and ensures new lending decisions are made within our Risk Appetite. Accountable for the control and oversight of credit, market, liquidity, capital, operational risk and risks associated with climate change.
Chief Financial Officer (CFO)	Responsible for developing strategy and supporting our corporate goals within our risk appetite. The CFO is responsible for managing interest, liquidity and capital risks.

Risk organisational structure

We use the 'three lines of defence' model to manage risk. This model is widely used in the banking industry and has a clear set of principles to put in place a cohesive operating model across an organisation. It does this by separating risk management, risk control and risk assurance.

Line 1: Risk management	Business Units and Business Support Units identify, assess and manage the risks which originate and exist in their area, within our Risk Appetite. It is under the executive responsibility of the CEO.
Line 2 - Risk control	Risk Control Units are independent monitoring, control and oversight functions. They make sure Business Units and Business Support Units manage risks effectively and within our Risk Appetite. The Risk Control units are: Risk – responsible for credit, liquidity, capital, market, pension, strategic and business, operational, model and enterprise risks; Economic Crime; and Compliance – responsible for reputational and conduct and regulatory risks. It is under the executive responsibility of the CEO, but responsible to the CRO for overseeing the first line of defence.
Line 3: Risk assurance	Internal Audit is an independent corporate function. It gives assurance on the design and effectiveness of our risk management and control processes.

RISK APPETITE

How we control the risks we are prepared to take

When our Board sets our strategic objectives, it is important that we are clear on the risks we are prepared to take to achieve them. We express this through our Risk Appetite Statement, which defines the amount and kind of risk we are willing to take, and able to accept, in pursuit of the strategic objectives defined. Our Risk Appetite and strategy are closely linked, and our strategy must be achievable within the limits set out in our Risk Appetite.

How we describe the limits in our Risk Appetite

Our Risk Appetite sets out detailed limits across all types of risk, using metrics and qualitative statements.

Metrics

We use metrics to set limits on capital, liquidity and credit risk. We set:

- Capital limits, reflecting the capital that regulators expect us to hold (regulatory capital)
- Liquidity limits according to a range of plausible stress scenarios for our business
- Credit limits, to control the credit quality of our mortgage and other loan portfolios.

These limits apply in normal business conditions, but also where appropriate, when we might be experiencing a far more difficult economic environment. We refer to conditions like this as being under stress. See more on stress scenarios on the next page.

Qualitative statements

For some types of risk, we also use qualitative supporting statements that describe prohibitions and restrictions supplementing the overarching risk appetite statements.

How we set our Risk Appetite, and stay within it

We control our Risk Appetite through our Risk Appetite Framework.

The Board

- Approves the Risk Appetite Statements and Primary metrics at least annually or as changing circumstances require.
- Reviews and ratifies the Secondary metrics limits approved by the Executive Committee.
- Approves the corporate strategy and reviews the consistency with the Risk Appetite.
- Oversees adherence to Risk Appetite when the Board meets.
- Receives the Risk Appetite reports related to Board Risk Appetite, breaches and remedial plans.

The Executive Committee

- Reviews the proposal for Primary metrics limits and qualitative statements, prior to their approval by the Board
- Reviews and approves Secondary metrics with corresponding limits of Risk Appetite.
- Reviews and challenges the alignment of strategic, business, capital and liquidity plans with the RAS.
- Receives information on risk appetite excesses or breaches by means of a regular appetite monitoring report.
- Reviews and monitors risk exposures and approves any corrective actions, business plans and budgets.

We embed our Risk Appetite by setting more granular risk limits for each business unit and key portfolios. These act as an early warning to the overall Risk Appetite limit. When we use qualitative statements to describe our appetite for a risk, we link them to lower-level risk indicators, so that we can monitor and report our performance against them.

STRESS TESTING

Stress testing is carried out in alignment with the Santander UK group stress testing exercises. The following sections therefore refer to the Santander UK group and the Company.

Stress testing helps us understand how different events and economic conditions could affect our business plan, earnings and risk profile. This helps us plan and manage our business.

Scenarios for stress testing

To see how we might cope with difficult conditions, we regularly develop challenging scenarios that we might face. We consult a broad range of internal stakeholders, including Board members, when we design and choose our most important scenarios. The scenarios cover a wide range of outcomes, risk factors, time horizons and market conditions. They are designed to test:

- The impact of shocks affecting the economy as a whole or the markets we operate in
- Key potential vulnerabilities of our business model, and the processes and systems which support it
- Potential impacts on specific risk types.

We describe each scenario using a narrative setting out how events might unfold, as well as a market and/or economic context. For example, the key economic factors we reflect in our Internal Capital Adequacy Assessment Process (ICAAP) scenarios include house prices, interest rates, unemployment levels, inflation rates, and the size of the UK economy. We also explore sensitivities around several macro variables where there may be concerns or levels of uncertainty.

Uses of stress testing

We use stress testing to estimate the effect of these scenarios on our business and financial performance, including:

- Our business plan, and its assessment against our Risk Appetite
- Our capital strength, through our ICAAP
- Our liquidity position, through our Internal Liquidity Adequacy Assessment Process (ILAAP)
- Our long- and short-term impacts of climate change, through regulatory exercises and Climate Internal Scenario Analysis (CISA)
- Impacts on other risk types.

We use a wide range of models, approaches and assumptions supported by robust governance. These help us interpret the links between factors in markets and the economy, and our financial performance. For example, one model looks at how changes to key macroeconomic variables like unemployment rates might affect the number of customers who might fall into arrears on their mortgage or other loans.

Our stress testing models are subject to a formal review, independent validation and approval process. We highlight key weaknesses and related model assumptions in the approval process for each stress test. In some cases, we overlay expert judgement onto the results of our models. Where this is material to the outcome of the stress test, the approving governance committee reviews it. We take a multi-layered approach to stress testing to capture risks at various levels. This ranges from sensitivity analysis of a single factor to a portfolio, to wider exercises that cover all risks across our entire business. We use stress test outputs to design business plans that aim to mitigate potential impacts of possible stress scenarios.

We also conduct reverse stress tests. These are tests in which we identify and assess scenarios that are most likely to cause our business model to fail.

Board oversight of stress testing

The Santander UK Executive Risk Control Committee (ERCC) reviews the design of the scenarios in our ICAAP, ILAAP and CISA. The SFS Board Risk Committee ratifies the approach, stress testing framework and results of the ICAAP, ILAAP and CISA after ensuring there is proper and appropriate second line of defence oversight of the process. Scenarios are appropriately challenged and debated before Board approval is given.

Regulatory stress tests

We take part in several external stress testing exercises. These include stress tests of the UK banking system conducted by the PRA and the BoE. We also contribute to the stress tests of Banco Santander that are conducted by the European Banking Authority (EBA).

For more on capital and liquidity stress testing, see the 'Capital risk' and 'Liquidity risk' sections.

HOW RISK IS DISTRIBUTED ACROSS OUR BUSINESS

Economic capital

As well as assessing how much regulatory capital we need to hold, we use an internal EC model to measure our risk. We use EC to get a consistent measure across different risk types. EC also takes account of how concentrated our portfolios are, and how much diversification there is between our various businesses and risk types. Consequently, we can use EC for a range of risk management activities. For example, we can use it to help us compare requirements in our ICAAP or to get a risk-adjusted comparison of income from different activities.

CREDIT RISK

Overview

Credit risk management

In this section, we set out how our exposures arise and our approach to credit risk across the credit risk lifecycle. We discuss our expected credit losses (ECL) approach and the key inputs to our ECL model. We focus on our largest portfolio, UK residential mortgages, purchased from Santander UK plc, but also discuss our Crown Dependency residential mortgages that we originated.

Credit risk review

In this section, we analyse our maximum and net exposures to credit risk, including their credit quality and concentrations of risk.

CREDIT RISK MANAGEMENT

Exposures (audited)

Exposures to credit risk arise in our business from:

- Loans and advances to customers (mainly UK and Crown Dependency residential mortgages to individuals)
- Loans and advances to banks and other financial institutions

Our approach to credit risk

We manage our portfolios across the credit risk lifecycle, from drawing up our risk strategy, plans, budgets and limits to making sure the actual risk profile of our exposures stays in line with our business plans and within our Risk Appetite. We tailor the way we manage risk across the lifecycle to the type of product.

1. Risk strategy and planning (audited)

Relevant areas of the business work together to create our business plans. We consider our strategy, goals, and financial and technical resources alongside our Risk Appetite. We focus on economic and market conditions and forecasts, regulations, conduct matters, profitability, returns and market share. The result is an agreed set of targets and limits that help us direct our business.

2. Assessment and origination (audited)

Managing credit risk begins with lending responsibly. That means only lending to customers who are committed to paying us back and can afford to, including under foreseeable changes in their circumstances. We perform (or in the case of UK residential mortgages purchased from Santander UK plc, Santander UK plc performs) a thorough risk assessment to make sure customers can meet their obligations before a credit application is approved. These decisions are made with authority from the Board and consider:

- The credit quality of the customer
- The underlying risk and how we can mitigate it, such as through netting or collateral
- Our risk policy, limits and appetite
- Whether we can balance the amount of risk we face with the returns we expect, and
- Assessment of customer affordability.

Affordability

For Crown Dependency residential mortgages, we take proportionate steps to assess whether a customer will be able to repay the money borrowed. We do this by a series of initial affordability and credit risk assessments. We assess affordability by reviewing the customer's income and spending, their other credit commitments, and what would happen if interest rates went up. We regularly review the way we calculate affordability and refine it when we need to. This can be due to changes in regulations, the economy or our risk profile. For UK residential mortgages purchased from Santander UK plc, Santander UK plc makes the affordability assessments in accordance with its policies and procedures.

Credit profile

For Crown Dependency residential mortgages, we access each customer's credit profile and signs of how reliable they are at repaying credit. When they apply, we assess the data they give us, using the following:

- **Credit policy:** these are our rules and guidelines. We review them regularly to make sure our decisions are consistent and fair and align to the risk profile we want. We look at the property and the LTV as well as the borrower
- **Credit scores:** based on statistics about the reasons people fail to pay off debt. We use them to build models of what is likely to happen in the future. These models give a credit score to the customer for the loan they want, to show how likely it is to be repaid. We regularly review them
- **Credit reference agencies:** data from credit reference agencies about how the borrower has handled credit in the past
- **Other Santander accounts:** we look at how the customer is using their other accounts with us.

For UK residential mortgages purchased from Santander UK plc, it undertakes a similar assessment of the credit profile of the customer.

How we make the decision

For UK residential mortgages, Santander UK plc has originated the loan using its policies and process and the Company has subsequently acquired the loan and its associated credit risk. For Crown Dependencies mortgages, loans below a certain LTV and size are underwritten within delegated authorities by the mortgage underwriting team; any exceptions to policy or amounts above that are approved by the Company's Credit committee.

Credit risk mitigation

The types of credit risk mitigation, including collateral, across each of our portfolios are:

Portfolio	Description
Residential mortgages	Collateral is in the form of a first legal charge over the property. Before we or Santander UK plc grant a mortgage, the property is valued. We have our own guidelines for surveyor valuations, which build on guidance from the Royal Institution of Chartered Surveyors (RICS). But we also make use of automated valuation methodologies where our confidence in the accuracy of this method is high.
Loans and advances to banks and other financial institutions	We use the Credit Support Annex with the ISDA Master Agreement and other similar arrangements in relation to our derivatives and some of our loans and advances to banks and other financial institutions. This gives us collateral for our net exposures.

3. Monitoring (audited)

We measure and monitor changes in our credit risk profile on a regular and systematic basis against our budgets, limits and benchmarks. We monitor credit performance by portfolio, segment, customer or transaction. If our portfolios do not perform as we expect, we investigate to understand the reasons. Then we take action to mitigate it as far as possible and bring performance back on track. We monitor and review our risk profile through formal governance forums and committees across our business. These agree and track any steps we need to take to manage our portfolios, to make sure the impact is prompt and effective. This structure is a vital feedback tool to coordinate issues, trends and developments across each part of the credit risk lifecycle. In the case of UK residential mortgages purchased from Santander UK plc, we rely on Santander UK to monitor the portfolio in accordance with the servicing agreement with us.

Credit concentrations

Credit exposure metrics in line with the Board approved risk appetite are presented to the SFS Board Risk Committee, Board Audit Committee and ERCC as appropriate.

For residential mortgages, our risk assessment does not end once we have made the decision to lend or acquire a UK residential mortgage from Santander UK plc. We continue to monitor credit risk across the credit risk lifecycle, ensuring that early arrears are highlighted, and customers contacted to discuss potential problems. For residential mortgages, our monitoring also takes account of changes in property prices. We (or, in the case of UK residential mortgages, Santander UK plc) estimate the property's value every three months. In most cases, statistical models based on recent sales prices and valuations in that local area are used. Use of this model is subject to Model Risk Governance. Where a lack of data means the model's valuation is not available, the original surveyor valuation with a House Price Index (HPI) adjustment as appropriate is used.

4. Arrears management (audited)

Sometimes our customers face financial difficulty and may fall into payment arrears or breach the conditions of their credit facility. If this happens, we work with them to get their account back on track. We aim to support our customers and keep our relationship with them. To do this, we:

- Find affordable and sustainable ways of repaying to fit their circumstances
- Monitor their finances and use models to predict how they will cope. This helps us put in place the right strategy to manage their debt
- Work with them to get their account back on track as soon as possible in a way that works for them and us
- Monitor agreements we make to manage their debt, so we know they are working.

For residential mortgages, we have several strategies to manage arrears that we can use as early as the day after a missed payment. We assess the problems a customer is having, so we can offer them the right help to bring their account up to date as soon as possible. The most common way to bring an account up to date is to agree an affordable repayment plan with the customer. The strategy we use depends on the risk and the customer's circumstances. We have a range of tools to help customers to reach an affordable and acceptable solution. This could mean visiting the customer or offering debt counselling by a third party.

For loans and advances to banks and other financial institutions, we identify problem debt by close monitoring, supported by our Watchlist process. When there is a problem, we take a collaborative approach, led by the relevant credit risk expert with our Credit risk team and the relationship managers.

We aim to act before a customer defaults, to prevent it, if possible. We aim to identify warning signs early by monitoring customers' financial and trading data, checking to make sure they are not breaching any covenants, and by having regular dialogue with them. The strategy we use depends on the type of customer, their circumstances and the level of risk. We try to help our customers find their own way out of financial difficulty and agree on a plan that works for both of us. We hold regular Watchlist meetings to agree a strategy for each portfolio.

Our Credit Risk team are engaged as appropriate on Watchlist cases and we may hand over more serious cases to them.

5. Debt recovery (audited)

Sometimes, even when we have taken all reasonable and responsible steps to manage arrears in our Financial Support area, they are not effective. If this happens, we may choose to end our agreement with the customer and try to recover the outstanding balance (with recourse to any associated collateral), or as much of it as we can.

For residential mortgages, when a customer cannot or will not keep to an agreement for paying off their arrears, we consider recovery options. We only do this once we have tried to get the account back in order. To recover what we are owed, we may initiate legal action that could ultimately lead to the customer facing court action for possession of the property. If the customer shows that they will be able to pay off the loan or the arrears, we can delay legal action. We may repossess the property as a last resort or to protect it from damage or third-party claims. We make sure our estimated losses from repossessed properties are realistic by getting two independent valuations and the estimated selling costs, and using them in our loss allowances calculations. Where we repossess a property, we do not take ownership. We use agents to realise the value and settle the debt. Any surplus funds are returned to the borrower or dealt with in line with insolvency regulations.

Santander UK plc undertakes the activities described above on our behalf in relation to residential mortgages we have purchased from it.

For loans and advances to banks, where we cannot find a way forward or reach a consensual arrangement, we consider recovery options. This can be through:

- The insolvency process
- Enforcing over any collateral
- Selling debt on the secondary market
- Considering other legal action available to recover what we are owed from debtors and guarantors.

If there is a shortfall, we write it off against loss allowances we hold. In very rare cases, we may act as mortgagee in possession of assets held as collateral against non-performing loans. In such cases, we carry the assets on our balance sheet and are classified in line with our accounting policies.

Risk measurement and control

We measure and control credit risk at all stages across the credit risk lifecycle. We have a range of tools, processes and approaches, but we rely mainly on:

- **Credit control:** as a core part of risk management we generate, extract and store accurate, comprehensive and timely data to track credit limits. We do this using internal data
- **Review:** we use formal and informal forums to approve, validate, review and challenge our risk management. We do this to help predict if our credit risk will worsen.

The Crown Dependency residential mortgage portfolio involves managing approximately 3,600 mortgages. This allows us to analyse the portfolio in detail at an individual account level in order to measure the risk. We assess and review our loss allowances regularly. We look at factors such as the cash flow available to service debt. We also use an agency to value the collateral. We risk manage the UK residential mortgage portfolio purchased via a risk transfer from Santander UK plc.

Key metrics (audited)

We use a number of key metrics to measure and control credit risk, as follows:

Metric	Description
Expected Credit Loss (ECL)	ECL tells us what credit risk is likely to cost us either over the next 12 months on qualifying exposures, or defaults over the lifetime of the exposure where there is evidence of a significant increase in credit risk (SICR) since origination. We explain how we calculate ECL below.
Stages 1, 2 and 3	We assess each facility's credit risk profile to determine which stage to allocate them to, and we monitor where there is a SICR and transfers between the stages. We explain how we allocate a facility to Stage 1, 2 or 3 below.
Stage 3 ratio	The Stage 3 ratio is the sum of Stage 3 drawn and Stage 3 undrawn assets divided by the sum of total drawn assets and Stage 3 undrawn assets. The Stage 3 ratio is a key indicator used to monitor underlying asset performance.
Expected Loss (EL) (unaudited)	EL is based on the CRD IV regulatory capital rules and gives us another view of credit risk. It is the product of the probability of default (PD), exposure at default and loss given default. We calculate each factor in accordance with CRD IV and include direct and indirect costs. We base them on our risk models and our assessment of each customer's credit quality. There are differences between regulatory EL and International Financial Reporting Standards (IFRS) 9 ECL, which we set out below. For the rest of our Risk review, impairments, losses and loss allowances refer to calculations in accordance with IFRS, unless we specifically say they relate to CRD IV. For our IFRS accounting policy on impairment, see Note 1 to the Financial Statements.

We also assess risks from other perspectives, such as geography, business area, product and process to identify areas to focus on. We also use stress testing to establish vulnerabilities to economic deterioration. Our business segments tailor their approach to credit risk to their customers, as we explain later on.

Recognising ECL (audited)

The ECL approach estimates the credit losses arising from defaults in the next 12 months on qualifying exposures, or defaults over the lifetime of the exposure where there is evidence of a SICR since the origination date. Our ECL approach for portfolio assessments uses models that for UK residential mortgages consider forward-looking data on economic scenarios, including a range of possible outcomes, which are unbiased and probability-weighted to reflect the risk of a loss being incurred even when it is unlikely. In some cases, we need to apply Judgemental Adjustments (JAs) to our model outputs. We use internal credit ratings for corporate borrowers and individually assessed corporate exposures. The ECL approach for Crown Dependencies residential mortgages is similar to the approach for UK residential mortgages. We consider forward-looking data, including a wide array of possible outcomes which are unbiased and probability-weighted to reflect the risk of a loss being incurred even when it is unlikely. This process results in the production of a static table that assigns a provisioning percentage to each Loan-To-Value band and arrears stage combination. The provisioning table is updated each time there is a significant change in the modelling assumptions, and reviewed each quarter. SFS applies the percentages to the Crown Dependencies residential mortgages at a single mortgage advance level. No ECL has been recognised on other loans and advances to customers because of the collateral held on those assets.

Multiple economic scenarios and probability weights (audited)

This work is led by Santander UK plc and approved by the Company as part of the modelling on the Company's mortgage book.

For UK residential and Crown Dependencies mortgages, we use forward-looking economic scenarios. Our scenarios consist of a central base case, one upside scenario and two downside scenarios. We use these scenarios to reflect a wide range of possible outcomes for the UK economy.

Our forecasting approach

For UK residential mortgages, we derive our scenarios in part by using a set of parameters in GDP fan charts published by the Office for Budget Responsibility (OBR). These fan charts reflect the probability distribution of a deviation from the OBR's central forecast to show the uncertainty about the outcome of a variable, in this case GDP.

Once we have established the GDP paths for each scenario, we run them through the Oxford Global Economic Model (OGEM) to derive the other macroeconomic variables, such as unemployment and house prices. These variables are the product of the GDP growth paths we have forecast and the output of the OGEM for these growth paths. We then review them to ensure consistency with the narrative of each scenario and so changes to the variables may be needed in some cases.

We then impose a Bank Rate profile for each scenario using expert judgement with the base case as the starting point and then adjusting this for each of the other scenarios based on the narratives. We produce a range of Bank Rate profiles to reflect a range of possible outcomes the Bank of England may follow depending on how it sees the trade-off between growth and inflation evolving over the forecast period. For example, this might consist of higher rates initially in response to inflationary concerns followed by lower rates as inflation falls towards target, and that this may be sharper in the event of a deep recession.

We update the baseline in our economic scenarios at least twice a year in line with our annual budgeting and three-year planning processes, or sooner if there is a material change in current or expected economic conditions. We refresh all our economic scenarios quarterly to reflect the latest data and OBR fan charts if these changed, which are then reviewed and approved by the Credit Risk Provisions Forum (CRPF). The CRPF also assesses the probability weights at least once a quarter.

We do not use consensus forecasts as inputs to our models, but we do compare the outputs of our models against consensus views for the base case, to make sure that we understand any significant differences and address them where needed. At 31 December 2025, there were no significant differences between our base case forecasts and the consensus views.

In 2025, as in previous years, we undertook a further peer benchmarking analysis of the economic scenarios, which for Q4-25 included the mean weighted analysis for a selection of economic variables, including GDP, unemployment rate and HPI and CRE. This meant that we could compare our weighted scenarios against the average of our peers to understand what differences there may be. The analysis demonstrated that our economic scenarios were in line with our peers.

In 2025, we also considered any likely impact from climate risk on our forecasting approach and concluded that no adjustment to the multiple economic scenarios for climate risk was required. This is because climate change effects are generally regarded to be relevant over a longer timeframe than our forecast period of five years.

Our use of four different scenarios is designed to reflect different possible outcomes to the base case, highlighting the upside and downside risks associated with the central scenario.

Our forecasting period for GDP is five years and we use the OGEM 25 year model for the outer years, post five year forecast. As part of this, we set a floor on the unemployment rate at 4% to ensure that the long-term view is near to the Non-Accelerating Inflation Rate of Unemployment set out by the Bank of England in its annual supply side review.

For Crown Dependencies residential mortgages, the forecasting approach is similar. By mirroring UK provisioning for Crown Dependencies residential mortgages, SFS management take a prudent approach of assuming a more negative case scenario, which is consistent with stress testing principles. Crown Dependencies economics are not materially different to the UK, and Crown Dependencies metrics have historically proved more resilient. So, we use the UK economics as a basis for the Crown Dependencies metrics, and continue to monitor these to ensure that the relationship between the two remains appropriate.

Key changes to our forecasting approach in 2025

In 2025, there were no major changes to our forecasting approach. We incorporated the OBR's March 2025 fan chart parameters to generate the GDP paths (excluding the base case).

Base case

We review the scenarios and associated weights every quarter to ensure they appropriately reflect the current economic circumstances and UK Government policy which is subject to change.

In summary, the outlook for the UK economy has GDP growth rising over the forecast period. As inflation gradually returns to the target rate, further Bank Rate cuts should support a recovery in business and consumer confidence. However, downside risks to the outlook remain particularly around geopolitical tensions and potential productivity gains.

Base case key macroeconomic assumptions

GDP: The UK economy slowed in Q3-25 with growth of 0.1% quarter-on-quarter. It was always likely that a slow-down from the above average quarterly growth rates of H1-25 would happen, but with weak PMIs as well there is a concern that the economy will stagnate in Q4-25. However, Q3-25 GDP did see a slight improvement in household spending while business investment posted a solid gain, as such we would expect that post-Budget growth will pick up, although some underlying weakness means the economy growing at levels similar to those experienced pre-pandemic, rather than the stronger growth needed to help repair the UK's public finances. For 2026, we expect to see another year of positive growth, although slightly weaker than in 2025 as real wage growth eases and the pace of interest rate cuts slows. Over the longer term, the key issue for growth remains productivity and without a boost to this, growth will remain at the average pre-pandemic levels of 1.4%. It remains to be seen whether artificial intelligence (AI) or government policy can help to improve this.

Bank Rate: The Monetary Policy Committee (MPC) lowered Bank Rate four times in 2025 to 3.75%, in line with our expectations. Our base case assumes a further two rate cuts in 2026, taking Bank Rate to 3.25% by the end of the year, with no further reductions thereafter. The outlook for further interest rate cuts remains uncertain, with the MPC stating that decisions to lower Bank Rate further will be influenced by policymakers' views on how restrictive the current stance of monetary policy is.

House price growth: House prices grew marginally in 2025, helped in part by falling mortgage rates, despite some weakness towards the end of the year. House prices have proved resilient given the heightened levels of uncertainty experienced throughout the year. Lower inflation and interest rates coupled with the gradual improvement in affordability, and ongoing weakness in housing supply, is expected to ensure steady house price growth over the forecast period. We anticipate growth of c.2.5% year-on-year in 2026 with an annual house price growth of c.3% year-on-year growth for the rest of the forecast period.

Unemployment rate: Recent data for unemployment indicates there is a loosening of the labour market in response to higher employment costs. However, some caution needs to be taken as the unemployment data is still subject to problems with the ONS Labour Force Survey data. The unemployment rate has risen to over 5%, payroll numbers have fallen in most months over the past year and redundancies have risen too, all chiming with weakness seen across various survey data. In terms of the forecast, we expect the unemployment rate to remain elevated in the short term with businesses reporting pay pressures and squeezed margins as reasons for reducing headcounts. The unemployment rate then drops back to 4.3% by the end of the forecast period, broadly in line with Bank of England's prediction for the natural rate of unemployment which is, as growth recovers, businesses and consumer sentiment improves and CPI inflation remains at the target rate.

In the medium-term, the projections assume that current demographic trends will continue, which could impact the UK's growth potential. For instance, it is likely that the reduction in the UK workforce will continue and this will have a knock-on impact for the economy, particularly if there are shortages of skilled workers in particular sectors. The same can be said for current productivity trends, although there is potential for AI to improve growth towards the end of the decade. However, our assumption of the average annual growth of c.1.5% for our medium-term forecasts is in line with the OBR's latest estimate of the UK's long run average growth rate.

Key changes to our base case in 2025

For our base case, key changes were stronger GDP growth compared to 2024; higher unemployment exacerbated by the higher costs of employment businesses have experienced since the 2024 Autumn Budget; lower house price growth which was affected by uncertainty and the Stamp Duty Land Tax change. Risks to the base case remain with potential for rising geopolitical risks affecting the UK economy.

Other scenarios

Based on this revised base case, we reviewed our suite of scenarios to ensure that they capture the wide range of potential outcomes for the UK economy. These include; (i) a slower recovery that is more akin to the 'U' shape of past recessions; (ii) labour market frictions due to skills mismatches and a shrinking workforce as some discouraged workers leave altogether (for example longer-term sickness levels remaining above pre-pandemic levels); (iii) fragmentation of the global economy in particular changes and additional frictions to supply chains; and (iv) the global economy recovering more swiftly from higher inflation and supply constraints.

To reflect these potential outcomes, we use the base case and three additional scenarios, which we consider sufficient to reflect all the above potential outcomes. As with the base case, the scenarios are forecast over a five-year period with the OEGM 25 year model used to determine the forecasts after this period with a floor on the unemployment rate set at 4%.

The other scenarios are:

One upside scenario

This scenario has quicker economic performance, that is driven by an improvement in the supply side of the economy that allows for stronger growth with lower inflation. Inflation falls slightly below target at the start of the forecast period helped by lower wage growth, and stays just below the 2% target over the period. This allows the Bank of England to cut rates faster than the base case, bringing them back towards what might be considered the neutral rate earlier. This results in higher consumer and business confidence enabling higher levels of spending and investment, with savings rates returning to levels consistent with economic growth as real earnings growth returns. In this scenario GDP remains stronger than the base case, as does house price growth. Unemployment peaks at a lower level and drops more quickly than the base case.

Two downside scenarios

The downside scenarios capture a range of risks, including further escalation of geopolitical events, continuing weaker investment (reflecting the unstable environment and higher cost of employment), a continuing and significant mismatch between job vacancies and skills (as well as a smaller labour force) and a return to upside inflation surprises causing interest rates to remain at higher levels for longer.

Downside 1 – In this scenario, the economy contracts and although the recession is small and short lived, the recovery is weak and below potential. The increase in various employment costs mean growth is tempered and employment shrinks as businesses restructure to deal with the extra costs. Consumers opt to save more rather than spend which affects the recovery path, as consumer confidence is low in part due to concerns about the unstable geopolitical environment and the increase in lay-offs as businesses restructure. With inflation remaining above target, Bank Rate remains in restrictive territory and only gradually falls back, while house prices fall as households look to downsize in response to persistently high rates of unemployment. The global economy is affected by a combination of factors, such as commodity prices becoming increasingly volatile due to geopolitical events and the potential impact of additional tariffs. This affects global inflation which negatively impacts UK trade and hinders a return to growth.

Downside 2 – This scenario shows a marked fall in GDP, with rising unemployment and falling house prices reflecting lower growth and productivity, which feeds across the whole economy. It also reflects the increase in geopolitical risk which affects market sentiment and causes further fragmentation of the global economy. It also assumes that major risk events continue to occur, exposing the vulnerability of countries' fiscal positions and the means to respond to such events. Unemployment peaks at 8.5% and although there are some inflationary pressures from changing trade patterns, the sharp fall in demand means inflation falls below target and allows the MPC to cut rates sharply from the start of the scenario to stabilise demand. This fails to support the housing market with house values falling sharply. Inflation below target and lower interest rates eventually eases some of the pressures on the UK economy and growth picks up in the medium-term.

Key changes to our alternative scenarios in 2025

In 2025, there were no key changes to the alternative scenarios, however the narratives were updated to reflect key risks.

Despite mixed signals about the UK's recent economic performance, which may impact the path of the Bank Rate, our scenarios continue to capture a broad range of forecasts.

Our macroeconomic assumptions and their evolution throughout the forecast period

Our macroeconomic assumptions and their evolution throughout the forecast period for each of the scenarios at 31 December 2025 were:

		Upside	Base case	Downside 1	Downside 2	Weighted
		%	%	%	%	%
GDP ¹	2024 (actual)	1.1	1.1	1.1	1.1	1.1
	2025	1.5	1.4	1.3	1.3	1.4
	2026	1.7	1.0	(0.4)	(3.3)	0.3
	2027	2.3	1.4	—	(1.0)	0.9
	2028	2.5	1.4	0.4	1.4	1.3
	2029	2.6	1.5	0.4	1.4	1.4
	2030	2.7	1.5	0.7	1.4	1.5
	Start to trough ²	n/a	n/a	(0.7)	(5.0)	n/a
	5-year average increase/decrease ³	2.3	1.4	0.2	(0.1)	n/a
Bank Rate ¹	2024 (actual)	4.75	4.75	4.75	4.75	4.75
	2025	3.75	3.75	3.75	3.75	3.75
	2026	3.00	3.25	4.50	2.00	3.40
	2027	3.00	3.25	3.25	1.50	3.04
	2028	3.00	3.25	3.25	2.50	3.14
	2029	3.00	3.25	3.25	2.75	3.16
	2030	3.00	3.25	3.25	3.00	3.19
	5-year end period	3.00	3.25	3.25	3.00	n/a
	5-year peak	3.75	3.75	4.50	3.75	3.79
HPI ¹	2024 (actual)	4.0	4.0	4.0	4.0	4.0
	2025	2.3	1.5	0.1	0.3	1.2
	2026	4.1	2.5	(5.3)	(12.1)	(0.6)
	2027	4.5	3.0	(4.4)	(11.9)	0.2
	2028	4.5	3.0	0.7	(4.9)	2.1
	2029	4.5	3.0	3.4	7.2	3.7
	2030	4.5	3.0	4.4	7.1	3.9
	Start to trough ²	n/a	n/a	(10.2)	(28.0)	(0.3)
	5-year average increase/decrease ³	4.4	2.9	(0.7)	(3.7)	n/a
Unemployment ¹	2024 (actual)	4.4	4.4	4.4	4.4	4.4
	2025	4.7	4.8	5.1	5.2	4.9
	2026	4.7	4.9	5.7	6.8	5.3
	2027	4.1	4.7	5.8	8.5	5.3
	2028	4.0	4.4	5.8	7.9	5.0
	2029	4.0	4.3	5.9	7.1	4.9
	2030	4.0	4.3	6.0	6.4	4.9
	5-year end period	4.0	4.3	6.0	6.5	n/a
	5-year peak	4.7	4.9	6.0	8.5	5.3

¹ Our Q4-25 forecast used for ECL calculation. GDP is the calendar year annual growth rate. HPI and CRE price growth is Q4 annual growth rate and all other data points are at 31 December in the year indicated.

² GDP, HPI and CRE start is taken from level at Q3-25.

³ This is the compound annual growth rate (CAGR) based on a 5-year period which represents an average annualised growth rate.

Risk review

The table below sets out our macroeconomic assumptions and their evolution throughout the forecast period for each of the scenarios at 31 December 2024:

		Upside	Base case	Downside 1	Downside 2	Weighted
		%	%	%	%	%
GDP ¹	2023 (actual)	0.3	0.3	0.3	0.3	0.3
	2024	0.9	0.9	0.8	0.4	0.8
	2025	2.0	1.4	(0.4)	(3.4)	0.6
	2026	2.5	1.6	0.3	(0.9)	1.2
	2027	2.5	1.4	0.9	1.3	1.4
	2028	2.5	1.4	1.0	2.8	1.6
	2029	2.5	1.4	1.1	2.8	1.6
	Start to trough ³	n/a	n/a	(0.7)	(5.2)	n/a
	5-year average increase/decrease ²	2.4	1.5	0.6	0.3	n/a
Bank Rate ¹	2023 (actual)	5.25	5.25	5.25	5.25	5.25
	2024	4.75	4.75	4.75	4.75	4.75
	2025	3.25	3.75	4.50	2.25	3.71
	2026	3.00	3.50	3.25	1.50	3.16
	2027	3.00	3.25	3.00	2.50	3.08
	2028	3.00	3.25	3.00	2.75	3.10
	2029	3.00	3.25	3.00	3.00	3.13
	5-year end period	3.00	3.25	3.00	3.00	n/a
	5-year peak	4.75	4.75	4.75	4.75	4.75
HPI ¹	2023 (actual)	(0.7)	(0.7)	(0.7)	(0.7)	(0.7)
	2024	4.8	4.5	2.0	1.3	3.6
	2025	4.3	3.0	(5.8)	(20.1)	(1.2)
	2026	4.7	3.0	(3.7)	(14.7)	0.3
	2027	4.6	3.0	2.9	5.8	3.4
	2028	4.5	3.0	4.4	9.6	4.0
	2029	4.6	3.0	4.6	7.7	4.0
	Start to trough ³	n/a	n/a	(10.1)	(33.0)	(0.8)
	5-year average increase/decrease ²	4.7	3.2	n/a	(3.7)	n/a
Unemployment ¹	2023 (actual)	3.8	3.8	3.8	3.8	3.8
	2024	4.4	4.3	4.4	4.4	4.4
	2025	4.1	4.4	5.2	8.3	4.9
	2026	4.0	4.2	5.5	8.2	4.9
	2027	4.0	4.2	5.5	7.6	4.8
	2028	4.0	4.2	5.5	7.0	4.8
	2029	4.0	4.2	5.5	6.4	4.7
	5-year end period	4.0	4.2	5.5	6.4	n/a
	5-year peak	4.4	4.4	5.5	8.5	4.9

¹ Our Q4-24 forecast used for ECL calculation. GDP is the calendar year annual growth rate. HPI and CRE price growth is Q4 annual growth rate and all other data points are at 31 December in the year indicated.

² GDP, HPI and CRE start is taken from level at Q3-24.

³ This is the compound annual growth rate (CAGR) based on a 5-year period which represents an average annualised growth rate.

Scenario weights

Each quarter, we review the scenario weights we apply. We consider the weights of the economic scenarios as a whole, while ensuring that the scenarios capture the non-linear distribution of losses across a reasonable range. To support our initial assessment of the weight of a scenario, we undertake a Monte Carlo analysis to estimate the likelihood of a five-year average GDP forecast growth rate occurring based on the long-run historically observed average. We then create a standard distribution bell curve around this long run average. This allows us to estimate the probability of a given GDP scenario occurring based on past experience and therefore assign a weight to that scenario. We also consider the UK economic and political environment when applying weights.

We remain of the view that the risks to UK growth are still biased to the downside and include: further geopolitical events creating more challenges for economies both the UK and abroad; the potential for further upside inflation surprises causing inflation to stay above target for longer, raising the cost of living and so reducing consumer demand; continuing weak investment reflecting the uncertain nature of the economic environment; and a continuing and significant mismatch between vacancies and skills along with a smaller labour force, which may bring disruption to any recovery in the latter years of the forecast.

The scenario weights we applied for 2025 and 2024 were:

	Upside	Base case	Downside 1	Downside 2	Weighted
Scenario weights	%	%	%	%	%
2025	15	50	25	10	100
2024	15	50	25	10	100

Definition of default (Credit impaired)^(audited)

We define a financial instrument as in default (i.e. credit impaired) for the purpose of calculating ECL if it is more than three months past due, or if we have data that suggests the customer is unlikely to pay. The data we have on customers varies across our business segments. It typically includes where:

Residential mortgages

- They have been reported bankrupt or insolvent and are in arrears
- The loan term has ended, and the customer has not repaid the principal in full after three months.
- They have had forbearance while in default and have failed to perform under the new arrangement terms, or have had multiple forbearance. Performing forborne accounts while not in default are reported in Stage 2
- We have suspended their fees and interest because they are in financial difficulties
- We have repossessed the property or the asset.

Loans and advances to banks

- They have had a winding up notice issued, or something happens that is likely to trigger insolvency – such as another lender calls in a loan
- Something happens that makes them less likely to be able to pay us – such as they lose an important client or contract
- They have regularly missed or delayed payments, even though they have not gone over the three-month limit for default
- Their loan is unlikely to be refinanced or repaid in full on maturity
- Their loan has an excessive LTV that is unlikely to be resolved, such as by a change in planning policy, pay-downs, or increase in market value

Where we use the advanced internal ratings-based basis for a portfolio in our capital calculations, there are differences with the default definitions for ECL purposes. The main differences are as follows:

- Performing forborne accounts while not in default are in Stage 2 until they cure their forbearance status (measured as 12 consecutive months of successful payments).
- Performing non-forborne accounts, which under our internal rating-based basis are subject to a 3-month cure period. For accounting purposes, we classify them in Stage 2 until they cure all SICR triggers.

Significant Increase in Credit Risk (SICR)^(audited)

Loans which have suffered a SICR since origination are subject to a lifetime ECL assessment which extends to a maximum of the contractual term of the loan, or the behavioural term for a revolving facility. Loans which have not experienced a SICR are subject to 12-month ECL. We assess the credit risk profile of each facility to determine which of three stages to allocate them to:

- Stage 1: when there has been no SICR since initial recognition. We apply a loss allowance equal to a 12-month ECL i.e. the proportion of lifetime expected losses that relate to that default event expected in the next 12 months
- Stage 2: when there has been a SICR since initial recognition, but the exposure is not considered credit impaired. We apply a loss allowance equal to the lifetime ECL i.e. the expected loss resulting from all possible defaults throughout the residual life of a facility
- Stage 3: when the exposure is considered credit impaired. We apply a loss allowance equal to the lifetime ECL. Objective evidence of credit impairment is needed. For more, see the section 'Definition of default (Credit impaired)' above.

We use quantitative, qualitative and backstop criteria to identify exposures that suffer a SICR. The Credit Risk Provisions Forum (CRPF) reviews and approves our SICR thresholds periodically. This is escalated to the ERCC where necessary.

Quantitative criteria

We use quantitative criteria to identify where an exposure has increased in credit risk. We base our criteria on whether any increase in the lifetime PD since origination exceeds a threshold in relative and absolute terms. We base the value anticipated at origination on similar assumptions and data to the ones we use at the reporting date, adjusted to reflect the account surviving to that date. The comparison uses either an annualised lifetime PD, where the lifetime PD is divided by the forecast period, or the absolute change in lifetime PD since origination.

The criteria for 2025 and 2024 were: accounts above the lower absolute PD thresholds below, where the PD has doubled since origination, are treated as Stage 2. Any account above the upper threshold (i.e. 20%) is also treated as Stage 2:

Residential mortgages	Loans and advances to banks ¹
30bps	400bps

¹ Loans and advances to banks use the comparison of lifetime PDs to determine Stage allocation, unlike other products which first turn the lifetime PD into an average yearly PD (annualised) and then do the comparison. In addition, Consumer Finance does not apply the upper absolute PD threshold criteria.

Qualitative criteria

We also use qualitative criteria to identify where an exposure has increased in credit risk, independent of changes in PD. The criteria for 2025 and 2024 were:

Residential mortgages	Loans and advances to banks
In forbearance	In forbearance
Default in last 24m	Watchlist – proactive management
£100+ arrears	>30 Days past due (DPD) in last 12m
Bankrupt	Default at proxy origination
Over-indebted customers ¹	
Interest Only accounts 24m pre-maturity ¹	

¹ Applies to UK residential mortgages

Backstop criteria

As a backstop, we classify all exposures more than 30 or 90 DPD in at least Stage 2 or in Stage 3, respectively. This means that we do not rebut the backstop presumptions in IFRS 9 (i.e. credit risk has significantly increased if contractual payments are more than 30 DPD) relating to either a SICR or default.

Measuring ECL (audited)

For our mortgages portfolios, where accounts are not in default at the reporting date, we estimate a quarterly ECL for each exposure and for each quarter over the forecast period. The lifetime ECL is the sum of the quarterly ECLs over the forecast period, while the 12-month ECL is limited to the first four quarters. We calculate each quarterly ECL as the discounted value for the relevant forecast month of the product of the following factors:

Factor	Description
Survival rate (SR)	The probability that the exposure has not closed or defaulted since the reporting date.
Probability of default (PD)	The likelihood of a borrower defaulting in the following quarter, assuming it has not closed or defaulted since the reporting date. For each quarter in the forecast period, we estimate the quarterly PD from a range of factors. These include key risk drivers for the exposure, as well as the expected evolution of the account risk with maturity and factors for changing economics. We support this with historical data analysis.
Exposure at default (EAD)	The amount we expect to be owed if a default, or sale in the case of retail mortgages, event occurs. We determine EAD for each quarter of the forecast period by the expected payment profile, which varies by product. For amortising products, we base it on the borrower's contractual repayments over the forecast period. We adjust this for any expected overpayments on Stage 1 accounts that the borrower may make and for any arrears we expect if the account was to default. For revolving products, or amortising products with an off-balance sheet element, we determine EAD using the balance at default and the contractual exposure limit. We vary these assumptions by product and base them on analysis of recent default data.
Loss given default (LGD)	Our expected loss if a default event were to occur. We express it as a percentage and calculate it based on factors that we have observed to affect the likelihood and/or value of any subsequent write-offs, which vary according to whether the product is secured or unsecured. If the product is secured, we consider collateral values as well as the historical discounts to market/book values due to forced sales type.

We use the original effective interest rate as the discount rate. For accounts in default, we use the EAD as the reporting date balance. We also calculate an LGD to reflect the default status of the account, considering the current DPD and loan-to-value. PD and SR are not required for accounts in default.

Forecast period

We base the forecast period for amortising facilities on the remaining contract term. For revolving facilities, we base it on the behavioural, rather than contractual, characteristics of the facility type.

Forward-looking information

Our assessments of a SICR and the calculation of ECL allowances incorporate forward-looking data. We perform historical analysis and identify the key economic variables that impact credit risk and ECL allowances for each portfolio. These can include house price growth, GDP, unemployment rate and BoE Bank Rate. Where applicable, we incorporate these economic variables and their associated impacts into our models.

Grouping of instruments for losses measured on a collective basis

We measure ECL at the individual financial instrument level. However, where we use internal capital or similar models as the basis for our ECL models, this typically results in a large number of relatively small homogenous groups. We typically group instruments where they share risk characteristics using statistical models and assess them for impairment collectively.

We calculate separate collective provisions for instruments in Stages 1, 2 and 3 where the instrument is not individually assessed. As described above, for all our other portfolios (whether we assess them for impairment individually or collectively) we use four forward-looking economic scenarios.

Management judgements and accounting estimates applied in calculating ECL (audited)

IFRS 9 recognises that management judgements and accounting estimates are an essential part of calculating ECL. Specifically, where the historical data that we use in our models does not reflect current or future expected conditions, or the data we have does not cover a sufficient period or is not robust enough. We consider the accounting estimates in calculating ECL to be:

- Forward-looking multiple economic scenario assumptions
- Significant Increase in Credit Risk (SICR) thresholds.

Governance around ECL impairment allowances (audited)

Santander UK Risk Methodology team developed our ECL impairment models (except for the external models we use, such as OGEM which we described earlier in 'Our forecasting approach'), and our Independent Validations Team reviews all material models. As model owners, the Santander UK Risk Provisioning & Forecasting team run the models to calculate our ECL each month. The models are sensitive to changes in credit conditions and reflect management judgements that give rise to measurement uncertainty in our ECL, as set out above. The following Santander UK committees and forums review the provision drivers and ensure that the ECL remains appropriate:

- **Model Risk Control Forum** reviews and approves new models and model changes. It also reviews the use of OGEM as a reliable model on which to base our other forecast macroeconomic variables. We use it across all stress testing and planning, so it is subject to model risk criteria.
- **ALCO** reviews and approves the base case used in the economic scenarios we use to calculate forward-looking scenarios.
- **CRPF** reviews and approves the economic scenarios and probability weights we use to calculate forward-looking scenarios. It also reviews management judgements and approves ECL impairment allowances.
- **Board Audit Committee** reviews and challenges the appropriateness of the estimates and judgements made by management.

After the above governance process at Santander UK level is concluded, SFS accountable executives are engaged to approve the methodologies and outputs, which SFS have the oversight and accountability on. SFS ECL impairment allowances are then reviewed and approved by SFS committees and forums, including ALCO, ERCC, Board Risk and Audit Committee and Executive Committee.

For more on the governance around specific elements of the ECL impairment allowances, including the frequency of, and thresholds for, reviews, including by these committees and forums, see the detailed sections above.

How we assess the performance of our ECL estimation process

We assess the reasonableness of our ECL provisions and the results of our Staging analysis using a range of methods. These include:

- **Benchmarking:** we compare our coverage levels with our peers
- **Stand-back testing:** we monitor the level of our coverage against actual write-offs
- **Back-testing:** we compare key drivers periodically as part of model monitoring
- **Monitoring trends:** we track ECL and Stage classification over time and against our internal budgets and forecasts, with triggers set accordingly.

CREDIT RISK REVIEW

The credit risk balances in these credit risk review sections include interest we have charged to the customer's account, but not accrued interest that we have not charged to the account yet, unless otherwise stated.

Our maximum and net exposure to credit risk (audited)

The tables below show the main differences between our maximum and net exposure to credit risk. The tables only show the financial assets that credit risk affects and to which the impairment requirements in IFRS 9 are applied.

For balance sheet assets, the maximum exposure to credit risk is the carrying value after impairment loss allowances. Off-balance sheet exposures are mortgage offers, guarantees, formal standby facilities, credit lines and other commitments. For off-balance sheet guarantees, the maximum exposure is the maximum amount that we would have to pay if the guarantees were called on. For formal standby facilities, credit lines and other commitments that are irrevocable over the life of the facility, the maximum exposure is the total amount of the commitment.

	Maximum exposure				
	Balance sheet asset			Off-balance sheet	Net exposure
	Gross amounts	Loss allowances	Net amounts		
2025	£bn	£bn	£bn	£bn	£bn
Cash and balances at central banks	3.2	—	3.2	—	3.2
Financial assets at amortised cost:					
– Loans and advances to customers ¹	3.4	—	3.4	0.1	3.5
– Crown Dependencies	1.5	—	1.5	0.1	1.6
– UK residential mortgages	1.7	—	1.7	—	1.7
– Other	0.2	—	0.2	—	0.2
– Loans and advances to banks	—	—	—	—	—
Total financial assets at amortised cost	3.4	—	3.4	0.1	3.5
Total	6.6	—	6.6	0.1	6.7
2024					
Cash and balances at central banks	3.2	—	3.2	—	3.2
Financial assets at amortised cost:					
– Loans and advances to customers ¹	3.5	—	3.5	—	3.5
– Crown Dependencies	1.3	—	1.3	—	1.3
– UK residential mortgages	2.0	—	2.0	—	2.0
– Other	0.2	—	0.2	—	0.2
– Loans and advances to banks	—	—	—	—	—
Total financial assets at amortised cost	3.5	—	3.5	—	3.5
Total	6.7	—	6.7	—	6.7

¹ Balances include interest we have charged to the customer's account and accrued interest that we have not charged to the account yet.

The tables below show the main differences between our maximum and net exposure to credit risk on the financial assets that credit risk affects and to which the impairment requirements in IFRS 9 are not applied.

	Maximum exposure				
	Balance sheet asset			Off-balance sheet	Net Exposure
	Gross amounts	Loss allowances	Net amounts		
2025	£bn	£bn	£bn	£bn	£bn
Financial assets at FVTPL:					
– Other financial assets at FVTPL	0.3	—	0.3	—	0.3
Total	0.3	—	0.3	—	0.3
2024					
Financial assets at FVTPL:					
– Other financial assets at FVTPL	0.3	—	0.3	—	0.3
Total	0.3	—	0.3	—	0.3

Single credit rating scale

In the table below, we have used a single rating scale for UK residential mortgages to ensure we are consistent across all our credit risk portfolios in how we report the risk of default. It has eight grades for non-defaulted exposures, from 9 (lowest risk) to 2 (highest risk). We define each grade by an upper and lower PD value and we scale the grades so that the default risk increases by a factor of ten every time the grade number drops by two steps. For example, grade 9 has an average PD of 0.010%, and grade 7 has an average PD of 0.100%. We give defaulted exposures a grade 1 and a PD value of 100%. In the final column of the table, we show the approximate equivalent credit rating grade used by Standard & Poor's Ratings Services (S&P).

Santander UK risk grade	PD range			S&P equivalent
	Mid %	Lower %	Upper %	
9	0.010	—	0.021	AAA to AA+
8	0.032	0.021	0.066	AA to AA-
7	0.100	0.066	0.208	A+ to BBB
6	0.316	0.208	0.658	BBB- to BB
5	1.000	0.658	2.081	BB-
4	3.162	2.081	6.581	B+ to B
3	10.000	6.581	20.811	B-
2	31.623	20.811	99.999	CCC to C
1 (Default)	100.000	100.000	100.000	D

The PDs in the table above relate to Economic Capital (EC) PD mappings, calculated based on the average PD over an economic cycle. This is different to the IFRS 9 PDs which are calculated at a point in time using forward looking economic scenarios. Where possible, the EC PD values are aligned to the regulatory capital models; however, any regulatory floors are removed and PDs are defined at every possible rating rather than grouped into rating buckets.

Rating distribution (audited)

The tables below show the credit rating of our financial assets to which the impairment requirements in IFRS 9 apply.

	SFS risk grade								Total £bn
	9 £bn	8 £bn	7 £bn	6 £bn	5 £bn	4 £bn	1 to 3 £bn	Other ¹ £bn	
2025									
Cash and balances at central banks	3.2	—	—	—	—	—	—	—	3.2
Financial assets at amortised cost:									
Loans and advances to customers: ²	—	0.4	1.1	0.3	0.1	—	—	1.5	3.4
– Crown Dependencies	—	—	—	—	—	—	—	1.5	1.5
– UK residential mortgages	—	0.4	0.9	0.3	0.1	—	—	—	1.7
– Other	—	—	0.2	—	—	—	—	—	0.2
Loans and advances to banks									
Total on balance sheet exposures	3.2	0.4	1.1	0.3	0.1	—	—	1.5	6.6
Off-balance sheet exposures	—	—	—	—	—	—	—	0.1	0.1
Total	3.2	0.4	1.1	0.3	0.1	—	—	1.6	6.7
2024									
Cash and balances at central banks	3.2	—	—	—	—	—	—	—	3.2
Financial assets at amortised cost:									
Loans and advances to customers: ²	—	0.6	1.0	0.4	0.1	0.1	—	1.3	3.5
– Crown Dependencies	—	—	—	—	—	—	—	1.3	1.3
– UK residential mortgages	—	0.4	1.0	0.4	0.1	0.1	—	—	2.0
– Other	—	0.2	—	—	—	—	—	—	0.2
Loans and advances to banks	—	—	—	—	—	—	—	—	—
Total on balance sheet exposures	3.2	0.6	1.0	0.4	0.1	0.1	—	1.3	6.7
Off-balance sheet exposures	—	—	—	—	—	—	—	—	—
Total	3.2	0.6	1.0	0.4	0.1	0.1	—	1.3	6.7

¹ We use scorecards for these items, rather than rating models.

² Includes interest we have charged to the customer's account and accrued interest we have not charged to the account yet.

Credit quality (audited)

The following tables analyse the credit risk exposure of financial instruments for which an ECL allowance is recognised, and the corresponding ECL at 31 December 2025 and 31 December 2024:

	Stage 1	Stage 2	Stage 3	Total
2025	£m	£m	£m	£m
Exposures				
Loans and advances to customers	3,184	172	17	3,373
– Crown Dependencies	1,446	8	2	1,456
– UK residential mortgages	1,555	164	15	1,734
– Other	183	—	—	183
Total ECL	—	—	1	1

2024

Exposures				
Loans and advances to customers	3,330	204	13	3,547
– Crown Dependencies	1,329	2	2	1,333
– UK residential mortgages	1,802	202	11	2,015
– Other	199	—	—	199
Total ECL	—	—	1	1

Reconciliation of exposures, loss allowance and net carrying amounts (audited)

The table below shows the relationships between disclosures in this Credit risk review section which refer to drawn exposures and the associated ECL allowance:

	On-Balance Sheet			Off-Balance Sheet	
	Exposures	Loss allowance	Net carrying amount	Exposures	Loss allowance
2025	£m	£m	£m	£m	£m
Cash and balances at central banks	3,223	—	3,223	—	—
Loans and advances to customers	3,374	1	3,373	53	—
– Crown Dependencies	1,456	—	1,456	53	—
– UK residential mortgages	1,735	1	1,734	—	—
– Other	183	—	183	—	—
Loans and advances to banks	38	—	38	—	—
Total exposures	6,635	1	6,634	53	—
Assets classified at FVTPL			306		
Non-financial assets			37		
Total assets per the Balance Sheet			6,977		
2024					
Cash and balances at central banks	3,186	—	3,186	—	—
Loans and advances to customers	3,547	1	3,546	22	—
– Crown Dependencies	1,333	—	1,333	22	—
– UK residential mortgages	2,015	1	2,014	—	—
– Other	199	—	199	—	—
Loans and advances to banks	18	—	18	—	—
Total exposures	6,751	1	6,750	22	—
Assets classified at FVTPL			306		
Non-financial assets			31		
Total assets per the Balance Sheet			7,087		

Concentrations of credit risk exposures

Country risk exposures (audited)

We manage our country risk exposure under our global limits framework. We set our Risk Appetite for each country, considering factors that may affect its risk profile. These can include political events, macroeconomics and the nature of the risk. We actively manage exposures if we need to.

The table below shows our total exposures, which are the total of balance sheet and off-balance sheet values. We calculate balance sheet values in line with IFRS (i.e. after netting allowed under IAS 32) except for credit provisions which we add back. Off-balance sheet values are undrawn facilities and letters of credit. The table excludes cash at hand, interests in other entities, intangible assets, property, plant and equipment, tax assets, retirement benefit assets and other assets. We classify location by country of risk – the country where each client has its main business or assets. That is unless there is a full risk transfer guarantee in place. If so, we use the guarantor's country of domicile. If a client has operations in many countries, we use their country of incorporation. The table below includes balances with other Banco Santander group members.

	2025	2024
	£bn	£bn
UK	5.6	5.8
Jersey	1.1	1.0
Isle of Man	0.3	0.3
Total	7.0	7.1

Credit performance (audited)

The customer loans in the table below are presented differently from the balances in the Balance Sheet. The main difference is that the customer loans below exclude inter-company balances. We disclose inter-company balances separately in the Notes to the Financial Statements. In addition, customer loans below are presented on an amortised cost basis.

	Customer Loans				Gross write-offs £m	Loan loss allowances £m
	Total £bn	Stage 1 £bn	Stage 2 £bn	Stage 3 £bn		
2025						
Drawn Balances	3.4	3.2	0.2	—	—	2
– Crown Dependencies	1.4	1.4	—	—	—	1
– UK residential mortgages	1.8	1.6	0.2	—	—	1
– Other	0.2	0.2	—	—	—	—
Undrawn Balances	0.1	0.1	—	—		
Stage 1, Stage 2, and Stage 3 ratios (%)		94.1	5.4	0.54		
2024						
Drawn Balances	3.5	3.3	0.2	—	—	1
– Crown Dependencies	1.3	1.3	—	—	—	—
– UK residential mortgages	2.0	1.8	0.2	—	—	1
– Other	0.2	0.2	—	—	—	—
Undrawn Balances	—	—	—	—		
Stage 1, Stage 2, and Stage 3 ratios (%)		93.5	6.1	0.40		

Credit risk review - UK and Crown Dependencies residential mortgages

The portfolio of UK residential mortgages is broadly representative of the wider UK mortgage book originated by Santander UK plc.

Borrower profile (audited)

In this table, 'Home movers' include both existing customers moving house and taking out a new mortgage with Santander UK plc, and customers who switch their mortgage to Santander UK plc when they move house. 'Remortgagers' are new customers taking a new mortgage with Santander UK plc.

	2025		2024	
	UK residential mortgages		UK residential mortgages	
	£m	%	£m	%
Home movers	846	48.8	985	48.8
Remortgagers	427	24.6	499	24.8
First-time buyers	461	26.6	531	26.4
	1,734	100.0	2,015	100.0

Interest rate profile (audited)

The interest rate profile of our maturing mortgage asset stock was:

	2025				2024			
	UK residential mortgages		Crown Dependencies		UK residential mortgages		Crown Dependencies	
	£m	%	£m	%	£m	%	£m	%
Fixed rate	1,596	92.0	968	66.5	1,815	90.0	975	73.1
Of which maturing:								
< 12 months	611	35.2	304	20.9	487	24.2	114	8.5
Later than 1 year but no later than 3 years	672	38.8	499	34.2	942	46.7	708	53.0
Later than 3 years but no later than 4 years	178	10.3	32	2.2	146	7.2	86	6.5
Later than 4 years but no later than 5 years	94	5.4	58	4.0	186	9.2	31	2.3
Later than 5 years	41	2.3	75	5.2	54	2.7	36	2.7
Variable rate	93	5.5	454	31.2	147	7.0	339	25.4
Standard variable rate	20	1.1	3	0.2	22	1.0	4	0.3
Follow on rate	25	1.4	31	2.1	31	2.0	16	1.2
	1,734	100.0	1,456	100.0	2,015	100.0	1,334	100.0

Geographical distribution (audited)

The geographical distribution of our mortgage asset stock and new business was:

	2025		2024	
	UK residential mortgages	Crown Dependencies	UK residential mortgages	Crown Dependencies
	£bn	£bn	£bn	£bn
London	0.4	0.1	0.5	—
Midlands and East Anglia	0.2	—	0.2	—
North	0.2	—	0.2	—
South East excluding London	0.7	—	0.8	—
South West, Wales and other	0.2	—	0.3	—
Isle of Man	—	0.3	—	0.3
Jersey	—	1.1	—	1.0
	1.7	1.5	2.0	1.3

Loan-to-value analysis (audited)

This table shows the LTV distribution for the gross carrying amount and the related ECL of our mortgage portfolio. We also show the collateral value and average LTV. We use our estimate of the property value at the balance sheet date and include fees that have been added to the loan. For flexible products, we only include the drawn amount, not undrawn limits.

LTV	2025				2024			
	UK residential mortgages		Crown Dependencies		UK residential mortgages		Crown Dependencies	
	Total £m	ECL £m	Total £m	ECL £m	Total £m	ECL £m	Total £m	ECL £m
Up to 50%	1,082	—	289	—	1,158	1	277	—
>50-60%	398	—	204	—	497	—	168	—
>60-70%	185	—	244	—	276	—	203	—
>70-80%	54	1	324	—	68	—	262	—
>80-90%	12	—	268	1	14	—	263	—
>90-100%	2	—	109	—	1	—	123	—
>100%	1	—	18	—	1	—	38	—
	1,734	1	1,456	1	2,015	1	1,334	—
Collateral value of residential properties ¹	1,734		1,456		2,015		1,334	
Balance weighted average LTV ²	%		%		%		%	
	44		66		45		68	

¹ Collateral value is limited to the balance of each loan and excludes the impact of any over-collateralisation.

² Balance weighted LTV = (Loan 1 balance x (Loan 1 Balance/Loan 1 latest property valuation) + (Loan 2 balance x (Loan 2 balance/Loan 2 latest property valuation) + ...) / (Loan 1 balance + Loan 2 balance+...).

UK and Crown Dependencies residential mortgages - portfolios of particular interest

Introduction

All our mortgages are residential prime lending and we do not acquire or hold sub-prime or second charge mortgages. Despite that, some types of mortgages have higher risks and others stand out for different reasons. These are:

Product	Description
Interest-only loans	<p>With an interest-only mortgage, the customer pays interest every month, but the principal is only required to be repaid at the end of the mortgage term. Some mortgages have a part that is interest-only, with the rest being a normal repayment mortgage.</p> <p>We mitigate the risk from new interest-only mortgages by having lower maximum LTVs. For most applicants, the maximum LTV is 50%. For high net worth customers, it can be up to 75%. When a customer plans to repay their mortgage by selling the property, we require a minimum equity buffer of £300k. We also remind customers that they have to arrange to repay the principal at the end of the mortgage. We send them messages with their annual mortgage statements, and we contact them throughout the mortgage term to encourage them to tell us how they plan to repay. We increase the frequency of contact as the loan approaches maturity. If customers know they will not be able to repay their mortgage when it ends, or if their mortgage has already passed the date when it should have ended, we talk to them. If we think it is in their interests and they can afford it, we look at other ways to manage it, such as turning the mortgage into a repayment one and extending it. If the customer is waiting for their way to repay it, such as an investment plan, to mature, we may permit an extension.</p>
Part interest-only, part repayment loans	<p>Customers with part interest-only, part repayment mortgages still have to pay back a lump sum at the end of their mortgage for the interest-only part. This means these loans have a higher credit risk as we depend on the customers to pay back a lump sum. We design new account LTV maximums to mitigate this risk. We also make sure the customer has a plausible repayment plan before we lend to them and stays on track for the loan term.</p> <p>We mitigate the risk from these loans in similar ways to those we use for interest-only mortgages. The maximum LTV for new loans is 85%. For most applicants, up to 50% of that can be interest-only. For high net worth customers, it can be up to 75%. When a customer plans to repay the interest-only element of their mortgage by selling the property, we require a minimum equity buffer of £300k. We manage communications and extension options in similar ways to those we use for interest-only mortgages.</p>
Loans with an LTV > 100%	<p>In some cases, property prices have fallen, so mortgages we gave in the past with lower LTVs now have LTVs greater than 100%. Where the mortgage balance is more than the property is now worth, we cannot recover the full value of the loan by repossessing and selling the property. This means there is a higher credit risk on these loans, so we monitor them as part of our assessment of ongoing portfolio performance.</p>

Credit performance (audited)

	UK residential mortgages					Crown Dependencies		
	Portfolio of particular interest ¹					Portfolio of particular interest ¹		
	Total	Interest-only	Part interest-only, part repayment ²	LTV>100%	Other portfolio	Total	Interest-only	Other portfolio
2025	£m	£m	£m	£m	£m	£m	£m	£m
Mortgage portfolio	1,734	197	149	1	1,389	1,456	597	859
- Stage 1	1,555	160	132	—	1,265	1,446	590	856
- Stage 2	164	35	15	1	114	8	6	2
- Stage 3	15	2	2	—	10	2	1	1
Stage 3 ratio	0.87%	1.02%	1.34%	—%	0.72%	0.13%	0.09%	0.16%
Balance weighted average LTV	44%	37%	48%	108%	44%	66%	66%	66%
2024								
Mortgage portfolio	2,015	226	179	1	1,609	1,334	506	828
- Stage 1	1,802	187	158	—	1,457	1,330	504	826
- Stage 2	202	36	20	1	145	2	1	1
- Stage 3	11	3	1	—	7	2	1	1
Stage 3 ratio	0.55%	1.33%	0.56%	—%	0.44%	0.20%	0.32%	0.12%
Balance weighted average LTV	45%	38%	48%	107%	46%	68%	68%	67%

¹ Where a loan falls into more than one category, we include it in all the categories that apply.

² Mortgage balance includes both the interest-only part of £114m (2024: £136m) and the non-interest-only part of the loan.

LIQUIDITY RISK

Overview

SFS oversees and manages liquidity separately but this is included as part of the ILAAP process driven by Santander UK Group Holdings plc, and we are considered as part of the overall UK framework. Under this model, SFS meets its regulatory requirements for the purpose of managing liquidity risk on an individual basis.

LIQUIDITY RISK MANAGEMENT

Risk appetite

Separate Liquidity Risk Appetites (LRAs) for Santander UK plc and for the Company are in place. These are appropriate to their individual business models and consistent with the strategy of Santander UK Group Holdings plc.

Our LRA is based on the principles of liquidity management we use to manage our balance sheet. It also supports our need to meet or exceed regulatory rules.

The Company has adopted the Santander UK Risk Management framework and the CFO and Risk Divisions within Santander UK, and through the respective service level agreements, provide information for the Company to manage and control liquidity risk on behalf of the Company. The relevant policy frameworks and procedures within Santander UK Group Holdings plc therefore also apply to the Company.

Our LRA is proposed to the Risk division, and reviewed and approved by the Board each year, or more often if needed.

The Company's Board approved the (ILAAP) in December 2025.

Risk measurement

We use a number of metrics to manage liquidity risk. These include market and internal Early Warning Indicators (EWIs) that include qualitative and quantitative measures such as outflows in retail and corporate deposits, funding concentration metrics, LCR and LRA metrics. Our liquidity stress testing framework is central to our LRA measurement and monitoring. To fit with our Risk Appetite, the liquidity outflows that come from these stress tests must be fully covered with high-quality liquid assets, other liquid assets and appropriate management actions.

Our Risk division runs a range of stress tests. Our LRA stress test consists of three tests that cover idiosyncratic, market-wide and combined scenarios.

As part of this, we monitor our Liquidity Coverage Ratio (LCR) and our NSFR to ensure we continue to meet the requirements in the event of a liquidity stress.

Risk mitigation (audited)

The Board aims to make our balance sheet resilient at all times and for it to be perceived as such by stakeholders. This preserves our short and long-term viability. The Board recognises that, as we are involved in maturity transformation, we cannot hold enough liquidity to cover all possible stress scenarios. The Board requires us to hold enough liquidity to make sure we will survive three plausible but severe stress scenarios (our LRA stress test, described above). We do this by maintaining a prudent balance sheet structure and approved liquid resources.

Risk monitoring and reporting (audited)

We monitor liquidity risk daily, weekly and monthly. We do this through different committees and levels of management, including the SFS ALCO and the BRC.

LIQUIDITY RISK REVIEW

Liquidity risk for the Company is monitored and managed separately from the rest of the Santander UK group.

Liquidity Coverage Ratio

This table shows our LCR at 31 December 2025 and 31 December 2024.

	2025	2024
	£bn	£bn
Eligible liquidity pool (liquidity value)	3.5	3.5
Net stress outflows	(1.5)	(1.9)
Surplus	2.0	1.6
Eligible liquidity pool as a percentage of anticipated net cash flows	227%	186%

We also monitor the Net Stable Funding Ratio (NSFR), and we exceed the requirements. At 31 December 2025, the SFS NSFR was 148% (2024:149%).

LCR eligible liquidity pool

This table shows the carrying value of our eligible liquidity pool assets at 31 December 2025 and 31 December 2024. It also shows the weighted average carrying value in the year.

	Carrying value						Weighted average carrying value in the year	
	2025			2024			2025	2024
	Level 1	Level 2	Total	Level 1	Level 2	Total	Total	Total
	£bn	£bn	£bn	£bn	£bn	£bn	£bn	£bn
Cash and balances at central banks	3.2	—	3.2	3.2	—	3.2	3.2	2.9
Government bonds	0.3	—	0.3	0.3	—	0.3	0.3	0.3
	3.5	—	3.5	3.5	—	3.5	3.5	3.2

Currency analysis

The carrying value of our eligible liquidity pool was in Sterling only at £3.5bn (2024: £3.5bn). The composition of the pool is consistent with the currency profile of our net liquidity outflows.

FUNDING RISK MANAGEMENT

Deposit funding

The Company is primarily funded through deposits raised in the Jersey and Isle of Man branches (of SFS) and from UK External Asset manager deposits.

Wholesale funding

Wholesale funding from Santander UK was £3m at 31 December 2025 (2024: £1m), all of which was classified as Deposits by banks.

CAPITAL RISK

THE SCOPE OF OUR CAPITAL ADEQUACY

Regulatory supervision

For capital purposes, we are subject to prudential supervision by the PRA, as a UK bank, and by the European Central Bank (ECB) as part of the Banco Santander group. The ECB supervises Banco Santander as part of the Single Supervisory Mechanism (SSM). Although we are part of the Banco Santander group, we do not have a guarantee from our ultimate parent Banco Santander SA. As we are regulated by the PRA, we have to meet the PRA capital requirements on a standalone basis. We also have to show the PRA that we can withstand capital stresses without the support of our ultimate parent. Reinforcing our corporate governance framework, the PRA exercises oversight through its rules and regulations on the Board and senior management appointments.

Santander UK Group Holdings plc is the holding company of Santander Financial Services plc and is the head of the Santander UK group (including SFS) for regulatory capital and leverage purposes.

CAPITAL RISK MANAGEMENT

The Board is responsible for capital management strategy and policy and ensuring that we monitor and control our capital within regulatory and internal limits. We operate within the capital risk framework and appetite approved by the SFS and Santander UK Boards. This reflects the environment we operate in, our strategy for each material risk and the potential impact of adverse scenarios or stresses on our capital.

Management of capital requirements (audited)

Our capital risk appetite aims to maintain capital levels appropriate to the level of stress applied, and the expected regulatory response. In:

- An adverse economic stress, which we expect once in 20 years, we should remain profitable and exceed all regulatory capital minimums at all times.
- A very severe economic stress, which we expect once in 100 years, designed to test any specific weaknesses of our business model, we should meet all regulatory capital minimums at all times. This is subject to using regulatory buffers designed to absorb losses in such a stress.

Risk measurement

We apply Banco Santander's approach to capital measurement and risk management for CRD IV. For more on the CRD IV risk measurement of our exposures, see Banco Santander's Pillar 3 report.

Management of capital resources (audited)

We use a mix of regulatory and Economic Capital (EC) ratios and limits, internal buffers and restrictions to manage our capital resources. We also take account of the costs of differing capital instruments and capital management techniques. We also use these to shape the best structure for our capital needs. We decide how to allocate our capital resources as part of our strategic planning process. We base this in part on the relative returns on capital using both EC and regulatory capital measures. We plan for severe stresses and we set out what action we would take if an extremely severe stress threatened our viability and solvency. This could include not paying dividends, selling assets, reducing our business and issuing more capital.

Key metrics

The main metrics we use to measure capital risk are CET1 capital ratio, and total regulatory capital. We continue to be in excess of overall capital requirements.

Risk mitigation

Santander UK has designed its capital risk framework, policies and procedures to ensure that we operate within our Risk Appetite. Santander UK manages capital transferability between its subsidiaries in line with its business strategy, its risk and capital management policies, and UK laws and regulations. There are no legal restrictions on Santander UK moving capital resources promptly, or repaying liabilities, between Santander UK and its subsidiaries except for loans and distributions between Santander UK entities in the ring-fenced bank sub-group and Santander UK entities that are not members of the ring-fenced bank sub-group (such as the Company), where the PRA is required to assess the impact of proposed distribution prior to payment.

At 31 December 2025, Santander UK Group Holdings plc and Santander Financial Services plc, the regulated entities, and Santander Equity Investments Limited were party to a capital support deed dated 3 December 2024 which was effective from 3 December 2024 (the Non-RFB Sub-Group Capital Support Deed). These parties were permitted by the PRA to form a core UK group as defined in the PRA Rulebook, a permission which expires on 3 December 2027. Exposures of each of the regulated entities to other members of the core UK group are exempt from large exposure limits that would otherwise apply and these exposures are risk-weighted at 0%. Where applicable this permission also provides for intra-group exposures to be excluded from the leverage exposure measure. The purpose of the Non-RFB Sub-Group Capital Support Deed is to facilitate the prompt transfer of available capital resources from, or repayment of liabilities by, the non-regulated entities to any of the regulated entities in the event that one of the regulated entities breached or was at risk of breaching its capital resources or risk concentrations requirements.

Risk monitoring and reporting

We monitor and report regularly against our capital plan. We do this to identify any change in our business performance that might affect our capital. Each quarter, we also review the economic assumptions we use to create and stress test our capital plan. We do this to identify any potential reduction in our capital headroom.

CAPITAL RISK REVIEW

Regulatory capital resources (audited)

This table shows our regulatory capital for Santander Financial Services plc.

	2025	2024
	£m	£m
CET1 capital before regulatory adjustments	279	271
CET1 regulatory adjustments ¹	(30)	(5)
CET1 capital	249	266
AT1 capital	50	50
Total regulatory capital	299	316

¹ Includes £(30)m (2024: £(4)m) unaudited other regulated adjustment.

CET1 regulatory adjustments

These are adjustments required by CRD IV.

MARKET RISK

Market risk comprises non-traded market risk and traded market risk. The Company has no traded market risk exposures.

NON-TRADED MARKET RISK MANAGEMENT

Risk appetite

Our framework for dealing with market risk is part of the overall Santander UK Risk Framework. Our Structural and Market Risk framework sets out our high-level arrangements and standards for managing, controlling and overseeing non-traded market risk (also known as structural risk), and is part of our overall Risk Framework. The Santander UK Risk Appetite defines the controls, risk limits and key risk metrics used to control non-traded market risk. We express our risk appetite by the income and value sensitivity limits we set the Santander UK at both Santander UK and Banco Santander group levels.

Risk measurement

Net Interest Income (NII) sensitivity (audited)

NII sensitivity is an income-based measure we use to forecast the changes to interest income and interest expense in different scenarios. It gives us a combined impact on net interest income over a given period – usually 12 or 36 months. We calculate NII sensitivity as the change in NII for a defined set of instantaneous parallel and non-parallel shifts in the yield curve.

EVE sensitivity

– EVE sensitivity measures the change in the net present value of all the interest rate sensitive items in the banking book balance sheet for a defined set of instantaneous parallel and non-parallel yield curve shifts.

Risk mitigation (audited)

We mitigate Income Statement volatility mainly through hedge accounting and measure hedge accounting ineffectiveness. For our accounting policies for derivatives and hedge accounting, see Note 1 to the Financial Statements.

NON-TRADED MARKET RISK REVIEW

Interest rate risk

Yield curve risk

The table below shows how our net interest income would be affected by a 100bps parallel shift (both up and down) applied instantaneously to the yield curve at 31 December 2025 and 31 December 2024.

	2025		2024	
	+100bps £m	-100bps £m	+100bps £m	-100bps £m
NII sensitivity (audited)	3	(4)	(1)	—
EVE sensitivity	(2)	—	(7)	5

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Independent auditors' report to the members of Santander Financial Services plc

Report on the audit of the financial statements

Opinion

In our opinion, Santander Financial Services plc's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2025 and of its profit and cash flows for the year then ended;
- have been properly prepared in accordance with UK-adopted international accounting standards; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report, which comprise:

- the balance sheet as at 31 December 2025;
- the income statement for the year then ended;
- the statement of comprehensive income for the year then ended;
- the cash flow statement for the year then ended;
- the statement of changes in equity for the year then ended; and
- the notes to the financial statements, comprising material accounting policy information and other explanatory information.

Our opinion is consistent with our reporting to the Board Audit Committee ("BAC").

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, as applicable to public interest entities, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

To the best of our knowledge and belief, we declare that non-audit services prohibited by the FRC's Ethical Standard were not provided.

Other than those disclosed in Note 6, we have provided no non-audit services to the company in the period under audit.

Our audit approach

Overview

Audit scope

- The scope of our audit and the nature, timing and extent of audit procedures performed were determined by our risk assessment, the significance of components due to risk or size and other qualitative factors (including history of misstatement through fraud or error).
- We performed audit procedures over components considered to be significant due to risk or size in the context of the company (full scope audit) or in the context of individual primary statement account balances (audit of one or more account balances) and a non-significant component (specified procedures).
- Our audit plan was discussed with the BAC in October 2025 and updates were provided to the BAC at later stages of the audit. We executed the planned approach and concluded based on the results of our testing ensuring that sufficient audit evidence had been obtained to support our opinion. We discussed our approach and the results of our audit with the BAC. We also discussed the key audit matter with the BAC at the conclusion of the audit.

Key audit matters

- Valuation of other financial assets at fair value through profit or loss

Materiality

- Overall materiality: £34.88 million (2024: £35.40 million) based on 0.5% of total assets.
- Performance materiality: £26.16 million (2024: £26.60 million).

The scope of our audit

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the financial statements.

Key audit matters

Key audit matters are those matters that, in the auditors' professional judgement, were of most significance in the audit of the financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) identified by the auditors, including those which had the greatest effect on: the overall audit strategy; the allocation of resources in the audit; and directing the efforts of the engagement team. These matters, and any comments we make on the results of our procedures thereon, were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

This is not a complete list of all risks identified by our audit.

Valuation of other financial assets at fair value through profit or loss is a new key audit matter this year. Provision and disclosure in respect of the tax treatment of legacy equity related transactions, which was a key audit matter last year, is no longer included because of the settlement of the provision in the period.

Key audit matter	How our audit addressed the key audit matter
<p><u>Valuation of other financial assets at fair value through profit or loss</u></p> <p>Refer to note 1 (Accounting policies) and note 11 (Other financial assets at fair value through profit or loss) and note 25 (Financial instruments).</p> <p>The company has a £282m other receivable held at fair value through profit or loss. This balance is inclusive of a £(15)m fair value adjustment (FVA).</p> <p>Other financial assets at fair value through profit or loss are measured using valuation techniques for which a portion of fair value cannot be derived from readily observable market data, and for which the choice of valuation model is subjective. Where it is not possible to derive the valuation for a particular feature of an instrument using observable market data, the valuation requires the application of judgement.</p> <p>A key judgement in valuing this financial instrument relates to the methodology used to calibrate the spread applied when discounting future cash flows to present value, in order to reflect uncertainty.</p> <p>We have therefore determined that addressing the measurement of the fair value of this financial instrument represents a key audit matter.</p>	<p>We understood and evaluated the design and implementation of key controls over the determination of fair value of financial instruments held at fair value.</p> <p>We engaged valuation experts to assess the methodology used in valuing the asset, and calculating the FVA and to recalculate the net present value using independently sourced rates.</p> <p>We confirmed with the counterparty the payments made to the company during the period and the future payment schedule, as well as collateral received as at the balance sheet date.</p> <p>We reviewed the disclosures in the financial statements and assessed them for completeness and compliance with the applicable accounting standards.</p>

How we tailored the audit scope

We tailored the scope of our audit to ensure that we performed enough work to be able to give an opinion on the financial statements as a whole, taking into account the structure of the company, the accounting processes and controls, and the industry in which it operates.

The company consists of a number of business units in the UK and crown dependency branches. We considered which business units ("components") required a full scope audit due to size or due to their risk characteristics, including a consideration of the history of misstatements due to fraud or error, in the context of the company's financial statements. The key audit matter identified relates to the UK operations. We identified three components that were significant due to risk or size and performed a full scope audit over the UK residential mortgages and central operations and an audit of specific account balances for the Jersey and Isle of Man branches. We identified one component that was non-significant, the UK external asset manager deposits business, for which we performed specified procedures. The audit procedures for the UK residential mortgages and central operations were largely performed by the engagement team based in UK, led by the company audit partner. We instructed component teams in Jersey to perform the audit procedures over the Jersey and Isle of Man branches, and the specified procedures relating to the UK external asset manager deposits business for which the process and controls operate from Jersey.

Certain processes and controls supporting the company's operations are performed as part of the Banco Santander S.A.'s wider processes and controls in Spain, including the hosting and monitoring of certain IT systems. In such instances, we instructed component auditors in Spain to perform certain audit procedures over these operations.

As part of the planning and execution of the audit, we worked closely with component auditors in Jersey and Spain throughout the year to ensure that the procedures performed on our behalf were sufficient for our purposes. We reviewed the results of their work and held meetings with the auditors to discuss their findings.

The impact of climate risk on our audit

The company, in alignment with its parent Santander UK Group Holdings plc and ultimate parent Banco Santander, S.A., (the 'group') has set out ambitions to be a net zero bank across all activities by 2050.

In planning and executing our audit, we considered the group's governance framework and risk assessment in forming an understanding of the potential impacts of climate change on the company's financial statements. We specifically considered the potential impact on mortgage lending. We determined that the key financial statement line items and estimates which were most likely to be impacted by climate risks were those associated with expected credit losses. In the current reporting period, the company concluded that there is no material impact on the financial statements and that the more notable impacts of climate change on the business are expected to arise in the medium to long term.

Whilst the group is targeting net zero carbon emissions across all its activities by 2050, they are continuing to refine their plans to achieve this. The group has started to quantify some impacts that may arise; however, the future financial impacts are uncertain given the medium to long term time horizon. We discussed with management and the Board Audit Committee that the estimated financial impacts of climate change will need to be frequently reassessed and our expectation is that climate change disclosures will continue to evolve as greater understanding of the actual and potential impacts on the group's future operations is obtained.

Materiality

The scope of our audit was influenced by our application of materiality. We set certain quantitative thresholds for materiality. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures on the individual financial statement line items and disclosures and in evaluating the effect of misstatements, both individually and in aggregate on the financial statements as a whole.

Based on our professional judgement, we determined materiality for the financial statements as a whole as follows:

<i>Overall company materiality</i>	£34.88 million (2024: £35.40 million).
<i>How we determined it</i>	0.5% of total assets
<i>Rationale for benchmark applied</i>	Consistent with last year, we have continued to apply an asset-based measure as we believe this is appropriate for the company when considering the primary users of the financial statements.

For each component in the scope of our audit, we allocated a materiality that is less than our overall materiality. The range of materiality allocated across components was between £19.18 million and £33.13 million.

We use performance materiality to reduce to an appropriately low level the probability that the aggregate of uncorrected and undetected misstatements exceeds overall materiality. Specifically, we use performance materiality in determining the scope of our audit and the nature and extent of our testing of account balances, classes of transactions and disclosures, for example in determining sample sizes. Our performance materiality was 75% (2024: 75%) of overall materiality, amounting to £26.16 million (2024: £26.60 million) for the company financial statements.

In determining the performance materiality, we considered a number of factors - the history of misstatements, risk assessment and aggregation risk and the effectiveness of controls - and concluded that an amount at the upper end of our normal range was appropriate.

We agreed with the Board Audit Committee ("BAC") that we would report to them misstatements identified during our audit above £1.744 million (2024: £1.8 million) as well as misstatements below that amount that, in our view, warranted reporting for qualitative reasons.

Conclusions relating to going concern

Our evaluation of the directors' assessment of the company's ability to continue to adopt the going concern basis of accounting included:

- A risk assessment to identify factors that could impact the going concern basis of accounting, including the current and forecast financial performance, regulatory metrics and the sector in which the company operates;
- Understanding and evaluation of the company's budget and the strategic plans for the business, and stress testing of liquidity and regulatory capital performed by management, taking into account a range of possible scenarios for the business;
- Enquiries of regulators and review of correspondence with, and reports made to, regulators, review of reports made to governance forums, and testing of the company's capital resources;
- Inspection of the Capital Support Deed between Santander UK Group Holdings plc, the company and another affiliate and review of the Santander UK Group Holdings plc's going concern assessment presented by management to its Board Audit Committee to evaluate that support can be provided to the company; and
- Reviewing the appropriateness of the disclosures in the financial statements.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate. However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the company's ability to continue as a going concern.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

With respect to the Strategic report and Directors' report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

Strategic report and Directors' report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Strategic report and Directors' report for the year ended 31 December 2025 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic report and Directors' report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of directors' responsibilities in respect of the financial statements, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to banking, including regulatory reporting requirements and conduct of business, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as Companies Act 2006 and relevant tax legislation. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to management bias in significant accounting estimates and posting of journals. Audit procedures performed by the engagement team included:

- Discussions with management and those charged with governance in relation to known or suspected instances of non-compliance with laws and regulation and fraud;
- Observing of key governance forums, reviewing management information presented and reviewing minutes of board meetings;
- Reviewing correspondence with key regulators and meeting with and making inquiries of the Financial Conduct Authority and the Prudential Regulation Authority during the year;
- Challenging and assessing accounting estimates for evidence of management bias, in particular in relation to the valuation of other financial assets at fair value through profit or loss;
- Testing the appropriateness of journal entries, selected using risk criteria; and
- Incorporating unpredictability into the nature, timing and/or extent of our testing.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

Our audit testing might include testing complete populations of certain transactions and balances, possibly using data auditing techniques. However, it typically involves selecting a limited number of items for testing, rather than testing complete populations. We will often seek to target particular items for testing based on their size or risk characteristics. In other cases, we will use audit sampling to enable us to draw a conclusion about the population from which the sample is selected.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Other required reporting

Companies Act 2006 exception reporting

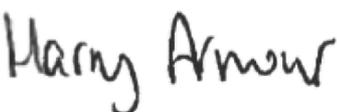
Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not obtained all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

Appointment

We were first appointed by the company for the financial year ended 31 December 2016. Our uninterrupted engagement covers 10 financial years.



Harry Armour (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
16 March 2026

INCOME STATEMENT

For the year ended 31 December

	Notes	2025 £m	2024 £m
Interest and similar income		268.0	280.7
Interest expense and similar charges		(224.8)	(268.3)
Net interest income	2	43.2	12.4
Fee and commission income		5.5	1.9
Fee and commission expense		(5.8)	(7.6)
Net fee and commission expense	3	(0.3)	(5.7)
Other operating income	4	10.4	11.5
Total operating income		53.3	18.2
Operating expenses before credit impairment charges, provisions and charges	5	(23.1)	(24.7)
Credit impairment release	7	0.1	0.2
Provisions for other liabilities and charges		(2.7)	(16.7)
Total credit impairment charges, provisions and charges		(2.6)	(16.5)
Profit/(loss) before tax		27.6	(23.0)
Tax charge on profit/(loss) before tax	8	(4.2)	(3.4)
Profit/(loss) after tax		23.4	(26.4)

STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December

	Notes	2025 £m	2024 £m
Profit/(loss) after tax		23.4	(26.4)
Other comprehensive income/(expense) that may be reclassified to profit or loss subsequently:			
Cash flow hedges:			
- Effective portion of changes in fair value	10	4.5	(4.4)
- Income statement transfers	10	(0.6)	1.5
- Taxation		(0.8)	0.5
Net other comprehensive income/(expense) that may be reclassified to profit or loss subsequently		3.1	(2.4)
Currency translation on foreign operations		(0.1)	—
Net other comprehensive income/(expense) that may be reclassified to profit or loss subsequently		3.0	(2.4)
Total other comprehensive income/(expense) net of tax		3.0	(2.4)
Total comprehensive income/(expense)		26.4	(28.8)
Total other comprehensive income/(expense) net of tax			
Attributable to:			
Equity holders of the parent		26.4	(28.8)
Total comprehensive income/(expense)		26.4	(28.8)

The accompanying Notes to the Financial Statements form an integral part of these Financial Statements.

BALANCE SHEET

At 31 December 2025

	Notes	2025 £m	2024 £m
Assets			
Cash and balances at central banks		3,223	3,186
Derivative financial instruments	10	24	27
Other financial assets at fair value through profit or loss	11	282	279
Loans and advances to banks		38	18
Loans and advances to customers	12	3,373	3,546
Macro hedge of interest rate risk		1	1
Property, plant and equipment		22	21
Current tax assets	8	8	—
Deferred tax assets	8	2	3
Other assets		4	6
Total assets		6,977	7,087
Liabilities			
Deposits by banks	14	26	14
Deposits by customers	15	6,585	6,707
Derivative financial instruments	10	23	13
Other liabilities	16	9	9
Provisions	17	5	16
Current tax liabilities	8	—	8
Total liabilities		6,648	6,767
Equity			
Share capital	19	250	250
Other equity instruments	20	50	50
Other reserves		1	(2)
Retained earnings		28	22
Total equity		329	320
Total liabilities and equity		6,977	7,087

The accompanying Notes to the Financial Statements form an integral part of these Financial Statements.

The Financial Statements were approved and authorised for issue by the Board on 13 March 2026 and signed on its behalf by:



James Pountney
Director

Company Registered Number: 02338548

CASH FLOW STATEMENT

For the year ended 31 December

	Notes	2025 £m	2024 £m
Cash flows from operating activities			
Profit/(loss) before tax		28	(23)
Adjustments for:			
Non-cash items included in profit:			
– Depreciation and amortisation	5	3	3
– Provisions for other liabilities and charges		3	—
– Impairment losses		—	17
– Other non-cash items		2	1
		8	21
Net change in operating assets and liabilities			
– Cash and balances at central banks		—	17
– Derivative assets		3	(17)
– Other financial assets at fair value through profit or loss		(3)	30
– Loans and advances to banks and customers		165	353
– Other assets		—	(1)
– Deposits by banks and customers		(103)	568
– Derivative liabilities		10	(56)
– Other liabilities		(21)	(3)
		51	891
Corporation taxes (paid)/received	8	(19)	9
Net cash flows from operating activities		68	898
Cash flows from investing activities			
Purchase of property, plant and equipment and intangible assets		(5)	(4)
Proceeds from sale of property, plant and equipment and intangible assets		1	—
Net cash flows from investing activities		(4)	(4)
Cash flows from financing activities			
Dividends paid on ordinary shares	9	(12)	(2)
Principal elements of lease payments		(1)	(1)
Dividends paid on other equity instruments		(5)	(4)
Net cash flows from financing activities		(18)	(7)
Change in cash and cash equivalents		46	887
Cash and cash equivalents at beginning of the year		3,204	2,318
Effects of exchange rate changes on cash and cash equivalents		—	(1)
Cash and cash equivalents at the end of the year		3,250	3,204
Cash and cash equivalents consist of:			
Cash and balances at central banks		3,223	3,186
		3,223	3,186
Other cash equivalents		27	18
Cash and cash equivalents at the end of the year		3,250	3,204

The accompanying Notes to the Financial Statements form an integral part of these Financial Statements.

STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December

	Notes	Share capital	Other equity instruments	Other reserves		Total
				Cash flow hedging	Retained earnings	
		£m	£m	£m	£m	£m
At 1 January 2025		250	50	(2)	22	320
Profit after tax		—	—	—	23	23
Other comprehensive income, net of tax:						
- Cash flow hedges		—	—	3	—	3
Total comprehensive income		—	—	3	23	26
Dividends on ordinary shares	9	—	—	—	(12)	(12)
Dividends on other equity instruments		—	—	—	(5)	(5)
At 31 December 2025		250	50	1	28	329
At 1 January 2024		250	50	1	54	355
Loss after tax		—	—	—	(26)	(26)
Other comprehensive (expense), net of tax:						
- Cash flow hedges		—	—	(3)	—	(3)
Total comprehensive expense		—	—	(3)	(26)	(29)
Dividends on ordinary shares		—	—	—	(2)	(2)
Dividends on other equity instruments		—	—	—	(4)	(4)
At 31 December 2024		250	50	(2)	22	320

The accompanying Notes to the Financial Statements form an integral part of these Financial Statements.

1. ACCOUNTING POLICIES

These financial statements are prepared for Santander Financial Services plc (the Company or SFS) under the UK Companies Act 2006. The Company is exempt from the requirement to prepare group accounts by virtue of section 400 of the Companies Act 2006. These financial statements therefore present information about the company as an individual undertaking and not about its group.

Santander Financial Services plc is a public company, limited by shares and incorporated and registered in England and Wales having a registered office at 2 Triton Square, Regent's Place, London, NW1 3AN. The Company is an operating company whose principal activity is to provide banking and financial services for clients and customers through its presence in the UK, Jersey and the Isle of Man, whilst also holding a pool of residual assets and liabilities, which is intended to be run down and/or managed for value.

Basis of preparation

These financial statements have been prepared on the going concern basis using the historical cost convention, except for financial assets and liabilities that have been measured at fair value. An assessment of the appropriateness of the adoption of the going concern basis of accounting is disclosed in the statement of going concern in the Directors' report.

The financial statements comply with UK-adopted International Accounting Standards (IAS).

Disclosures required by IFRS 7 'Financial Instruments: Disclosure' relating to the nature and extent of risks arising from financial instruments, and IAS 1 'Presentation of Financial Statements' relating to objectives, policies and processes for managing capital, have been included in the Risk review section of this Annual Report and marked as (audited). This information forms an integral part of these financial statements, and is covered by the Independent auditors' report.

Change in accounting policy

IFRS 9 Hedge Accounting

On 1 October 2025, SFS voluntarily adopted the hedge accounting requirements established by IFRS 9. SFS continues to apply IAS 39 fair value hedge accounting to portfolio hedges of interest rate risk. The adoption of IFRS 9 hedge accounting provides reliable and more relevant information to users of the financial statements by better aligning hedge accounting with the risk management strategies of the bank. The change aligns with the Hedge Accounting policy applied by SFS's ultimate parent Banco Santander SA.

The application of IFRS 9 hedge accounting has not had an impact on the company's statement of financial position or consolidated income statement. Comparatives have not been restated.

Future accounting developments

The IASB issued the following new/amended accounting standards which are not yet mandatory for reporting periods commencing 1 January 2025:

- Effective 1 January 2026: 'Amendments to the Classification and Measurement of Financial Instruments' (Amendments to IFRS 9 'Financial Instruments' and IFRS 7 'Financial Instruments: Disclosures')- the amendments set out changes to settling financial liabilities using an electronic payment system, assessing contractual cash flow characteristics of financial assets including those with environmental, social and governance (ESG)-linked features and requiring additional disclosures for certain financial instruments. The amendments were endorsed for use in the UK on 15 April 2025. The Santander UK group has chosen not to early adopt the new standard.
- Effective 1 January 2027: IFRS 18 'Presentation and Disclosure in Financial Statements' - the new standard will replace IAS 1 'Presentation of Financial Statements' and introduces changes to the categories for classifying income and expenses and subtotals presented in the income statement and new or amended disclosures in respect of management-defined performance measures and specified expenses by nature. IFRS 18 was endorsed for use in the UK on 10 December 2025. The Santander UK group has chosen not to early adopt the new standard.

The Company will assess the new/amended accounting standards to determine their potential impacts on the financial statements when they become effective or if they are otherwise early adopted when available.

At 31 December 2025, there were no other significant new or revised standards and interpretations, and amendments thereto, which have been issued but which are not yet effective or which have otherwise not been early adopted where permitted.

The following material accounting policies have been applied in preparing these financial statements.

Revenue recognition

a) Interest income and expense

Interest and similar income and expense are recognised in the income statement using the effective interest rate method for: all financial instruments measured at amortised cost; and the effective part of any related accounting hedging instruments.

Interest income is calculated by applying the effective interest rate to the gross carrying amount of financial assets, except for financial assets that have subsequently become credit-impaired (i.e. Stage 3), for which interest revenue is calculated by applying the effective interest rate to their amortised cost (i.e. net of the ECL provision). For more information on stage allocations of credit risk exposures, see 'Significant increase in credit risk' in the 'Credit risk management' section of the Risk review.

b) Fee and commission income and expense

Fees and commissions that are not an integral part of the effective interest rate are recognised when the service is performed. Most fee and commission income is recognised at a point in time. Certain commitment, upfront and management fees are recognised over time but are not material. Fee and commission income which forms an integral part of the effective interest rate of a financial instrument (for example certain loan commitment fees) is recognised as an adjustment to the effective interest rate and recorded in 'Interest income'.

c) Other operating income

Other operating income includes all gains and losses from changes in the fair value of financial assets and liabilities held at fair value through profit or loss (comprising financial assets and liabilities held for trading, trading derivatives and other financial assets and liabilities at fair value through profit or loss), together with related interest income, expense, dividends, and changes in fair value of any derivatives managed in conjunction with these assets and liabilities. Other operating income also includes hedge ineffectiveness arising from fair value and cash flow hedging, profits and losses arising on the sales of property, plant and equipment and subsidiary undertakings.

Property, plant and equipment

Property, plant and equipment include owner-occupied properties (including leasehold properties), office fixtures and equipment and computer software. It also includes right-of-use assets where the Company is the lessee. Internally developed software meeting the capitalisation criteria of having reliably measurable direct costs associated with an identifiable and unique software product that is expected to provide future economic benefits, and externally purchased software are classified in property, plant and equipment where the software is an integral part of the related computer hardware (for example, the operating system of a computer).

Classes of property, plant and equipment are depreciated on a straight-line basis over their useful life, as follows:

Owner occupied properties	Not exceeding 50 years
Office fixtures and equipment	3 to 35 years
Computer software	Generally 3 years
Right-of-use assets (see 'Leases – SFS as lessee' below)	Shorter of the lease term or the useful life of the underlying asset

Depreciation is not charged on freehold land and assets under construction. Right-of-use assets where the company is the lessee are depreciated over the shorter of the lease term or the useful life of the underlying asset.

Financial instruments

a) Initial recognition and measurement

Financial assets and liabilities are initially recognised when the Company becomes a party to the contractual terms of the instrument. The Company determines the classification of its financial assets and liabilities at initial recognition and measures a financial asset or financial liability at its fair value plus or minus, in the case of a financial asset or financial liability not at FVTPL, transaction costs that are incremental and directly attributable to the acquisition or issue of the financial asset or financial liability. Transaction costs of financial assets and financial liabilities carried at FVTPL are expensed in profit or loss. Immediately after initial recognition, an expected credit loss (ECL) allowance is recognised for financial assets measured at amortised cost.

A regular way purchase or sale is a purchase or sale of a financial asset under a contract whose terms require delivery of the asset within the timeframe established generally by regulation or convention in the marketplace concerned. Regular way purchases and sales of financial assets measured at amortised cost are recognised on settlement date; all other regular way purchases and sales of financial assets are recognised on trade date.

b) Financial assets and liabilities

i) Classification and subsequent measurement

The Company classifies its financial assets in the measurement categories of amortised cost and FVTPL.

Financial assets and financial liabilities are classified as FVTPL where there is a requirement to do so or where they are otherwise designated at FVTPL on initial recognition. Financial assets and financial liabilities which are required to be held at FVTPL include:

- Financial assets and financial liabilities held for trading.
- Debt instruments that do not have solely payments of principal and interest (SPPI) characteristics. Otherwise, such instruments are measured at amortised cost.

Financial assets and financial liabilities are classified as held for trading if they are derivatives or if they are acquired or incurred principally for the purpose of selling or repurchasing in the near-term, or form part of a portfolio of financial instruments that are managed together and for which there is evidence of short-term profit taking.

In certain circumstances, other financial assets and financial liabilities are designated at FVTPL where this results in more relevant information. This may arise because it significantly reduces a measurement inconsistency that would otherwise arise from measuring assets or liabilities or recognising the gains or losses on them on a different basis, where the assets and liabilities are managed and their performance evaluated on a fair value basis or, in the case of financial liabilities, where it contains one or more embedded derivatives which are not closely related to the host contract.

The classification and measurement requirements for financial assets and financial liabilities are set out below.

Financial assets: debt instruments

Debt instruments are those instruments that meet the definition of a financial liability from the issuer's perspective, such as loans, and government and corporate bonds. Classification and subsequent measurement of debt instruments depend on the Company's business model for managing the asset, and the cash flow characteristics of the asset.

Business model

The business model reflects how the Company manages the assets in order to generate cash flows and, specifically, whether the Company's objective is solely to collect the contractual cash flows from the assets or is to collect both the contractual cash flows and cash flows arising from the sale of the assets. If neither of these is applicable, such as where the financial assets are held for trading purposes, then the financial assets are classified as part of an 'other' business model and measured at FVTPL. Factors considered in determining the business model for a group of assets include past experience on how the cash flows for these assets were collected, how the assets' performance is evaluated and reported to key management personnel, and how risks are assessed and managed.

SPPI

Where the business model is to hold assets to collect contractual cash flows, the Company assesses whether the assets' cash flows represent SPPI. In making this assessment, the Company considers whether the contractual cash flows are consistent with a basic lending arrangement (i.e. interest includes only consideration for the time value of money, credit risk, other basic lending risks and a profit margin that is consistent with a basic lending arrangement). Where the contractual terms introduce exposure to risk or volatility that is inconsistent with a basic lending arrangement, the related asset is classified and measured at FVTPL.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are SPPI.

Based on these factors, the Company classifies its debt instruments into one of the following measurement categories:

- Amortised cost - Financial assets that are held for collection of contractual cash flows where those cash flows represent SPPI, and that are not designated at FVTPL, are measured at amortised cost. The carrying amount of these assets is adjusted by any ECL recognised and measured as presented in Note 12. Interest income from these financial assets is included in 'Interest and similar income' using the effective interest rate method.

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When estimates of future cash flows are revised, the carrying amount of the respective financial assets is adjusted to reflect the new estimate discounted using the original effective interest rate. Any changes are recognised in the income statement.

- FVTPL - Financial assets that do not meet the criteria for amortised cost are measured at FVTPL. A gain or loss on a debt instrument that is subsequently measured at FVTPL, including any debt instruments designated at fair value, is recognised in profit or loss and presented in the income statement in 'Other operating income' in the period in which it arises.

The Company reclassifies financial assets when and only when its business model for managing those assets changes. The reclassification takes place from the start of the first reporting period following the change. Such changes are expected to be very infrequent.

Financial liabilities

Financial liabilities are classified as subsequently measured at amortised cost, except for:

- Financial liabilities at FVTPL: this classification is applied to derivatives and other financial liabilities designated as such at initial recognition. Gains or losses on financial liabilities designated at FVTPL are presented partially in other comprehensive income (the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability) and partially in profit or loss (the remaining amount of change in the fair value of the liability).
- Financial guarantee contracts and loan commitments.

ii) Impairment of debt instrument financial assets

The Company assesses on a forward-looking basis the ECL associated with its debt instrument assets carried at amortised cost and with the exposure arising from financial guarantee contracts and loan commitments. The Company recognises a loss allowance for such losses at each reporting date. The measurement of ECL reflects:

- An unbiased and probability-weighted amount that is determined by evaluating a range of possible outcomes.
- The time value of money, and
- Reasonable and supportable information that is available without undue cost or effort at the reporting date about past events, current conditions and forecasts of future economic conditions.

For more on how ECL is calculated, see the Credit risk section of the Risk review.

– Write-off

For secured loans, a write-off is only made when all collection procedures have been exhausted and the security has been sold and/or a claim made on any mortgage indemnity guarantee or other insurance. In the corporate loan portfolio, there may be occasions where a write-off occurs for other reasons, such as following a consensual restructure or refinancing of the debt or where the debt is sold for strategic reasons into the secondary market at a value lower than its face value.

There is no threshold based on past due status beyond which all secured loans are written off as there can be significant variations in the time needed to enforce possession and sale of the security, especially due to the different legal frameworks that apply in different regions of the UK. For unsecured loans, a write-off is only made when all internal avenues of collecting the debt have been exhausted. Where appropriate the debt is passed over to external collection agencies. A past due threshold is applied to unsecured debt where accounts that are 180 days past due are written off unless there is a dispute awaiting resolution. Contact is made with customers with the aim to achieve a realistic and sustainable repayment arrangement. Litigation and/or enforcement of security is usually carried out only when the steps described above have been undertaken without success.

All write-offs are assessed / made on a case-by-case basis, taking account of the exposure at the date of write-off, after accounting for the value from any collateral or insurance held against the loan. The exception to this is in cases where fraud has occurred, where the exposure is written off once investigations have been completed and the probability of recovery is minimal. The time span between discovery and write-off will be short and may not result in an impairment loss allowance being raised. The write-off policy is regularly reviewed. Write-offs are charged against previously established loss allowances.

– Recoveries

Recoveries of credit impairment charges are not included in the impairment loss allowance but are taken to income and offset against credit impairment charges. Recoveries of credit impairment charges are classified in the income statement as 'Credit impairment charges'.

iii) Modifications of financial assets

The treatment of a renegotiation or modification of the contractual cash flows of a financial asset normally depends upon whether the renegotiation or modification is due to financial difficulties of the borrower or for other commercial reasons.

- **Contractual modifications due to financial difficulties of the borrower:** where the Company modifies the contractual conditions to enable the borrower to fulfil their payment obligations, the asset is not derecognised. The gross carrying amount of the financial asset is recalculated as the present value of the renegotiated/modified contractual cash flows that are discounted at the financial asset's original EIR and any gain or loss arising from the modification is recognised in the income statement.
- **Contractual modifications for other commercial reasons:** an assessment is performed to determine whether the terms of the new agreement are substantially different from the terms of the existing agreement, after considering changes in the cash flows arising from the modified terms and the overall instrument risk profile. Where terms are substantially different, such modifications are treated as a new transaction resulting in derecognition of the original financial asset, and the recognition of a 'new' financial asset with any difference between the carrying amount of the derecognised asset and the fair value of the new asset is recognised in the income statement as a gain or loss on derecognition. Where terms are not substantially different, the carrying value of the financial asset is adjusted to reflect the present value of modified cash flows discounted at the original EIR with any gain or loss arising from modification recognised immediately in the income statement.

Any other contractual modifications, such as where a regulatory authority imposes a change in certain contractual terms or due to legal reasons, are assessed on a case-by-case basis to establish whether or not the financial asset should be derecognised.

iv) Derecognition other than on a modification

Financial assets are derecognised when the rights to receive cash flows have expired or the Company has transferred its contractual right to receive the cash flows from the assets and either: (1) substantially all the risks and rewards of ownership have been transferred; or (2) the Company has neither retained nor transferred substantially all of the risks and rewards but has transferred control.

Financial liabilities are derecognised when extinguished, cancelled or expired.

c) Financial guarantee contracts and loan commitments

Financial guarantee contracts are contracts that require the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due, in accordance with the terms of a debt instrument. Such financial guarantees are given to banks, financial institutions and others on behalf of customers to secure loans, overdrafts and other banking facilities.

Financial guarantee contracts are initially measured at fair value and subsequently measured at the higher of the amount of the loss allowance, and the premium received on initial recognition less income recognised in accordance with the principles of IFRS 15.

Loan commitments are measured as the amount of the loss allowance (determined in accordance with IFRS 9 as described in Credit risk section of the Risk review). The Company has not provided any commitment to provide loans at a below-market interest rate, or that can be settled net in cash or by delivering or issuing another financial instrument.

For financial guarantee contracts and loan commitments, the loss allowance is recognised as a provision and charged to credit impairment charges in the income statement. The loss allowance in respect of revolving facilities is classified in loans and advances to customers to the extent of any drawn balances. The loss allowance in respect of undrawn amounts is classified in provisions. When amounts are drawn, any related loss allowance is transferred from provisions to loans and advances to customers.

Derivative financial instruments (derivatives)

Derivatives are contracts or agreements whose value is derived from one or more underlying indices or asset values inherent in the contract or agreement, which require no or little initial net investment and are settled at a future date. Transactions are undertaken in interest rate, cross currency, equity, residential property and other index-related swaps, forwards, caps, floors, swaptions, as well as credit default and total return swaps, equity index contracts and exchange traded interest rate futures, and equity index options.

Derivatives are held for risk management purposes and classified as fair value through profit or loss.

Derivatives are classified as held for trading unless they are designated as being in a hedge accounting relationship. The Company chooses to designate certain derivatives as in a hedging relationship if they meet specific criteria, as further described in 'Hedge accounting' below.

Derivatives are recognised initially (on the date on which a derivative contract is entered into), and are subsequently remeasured, at their fair value. Fair values of exchange-traded derivatives are obtained from quoted market prices. Fair values of over-the-counter derivatives are estimated using valuation techniques, including discounted cash flow and option pricing models.

All derivatives are carried as assets when their fair value is positive and as liabilities when their fair value is negative, except where netting is permitted. Gains and losses from changes in the fair value of derivatives held for trading are recognised in the income statement and included in Other operating income.

Offsetting financial assets and liabilities

Financial assets and liabilities including derivatives are offset and the net amount reported in the balance sheet when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The Company is party to a number of arrangements, including master netting arrangements under industry standard agreements which facilitate netting of transactions in jurisdictions where netting agreements are recognised and have legal force. These netting arrangements do not generally result in an offset of balance sheet assets and liabilities for accounting purposes, as transactions are usually settled on a gross basis.

Hedge accounting

From 1 October 2025, the Company voluntarily adopted IFRS 9 hedge accounting requirements, except for portfolio hedges of interest rate risk which continue to apply IAS 39 requirements.

The Company applies hedge accounting to represent, to the maximum possible extent permitted under accounting standards, the economic effects of its risk management strategies. Derivatives are used to hedge exposures to interest rates.

At the time a financial instrument is designated as a hedge (i.e. at the inception of the hedge), the Company formally documents the relationship between the hedging instrument(s) and hedged item(s), its risk management objective and strategy for undertaking the hedge. The documentation includes the identification of each hedging instrument and respective hedged item, the nature of the risk being hedged (including the benchmark interest rate being hedged in a hedge of interest rate risk), how the hedging instrument's effectiveness in offsetting the exposure to changes in the hedged item's fair value attributable to the hedged risk is to be assessed (including an analysis of potential sources of ineffectiveness), and the hedge ratio. Hedges accounted for under IFRS 9 are required to be effective on a prospective basis, in line with risk management strategy, whilst IAS 39 hedging relationships are required to be highly effective on both a prospective and retrospective basis.

The Company formally assesses, both at the inception of the hedge and on an ongoing basis, whether the hedging derivatives have been and will be highly effective in offsetting changes in the fair value attributable to the hedged risk during the period that the hedge is designated. A hedge is normally regarded as highly effective if, at inception and throughout its life, the Company can expect, and actual results indicate that changes in the fair value or cash flow of the hedged items are effectively offset by changes in the fair value or cash flow of the hedging instrument. If at any point it is concluded that it is no longer highly effective in achieving its documented objective, the Company rebalances either the hedged item or the hedging instrument to ensure compliance with hedging effectiveness requirements.

The Company discontinues hedge accounting when the hedging instrument matures, is sold, or when the hedging relationship becomes ineffective because it no longer aligns with the risk management objective. In such cases, the derivative is treated as a trading derivative. For portfolio hedges of interest rate risk which continue to be accounted for under IAS 39, the Santander UK group may also voluntarily de-designate hedge relationships by ceasing to designate the financial instrument as a hedge.

If a hedging relationship no longer meets the effectiveness requirements but the risk management objective remains, the Company may rebalance or adjust the hedge ratio to once again meet effectiveness requirements without discontinuing the hedging relationship.

Where derivatives are held for risk management purposes, and when transactions meet the required criteria for documentation, the derivatives may be designated as either: (i) hedges of the change in fair value of recognised assets or liabilities or firm commitments (fair value hedges); (ii) hedges of the variability in highly probable future cash flows attributable to a recognised asset or liability, or a forecast transaction (cash flow hedges); or (iii) a hedge of a net investment in a foreign operation (net investment hedges). The Company applies fair value and cash flow hedge accounting but not hedging of a net investment in a foreign operation.

a) Fair value hedge accounting

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recorded in the income statement, together with the changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

Where the hedged item is measured at amortised cost, the fair value changes due to the hedged risk adjust the carrying amount of the hedged asset or liability. Changes in the fair value of portfolio hedged items are presented separately in the consolidated balance sheet in macro hedge of interest rate risk and recognised in the income statement. If the hedge no longer meets the criteria for hedge accounting, changes in the fair value of the hedged item attributable to the hedged risk are no longer recognised in the income statement. For fair value hedges of interest rate risk, the cumulative adjustment that has been made to the carrying amount of the hedged item is amortised to the income statement using the effective interest method over the period to maturity. For portfolio hedged items, the cumulative adjustment is amortised to the income statement using the straight-line method over the period to maturity.

b) Cash flow hedge accounting

The effective portion of changes in the fair value of qualifying cash flow hedges is recognised in other comprehensive income in the cash flow hedging reserve. The gain or loss relating to the ineffective portion is recognised immediately in the income statement.

Amounts accumulated in equity are reclassified to the income statement in the periods in which the hedged item affects profit or loss. When a hedging instrument expires or is sold, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss existing in equity at that time remains in equity and is recognised in the income statement when the forecast transaction is ultimately recognised in the income statement. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in equity is immediately transferred to the income statement. The Company is exposed to cash flow interest rate risk on its floating rate assets. Cash flow hedging is used to hedge the variability in cash flows arising from these risks.

Impairment of non-financial assets

At each balance sheet date, or more frequently when events or changes in circumstances dictate, non-financial assets are assessed for indicators of impairment. If indications are present, these assets are subject to an impairment review. The impairment review comprises a comparison of the carrying value of the asset with its recoverable amount: the higher of the asset's fair value less costs to sell and its value in use.

The fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Value in use is calculated by discounting management's expected future cash flows obtainable as a result of the asset's continued use, including those resulting from its ultimate disposal, at a market-based discount rate on a pre-tax basis.

Income taxes, including deferred taxes

The tax expense represents the sum of the income tax currently payable and deferred income tax.

A current tax liability for the current or prior period is measured at the amount expected to be paid to the tax authorities. Where the amount of the final tax liability is uncertain or where a position is challenged by a taxation authority, the liability recognised is the most likely outcome. Where a most likely outcome cannot be determined, a weighted average basis is applied.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled, or the asset is realised based on rates enacted or substantively enacted at the balance sheet date. Deferred tax is charged or credited in the income statement, except when it relates to items recognised in other comprehensive income or directly in equity, in which case the deferred tax is also recognised in other comprehensive income or directly in equity.

Deferred and current tax assets and liabilities are only offset when they arise in the same tax reporting group and where there is both the legal right and the intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Cash and cash equivalents

For the purposes of the cash flow statement, cash and cash equivalents comprise balances with not more than three months maturity from the date of acquisition, including cash and non-restricted balances with central banks and loans and advances to banks, treasury bills and other eligible bills, loans and advances to banks and short-term investments in securities.

Provisions and contingent liabilities (see 'Critical judgements and accounting estimates')

Provisions are recognised for present obligations arising as consequences of past events where it is more likely than not that a transfer of economic benefits will be necessary to settle the obligation, and it can be reliably estimated.

Provision is made for the anticipated cost of restructuring, including redundancy costs, when an obligation exists. An obligation exists when the Company has a detailed formal plan for restructuring a business, has raised valid expectations in those affected by the restructuring, and has started to implement the plan or announce its main features.

When a leasehold property ceases to be used in the business, provision is made where the unavoidable costs of the future obligations relating to the lease are expected to exceed anticipated rental income. The net costs are discounted using market rates of interest to reflect the long-term nature of the cash flows.

Loan commitments are measured as the amount of the loss allowance, determined in line with IFRS 9 as set out in the Credit risk section of the Risk review.

Contingent liabilities are possible obligations whose existence will be confirmed only by certain future events or present obligations where the transfer of economic benefit is uncertain or cannot be reliably measured. Contingent liabilities are not recognised but are disclosed unless they are remote.

Interests in other entities

Interests in other entities is carried at cost less any provision for impairment.

Critical judgements and accounting estimates

The preparation of the Company's financial statements in accordance with IFRS requires management to make judgements and assumptions in applying the accounting policies that affect the reported amounts of assets, liabilities, income and expenses. Due to the inherent uncertainty in making estimates, actual results reported in future periods may be based on amounts which differ from those estimates. Estimates, judgements and assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Management has considered the impact of developments in principal risks and uncertainties, as set out in the Risk review, on critical judgements and accounting estimates.

The significant judgements, apart from those involving estimation, made by management in applying Santander UK's accounting policies in these financial statements (key judgements) and the key sources of estimation uncertainty that may have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next financial year (key estimates), which together are considered critical to the Company's results and financial position, are as follows:

Provisions and contingent liabilities

Key judgements	<ul style="list-style-type: none"> - Determining whether a present obligation exists - Determining the likely outcome of future legal decisions
Key estimates	- Probability, timing, nature and amount of any outflows that may arise from past events

These judgements are based on the specific facts available and often require specialist professional advice. There can be a wide range of possible outcomes and uncertainties, particularly in relation to legal actions, regulatory, and customer remediation matters. As a result, on extremely rare occasions it is not possible to make reliable estimates of the likelihood and amount of any potential outflows, or to calculate any resulting sensitivities.

2. NET INTEREST INCOME

For the year ended 31 December

	2025	2024
	£m	£m
Interest and similar income:		
Residential mortgages	122.4	122.9
Other loans and advances	145.6	157.8
Total interest and similar income	268.0	280.7
Interest expense and similar charges:		
Other deposits and borrowings	(224.8)	(268.3)
Total interest expense and similar charges	(224.8)	(268.3)
Net interest income	43.2	12.4

3. NET FEE AND COMMISSION EXPENSE

For the year ended 31 December

	2025	2024
	£m	£m
Fee and commission income:		
Current account and debit card fee income	3.5	0.6
Non-banking and other fees	2.0	1.3
Total fee and commission income	5.5	1.9
Total fee and commission expense	(5.8)	(7.6)
Net fee and commission expense	(0.3)	(5.7)

4. OTHER OPERATING INCOME

For the year ended 31 December

	2025	2024
	£m	£m
Net gains/(losses) on financial instruments designated at fair value through profit or loss	14.8	(19.7)
Net (losses)/gains on financial instruments mandatorily at fair value through profit or loss ¹	(4.0)	32.6
Other	(0.4)	(1.4)
	10.4	11.5

¹ Net (losses)/gains on financial instruments mandatorily at fair value through profit or loss mainly includes loss on derivatives of £4.0m (2024: gains of £32.6m).

5. OPERATING EXPENSES BEFORE CREDIT IMPAIRMENT CHARGES, PROVISIONS AND CHARGES

For the year ended 31 December

	2025	2024
	£m	£m
Staff costs:		
Wages and salaries	7.8	8.9
Performance-related payments	1.3	1.9
Social security costs	0.6	0.6
Pensions costs – defined contribution plans	0.7	0.8
Other personnel costs	0.5	0.5
	10.9	12.7
Other administration expenses	9.0	9.3
Depreciation, amortisation and impairment	3.2	2.7
	23.1	24.7

All staff have employment contracts with the Company. The average number of full-time equivalent staff in 2025 was 128 (2024: 155).

The Company also uses the services of individuals who have employment contracts with Santander UK. The cost of their services is recharged by Santander UK to the Company. These recharges are classified as other administrative expenses and the individuals are excluded from the average number of full-time equivalent staff.

Depreciation, amortisation and impairment

In 2025, depreciation, amortisation and impairment included depreciation of £0.3m (2024: £0.4m) on right-of-use assets with a carrying amount of £4.3m at 31 December 2025 (2024: £2.4m).

6. AUDIT AND OTHER SERVICES

For the year ended 31 December

	2025	2024
	£m	£m
Audit fees:		
Fees payable to the Company's auditors and its associates for the audit of the annual accounts	0.5	0.4
Total audit fees	0.5	0.4
Non-audit fees:		
Audit-related assurance services	0.1	0.1
Total non-audit fees¹	0.1	0.1

¹ Total non-audit fees comprised audit-related assurance services of £0.1m (2024: £0.1m).

7. CREDIT IMPAIRMENT CHARGES

In 2025 there were credit impairment releases on loans and advances to banks or loans and advances to customers of £0.1m and (2024: £0.2m).

8. TAXATION

For the year ended 31 December

	2025	2024
	£m	£m
Current tax:		
UK corporation tax on loss for the year	(2.9)	(11.8)
Overseas tax	5.5	3.6
Adjustments in respect of prior years	0.6	10.6
Total current tax	3.2	2.4
Deferred tax:		
Charge for the year	1.0	1.0
Total deferred tax	1.0	1.0
Tax charge	4.2	3.4

The standard rate of UK corporation tax was 28% for banking entities (2024: 28%) following the introduction of a surcharge on banking companies in 2016. Taxation for other jurisdictions is calculated at the rates prevailing in the relevant jurisdictions.

Tax on profit differs from that calculated at the statutory rate as follows:

For the year ended 31 December

	2025	2024
	£m	£m
Profit/(loss) before tax	27.6	(23.0)
Tax calculated at a tax rate of 25% (2024: 25%)	6.9	(5.8)
Bank surcharge on profits/(loss)	0.8	(0.7)
Effect of different tax rates in other jurisdictions	(4.6)	(4.7)
Other disallowable items	1.8	4.9
Tax relief on dividends in respect of other equity instruments	(1.3)	(0.9)
Adjustment in respect of prior years	0.6	10.6
Tax charge	4.2	3.4

Movements in current tax assets during the year were as follows:

	2025	2024
	£m	£m
(Liabilities)/assets at 1 January	(8.4)	3.0
Income statement charge	(3.2)	(2.4)
Corporate income tax paid/(received)	19.8	(9.0)
Assets/(liabilities) at 31 December	8.2	(8.4)

The amount of corporation income tax paid differs from the tax charge for the period as a result of the timing of payments due to the tax authorities, the effects of movements in deferred tax and adjustments to prior period current tax provisions.

The Company engages in discussion, and co-operates, with relevant tax authorities in their oversight of the company's tax matters. The accounting policy for recognising provisions for any tax risks identified is described in Note 1 to the Financial Statements. It is not expected that there will be any material movement in such provisions within the next 12 months. The Company consistently applies the UK's Code of Practice on Taxation for Banks.

The introduction of the OECD Pillar Two rules which became effective from 1 January 2024 had a small adverse impact on the effective tax rate in that year as the company's operations in Jersey and the Isle of Man became subject to an additional top-up tax of 5% in addition to each territory's statutory rate of 10%. There was no effect on operations in the UK.

Enactment of similar legislation in Spain on 20 December 2024 results in this additional tax charge initially being met by the Company's ultimate parent in Spain. It is anticipated that such charges will be recharged to the Company. The effect of the increase in the tax charge of £1.8m has been included in the tax charge for 2024 above. Since tax rates applicable to operations in both Jersey and the Isle of Man increased to 15% from 1 January 2025, no additional top-up tax is due from this date.

The Company has also applied the exception to recognising and disclosing information about deferred tax assets and liabilities related to Pillar Two income taxes, as provided in the amendments to IAS 12 issued in May 2023.

In 2024, a tax charge of £16m was taken by the Company and included in the tax charge above as an adjustment to prior years in relation to a dispute with an overseas tax authority concerning the tax treatment of equity related transactions in 2018. There was an associated increase in interest and related costs on the tax liability of £14m, which was included in provisions. For more details, see Note 17.

Deferred tax

The table below shows the deferred tax assets including the movement in the deferred tax account during the year. Deferred tax balances are presented in the balance sheet after offsetting assets and liabilities where the Company has the legal right to offset and intends to settle on a net basis.

	Accelerated tax depreciation	Other temporary differences	Total
	£m	£m	£m
At 1 January 2025	—	3.0	3.0
Income statement charge	—	(1.0)	(1.0)
At 31 December 2025	—	2.0	2.0
At 1 January 2024	—	4.0	4.0
Income statement charge	—	(1.0)	(1.0)
At 31 December 2024	—	3.0	3.0

The deferred tax assets above have been recognised on the basis that sufficient future taxable profits are forecast within the foreseeable future, in excess of the profits arising from the reversal of existing taxable temporary differences, to allow for the utilisation of the assets within the Santander UK group as they reverse.

9. DIVIDENDS ON ORDINARY SHARES

For the year ended 31 December

Dividends on ordinary shares declared in the year were as follows:

	2025	2024	2025	2024
	Pence per share	Pence per share	£m	£m
In respect of current year – first interim	2.12	—	5.3	—
In respect of current year – interim	2.72	—	6.8	—
In respect of current year – final	—	—	—	—
Total	4.84	—	12.1	—

A interim dividend payment of £5.3m on the Company's ordinary shares was paid to Santander UK Group Holdings plc on 17 June 2025.

The final dividend payment of £6.8m on the Company's ordinary shares was paid to Santander UK Group Holdings plc on 16 December 2025.

10. DERIVATIVE FINANCIAL INSTRUMENTS

a) Use of derivatives

The Company undertakes derivative activities primarily to manage and hedge its own risks. These derivative activities do not give rise to significant open positions in portfolios of derivatives. Any residual position is managed to ensure that it remains within acceptable risk levels, with matching transactions used to achieve this where necessary. When entering into derivatives, the Company employs the same credit risk management procedures to assess and approve potential credit exposures that are used for traditional lending.

b) Analysis of derivatives

The table below includes the notional amounts of transactions outstanding at the balance sheet date; they do not represent actual exposures.

	2025			2024		
	Notional amount	Fair value		Notional amount	Fair value	
		Assets	Liabilities		Assets	Liabilities
	£m	£m	£m	£m	£m	£m
Derivatives held for trading:						
Exchange rate contracts	1,427	—	13	869	12	2
Interest rate contracts	448	9	10	448	6	9
Total derivatives held for trading	1,875	9	23	1,317	18	11
Derivatives held for hedging						
Designated as fair value hedges:						
Interest rate contracts	41	—	—	76	1	—
	41	—	—	76	1	—
Designated as cash flow hedges:						
Interest rate contracts	1,013	15	—	1,681	8	2
	1,013	15	—	1,681	8	2
Total derivatives held for hedging	1,054	15	—	1,757	9	2
Total derivatives financial instruments	2,929	24	23	3,074	27	13

For information about the impact of netting arrangements on derivative assets and liabilities in the table above, see Note 26.

c) Analysis of derivatives designated as hedges

The Company applies hedge accounting on both a fair value and cash flow basis depending on the nature of the underlying exposure. We establish the hedge ratio by matching the notional of the derivative with the underlying position being hedged. Only the designated risk is hedged and therefore other risks, such as credit risk are managed but not hedged. For interest rate hedges, the designated hedged risk is determined with reference to the underlying benchmark rate.

Fair value hedges

Portfolio hedges of interest rate risk

The Company holds a portfolio of fixed rate assets which exposes it to changes in fair value due to movements in market interest rates. We manage these exposures by entering into interest rate swaps. The portfolio contains assets that are similar in nature and share the risk exposure that is designated as being hedged.

The interest rate risk component is the change in fair value of fixed rate instruments for changes in the designated benchmark rate. Such changes are usually the largest component of the overall change in fair value. Effectiveness is assessed by comparing changes in the fair value of the hedged item attributable to changes in the designated benchmark interest rate, with changes in the fair value of the interest rate swaps.

Cash flow hedges

Hedges of interest rate risk

The Company manages its exposure to the variability in cash flows of floating rate assets and liabilities attributable to movements in market interest rates by entering into interest rate swaps. The interest rate risk component is determined with reference to the underlying benchmark rate attributable to the floating rates asset or liability. Designated benchmark rate referenced currently is BoE base rate. Effectiveness is assessed by comparing changes in the fair value of the interest rate swap with changes in the fair value of the hedged item attributable to the hedged risk, applying a hypothetical derivative method using linear regression techniques.

Hedge effectiveness measurement

Hedge effectiveness is assessed by using either dollar offset or linear regression techniques to compare changes in the fair value of the hedged item attributable to changes in the designated hedged risk and the hedging instrument.

Possible sources of hedge ineffectiveness

For both fair value and cash flow hedges, hedge ineffectiveness can arise from hedging derivatives with a non-zero fair value at the date of initial designation. In addition, for:

Fair value hedges

Hedge ineffectiveness can also arise due to differences in discounting between the hedged item and the hedging instrument as cash collateralised swaps discount using Overnight Indexed Swaps discount curves not applied to the hedged item; and where counterparty credit risk impacts the fair value of the derivative but not the hedged item. For portfolio hedges of interest rate risk, it can also arise due to differences in the expected and actual volume of prepayments.

Cash flow hedges

Hedge ineffectiveness can also arise due to differences in the timing of cash flows between the hedged item and the hedging instrument. For micro hedges of interest rate risk, it can also arise due to differences in the basis of cash flows between the hedged item and the hedging instrument.

Maturity profile and average price/rate of hedging instruments

The following table sets out the maturity profile and average price/rate of the hedging instruments used in the Company's hedging strategies:

2025	Hedging Instruments	≤1 month	>1 and ≤3 months	>3 and ≤12 months	>1 and ≤5 years	>5 years	Total
Fair value hedges:							
Interest rate risk	Interest rate contracts - Nominal amount (£m)	—	—	3	38	—	41
	Average fixed interest rate - GBP	—	—	3.77 %	3.55 %	—	
Cash flow hedges:							
Interest rate risk	Interest rate contracts - Nominal amount (£m)	53	97	857	6	—	1,013
	Average fixed interest rate - GBP	4.34 %	4.24 %	3.84 %	4.10 %	—	

2024	Hedging Instruments	≤1 month	>1 and ≤3 months	>3 and ≤12 months	>1 and ≤5 years	>5 years	Total
Fair value hedges:							
Interest rate risk	Interest rate contracts - Nominal amount (£m)	—	—	35	41	—	76
	Average fixed interest rate - GBP	—	—	3.97 %	3.61 %	—	
Cash flow hedges:							
Interest rate risk	Interest rate contracts - Nominal amount (£m)	120	109	893	559	—	1,681
	Average fixed interest rate - GBP	4.80 %	4.76 %	4.50 %	3.87 %	—	

Net gains or losses arising from fair value and cash flow hedges included in other operating income

	2025	2024
	£m	£m
Fair value hedging:		
(Losses)/gains on hedging instruments	(1)	1
Gains/(losses) on hedged items attributable to hedged risks	1	(1)
	—	—

Hedge ineffectiveness can be analysed by risk category as follows:

	2025			2024		
	Change in FV of hedging instruments	Change in FV of hedged items	Recognised in income statement	Change in FV of hedging instruments	Change in FV of hedged items	Recognised in income statement
	£m	£m	£m	£m	£m	£m
Fair value hedges:						
Interest rate risk	(1)	1	—	1	(1)	—
	(1)	1	—	1	(1)	—

In 2025, cash flow hedge ineffectiveness was less than £1m (2024: less than £1m).

	Income statement line item affected by reclassification	Hedging Instruments			
		Change in FV	Recognised in OCI	Recognised in income statement	Reclassified from reserves to income
		£m	£m	£m	£m
Cash flow hedges:					
2025					
Interest rate risk	Net interest income	4	(4)	—	1
		4	(4)	—	1
2024					
Interest rate risk	Net interest income	(4)	4	—	(1)
		(4)	4	—	(1)

The following table provides a reconciliation by risk category of components of equity and analysis of OCI items (before tax) resulting from hedge accounting.

	2025	2024
	£m	£m
Balance at 1 January	(2)	1
Effective portion of changes in fair value:		
– Interest rate risk	4	(4)
	4	(4)
Income statement transfers:		
– Interest rate risk	(1)	1
	(1)	1
Balance at 31 December	1	(2)

Hedged exposures

The Company hedges its exposures to various risks, including interest rate risk and foreign currency risk, as set out in the following table.

	2025				
Carrying value	Hedged item	Accumulated FV hedge adjustments		Of which Discontinued hedges	Change in value to calculate hedge ineffectiveness
		Portfolio hedge of interest rate risks			
£m	£m	£m	£m	£m	£m
Fair value hedges					
Interest rate risk:					
Loans and advances to customers	41	—	1	—	1
	41	—	1	—	1

	2024				
Carrying value	Hedged item	Accumulated FV hedge adjustments		Of which Discontinued hedges	Change in value to calculate hedge ineffectiveness
		Portfolio hedge of interest rate risks			
£m	£m	£m	£m	£m	£m
Fair value hedges					
Interest rate risk:					
Loans and advances to customers	76	—	1	—	(1)
	76	—	1	—	(1)

	2025		
Hedged item balance sheet line item	Change in value to calculate hedge ineffectiveness	Cash flow hedge reserve	Balances on cash flow hedge reserve for discontinued hedges
	£m	£m	£m
Cash flow hedges:			
Interest rate risk:			
Cash and balances at central banks	(4)	1	—
	(4)	1	—

	2024		
Hedged item balance sheet line item	Change in value to calculate hedge ineffectiveness	Cash flow hedge reserve	Balances on cash flow hedge reserve for discontinued hedges
	£m	£m	£m
Cash flow hedges:			
Interest rate risk:			
Cash and balances at central banks	4	(2)	—
	4	(2)	—

11. OTHER FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	2025	2024
	£m	£m
Loans and advances to customers	282	279
	282	279

At 31 December 2025 and 2024, all other financial assets at fair value through profit or loss were designated as such.

Loans and advances to customers principally represent other loans, being deferred consideration, that is managed, and has its performance evaluated, on a fair value basis in accordance with a documented investment strategy, and information about it is provided on that basis to management.

The net loss in the year attributable to changes in credit risk for loans and advances at FVTPL was £nil (2024: £nil). The cumulative net loss attributable to changes in credit risk for loans and advances at FVTPL at 31 December 2025 was £nil (2024: £nil).

The fair value deferred consideration loans included above mature after more than 12 months after 31 December 2025.

12. LOANS AND ADVANCES TO CUSTOMERS

	2025	2024
	£m	£m
Loans and advances to customers	3,374	3,547
Credit impairment loss allowances on loans and advances to customers	(1)	(1)
Net loans and advances to customers	3,373	3,546

Non-mortgage loans included above mature after more than 12 months after 31 December 2025.

13. INTERESTS IN OTHER ENTITIES

The Company is incorporated and domiciled in England and Wales and had no associates or joint ventures at 31 December 2025. The Company has branch offices in Jersey and the Isle of Man.

The movement in the Company's interests in subsidiaries was as follows:

	Cost	Impairment	Carrying amount
	£m	£m	£m
At 1 January 2025	—	—	—
At 31 December 2025	—	—	—
At 1 January 2024	3	—	3
Dissolution/disposal	(3)	—	(3)
At 31 December 2024	—	—	—

14. DEPOSITS BY BANKS

	2025	2024
	£m	£m
Amounts due to Santander UK and its subsidiaries	3	1
Amounts due to Banco Santander SA	14	9
Other deposits	9	4
	26	14

15. DEPOSITS BY CUSTOMERS

	2025	2024
	£m	£m
Demand and time deposits	6,585	6,707
	6,585	6,707

16. OTHER LIABILITIES

	2025	2024
	£m	£m
Lease liabilities	4	2
Other	5	7
	9	9

17. PROVISIONS

	2025	2024
	£m	£m
At 1 January	16	3
Additional provisions	3	17
Utilisation	(14)	(4)
At 31 December	5	16

Provisions expected to be settled within no more than 12 months after 31 December 2025 were £nil (2024: £2m).

Isle of Man and Jersey Bank Depositor Compensation Schemes (DCSs)

The Isle of Man branch of the Company is a participant in the Isle of Man Depositors' Compensation Scheme and the Jersey branch of the Company is a participant in the Jersey Bank Depositors Compensation Scheme. These DCSs are independent statutory compensation funds for customers of Isle of Man and Jersey banks and pay compensation if a bank is unable to pay claims against it.

The DCSs are funded, if and when required, by contributions from covered banks in the Isle of Man or Jersey that are participants in the DCSs. The cost to the Company in respect of the DCSs for 2025 was £18k (2024: £18k).

Litigation and other regulatory

Between February 2023 and December 2024, the Company was subject to a tax audit by the Finnish Tax Administration (FTA) concerning the tax treatment of equity related transactions involving Finnish shares in 2018 within its Santander Corporate and Investment Banking Division (prior to the UK's ring-fencing regime and when the Company was trading as Abbey National Treasury Services plc (ANTS)). This is a civil tax related issue. These transactions were only undertaken when trading as ANTS and the company no longer undertakes these activities.

In 2024, a liability totalling £30m was recorded, allocated between litigation and other regulatory provisions of £14m, and the tax charge of £16m. The FTA issued a Final Tax Report and Tax Assessment decision in January 2025. In February 2025, the Company made a payment of €31.3m, approximately £26.4m, to the FTA reflecting the total amount of the assessment.

The Company has appealed the FTA's findings. If successful, the Company would expect to recover the sum paid.

UK Bank Levy

In 2025 the Bank Levy charge was £2m (2024: £2m), a rate of 0.05% (2024: 0.05%) was charged on long term chargeable equity and liabilities and 0.10% (2024: 0.10%) on short-term chargeable liabilities.

18. CONTINGENT LIABILITIES AND COMMITMENTS

	2025	2024
	£m	£m
Formal standby facilities, credit lines and other commitments	53	22
	53	22

At 31 December 2025, the Company had no significant credit impairment loss provisions relating to guarantees given to third parties and undrawn loan commitments. Where the items set out below can be reliably estimated, they are disclosed in the table above.

Formal standby facilities, credit lines and other commitments

Credit lines are granted as part of normal product facilities which are offered to customers.

Capital Support Deed

At 31 December 2025, the Company, Santander UK Group Holdings plc and Santander Equity Investments Limited were party to a capital support deed dated 3 December 2024 which was effective from 3 December 2024 (the Non-RFB Sub-Group Capital Support Deed). These parties were permitted by the PRA to form a core UK group as defined in the PRA Rulebook, a permission which expires on 3 December 2027. Exposures of each of the regulated entities to other members of the core UK group are exempt from large exposure limits that would otherwise apply and these exposures are risk-weighted at 0%. Where applicable this permission also provides for intra-group exposures to be excluded from the leverage exposure measure. The purpose of the Non-RFB Sub-Group Capital Support Deed is to facilitate the prompt transfer of available capital resources from, or repayment of liabilities by, the non-regulated entities to any of the regulated entities in the event that one of the regulated entities breached or was at risk of breaching its capital resources or risk concentrations requirements.

Isle of Man and Jersey DCSs

As described in Note 17, the Company participates in the Isle of Man and Jersey DCSs, and is thus subject to levies to fund the DCSs. In the event that the DCSs significantly increase the levies to be paid by firms, the associated costs to the Company would rise.

Other legal, regulatory or tax matters

The Company engages in discussion, and co-operates with the FCA, PRA, CMA and other regulators and government agencies in various jurisdictions in their supervision and review of the Company including reviews exercised under statutory powers, regarding its interaction with past and present customers, both as part of general thematic work and in relation to specific products, services and activities. During the ordinary course of business, the Company is also subject to complaints and threatened legal proceedings brought by or on behalf of current or former employees, customers, investors or other third parties, in addition to legal and regulatory reviews, challenges and tax or law enforcement investigations or proceedings by relevant regulators or government agencies in various jurisdictions. All such matters are assessed periodically to determine the likelihood of the Company incurring a liability.

In those instances where it is concluded that it is not yet probable that a quantifiable payment will be made, for example because the facts are unclear or further time is required to fully assess the merits of the case or to reasonably quantify the expected payment, no provision is made. In addition, where it is not currently practicable to estimate the possible financial effect of these matters, no provision is made.

German dividend tax arbitrage transactions

In June 2018 the Cologne Criminal Prosecution Office and the German Federal Tax Office commenced an investigation in relation to the historical involvement of Santander UK plc, Santander Financial Services plc and Cater Allen International Limited (all subsidiaries of Santander UK Group Holdings plc) in German dividend tax arbitrage transactions (known as cum/ex transactions). These transactions allegedly exploited a loophole of a specific German settlement mechanism through short-selling and complex derivative structuring which resulted in the German government either refunding withholding tax where such tax had not been paid or refunding it more than once. The German authorities are investigating numerous institutions and individuals in connection with alleged transactions and practices which may be found to be illegal under German law.

During 2025 we continued to cooperate with the German authorities and, with the assistance of external experts, to progress an internal investigation into the matters in question. The investigation is focused principally on the period 2009-2011 and remains on-going. There remain factual issues to be resolved which may have legal consequences including potentially material financial liabilities. These issues create uncertainties which mean that it is difficult to predict the resolution of the matter including timing or the significance of the possible impact. These uncertainties mean it is not currently practicable to make a reliable assessment of the size of any related potential liability. Any potential losses, claims or expenses suffered or incurred by the Company in respect of these matters have been fully indemnified by Santander UK plc, as part of the ring-fencing transfer scheme between Santander UK plc, the Company and Banco Santander SA.

Other

As part of the sale of subsidiaries, businesses and other entities, and as is normal in such circumstances, the Company has given warranties and/or indemnities to the purchasers.

Other off-balance sheet commitments

The Company has commitments to lend at fixed interest rates which expose it to interest rate risk. For further information, see the Risk review.

19. SHARE CAPITAL

Issued and fully paid share capital	Ordinary shares of £1 each		Tracker shares of £1 each		B Tracker shares of £1 each		Total
	No.	£m	No.	£m	No.	£m	
At 31 December 2024, 1 January 2025 and 31 December 2025	249,998,000	250	1,000	—	1,000	—	250

In 2008, the Company issued 1,000 Tracker Shares of £1 each at par to its parent company for £1,000. The Tracker Shares entitled the holders to dividends related to certain cash flows that were received by the Company in the period up to 7 April 2010. The Tracker Shares are not redeemable and do not confer any rights to participate in the assets of the Company on winding up (beyond the amount subscribed). The Tracker Shares carry no voting rights.

In 2010, the Company issued 1,000 B Tracker Shares of £1 each at par to its parent company for £1,000. The B Tracker Shares entitled the holders to dividends related to certain cash flows that were received by the Company in the year up to 31 December 2011. The B Tracker Shares are not redeemable and do not confer any rights to participate in the assets of the Company on a winding up (beyond the amount subscribed). The B Tracker Shares carry no voting rights.

20. OTHER EQUITY INSTRUMENTS

	Interest rate	Next call date	2025	2024
	%		£m	£m
AT1 Securities:				
– £50m Fixed Rate Reset Perpetual Capital Securities	9.25	Jun 2028	50	50
			50	50

AT1 securities

The AT1 securities are held by Santander UK Group Holdings plc, are perpetual, and pay a quarterly distribution. At each distribution payment date, the Company can decide whether to pay the distribution, which is non-cumulative, in whole or in part. The distribution rate resets every five years. The securities will be automatically written down and the investors will lose their entire investment in the securities should the CET1 capital ratio of the Company, calculated on a solo basis, fall below 7%.

The AT1 securities are redeemable at the option of the Company at any time between 24 December 2027 and 24 June 2028, and on each quarterly distribution payment date thereafter. No redemption may be made without the consent of the PRA.

21. NOTES TO CASH FLOWS

Changes in liabilities and equity arising from financing activities

The table below shows the changes in liabilities arising from financing activities:

	2025			2024		
	Balance sheet item		Total	Balance sheet item		Total
	Other equity instruments	Lease liabilities		Other equity instruments	Lease liabilities	
	£m	£m	£m	£m	£m	£m
At 1 January	50	2	52	50	3	53
Payment of lease liability	—	(1)	(1)	—	(1)	(1)
Liability-related other changes	—	3	3	—	—	—
At 31 December	50	4	54	50	2	52

Footnotes to the cash flow statement

Total cash outflow for leases was £1m (2024: £1m). Net cash flows from operating activities includes interest received of £267m (2024: £280m), interest paid of £231m (2024: £269m). Other cash equivalents are accounts which are classified as on demand.

22. ASSETS CHARGED AS SECURITY FOR LIABILITIES AND COLLATERAL ACCEPTED AS SECURITY FOR ASSETS

The following transactions are conducted under terms that are usual and customary to collateralised transactions including, where relevant, standard securities lending and repurchase agreements.

a) Assets charged as security for liabilities

The financial assets below are analysed between those assets accounted for on-balance sheet and off-balance sheet.

	2025	2024
	£m	£m
On-balance sheet:		
Loans and advances to banks	10	—
Total on-balance sheet	10	—
Total off-balance sheet	66	70

The Company provides assets as collateral in the following areas of the business.

Derivatives business

Collateral is provided in the normal course of derivative business to counterparties. At 31 December 2025, £10m of such collateral in the form of cash had been provided by the Company and is included in the table above (2024: £nil).

Collateralised Loan Agreement

The Company has pledged collateral of £66m (2024: £70m). In the event of the Company defaulting, this would be paid to the counterparty of a collateralised loan agreement.

b) Collateral accepted as security for assets

The table below shows collateral held as security for assets, analysed between those liabilities accounted for on balance sheet and off-balance sheet.

	2025	2024
	£m	£m
Deposits by banks	14	9
Deposits by customers	7	12
Total on-balance sheet	21	21
Total off-balance sheet	455	470

Collateralised Loan Agreement

The Company accepted collateral of £455m (2024: £470m). In the event of the counterparty defaulting, this would be paid to the Company.

Lending activities

In addition to the collateral held as security for assets, the Company may obtain a charge over a customer's property in connection with its lending activities. Details of these arrangements are set out in the 'Credit risk' section of the Risk review.

23. TRANSACTIONS WITH DIRECTORS AND OTHER KEY MANAGEMENT PERSONNEL

a) Remuneration of Directors and Other Key Management Personnel

The remuneration of the Directors and Other Key Management Personnel (KMP) is set out in aggregate below.

	2025	2024
	£	£
Directors' remuneration		
Salaries and fees	591,693	591,193
Performance-related payments	450,500	418,470
Other fixed remuneration (pension and other allowances & non-cash benefits)	46,158	49,158
Total remuneration¹	1,088,351	1,058,821
	2025	2024
	£	£
Directors' and Other Key Management Personnel compensation		
Short-term employee benefits	1,958,052	1,907,212
Post-employment benefits	104,552	107,552
Total compensation¹	2,062,604	2,014,764

¹ No termination payments were made in 2025 or 2024 to a Director or member of the KMP.

Of the Directors and KMP that served during the year, seven (2024: seven) were remunerated in relation to their services to this Company.

The Company ensures that it is compliant with the mandatory deferral requirements of the PRA's Rulebook (Remuneration Part) and FCA Remuneration Code for staff who meet the relevant criteria and the amount of bonus to be deferred is based on the total variable pay received. The PRA Remuneration Rules and Remuneration Code prescribes that at least 40% of variable pay must be made over a period of at least four or five years and, for staff earning more than £660,000 in variable remuneration, at least 60% of the portion above £660,000 must be deferred over the same period.

In 2025, the remuneration, excluding pension contributions, of the highest paid Director was £611,601 (2024: £591,633) of which £314,500 (2024: £291,532) was performance related. In 2025 and 2024, no contributions were made to a defined contribution scheme on behalf of the highest paid Director.

At 31 December 2025 and 2024, there was no accrued pension benefit for the highest paid Director and there was no lump sum accrued by the highest paid Director.

b) Retirement benefits

In 2025 no Director received benefits under a defined benefit scheme (2024: none) and three Directors/KMPs (2024: three) received benefits under a defined contribution scheme (employee funded).

c) Transactions with Directors, Other Key Management Personnel and each of their connected persons

Directors, Other KMP who served during the year and their connected persons have undertaken the following transactions with the Company in the ordinary course of business.

	2025		2024	
	No.	£	No.	£
Secured loans, unsecured loans and overdrafts				
At 1 January	5	8,750,382	5	8,350,892
Net movements	—	296,220	—	399,490
At 31 December	5	9,046,602	5	8,750,382
Deposit, bank and instant access accounts and investments				
At 1 January	5	495,509	5	508,535
Net movements	—	236,650	—	(13,026)
At 31 December	5	732,159	5	495,509

In 2025 and 2024, no Director held any interest in, nor exercised or was granted any rights to subscribe for, shares of the Company. In addition, in 2025 and 2024, no Directors exercised share options over shares in Banco Santander SA, the ultimate parent company of the Company.

Secured loans, unsecured loans and overdrafts are made to Directors, Other KMP and their connected persons, in the ordinary course of business and on the same terms and conditions as applicable to other employees in the Company. Such loans do not involve more than the normal risk of collectability or present any unfavourable features. Amounts deposited by Directors, Other KMP and their connected persons earn interest at the same rates as those offered to the market or on the same terms and conditions applicable to other employees in the Company. Deposits, bank and instant access accounts and investments are entered into by Directors, Other KMP and their connected persons on normal market terms and conditions, or on the same terms and conditions as applicable to other employees in the Company.

In 2025, two Directors had loans (2024: two Directors) with a principal amount of £4,740,000 outstanding at 31 December 2025 (2024: £4,737,327). In 2025, three Other KMPs had loans (2024: three), with a principal amount of £4,306,602 outstanding at 31 December 2025 (2024: £4,013,055).

In 2025 and 2024, there were no other transactions, arrangements or agreements with the Company in which Directors, Other KMP or their connected persons had a material interest. In addition, in 2025 and 2024, no Director had a material interest in any contract of significance with the Company other than a service contract or appointment letter, as appropriate.

24. RELATED PARTY DISCLOSURES

a) Parent undertaking and controlling party

The Company's immediate parent is Santander UK Group Holdings plc, a company incorporated in England and Wales. The ultimate parent and controlling party is Banco Santander SA, a company incorporated in Spain. The smallest and largest groups into which the Company's results are included are the group accounts of Santander UK Group Holdings plc and Banco Santander SA, respectively, copies of which may be obtained from Shareholder Relations, 2 Triton Square, Regent's Place, London NW1 3AN, on the corporate website (www.aboutsantander.co.uk) or on the Banco Santander corporate website (www.santander.com).

b) Transactions with related parties

Transactions with related parties during the year and balances outstanding at the year-end:

	Interest, fees and other income received		Interest, fees and other expense paid		Amounts owed by related parties		Amounts owed to related parties	
	2025	2024	2025	2024	2025	2024	2025	2024
	£m	£m	£m	£m	£m	£m	£m	£m
Ultimate parent	(1)	(34)	26	—	34	20	(35)	(22)
Fellow subsidiaries	(1)	—	8	7	1	1	(3)	(1)
	(2)	(34)	34	7	35	21	(38)	(23)

Further information on balances with other Banco Santander companies is set out in the section 'Country risk exposures' in the Risk review. In addition, details of the Capital Support Deed are described in Note 18, details of transactions with the Santander UK defined contribution pension plans are set out in Note 5 and for details of other equity instruments see Note 20.

The above transactions were made in the ordinary course of business, on substantially the same terms as for comparable transactions with third party counterparties, and within limits acceptable to the PRA. Such transactions do not involve more than the normal risk of collectability or present any unfavourable features.

25. FINANCIAL INSTRUMENTS

a) Measurement basis of financial assets and liabilities

Financial assets and financial liabilities are measured on an ongoing basis either at fair value or at amortised cost. Note 1 describes how the classes of financial instruments are measured, and how income and expenses, including fair value gains and losses, are recognised.

b) Fair value measurement and hierarchy

(i) Fair value measurement

The fair value of financial instruments is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal, or in its absence, the most advantageous market to which the Company has access at that date. The fair value of a liability reflects its non-performance risk.

Financial instruments valued using observable market prices

If a quoted market price in an active market is available for an instrument, the fair value is calculated as the current exit price multiplied by the number of units of the instrument held.

Financial instruments valued using a valuation technique

In the absence of a quoted market price in an active market, management uses internal models to make its best estimate of the price that the market would set for that financial instrument. In order to make these estimations, various techniques are employed, including extrapolation from observable market data and observation of similar financial instruments with similar characteristics. Wherever possible, valuation parameters for each product are based on prices directly observable in active markets or that can be derived from directly observable market prices. Chosen valuation techniques incorporate all the factors that market participants would take into account in pricing transactions.

The Company manages certain groups of financial assets and liabilities on the basis of its net exposure to either market risks or credit risk. As a result, it has elected to use the exception under IFRS 13 which permits the fair value measurement of a group of financial assets and financial liabilities on the basis of the price that would be received to sell a net long position for a particular risk exposure or paid to transfer a net short position for a particular risk exposure in an orderly transaction between market participants at the measurement date under current market conditions.

(ii) Fair value hierarchy

The Company applies the following fair value hierarchy that prioritises the inputs to valuation techniques used in measuring fair value. The hierarchy establishes three categories for valuing financial instruments, giving the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities and the lowest priority to unobservable inputs. The three categories are: quoted prices in active markets (Level 1), internal models based on observable market data (Level 2) and internal models based on other than observable market data (Level 3). If the inputs used to measure an asset or a liability fall to different levels within the hierarchy, the classification of the entire asset or liability will be based on the lowest level input that is significant to the overall fair value measurement of the asset or liability.

The Company categorises assets and liabilities measured at fair value within the fair value hierarchy based on the inputs to the valuation techniques as follows:

- | | |
|---------|---|
| Level 1 | Unadjusted quoted prices for identical assets or liabilities in an active market that the Company can access at the measurement date. Active markets are assessed by reference to average daily trading volumes in absolute terms and, where applicable, by reference to market capitalisation for the instrument. |
| Level 2 | Quoted prices in inactive markets, quoted prices for similar assets or liabilities, recent market transactions, inputs other than quoted market prices for the asset or liability that are observable either directly or indirectly for substantially the full term, and inputs to valuation techniques that are derived principally from or corroborated by observable market data through correlation or other statistical means for substantially the full term of the asset or liability. |
| Level 3 | Significant inputs to the pricing or valuation techniques are unobservable. These unobservable inputs reflect the assumptions that market participants would use when pricing assets or liabilities and are considered significant to the overall valuation. |

Changes in the observability of significant valuation inputs during the reporting period may result in a transfer of assets and liabilities within the fair value hierarchy. The Company recognises transfers between levels of the fair value hierarchy when there is a significant change in either its principal market or the level of observability of the inputs to the valuation techniques at the end of the reporting period.

c) Valuation techniques

The main valuation technique employed in internal models to measure the fair value of the financial instruments at 31 December 2025 and 2024 is set out below. In substantially all cases, the principal inputs into these models are derived from observable market data. The Company did not make any material changes to the valuation techniques and internal models it used in 2025 and 2024.

- A. In the valuation of financial instruments requiring static hedging (for example interest rate derivatives) and in the valuation of loans and advances and deposits, the 'present value' method is used. Expected future cash flows are discounted using the interest rate curves of the applicable currencies, as well as credit spreads. The interest rate curves are generally observable market data and reference yield curves derived from quoted interest rates in appropriate time bandings, which match the timings of the cash flows and maturities of the instruments.

The fair values of the financial instruments arising from the Company's internal models take into account, among other things, contract terms and observable market data, which include such factors as bid-offer spread, interest rates, credit risk and exchange rates. In all cases, when it is not possible to derive a valuation for a particular feature of an instrument, management uses judgement to determine the fair value of the particular feature. In exercising this judgement, a variety of tools are used including proxy observable data, historical data and extrapolation techniques. Extrapolation techniques take into account behavioural characteristics of markets that have been observed over time, and for which there is a strong case to support an expectation of a continuing trend in the future. Estimates are calibrated to observable market prices when they become available.

The Company believes its valuation methods are appropriate and consistent with other market participants. Nevertheless, the use of different valuation methods or assumptions, including imprecision in estimating unobservable market inputs, to determine the fair value of certain financial instruments could result in different estimates of fair value at the reporting date and the amount of gain or loss recorded for a particular instrument. Most of the valuation models are not significantly subjective, because they can be tested and, if necessary, recalibrated by the internal calculation of and subsequent comparison to market prices of actively traded securities, where available.

d) Control framework

Fair values are subject to a control framework designed to ensure that they are either determined or validated by a function independent of the risk-taker. To this end, ultimate responsibility for the determination of fair values lies with the Risk Department. For all financial instruments where fair values are determined by reference to externally quoted prices or observable pricing inputs to models, independent price determination or verification is utilised. In inactive markets, direct observation of a traded price may not be possible. In these circumstances, the Company will source alternative market information to validate the financial instrument's fair value, with greater weight given to information that is considered to be more relevant and reliable.

The factors that are considered in this regard include:

- The extent to which prices may be expected to represent genuine traded or tradeable prices
- The degree of similarity between financial instruments
- The degree of consistency between different sources
- The process followed by the pricing provider to derive the data
- The elapsed time between the date to which the market data relates and the balance sheet date
- The manner in which the data was sourced.

The source of pricing data is considered as part of the process that determines the classification of the level of a financial instrument. Consideration is given to the quality of the information available that provides the current mark-to-model valuation and estimates of how different these valuations could be on an actual trade, taking into consideration how active the market is. For spot assets that cannot be sold due to illiquidity, forward estimates are discounted to estimate a realisable value over time. Adjustments for illiquid positions are regularly reviewed to reflect changing market conditions.

For fair values determined using a valuation model, the control framework may include as applicable, independent development and / or validation of: (i) the logic within the models; (ii) the inputs to those models; and (iii) any adjustments required outside the models. Internal valuation models are validated independently within the Risk Department. A validation report is produced for each model-derived valuation that assesses the mathematical assumptions behind the model, the implementation of the model and its integration within the trading system.

e) Fair values of financial instruments carried at amortised cost

The following tables analyse the fair value of the financial instruments carried at amortised cost at 31 December 2025 and 2024, including their levels in the fair value hierarchy - Level 1, Level 2 and Level 3. Cash and balances at central banks, which consist of demand deposits with the Bank of England, together with cash in tills and ATMs, have been excluded from the table as the carrying amount is deemed an appropriate approximation of fair value. There were no financial instruments carried at amortised cost whose fair values would be classified in Level 1.

	2025					2024				
	Fair value				Carrying value	Fair value				Carrying value
	Level 1	Level 2	Level 3	Total		Level 1	Level 2	Level 3	Total	
£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	
Assets										
Loans and advances to customers	—	—	3,362	3,362	3,373	—	—	3,513	3,513	3,546
Loans and advances to banks	—	38	—	38	38	—	18	—	18	18
	—	38	3,362	3,400	3,411	—	18	3,513	3,531	3,564
Liabilities										
Deposits by customers	—	5	6,601	6,606	6,585	—	12	6,667	6,679	6,707
Deposits by banks	—	26	—	26	26	—	14	1	15	14
	—	31	6,601	6,632	6,611	—	26	6,668	6,694	6,721

Valuation methodology for financial instruments carried at amortised cost

The valuation approach to specific categories of financial instruments is described below.

Assets:

Loans and advances to customers

The approach to estimating the fair value of loans and advances to customers has been determined by discounting expected cash flows to reflect either current market rates or credit spreads relevant to the specific industry of the borrower. The determination of their fair values is an area of considerable estimation and uncertainty as there is no observable market and values are significantly affected by customer behaviour.

The fair value of the mortgage portfolio is calculated by discounting contractual cash flows by different spreads for each LTV Band, after taking account of expected customer prepayment rates. The spread is based on new business interest rates derived from publicly available competitor market information.

Loans and advances to banks

These comprise secured loans, short-term placements with banks including collateral and unsettled financial transactions. The secured loans have been valued based on a discounted spread for the term of the loans using valuation technique A as described above. The carrying amount of the other items is deemed a reasonable approximation of their fair value, as the transactions are very short-term in duration.

Liabilities:

Deposits by customers

The majority of deposit liabilities are payable on demand and therefore can be deemed short-term in nature with the fair value equal to the carrying value. Certain of the deposit liabilities are at a fixed rate until maturity. The deficit/surplus of fair value over carrying value of these liabilities has been estimated by reference to the market rates available at the balance sheet date for similar deposit liabilities of similar maturities. The fair value of such deposit liabilities has been estimated using valuation technique A as described above.

Deposits by banks

The fair value of deposits by banks, has been estimated using valuation technique A as described above, discounted at the appropriate credit spread.

f) Fair values of financial instruments measured at fair value

The following tables summarise the fair values of the financial assets and liabilities accounted for at fair value at 31 December 2025 and 2024, analysed by their levels in the fair value hierarchy - Level 1, Level 2 and Level 3.

		2025				2024				Valuation technique
		Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total	
		£m	£m	£m	£m	£m	£m	£m	£m	
Assets										
Derivative financial instruments	Exchange rate contracts	—	—	—	—	—	12	—	12	A
	Interest rate contracts	—	24	—	24	—	15	—	15	A
		—	24	—	24	—	27	—	27	
Other financial assets at FVTPL	Loans and advances to customers	—	282	—	282	—	279	—	279	A
		—	282	—	282	—	279	—	279	
Total assets at fair value		—	306	—	306	—	306	—	306	
Liabilities										
Derivative financial instruments	Exchange rate contracts	—	13	—	13	—	2	—	2	A
	Interest rate contracts	—	10	—	10	—	11	—	11	A
Total liabilities at fair value		—	23	—	23	—	13	—	13	

Transfers between levels 1 and 2 of the fair value hierarchy

In 2025 and 2024, there were no significant transfers of financial instruments between levels 1 and 2 of the fair value hierarchy.

g) Fair value adjustments

The internal models incorporate assumptions that the Company believes would be made by a market participant to establish fair value. Fair value adjustments are adopted when the Company considers that there are additional factors that would be considered by a market participant that are not incorporated in the valuation model.

The Company classifies fair value adjustments as either 'risk-related' or 'model-related'. The fair value adjustments form part of the portfolio fair value and are included in the balance sheet values of the product types to which they have been applied.

The magnitude and types of fair value adjustments are set out in the following table:

	2025	2024
	£m	£m
Risk-related:		
- Uncertainty	15	21
	15	21

Risk-related adjustments

Risk-related adjustments are driven, in part, by the magnitude of the Company's market or credit risk exposure, and by external market factors, such as the size of market spreads.

Uncertainty

Certain model inputs may be less readily determinable from market data, and/or the choice of model itself may be more subjective. In these circumstances, a range of possible values exists that the financial instrument or market parameter may assume, and an adjustment may be needed to reflect the likelihood that in estimating the fair value of the financial instrument, market participants would adopt more conservative values for uncertain parameters and/or model assumptions than those used in the valuation model.

h) Internal models based on information other than market data (Level 3)

At 31 December 2025 and 31 December 2024, there were no financial instruments valued using internal models based on information other than market data.

i) Maturities of financial liabilities and off-balance sheet commitments

The table below analyses the maturities of the undiscounted cash flows relating to financial liabilities and off-balance sheet commitments of the Company based on the remaining period to the contractual maturity date at the balance sheet date. Deposits by customers largely consist of retail deposits. This table is not intended to show the liquidity of the Company.

	On demand	Not later than 3 months	Later than 3 months and not later than 1 year	Later than 1 year and not later than 5 years	Later than 5 years	Total
	£m	£m	£m	£m	£m	£m
2025						
Financial liabilities						
Derivative financial instruments	—	13	—	1	12	26
Deposits by customers	2,324	1,985	2,236	87	—	6,632
Deposits by banks	26	—	—	—	—	26
Lease liabilities	—	—	—	1	3	4
Total financial liabilities	2,350	1,998	2,236	89	15	6,688
Off-balance sheet commitments given	53	—	—	—	—	53
2024						
Financial liabilities						
Derivative financial instruments	—	2	—	1	12	15
Deposits by customers	2,793	1,726	2,137	81	—	6,737
Deposits by banks	14	—	—	—	—	14
Lease liabilities	—	—	—	1	1	2
Total financial liabilities	2,807	1,728	2,137	83	13	6,768
Off-balance sheet commitments given	22	—	—	—	—	22

26. OFFSETTING FINANCIAL ASSETS AND LIABILITIES

Financial assets and financial liabilities are reported on a net basis on the balance sheet only if there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis, or to realise the asset and settle the liability simultaneously.

The following table shows the impact of netting arrangements on:

- All financial assets and liabilities that are reported net on the balance sheet

No amounts have been offset in the balance sheet. The table identifies the amounts that have been offset in the balance sheet and those amounts that are covered by enforceable netting arrangements (offsetting arrangements and financial collateral) but do not qualify for netting under the requirements described above.

For derivative contracts, the 'Financial instruments' column identifies financial assets and liabilities that are subject to set off under netting agreements, such as the ISDA Master Agreement or derivative exchange or clearing counterparty agreements, whereby all outstanding transactions with the same counterparty can be offset and close-out netting applied across all outstanding transactions covered by the agreements if an event of default or other predetermined events occur. Financial collateral refers to cash and non-cash collateral obtained, typically daily or weekly, to cover the net exposure between counterparties by enabling the collateral to be realised in an event of default or if other predetermined events occur.

The Company engages in a variety of counterparty credit mitigation strategies in addition to netting and collateral arrangements. Therefore, the net amounts presented in the tables below do not represent the Company's total credit exposure. Except where shown in the table below no financial assets or financial liabilities are subject to enforceable netting arrangements.

	Amounts subject to enforceable netting arrangements						Assets not subject to enforceable netting arrangements ²	Balance sheet total ³
	Effects of offsetting on balance sheet			Related amounts not offset				
	Gross amounts	Amounts offset	Net amounts on the balance sheet	Financial instruments	Financial collateral ¹	Net amount		
	£m	£m	£m	£m	£m	£m	£m	£m
2025								
Assets								
Derivative financial instruments	24	—	24	(20)	(3)	1	—	24
Loans and advances to customers and banks ⁴	169	—	169	—	(169)	—	3,242	3,411
Total assets	193	—	193	(20)	(172)	1	3,242	3,435
Liabilities								
Derivative financial instruments	23	—	23	(20)	—	3	—	23
Deposits by customers and banks ⁴	—	—	—	—	—	—	6,611	6,611
Total liabilities	23	—	23	(20)	—	3	6,611	6,634
2024								
Assets								
Derivative financial instruments	27	—	27	(13)	(14)	—	—	27
Loans and advances to customers and banks ⁴	183	—	183	—	(183)	—	3,381	3,564
Total assets	210	—	210	(13)	(197)	—	3,381	3,591
Liabilities								
Derivative financial instruments	13	—	13	(13)	(1)	(1)	—	13
Deposits by customers and banks ⁴	—	—	—	—	—	—	6,721	6,721
Total liabilities	13	—	13	(13)	(1)	(1)	6,721	6,734

¹ Financial collateral is reflected at its fair value but has been limited to the net balance sheet exposure so as not to include any over-collateralisation.

² This column includes contractual rights of set-off that are subject to uncertainty under the laws of the relevant jurisdiction.

³ The balance sheet total is the sum of 'Net amounts reported on the balance sheet' that are subject to enforceable netting arrangements and 'Amounts not subject to enforceable netting arrangements'.

⁴ The amounts offset within loans and advances to customers/banks or deposits by customers/banks relate to offset mortgages which are classified as either and that are subject to netting.

27. EVENTS AFTER THE BALANCE SHEET DATE

There have been no significant events between 31 December 2025 and the date of approval of these financial statements which would require a change to or additional disclosure in the financial statements.