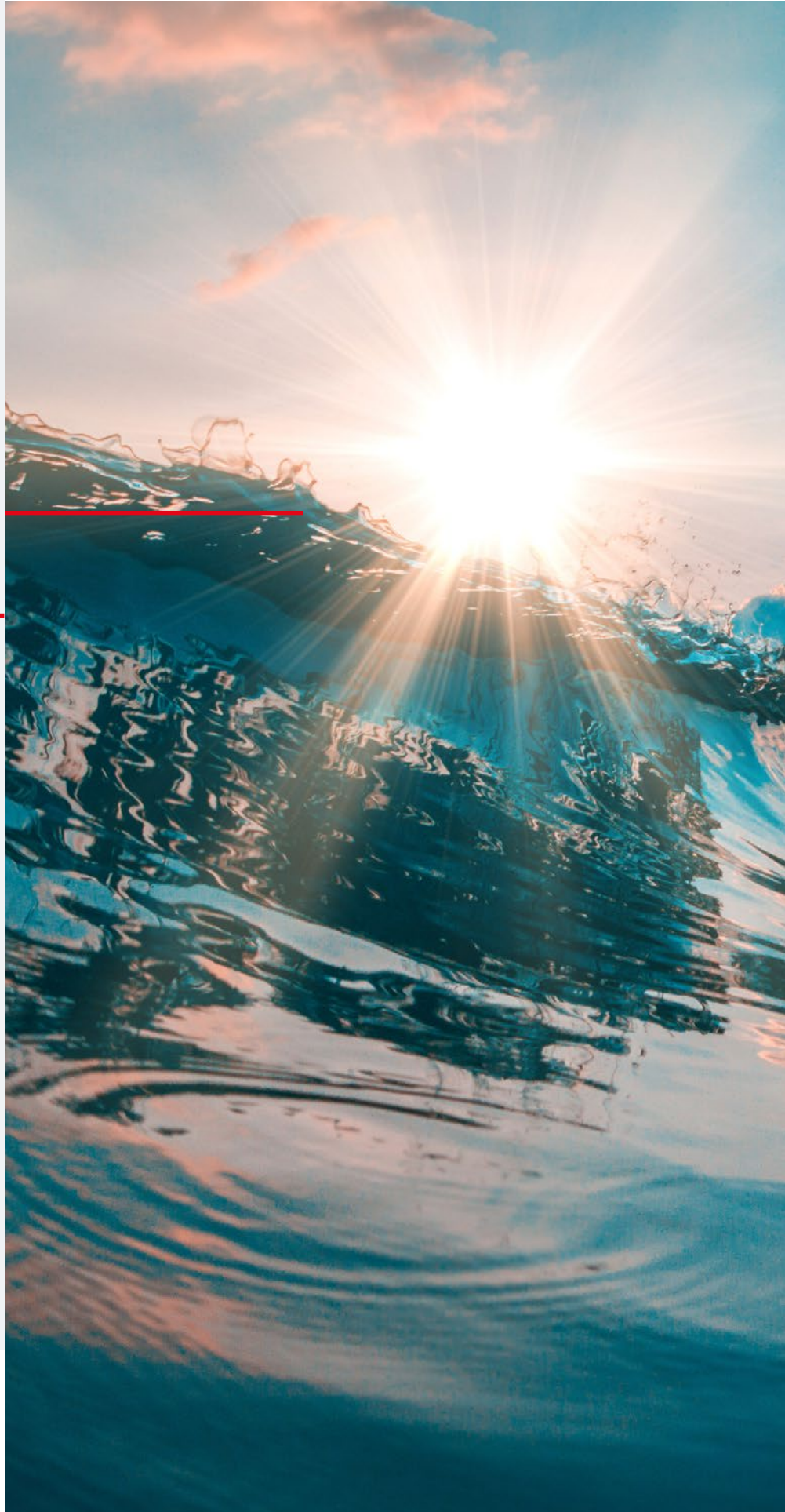


Santander Vista Model Portfolios

Q3 2025



Contents

This quarterly update provides you with the Factsheets for each model portfolio which show performance data, asset allocation and the largest 10 holdings.

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All information in this document is valid as at 30 September 2025, unless otherwise stated.

For the most up-to-date information, please contact your adviser.

Past performance is not a guide to future performance. The value of investments and any income is not guaranteed and can go down as well as up and may be affected by exchange rate fluctuations. This means an investor may not get back the amount invested.

01

Risk warnings

There are a number of factors which affect the level of risk. Where relevant, potential investors should take the following factors into account before investing.

Key risks materially relevant to the Santander Vista Model Portfolios are:

- **Bond risk:** Increases in inflation and interest rates, reduction in issuer creditworthiness and other risks related to bonds can reduce their value.
- **Capital gains tax risk:** There may be capital gains tax implications for any rebalancing of Portfolios held outside of an ISA.
- **Charge increase risk:** Charges may go up by more than is expected in the future. This means the value of your investment after charges may be less than expected.
- **Climate risk:** Climate change is an evolving risk which may affect the value of the underlying investments of a Portfolio. Climate change risk includes i) transition risks which are risks associated with markets transitioning to a lower-carbon economy and ii) physical risks which may be acute (e.g. extreme weather events) or chronic (e.g. longer term shifts in climate patterns such as sustained higher temperatures). For the avoidance of doubt, none of the Portfolios are managed with reference to climate change.
- **Collective Investment Schemes (CIS) risk:** CIS that the Model Portfolio invests in may have different risks or investment policies (for example, invest in different assets, geographies or use derivatives more extensively) to your Model Portfolio.
- **Counterparty risk:** The failure of a company providing services to the Portfolio may cause financial losses. This includes services like keeping assets safe.
- **Country risk:** Investing all or mostly in a single country or region can be riskier than a Portfolio that invests more broadly.
- **Currency risk:** The value of investments that are not in pound sterling may be affected by changes in exchange rates.
- **Inflation and interest rate risk:** Inflation and interest rate rises may mean the value and return of your Portfolio is reduced. During periods of sustained high interest rates, it might be difficult for the Manager to achieve their stated investment objective.
- **Liquidity risk:** It may be difficult to sell some investments, or to sell them without making a loss which may reduce the value of your Portfolio.
- **Non-developed market risk:** These markets are more volatile than developed markets. Dealing, settlement and custody issues could arise.
- **Passively managed Collective Investment Scheme (CIS) risk:** This actively managed Portfolio can seek its exposure via investing in passively managed funds, which will be impacted by a decline in markets reflected in their index and are unlikely to be able to perfectly track their index.
- **Political, legal and regulatory risk:** There is a risk that the value of a Portfolio's investments may be affected by uncertainties such as international political developments, civil conflicts and war, changes in government policies, changes in regulation, changes in taxation, restrictions on foreign investment and currency repatriation, currency fluctuations and other developments in the laws and regulations of countries in which investments may be made.
- **Public health issues and pandemic risk:** Public health issues and pandemic risks may threaten the economy and reduce the value of assets. It may also cause issues with the Manager and service providers to the Portfolio.
- **Stock market risk:** The value and income of shares can go up or down. This can be due to changes in how the market views the company, industry, or economy.
- **Value of investment risk:** The value of your investment and any income is not guaranteed and you may get back less than the original amount you invested.

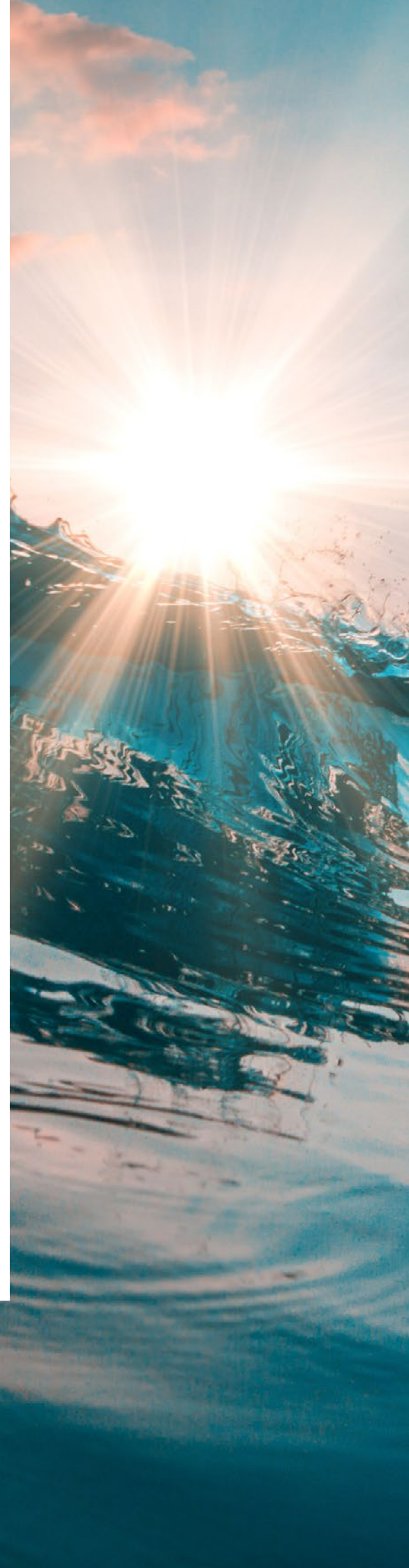
More information about other risks can be provided on request by your adviser.

02

Santander Vista Model Portfolios

- Santander Vista 1
- Santander Vista 2
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Past performance is not a guide to future performance. The value of investments and any income is not guaranteed and can go down as well as up and may be affected by exchange rate fluctuations. This means an investor may not get back the amount invested.



Santander Vista Model Portfolios

Marketing Communication

September 2025 Factsheet

Santander Vista 1 MPS



Model portfolio overview

Launch Date	11 Dec 2019
Time Horizon	3-5 years
Target Maximum Ongoing Charge Figure	0.55%
Actual Ongoing Charge Figure	0.35%
Model Portfolio Service Fee	0.25%

All fees are per annum.

Costs and charges

The funds that the Model Portfolio invests in will each have an Ongoing Charge Figure (OCF) which can vary over time. SAM UK will aim to keep the total OCF across the Model Portfolio to a maximum of 0.55% per annum, although this level is not guaranteed. These underlying funds also have transaction costs associated with them. The estimated level of the transaction costs will be disclosed to you before you invest in the service. Transaction costs are the costs which the underlying fund incurs when buying and selling assets.

SAM UK will charge a Model Portfolio Service Fee for making day to day investment decisions relating to the Model Portfolio. This includes deciding its asset allocation and selecting the individual funds that make up the Model Portfolio. The fee will be 0.25% of the Model Portfolio value each year.

Performance data is calculated on a model portfolio basis, so you will need to refer to the Santander Investment Hub or your Private Banker for details regarding your specific investment.

For performance comparison purposes and to reflect the capital growth objective and time horizon, each model is benchmarked against the Bank of England Base Rate plus a percentage per annum, measured over a rolling 3 year period. The relevant Investment Association (IA) sector is also provided as an additional comparator to investment solutions with a similar asset mix. Portfolio performance figures are net of the ongoing charge figure and model portfolio service fee.

Objective and Policy

The objective of the Model Portfolio is to achieve capital growth for investors wanting to invest over a time horizon of 3-5 years, and in line with Santander UK's Lower Risk Category. The Model Portfolio is designed for investors who are prepared to accept a lower risk from investing, and are therefore more willing to accept a lower return. For more information about the Santander UK risk categories, please speak to your Private Banker.

For performance comparison purposes, the Model Portfolio references the Bank of England Base Rate, plus 0.5% per annum over a rolling 3 year period, after investment costs.

The Model Portfolio provides a diversified spread of investments, and will typically invest between 25% and 100% in bonds and cash, and no more than 30% in shares. The Model Portfolio may also invest up to a maximum allocation of 35% in 'alternatives', such as (but not limited to) property, private equity, commodities and absolute return strategies.

The Model Portfolio will access this spread of investments through collective investment schemes and cash. The Model Portfolio is permitted to invest up to 100% in passively managed collective investment schemes. The Model Portfolio can also invest in funds managed by Santander Asset Management subject to consent from Santander UK plc.

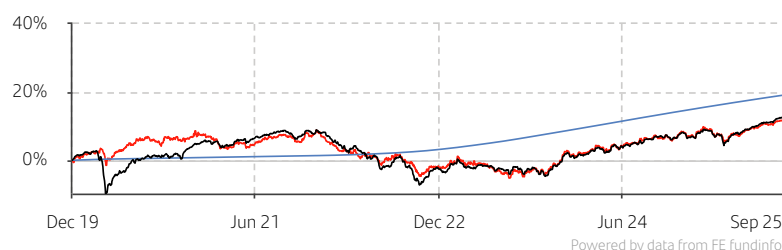
Cumulative performance

	1M	3M	6M	YTD	1Y	3Y	5Y	Since Launch
Vista 1	0.98%	2.12%	4.15%	4.31%	5.04%	14.76%	4.97%	11.75%
IA Mixed Investment 0-35% Shares	1.23%	2.82%	5.08%	5.55%	5.31%	19.47%	11.45%	12.65%
Bank Of England Base Rate + 0.5%	0.39%	1.15%	2.35%	3.62%	5.00%	16.10%	18.30%	19.06%

Annual performance

	2024	2023	2022	2021	2020
Vista 1	4.34%	4.80%	-8.21%	-0.53%	6.66%
IA Mixed Investment 0-35% Shares	4.42%	5.97%	-10.87%	2.84%	3.90%
Bank Of England Base Rate + 0.5%	5.68%	5.16%	1.95%	0.61%	0.73%

Cumulative performance



● Vista 1 ● Bank Of England Base Rate + 0.5% ● IA Mixed Investment 0-35% Shares

Source of performance data: Santander Asset Management and FE fundinfo, calculations as at 30 September 2025 in GBP and net total return.

Past performance is not a guide to future performance. The value of your investment can fall as well as rise and you may not get back the original amount you invested. Please note that the value of any foreign investments may be affected by changes in currency exchange rates.

Santander Vista Model Portfolios



This factsheet contains holdings and performance data for the Model Portfolio. There will be differences in the holdings and performance of your own individual portfolio. Please log on to the Santander Investment Hub to see the holdings for your individual portfolio.

Risk and reward information



The funds that the Model Portfolio invests in have associated risks which should be considered, these risks are defined in the underlying funds Key Investor Information Documents.

In addition, Santander UK categorises each Model Portfolio into one of 6 risk categories from Very Low Risk to High Risk, based on what an extreme level of loss could be over the future investment horizon.

Santander UK have categorised Vista 1 as Lower Risk based on that scale. SAM UK will manage the Model Portfolio in line with this risk rating, and from time to time may manage it in a way that reduces its risk rating to Very Low Risk to help the Model Portfolio achieve its objective.

For more information about the Santander UK risk categories, please speak to your Private Banker.

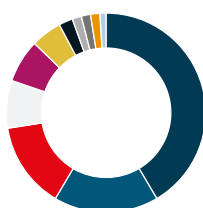
Model portfolio breakdown

TOP HOLDINGS

HSBC CORPORATE BOND C ACC	14.00%	HSBC AMERICAN INDEX C ACC	7.75%
ISHARES UK GLT ALSTINDX(UK) D A	14.00%	ISHARES ESGOSECORBDIDXUK D A	7.00%
FIDELITY SHORT DTD CORP BD W ACC	9.50%	ISHARES OSEA GOVBDINDX(UK) D A	7.00%
FIDELITY SUSMNYBLDINC W ACC GBP	9.50%	M&G OPTIMAL INCOME INST ACC GBP	5.50%
INVESTCO STERLING BOND C A£	8.50%	JGF-JUPITER DYBD D H ACC GBP	4.50%

42.00% of the Model Portfolio is invested in passively managed funds that track a range of market indices. 1% of the Model Portfolio is invested in funds managed by Santander Asset Management UK Limited.

Asset allocation



STERLING CORPORATE BONDS	41.50%	EUROPEAN SHARES	2.25%
GLOBAL CORPORATE BONDS	17.00%	GLOBAL SUB-INVESTMENT GRADE BONDS	1.50%
UK GOVERNMENT BONDS	14.00%	JAPANESE SHARES	1.50%
US SHARES	7.75%	NON-DEVELOPED MARKET BONDS	1.50%
GLOBAL GOVERNMENT BONDS	7.00%	GLOBAL SHARES	1.00%
UK SHARES	5.00%		

Calculations as at 30 September 2025. Source of Asset Allocation data is Santander Asset Management, based on portfolio manager allocations as at time of factsheet publication and includes detailed asset and sub asset classes, including cash. Prior to May 2021 restatement, source included FE fundinfo.

About the Model Portfolio

This Model Portfolio is part of Santander UK's Model Portfolio Service. Santander Asset Management UK Limited (SAM UK) manages the Model Portfolio on behalf of Santander UK, following the objectives and policies outlined in this factsheet.

A Model Portfolio is a guide for your individual portfolio, made up of investment funds. SAM UK selects these investments based on the Model Portfolio's objectives and policies agreed with Santander UK. Santander UK ensures the service is suitable for you. Santander ISA Managers Limited handles the setup and administration of your portfolio so that it aligns with the Model Portfolio, but it won't match it exactly.

Your portfolio's performance may differ from the performance of the Model Portfolio due to market changes or updates to the Model Portfolio itself. When these differences grow too large, your portfolio will be rebalanced to match the Model Portfolio again. For details, refer to the Santander Investment Hub Terms and Conditions.

Model Portfolio Manager

Multi Asset Solutions UK Team

The Multi-Asset Solutions UK team is part of the Global Multi-Asset Solutions team. Our team includes experienced investment specialists who have managed portfolios through many different market conditions. They benefit from the research and tools provided by the wider Global Multi-Asset Solutions team.

Useful Links

Link to glossary [here](#)

UK Investor Important Information

For retail distribution

This document has been approved and issued by Santander Asset Management UK Limited (SAM UK) in its capacity as the manager for the Model Portfolio Service.

Santander UK has appointed SAM UK as the manager for the Model Portfolio Service. Santander UK has appointed Santander ISA Managers Limited (SIM) as the platform service provider and SAM UK has appointed SIM as the broker. Santander UK plc is registered in England and Wales (Registration No. 229747), authorised by the Prudential Regulation Authority (PRA) and regulated by the Financial Conduct Authority (FCA), register number 106054 and the PRA. SIM is registered in Scotland (Registration No. SC151605) and is authorised and regulated by the FCA (171448). SAM UK is registered in Scotland (Registration No. SC106669) and is authorised and regulated by the FCA (122491). You can check this on the Financial Services Register by visiting the FCA's website www.fca.org.uk/register.

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Santander Vista Model Portfolios

Marketing Communication

September 2025 Factsheet

Santander Vista 2 MPS



Model portfolio overview

Launch Date	11 Dec 2019
Time Horizon	3-5 years
Target Maximum Ongoing Charge Figure	0.55%
Actual Ongoing Charge Figure	0.34%
Model Portfolio Service Fee	0.25%

All fees are per annum.

Costs and charges

The funds that the Model Portfolio invests in will each have an Ongoing Charge Figure (OCF) which can vary over time. SAM UK will aim to keep the total OCF across the Model Portfolio to a maximum of 0.55% per annum, although this level is not guaranteed. These underlying funds also have transaction costs associated with them. The estimated level of the transaction costs will be disclosed to you before you invest in the service. Transaction costs are the costs which the underlying fund incurs when buying and selling assets.

SAM UK will charge a Model Portfolio Service Fee for making day to day investment decisions relating to the Model Portfolio. This includes deciding its asset allocation and selecting the individual funds that make up the Model Portfolio. The fee will be 0.25% of the Model Portfolio value each year.

Performance data is calculated on a model portfolio basis, so you will need to refer to the Santander Investment Hub or your Private Banker for details regarding your specific investment.

For performance comparison purposes and to reflect the capital growth objective and time horizon, each model is benchmarked against the Bank of England Base Rate plus a percentage per annum, measured over a rolling 3 year period. The relevant Investment Association (IA) sector is also provided as an additional comparator to investment solutions with a similar asset mix. Portfolio performance figures are net of the ongoing charge figure and model portfolio service fee.

Objective and Policy

The objective of the Model Portfolio is to achieve capital growth for investors wanting to invest over a time horizon of 3-5 years, and in line with Santander UK's Lower Medium Risk Category. The Model Portfolio is designed for investors who are prepared to accept a lower to medium risk from investing, and therefore want to achieve a lower to medium return. For more information about the Santander UK risk categories, please speak to your Private Banker.

For performance comparison purposes, the Model Portfolio references the Bank of England Base Rate, plus 1% per annum over a rolling 3 year period, after investment costs.

The Model Portfolio provides a diversified spread of investments, and will typically invest between 25% and 100% in bonds and cash, and between 15% and 40% in shares. The Model Portfolio may also invest up to a maximum allocation of 35% in 'alternatives', such as (but not limited to) property, private equity, commodities and absolute return strategies.

The Model Portfolio will access this spread of investments through collective investment schemes and cash. The Model Portfolio is permitted to invest up to 100% in passively managed collective investment schemes. The Model Portfolio can also invest in funds managed by Santander Asset Management subject to consent from Santander UK plc.

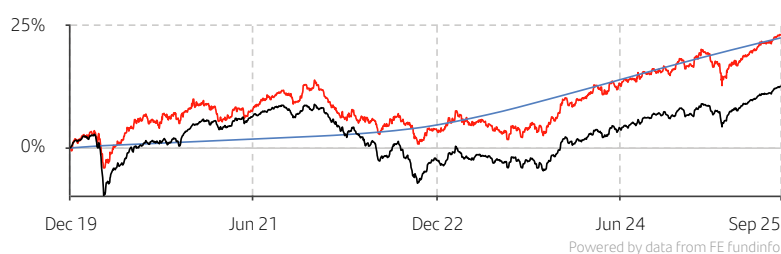
Cumulative performance

	1M	3M	6M	YTD	1Y	3Y	5Y	Since Launch
Vista 2	1.18%	3.13%	5.55%	5.43%	6.78%	19.70%	15.85%	23.23%
IA Mixed Investment 0-35% Shares	1.23%	2.82%	5.08%	5.55%	5.31%	19.47%	11.45%	12.65%
Bank Of England Base Rate + 1%	0.43%	1.27%	2.61%	4.01%	5.52%	17.84%	21.27%	22.54%

Annual performance

	2024	2023	2022	2021	2020
Vista 2	6.06%	6.09%	-7.17%	2.87%	7.65%
IA Mixed Investment 0-35% Shares	4.42%	5.97%	-10.87%	2.84%	3.90%
Bank Of England Base Rate + 1%	6.21%	5.69%	2.45%	1.11%	1.23%

Cumulative performance



● Vista 2 ● Bank Of England Base Rate + 1% ● IA Mixed Investment 0-35% Shares

Source of performance data: Santander Asset Management and FE fundinfo, calculations as at 30 September 2025 in GBP and net total return.

Past performance is not a guide to future performance. The value of your investment can fall as well as rise and you may not get back the original amount you invested. Please note that the value of any foreign investments may be affected by changes in currency exchange rates.

Santander Vista Model Portfolios



This factsheet contains holdings and performance data for the Model Portfolio. There will be differences in the holdings and performance of your own individual portfolio. Please log on to the Santander Investment Hub to see the holdings for your individual portfolio.

Risk and reward information



The funds that the Model Portfolio invests in have associated risks which should be considered, these risks are defined in the underlying funds Key Investor Information Documents.

In addition, Santander UK categorises each Model Portfolio into one of 6 risk categories from Very Low Risk to High Risk, based on what an extreme level of loss could be over the future investment horizon.

Santander UK have categorised Vista 2 as Lower Medium Risk based on that scale. SAM UK will manage the Model Portfolio in line with this risk rating, and from time to time may manage it in a way that reduces its risk rating to Lower Risk to help the Model Portfolio achieve its objective.

For more information about the Santander UK risk categories, please speak to your Private Banker.

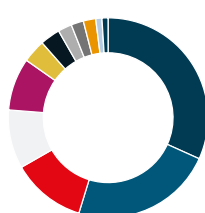
Model portfolio breakdown

TOP HOLDINGS

HSBC CORPORATE BOND C ACC	11.50%	FIDELITY SHORT DTD CORP BD W ACC	6.25%
ISHARES ESGOSECORBDIDXUK D A	10.50%	JGF-JUPITER DYBD D H ACC GBP	6.25%
ISHARES UK GLT ALSTINDX(UK) D A	9.50%	M&G OPTIMAL INCOME INST ACC GBP	6.25%
FIDELITY SUSMNYBLDINC W ACC GBP	8.00%	INVESCO STERLING BOND C A£	6.00%
HSBC AMERICAN INDEX C ACC	7.50%	ISHARES UK EQ INDX(UK) D A	5.25%

46.75% of the Model Portfolio is invested in passively managed funds that track a range of market indices. 1.75% of the Model Portfolio is invested in funds managed by Santander Asset Management UK Limited.

Asset allocation



STERLING CORPORATE BONDS	31.75%	GLOBAL GOVERNMENT BONDS	3.25%
GLOBAL CORPORATE BONDS	23.00%	JAPANESE SHARES	2.25%
US SHARES	12.00%	GLOBAL SUB-INVESTMENT GRADE BONDS	2.00%
UK GOVERNMENT BONDS	9.50%	NON-DEVELOPED MARKET BONDS	2.00%
UK SHARES	8.50%	GLOBAL SHARES	1.00%
EUROPEAN SHARES	3.75%	NON-DEVELOPED MARKET SHARES	1.00%

Calculations as at 30 September 2025. Source of Asset Allocation data is Santander Asset Management, based on portfolio manager allocations as at time of factsheet publication and includes detailed asset and sub asset classes, including cash. Prior to May 2021 restatement, source included FE fundinfo.

About the Model Portfolio

This Model Portfolio is part of Santander UK's Model Portfolio Service. Santander Asset Management UK Limited (SAM UK) manages the Model Portfolio on behalf of Santander UK, following the objectives and policies outlined in this factsheet.

A Model Portfolio is a guide for your individual portfolio, made up of investment funds. SAM UK selects these investments based on the Model Portfolio's objectives and policies agreed with Santander UK. Santander UK ensures the service is suitable for you. Santander ISA Managers Limited handles the setup and administration of your portfolio so that it aligns with the Model Portfolio, but it won't match it exactly.

Your portfolio's performance may differ from the performance of the Model Portfolio due to market changes or updates to the Model Portfolio itself. When these differences grow too large, your portfolio will be rebalanced to match the Model Portfolio again. For details, refer to the Santander Investment Hub Terms and Conditions.

Model Portfolio Manager

Multi Asset Solutions UK Team

The Multi-Asset Solutions UK team is part of the Global Multi-Asset Solutions team. Our team includes experienced investment specialists who have managed portfolios through many different market conditions. They benefit from the research and tools provided by the wider Global Multi-Asset Solutions team.

Useful Links

[Link to glossary here](#)

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For retail distribution

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Santander Vista Model Portfolios

Marketing Communication

September 2025 Factsheet

Santander Vista 3 MPS



Model portfolio overview

Launch Date	11 Dec 2019
Time Horizon	3-5 years
Target Maximum Ongoing Charge Figure	0.60%
Actual Ongoing Charge Figure	0.33%
Model Portfolio Service Fee	0.25%

All fees are per annum.

Costs and charges

The funds that the Model Portfolio invests in will each have an Ongoing Charge Figure (OCF) which can vary over time. SAM UK will aim to keep the total OCF across the Model Portfolio to a maximum of 0.60% per annum, although this level is not guaranteed. These underlying funds also have transaction costs associated with them. The estimated level of the transaction costs will be disclosed to you before you invest in the service. Transaction costs are the costs which the underlying fund incurs when buying and selling assets.

SAM UK will charge a Model Portfolio Service Fee for making day to day investment decisions relating to the Model Portfolio. This includes deciding its asset allocation and selecting the individual funds that make up the Model Portfolio. The fee will be 0.25% of the Model Portfolio value each year.

Performance data is calculated on a model portfolio basis, so you will need to refer to the Santander Investment Hub or your Private Banker for details regarding your specific investment.

For performance comparison purposes and to reflect the capital growth objective and time horizon, each model is benchmarked against the Bank of England Base Rate plus a percentage per annum, measured over a rolling 3 year period. The relevant Investment Association (IA) sector is also provided as an additional comparator to investment solutions with a similar asset mix. Portfolio performance figures are net of the ongoing charge figure and model portfolio service fee.

Objective and Policy

The objective of the Model Portfolio is to achieve capital growth for investors wanting to invest over a time horizon of 3-5 years, and in line with Santander UK's Medium Risk Category. The Model Portfolio is designed for investors who are prepared to accept a medium risk from investing, and therefore want to achieve a medium return. For more information about the Santander UK risk categories, please speak to your Private Banker.

For performance comparison purposes, the Model Portfolio references the Bank of England Base Rate, plus 1.5% per annum over a rolling 3 year period, after investment costs.

The Model Portfolio provides a diversified spread of investments, and will typically invest between 0% and 75% in bonds and cash, and between 35% and 60% in shares. The Model Portfolio may also invest up to a maximum allocation of 35% in 'alternatives', such as (but not limited to) property, private equity, commodities and absolute return strategies.

The Model Portfolio will access this spread of investments through collective investment schemes and cash. The Model Portfolio is permitted to invest up to 100% in passively managed collective investment schemes. The Model Portfolio can also invest in funds managed by Santander Asset Management subject to consent from Santander UK plc.

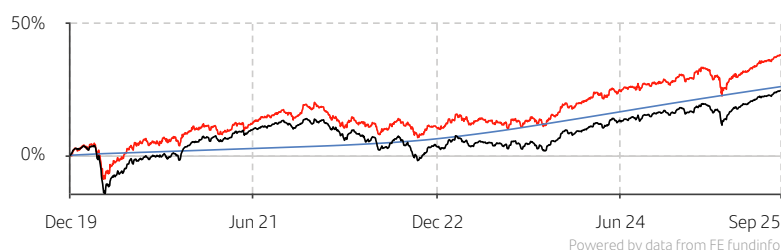
Cumulative performance

	1M	3M	6M	YTD	1Y	3Y	5Y	Since Launch
Vista 3	1.45%	4.16%	7.42%	7.05%	8.66%	26.93%	30.97%	38.22%
IA Mixed Investment 20-60% Shares	1.52%	3.80%	7.04%	7.25%	7.31%	25.21%	25.66%	24.69%
Bank Of England Base Rate + 1.5%	0.48%	1.40%	2.86%	4.39%	6.04%	19.60%	24.30%	26.10%

Annual performance

	2024	2023	2022	2021	2020
Vista 3	7.76%	8.05%	-6.37%	7.45%	8.44%
IA Mixed Investment 20-60% Shares	6.07%	6.81%	-9.47%	7.20%	3.51%
Bank Of England Base Rate + 1.5%	6.74%	6.21%	2.96%	1.61%	1.73%

Cumulative performance



● Vista 3 ● Bank Of England Base Rate + 1.5% ● IA Mixed Investment 20-60% Shares

Source of performance data: Santander Asset Management and FE fundinfo, calculations as at 30 September 2025 in GBP and net total return.

Past performance is not a guide to future performance. The value of your investment can fall as well as rise and you may not get back the original amount you invested. Please note that the value of any foreign investments may be affected by changes in currency exchange rates.

Santander Vista Model Portfolios



This factsheet contains holdings and performance data for the Model Portfolio. There will be differences in the holdings and performance of your own individual portfolio. Please log on to the Santander Investment Hub to see the holdings for your individual portfolio.

Risk and reward information



The funds that the Model Portfolio invests in have associated risks which should be considered, these risks are defined in the underlying funds Key Investor Information Documents.

In addition, Santander UK categorises each Model Portfolio into one of 6 risk categories from Very Low Risk to High Risk, based on what an extreme level of loss could be over the future investment horizon.

Santander UK have categorised Vista 3 as Medium Risk based on that scale. SAM UK will manage the Model Portfolio in line with this risk rating, and from time to time may manage it in a way that reduces its risk rating to Lower Medium Risk to help the Model Portfolio achieve its objective.

For more information about the Santander UK risk categories, please speak to your Private Banker.

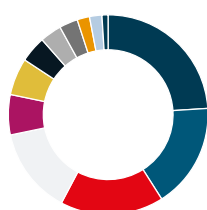
Model portfolio breakdown

TOP HOLDINGS

HSBC AMERICAN INDEX C ACC	11.50%	INVESCO STERLING BOND C A£	6.00%
ISHARES UK EQ INDX(UK) D A	9.00%	ISHARES ESGOECACRBDIDXUK D A	6.00%
FIDELITY SUSMNYBLDINC W ACC GBP	8.00%	ISHARES UK GLT ALSTINDX(UK) D A	6.00%
HSBC CORPORATE BOND C ACC	8.00%	JGF-JUPITER DYBD D H ACC GBP	5.50%
L&G EUROPEAN INDEX TST I ACC	6.50%	M&G OPTIMAL INCOME INST ACC GBP	5.50%

54.50% of the Model Portfolio is invested in passively managed funds that track a range of market indices. 2.50% of the Model Portfolio is invested in funds managed by Santander Asset Management UK Limited.

Asset allocation



STERLING CORPORATE BONDS	24.00%	GLOBAL GOVERNMENT BONDS	4.25%
GLOBAL CORPORATE BONDS	17.00%	JAPANESE SHARES	3.50%
US SHARES	16.75%	NON-DEVELOPED MARKET SHARES	3.00%
UK SHARES	14.00%	GLOBAL SUB-INVESTMENT GRADE BONDS	2.00%
EUROPEAN SHARES	6.50%	NON-DEVELOPED MARKET BONDS	2.00%
UK GOVERNMENT BONDS	6.00%	GLOBAL SHARES	1.00%

Calculations as at 30 September 2025. Source of Asset Allocation data is Santander Asset Management, based on portfolio manager allocations as at time of factsheet publication and includes detailed asset and sub asset classes, including cash. Prior to May 2021 restatement, source included FE fundinfo.

About the Model Portfolio

This Model Portfolio is part of Santander UK's Model Portfolio Service. Santander Asset Management UK Limited (SAM UK) manages the Model Portfolio on behalf of Santander UK, following the objectives and policies outlined in this factsheet.

A Model Portfolio is a guide for your individual portfolio, made up of investment funds. SAM UK selects these investments based on the Model Portfolio's objectives and policies agreed with Santander UK. Santander UK ensures the service is suitable for you. Santander ISA Managers Limited handles the setup and administration of your portfolio so that it aligns with the Model Portfolio, but it won't match it exactly.

Your portfolio's performance may differ from the performance of the Model Portfolio due to market changes or updates to the Model Portfolio itself. When these differences grow too large, your portfolio will be rebalanced to match the Model Portfolio again. For details, refer to the Santander Investment Hub Terms and Conditions.

Model Portfolio Manager

Multi Asset Solutions UK Team

The Multi-Asset Solutions UK team is part of the Global Multi-Asset Solutions team. Our team includes experienced investment specialists who have managed portfolios through many different market conditions. They benefit from the research and tools provided by the wider Global Multi-Asset Solutions team.

Useful Links

[Link to glossary here](#)

UK Investor Important Information

For retail distribution

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Santander Vista Model Portfolios

Marketing Communication

September 2025 Factsheet

Santander Vista 4 MPS



Model portfolio overview

Launch Date	11 Dec 2019
Time Horizon	5-10 years
Target Maximum Ongoing Charge Figure	0.60%
Actual Ongoing Charge Figure	0.34%
Model Portfolio Service Fee	0.25%

All fees are per annum.

Costs and charges

The funds that the Model Portfolio invests in will each have an Ongoing Charge Figure (OCF) which can vary over time. SAM UK will aim to keep the total OCF across the Model Portfolio to a maximum of 0.60% per annum, although this level is not guaranteed. These underlying funds also have transaction costs associated with them. The estimated level of the transaction costs will be disclosed to you before you invest in the service. Transaction costs are the costs which the underlying fund incurs when buying and selling assets.

SAM UK will charge a Model Portfolio Service Fee for making day to day investment decisions relating to the Model Portfolio. This includes deciding its asset allocation and selecting the individual funds that make up the Model Portfolio. The fee will be 0.25% of the Model Portfolio value each year.

Performance data is calculated on a model portfolio basis, so you will need to refer to the Santander Investment Hub or your Private Banker for details regarding your specific investment.

For performance comparison purposes and to reflect the capital growth objective and time horizon, each model is benchmarked against the Bank of England Base Rate plus a percentage per annum, measured over a rolling 3 year period. The relevant Investment Association (IA) sector is also provided as an additional comparator to investment solutions with a similar asset mix. Portfolio performance figures are net of the ongoing charge figure and model portfolio service fee.

Objective and Policy

The objective of the Model Portfolio is to achieve capital growth for investors wanting to invest over a time horizon of 5-10 years, and in line with Santander UK's Lower Risk Category. The Model Portfolio is designed for investors who are prepared to accept a lower risk from investing, and are therefore more willing to accept a lower return. For more information about the Santander UK risk categories, please speak to your Private Banker.

For performance comparison purposes, the Model Portfolio references the Bank of England Base Rate, plus 1% per annum over a rolling 3 year period, after investment costs.

The Model Portfolio provides a diversified spread of investments, and will typically invest between 25% and 100% in bonds and cash, and between 0% and 30% in shares. The Model Portfolio may also invest up to a maximum allocation of 35% in 'alternatives', such as (but not limited to) property, private equity, commodities and absolute return strategies.

The Model Portfolio will access this spread of investments through collective investment schemes and cash. The Model Portfolio is permitted to invest up to 100% in passively managed collective investment schemes. The Model Portfolio can also invest in funds managed by Santander Asset Management subject to consent from Santander UK plc.

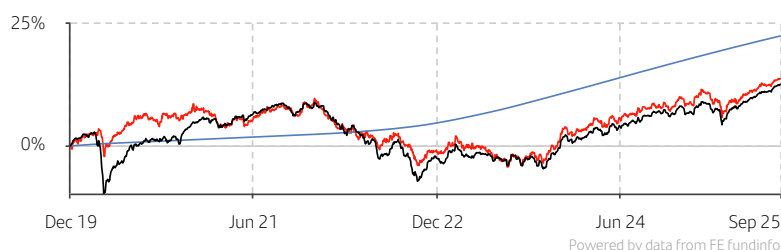
Cumulative performance

	1M	3M	6M	YTD	1Y	3Y	5Y	Since Launch
Vista 4	1.06%	2.44%	4.52%	4.70%	5.54%	16.04%	7.17%	13.81%
IA Mixed Investment 0-35% Shares	1.23%	2.82%	5.08%	5.55%	5.31%	19.47%	11.45%	12.65%
Bank Of England Base Rate + 1%	0.43%	1.27%	2.61%	4.01%	5.52%	17.84%	21.27%	22.54%

Annual performance

	2024	2023	2022	2021	2020
Vista 4	4.78%	5.03%	-8.25%	0.28%	6.69%
IA Mixed Investment 0-35% Shares	4.42%	5.97%	-10.87%	2.84%	3.90%
Bank Of England Base Rate + 1%	6.21%	5.69%	2.45%	1.11%	1.23%

Cumulative performance



● Vista 4 ● Bank Of England Base Rate + 1% ● IA Mixed Investment 0-35% Shares

Source of performance data: Santander Asset Management and FE fundinfo, calculations as at 30 September 2025 in GBP and net total return.

Past performance is not a guide to future performance. The value of your investment can fall as well as rise and you may not get back the original amount you invested. Please note that the value of any foreign investments may be affected by changes in currency exchange rates.

Santander Vista Model Portfolios



This factsheet contains holdings and performance data for the Model Portfolio. There will be differences in the holdings and performance of your own individual portfolio. Please log on to the Santander Investment Hub to see the holdings for your individual portfolio.

Risk and reward information



The funds that the Model Portfolio invests in have associated risks which should be considered, these risks are defined in the underlying funds Key Investor Information Documents.

In addition, Santander UK categorises each Model Portfolio into one of 6 risk categories from Very Low Risk to High Risk, based on what an extreme level of loss could be over the future investment horizon.

Santander UK have categorised Vista 4 as Lower Risk based on that scale. SAM UK will manage the Model Portfolio in line with this risk rating, and from time to time may manage it in a way that reduces its risk rating to Very Low Risk to help the Model Portfolio achieve its objective.

For more information about the Santander UK risk categories, please speak to your Private Banker.

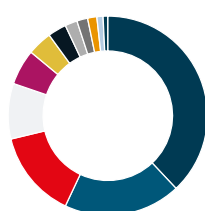
Model portfolio breakdown

TOP HOLDINGS

ISHARES UK GLT ALSTINDX(UK) D A	14.25%	ISHARES ESGOSECORBDIDXUK D A	8.00%
HSBC CORPORATE BOND C ACC	14.00%	INVESCO STERLING BOND C A£	6.00%
FIDELITY SUSMNYBLDINC W ACC GBP	9.50%	M&G OPTIMAL INCOME INST ACC GBP	6.00%
HSBC AMERICAN INDEX C ACC	9.00%	JGF-JUPITER DYBD D H ACC GBP	5.00%
FIDELITY SHORT DTD CORP BD W ACC	8.50%	ISHARES OSEA GOVBDINDX(UK) D A	4.00%

43.75% of the Model Portfolio is invested in passively managed funds that track a range of market indices. 1% of the Model Portfolio is invested in funds managed by Santander Asset Management UK Limited.

Asset allocation



STERLING CORPORATE BONDS	38.00%	EUROPEAN SHARES	3.00%
GLOBAL CORPORATE BONDS	19.00%	NON-DEVELOPED MARKET BONDS	2.00%
UK GOVERNMENT BONDS	14.25%	JAPANESE SHARES	1.75%
US SHARES	9.00%	GLOBAL SUB-INVESTMENT GRADE BONDS	1.50%
UK SHARES	5.75%	GLOBAL SHARES	1.00%
GLOBAL GOVERNMENT BONDS	4.00%	NON-DEVELOPED MARKET SHARES	0.75%

Calculations as at 30 September 2025. Source of Asset Allocation data is Santander Asset Management, based on portfolio manager allocations as at time of factsheet publication and includes detailed asset and sub asset classes, including cash. Prior to May 2021 restatement, source included FE fundinfo.

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Model Portfolio Manager

Multi Asset Solutions UK Team

The Multi-Asset Solutions UK team is part of the Global Multi-Asset Solutions team. Our team includes experienced investment specialists who have managed portfolios through many different market conditions. They benefit from the research and tools provided by the wider Global Multi-Asset Solutions team.

Useful Links

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Santander Vista Model Portfolios

Marketing Communication

September 2025 Factsheet

Santander Vista 5 MPS



Model portfolio overview

Launch Date	11 Dec 2019
Time Horizon	5-10 years
Target Maximum Ongoing Charge Figure	0.70%
Actual Ongoing Charge Figure	0.34%
Model Portfolio Service Fee	0.25%

All fees are per annum.

Costs and charges

The funds that the Model Portfolio invests in will each have an Ongoing Charge Figure (OCF) which can vary over time. SAM UK will aim to keep the total OCF across the Model Portfolio to a maximum of 0.70% per annum, although this level is not guaranteed. These underlying funds also have transaction costs associated with them. The estimated level of the transaction costs will be disclosed to you before you invest in the service. Transaction costs are the costs which the underlying fund incurs when buying and selling assets.

SAM UK will charge a Model Portfolio Service Fee for making day to day investment decisions relating to the Model Portfolio. This includes deciding its asset allocation and selecting the individual funds that make up the Model Portfolio. The fee will be 0.25% of the Model Portfolio value each year.

Performance data is calculated on a model portfolio basis, so you will need to refer to the Santander Investment Hub or your Private Banker for details regarding your specific investment.

For performance comparison purposes and to reflect the capital growth objective and time horizon, each model is benchmarked against the Bank of England Base Rate plus a percentage per annum, measured over a rolling 3 year period. The relevant Investment Association (IA) sector is also provided as an additional comparator to investment solutions with a similar asset mix. Portfolio performance figures are net of the ongoing charge figure and model portfolio service fee.

Objective and Policy

The objective of the Model Portfolio is to achieve capital growth for investors wanting to invest over a time horizon of 5-10 years, and in line with Santander UK's Lower Medium Risk Category. The Model Portfolio is designed for investors who are prepared to accept a lower to medium risk from investing, and therefore want to achieve a lower to medium return. For more information about the Santander UK risk categories, please speak to your Private Banker.

For performance comparison purposes, the Model Portfolio references the Bank of England Base Rate, plus 1.25% per annum over a rolling 3 year period, after investment costs.

The Model Portfolio provides a diversified spread of investments, and will typically invest between 25% and 100% in bonds and cash, and between 15% and 50% in shares. The Model Portfolio may also invest up to a maximum allocation of 35% in 'alternatives', such as (but not limited to) property, private equity, commodities and absolute return strategies.

The Model Portfolio will access this spread of investments through collective investment schemes and cash. The Model Portfolio is permitted to invest up to 100% in passively managed collective investment schemes. The Model Portfolio can also invest in funds managed by Santander Asset Management subject to consent from Santander UK plc.

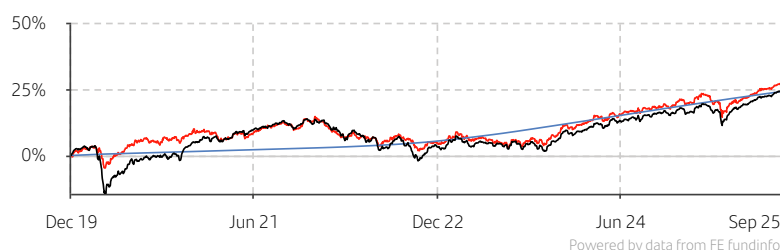
Cumulative performance

	1M	3M	6M	YTD	1Y	3Y	5Y	Since Launch
Vista 5	1.35%	3.76%	6.56%	6.16%	7.87%	22.50%	19.99%	27.39%
IA Mixed Investment 20-60% Shares	1.52%	3.80%	7.04%	7.25%	7.31%	25.21%	25.66%	24.69%
Bank Of England Base Rate + 1.25%	0.45%	1.34%	2.74%	4.20%	5.78%	18.72%	22.78%	24.31%

Annual performance

	2024	2023	2022	2021	2020
Vista 5	7.38%	6.41%	-6.97%	3.60%	7.81%
IA Mixed Investment 20-60% Shares	6.07%	6.81%	-9.47%	7.20%	3.51%
Bank Of England Base Rate + 1.25%	6.47%	5.95%	2.71%	1.36%	1.48%

Cumulative performance



● Vista 5 ● Bank Of England Base Rate + 1.25% ● IA Mixed Investment 20-60% Shares

Source of performance data: Santander Asset Management and FE fundinfo, calculations as at 30 September 2025 in GBP and net total return.

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Santander Vista Model Portfolios



This factsheet contains holdings and performance data for the Model Portfolio. There will be differences in the holdings and performance of your own individual portfolio. Please log on to the Santander Investment Hub to see the holdings for your individual portfolio.

Risk and reward information



The funds that the Model Portfolio invests in have associated risks which should be considered, these risks are defined in the underlying funds Key Investor Information Documents.

In addition, Santander UK categorises each Model Portfolio into one of 6 risk categories from Very Low Risk to High Risk, based on what an extreme level of loss could be over the future investment horizon.

Santander UK have categorised Vista 5 as Lower Medium Risk based on that scale. SAM UK will manage the Model Portfolio in line with this risk rating, and from time to time may manage it in a way that reduces its risk rating to Lower Risk to help the Model Portfolio achieve its objective.

For more information about the Santander UK risk categories, please speak to your Private Banker.

Model portfolio breakdown

TOP HOLDINGS

HSBC AMERICAN INDEX C ACC	10.00%	ISHARES UK GLT ALSTINDX(UK) D A	6.50%
HSBC CORPORATE BOND C ACC	9.50%	FIDELITY SHORT DTD CORP BD W ACC	6.25%
FIDELITY SUSMNYBLDINC W ACC GBP	8.00%	INVESCO STERLING BOND C A£	6.00%
ISHARES UK EQ INDX(UK) D A	7.50%	JGF-JUPITER DYBD D H ACC GBP	6.00%
ISHARES ESGOSECORBDIDXUK D A	7.00%	M&G OPTIMAL INCOME INST ACC GBP	6.00%

48.25% of the Model Portfolio is invested in passively managed funds that track a range of market indices. 2% of the Model Portfolio is invested in funds managed by Santander Asset Management UK Limited.

Asset allocation



STERLING CORPORATE BONDS	29.75%	GLOBAL GOVERNMENT BONDS	3.50%
GLOBAL CORPORATE BONDS	19.00%	JAPANESE SHARES	3.00%
US SHARES	15.75%	NON-DEVELOPED MARKET SHARES	2.50%
UK SHARES	11.00%	GLOBAL SUB-INVESTMENT GRADE BONDS	2.00%
UK GOVERNMENT BONDS	6.50%	NON-DEVELOPED MARKET BONDS	2.00%
EUROPEAN SHARES	4.00%	GLOBAL SHARES	1.00%

Calculations as at 30 September 2025. Source of Asset Allocation data is Santander Asset Management, based on portfolio manager allocations as at time of factsheet publication and includes detailed asset and sub asset classes, including cash. Prior to May 2021 restatement, source included FE fundinfo.

About the Model Portfolio

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Model Portfolio Manager

Multi Asset Solutions UK Team

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Useful Links

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Santander Vista Model Portfolios

Marketing Communication

September 2025 Factsheet

Santander Vista 6 MPS



Model portfolio overview

Launch Date	11 Dec 2019
Time Horizon	5-10 years
Target Maximum Ongoing Charge Figure	0.80%
Actual Ongoing Charge Figure	0.32%
Model Portfolio Service Fee	0.25%

All fees are per annum.

Costs and charges

The funds that the Model Portfolio invests in will each have an Ongoing Charge Figure (OCF) which can vary over time. SAM UK will aim to keep the total OCF across the Model Portfolio to a maximum of 0.80% per annum, although this level is not guaranteed. These underlying funds also have transaction costs associated with them. The estimated level of the transaction costs will be disclosed to you before you invest in the service. Transaction costs are the costs which the underlying fund incurs when buying and selling assets.

SAM UK will charge a Model Portfolio Service Fee for making day to day investment decisions relating to the Model Portfolio. This includes deciding its asset allocation and selecting the individual funds that make up the Model Portfolio. The fee will be 0.25% of the Model Portfolio value each year.

Performance data is calculated on a model portfolio basis, so you will need to refer to the Santander Investment Hub or your Private Banker for details regarding your specific investment.

For performance comparison purposes and to reflect the capital growth objective and time horizon, each model is benchmarked against the Bank of England Base Rate plus a percentage per annum, measured over a rolling 3 year period. The relevant Investment Association (IA) sector is also provided as an additional comparator to investment solutions with a similar asset mix. Portfolio performance figures are net of the ongoing charge figure and model portfolio service fee.

Objective and Policy

The objective of the Model Portfolio is to achieve capital growth for investors wanting to invest over a time horizon of 5-10 years, and in line with Santander UK's Medium Risk Category. The Model Portfolio is designed for investors who are prepared to accept a medium risk from investing, and therefore want to achieve a medium return. For more information about the Santander UK risk categories, please speak to your Private Banker.

For performance comparison purposes, the Model Portfolio references the Bank of England Base Rate, plus 1.75% per annum over a rolling 3 year period, after investment costs.

The Model Portfolio provides a diversified spread of investments, and will typically invest between 0% and 75% in bonds and cash, and between 35% and 70% in shares. The Model Portfolio may also invest up to a maximum allocation of 35% in 'alternatives', such as (but not limited to) property, private equity, commodities and absolute return strategies.

The Model Portfolio will access this spread of investments through collective investment schemes and cash. The Model Portfolio is permitted to invest up to 100% in passively managed collective investment schemes. The Model Portfolio can also invest in funds managed by Santander Asset Management subject to consent from Santander UK plc.

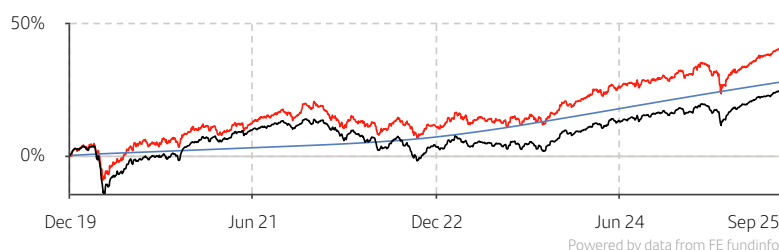
Cumulative performance

	1M	3M	6M	YTD	1Y	3Y	5Y	Since Launch
Vista 6	1.59%	4.52%	8.05%	7.65%	9.27%	29.18%	33.66%	40.71%
IA Mixed Investment 20-60% Shares	1.52%	3.80%	7.04%	7.25%	7.31%	25.21%	25.66%	24.69%
Bank Of England Base Rate + 1.75%	0.50%	1.46%	2.99%	4.59%	6.30%	20.49%	25.84%	27.92%

Annual performance

	2024	2023	2022	2021	2020
Vista 6	8.28%	8.47%	-6.42%	7.98%	8.32%
IA Mixed Investment 20-60% Shares	6.07%	6.81%	-9.47%	7.20%	3.51%
Bank Of England Base Rate + 1.75%	7.00%	6.47%	3.21%	1.86%	1.98%

Cumulative performance



● Vista 6 ● Bank Of England Base Rate + 1.75% ● IA Mixed Investment 20-60% Shares

Source of performance data: Santander Asset Management and FE fundinfo, calculations as at 30 September 2025 in GBP and net total return.

Past performance is not a guide to future performance. The value of your investment can fall as well as rise and you may not get back the original amount you invested. Please note that the value of any foreign investments may be affected by changes in currency exchange rates.

Santander Vista Model Portfolios



This factsheet contains holdings and performance data for the Model Portfolio. There will be differences in the holdings and performance of your own individual portfolio. Please log on to the Santander Investment Hub to see the holdings for your individual portfolio.

Risk and reward information



The funds that the Model Portfolio invests in have associated risks which should be considered, these risks are defined in the underlying funds Key Investor Information Documents.

In addition, Santander UK categorises each Model Portfolio into one of 6 risk categories from Very Low Risk to High Risk, based on what an extreme level of loss could be over the future investment horizon.

Santander UK have categorised Vista 6 as Medium Risk based on that scale. SAM UK will manage the Model Portfolio in line with this risk rating, and from time to time may manage it in a way that reduces its risk rating to Lower Medium Risk to help the Model Portfolio achieve its objective.

For more information about the Santander UK risk categories, please speak to your Private Banker.

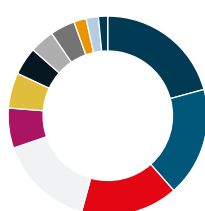
Model portfolio breakdown

TOP HOLDINGS

HSBC AMERICAN INDEX C ACC	12.25%	ISHARES UK GLT ALSTINDX(UK) D A	5.75%
ISHARES UK EQ INDX(UK) D A	10.50%	FIDELITY INDEX US P	5.50%
FIDELITY SUSMNYBLDINC W ACC GBP	7.75%	JGF-JUPITER DYBD D H ACC GBP	5.25%
HSBC CORPORATE BOND C ACC	7.00%	M&G OPTIMAL INCOME INST ACC GBP	5.25%
INVESTCO STERLING BOND C A£	6.00%	ISHARES ESGOECORBDIDXUK D A	5.00%

57.25% of the Model Portfolio is invested in passively managed funds that track a range of market indices. 2.75% of the Model Portfolio is invested in funds managed by Santander Asset Management UK Limited.

Asset allocation



STERLING CORPORATE BONDS	20.75%	NON-DEVELOPED MARKET SHARES	4.50%
US SHARES	17.75%	GLOBAL GOVERNMENT BONDS	4.00%
UK SHARES	15.75%	JAPANESE SHARES	4.00%
GLOBAL CORPORATE BONDS	15.50%	GLOBAL SUB-INVESTMENT GRADE BONDS	2.00%
EUROPEAN SHARES	6.50%	NON-DEVELOPED MARKET BONDS	2.00%
UK GOVERNMENT BONDS	5.75%	GLOBAL SHARES	1.50%

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Model Portfolio Manager

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For retail distribution

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Santander UK has appointed SAM UK as the manager for the Model Portfolio Service. Santander UK has appointed Santander ISA Managers Limited (SIM) as the platform service provider and SAM UK has appointed SIM as the broker. Santander UK plc is registered in England and Wales (Registration No. 229747), authorised by the Prudential Regulation Authority (PRA) and regulated by the Financial Conduct Authority (FCA), register number 106054 and the PRA. SIM is registered in Scotland (Registration No. SC151605) and is authorised and regulated by the FCA (171448). SAM UK is registered in Scotland (Registration No. SC106669) and is authorised and regulated by the FCA (122491). You can check this on the Financial Services Register by visiting the FCA's website www.fca.org.uk/register.

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Santander Vista Model Portfolios

Marketing Communication

September 2025 Factsheet

Santander Vista 7 MPS



Model portfolio overview

Launch Date	11 Dec 2019
Time Horizon	5-10 years
Target Maximum Ongoing Charge Figure	0.90%
Actual Ongoing Charge Figure	0.27%
Model Portfolio Service Fee	0.25%

All fees are per annum.

Costs and charges

The funds that the Model Portfolio invests in will each have an Ongoing Charge Figure (OCF) which can vary over time. SAM UK will aim to keep the total OCF across the Model Portfolio to a maximum of 0.90% per annum, although this level is not guaranteed. These underlying funds also have transaction costs associated with them. The estimated level of the transaction costs will be disclosed to you before you invest in the service. Transaction costs are the costs which the underlying fund incurs when buying and selling assets.

SAM UK will charge a Model Portfolio Service Fee for making day to day investment decisions relating to the Model Portfolio. This includes deciding its asset allocation and selecting the individual funds that make up the Model Portfolio. The fee will be 0.25% of the Model Portfolio value each year.

Performance data is calculated on a model portfolio basis, so you will need to refer to the Santander Investment Hub or your Private Banker for details regarding your specific investment.

For performance comparison purposes and to reflect the capital growth objective and time horizon, each model is benchmarked against the Bank of England Base Rate plus a percentage per annum, measured over a rolling 3 year period. The relevant Investment Association (IA) sector is also provided as an additional comparator to investment solutions with a similar asset mix. Portfolio performance figures are net of the ongoing charge figure and model portfolio service fee.

Objective and Policy

The objective of the Model Portfolio is to achieve capital growth for investors wanting to invest over a time horizon of 5-10 years, and in line with Santander UK's Medium High Risk Category. The Model Portfolio is designed for investors who are prepared to accept a medium to high risk from investing, and therefore want to achieve a medium to high return. For more information about the Santander UK risk categories, please speak to your Private Banker.

For performance comparison purposes, the Model Portfolio references the Bank of England Base Rate, plus 2% per annum over a rolling 3 year period, after investment costs.

The Model Portfolio provides a diversified spread of investments, and will typically invest between 0% and 50% in bonds and cash, and between 50% and 85% in shares. The Model Portfolio may also invest up to a maximum allocation of 35% in 'alternatives', such as (but not limited to) property, private equity, commodities and absolute return strategies.

The Model Portfolio will access this spread of investments through collective investment schemes and cash. The Model Portfolio is permitted to invest up to 100% in passively managed collective investment schemes.

The Model Portfolio can also invest in funds managed by Santander Asset Management subject to consent from Santander UK plc.

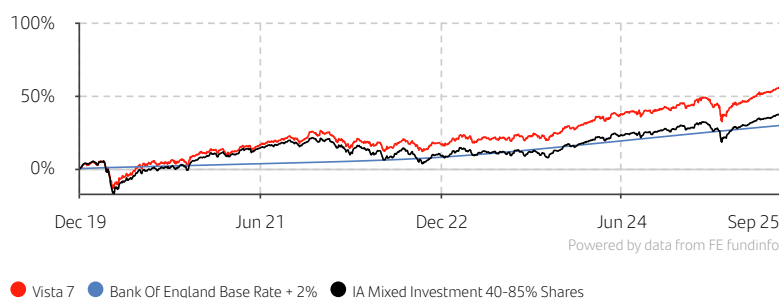
Cumulative performance

	1M	3M	6M	YTD	1Y	3Y	5Y	Since Launch
Vista 7	1.87%	5.75%	10.07%	8.88%	11.20%	36.78%	49.56%	56.05%
IA Mixed Investment 40-85% Shares	1.90%	5.28%	9.33%	8.00%	9.33%	30.84%	37.11%	37.71%
Bank Of England Base Rate + 2%	0.52%	1.52%	3.12%	4.78%	6.57%	21.38%	27.39%	29.75%

Annual performance

	2024	2023	2022	2021	2020
Vista 7	10.68%	10.50%	-6.20%	12.40%	8.86%
IA Mixed Investment 40-85% Shares	8.98%	8.08%	-10.04%	10.94%	5.32%
Bank Of England Base Rate + 2%	7.27%	6.73%	3.47%	2.11%	2.23%

Cumulative performance



Source of performance data: Santander Asset Management and FE fundinfo, calculations as at 30 September 2025 in GBP and net total return.

Past performance is not a guide to future performance. The value of your investment can fall as well as rise and you may not get back the original amount you invested. Please note that the value of any foreign investments may be affected by changes in currency exchange rates.

Santander Vista Model Portfolios



This factsheet contains holdings and performance data for the Model Portfolio. There will be differences in the holdings and performance of your own individual portfolio. Please log on to the Santander Investment Hub to see the holdings for your individual portfolio.

Risk and reward information



The funds that the Model Portfolio invests in have associated risks which should be considered, these risks are defined in the underlying funds Key Investor Information Documents.

In addition, Santander UK categorises each Model Portfolio into one of 6 risk categories from Very Low Risk to High Risk, based on what an extreme level of loss could be over the future investment horizon.

Santander UK have categorised Vista 7 as Medium High Risk based on that scale. SAM UK will manage the Model Portfolio in line with this risk rating, and from time to time may manage it in a way that reduces its risk rating to Medium Risk to help the Model Portfolio achieve its objective.

For more information about the Santander UK risk categories, please speak to your Private Banker.

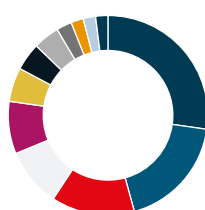
Model portfolio breakdown

TOP HOLDINGS

HSBC AMERICAN INDEX C ACC	12.25%	HSBC EUROPEAN INDEX C ACC	4.75%
ISHARES UK EQ INDX(UK) D A	12.25%	L&G EUROPEAN INDEX TST I ACC	4.75%
FIDELITY INDEX US P	12.00%	ISHARES UK GLT ALSTINDX(UK) D A	4.25%
HSBC CORPORATE BOND C ACC	5.75%	INVESCO STERLING BOND C A£	4.00%
FIDELITY INDEX EMG MKTS P ACC	5.50%	FIDELITY SUSMNYBLDINC W ACC GBP	3.75%

68.00% of the Model Portfolio is invested in passively managed funds that track a range of market indices. 3.25% of the Model Portfolio is invested in funds managed by Santander Asset Management UK Limited.

Asset allocation



US SHARES	27.25%	JAPANESE SHARES	4.50%
UK SHARES	18.50%	UK GOVERNMENT BONDS	4.25%
STERLING CORPORATE BONDS	13.50%	GLOBAL GOVERNMENT BONDS	2.50%
EUROPEAN SHARES	9.50%	GLOBAL SHARES	2.00%
GLOBAL CORPORATE BONDS	8.50%	GLOBAL SUB-INVESTMENT GRADE BONDS	2.00%
NON-DEVELOPED MARKET SHARES	5.50%	NON-DEVELOPED MARKET BONDS	2.00%

Calculations as at 30 September 2025. Source of Asset Allocation data is Santander Asset Management, based on portfolio manager allocations as at time of factsheet publication and includes detailed asset and sub asset classes, including cash. Prior to May 2021 restatement, source included FE fundinfo.

About the Model Portfolio

This Model Portfolio is part of Santander UK's Model Portfolio Service. Santander Asset Management UK Limited (SAM UK) manages the Model Portfolio on behalf of Santander UK, following the objectives and policies outlined in this factsheet.

A Model Portfolio is a guide for your individual portfolio, made up of investment funds. SAM UK selects these investments based on the Model Portfolio's objectives and policies agreed with Santander UK. Santander UK ensures the service is suitable for you. Santander ISA Managers Limited handles the setup and administration of your portfolio so that it aligns with the Model Portfolio, but it won't match it exactly.

Your portfolio's performance may differ from the performance of the Model Portfolio due to market changes or updates to the Model Portfolio itself. When these differences grow too large, your portfolio will be rebalanced to match the Model Portfolio again. For details, refer to the Santander Investment Hub Terms and Conditions.

Model Portfolio Manager

Multi Asset Solutions UK Team

The Multi-Asset Solutions UK team is part of the Global Multi-Asset Solutions team. Our team includes experienced investment specialists who have managed portfolios through many different market conditions. They benefit from the research and tools provided by the wider Global Multi-Asset Solutions team.

Useful Links

[Link to glossary here](#)

UK Investor Important Information

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Santander Vista Model Portfolios

Marketing Communication

September 2025 Factsheet

Santander Vista 8 MPS



Model portfolio overview

Launch Date	11 Dec 2019
Time Horizon	5-10 years
Target Maximum Ongoing Charge Figure	1.00%
Actual Ongoing Charge Figure	0.21%
Model Portfolio Service Fee	0.25%

All fees are per annum.

Costs and charges

The funds that the Model Portfolio invests in will each have an Ongoing Charge Figure (OCF) which can vary over time. SAM UK will aim to keep the total OCF across the Model Portfolio to a maximum of 1.00% per annum, although this level is not guaranteed. These underlying funds also have transaction costs associated with them. The estimated level of the transaction costs will be disclosed to you before you invest in the service. Transaction costs are the costs which the underlying fund incurs when buying and selling assets.

SAM UK will charge a Model Portfolio Service Fee for making day to day investment decisions relating to the Model Portfolio. This includes deciding its asset allocation and selecting the individual funds that make up the Model Portfolio. The fee will be 0.25% of the Model Portfolio value each year.

Performance data is calculated on a model portfolio basis, so you will need to refer to the Santander Investment Hub or your Private Banker for details regarding your specific investment.

For performance comparison purposes and to reflect the capital growth objective and time horizon, each model is benchmarked against the Bank of England Base Rate plus a percentage per annum, measured over a rolling 3 year period. The relevant Investment Association (IA) sector is also provided as an additional comparator to investment solutions with a similar asset mix. Portfolio performance figures are net of the ongoing charge figure and model portfolio service fee.

Objective and Policy

The objective of the Model Portfolio is to achieve capital growth for investors wanting to invest over a time horizon of 5-10 years, and in line with Santander UK's High Risk Category. The Model Portfolio is designed for investors who are prepared to accept a high risk from investing, and therefore want to achieve a high return. For more information about the Santander UK risk categories, please speak to your Private Banker.

For performance comparison purposes, the Model Portfolio references the Bank of England Base Rate, plus 2.25% per annum over a rolling 3 year period, after investment costs.

The Model Portfolio provides a diversified spread of investments, and will typically invest between 0% and 50% in bonds and cash, and between 65% and 100% in shares. The Model Portfolio may also invest up to a maximum allocation of 35% in 'alternatives', such as (but not limited to) property, private equity, commodities and absolute return strategies.

The Model Portfolio will access this spread of investments through collective investment schemes and cash.

The Model Portfolio is permitted to invest up to 100% in passively managed collective investment schemes.

The Model Portfolio can also invest in funds managed by Santander Asset Management subject to consent from Santander UK plc.

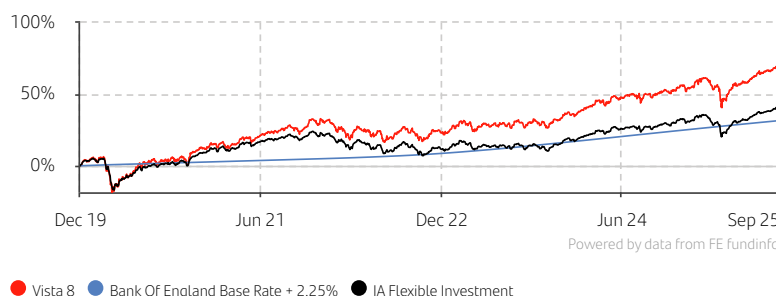
Cumulative performance

	1M	3M	6M	YTD	1Y	3Y	5Y	Since Launch
Vista 8	2.21%	6.68%	11.99%	10.65%	13.24%	42.82%	64.07%	70.34%
IA Flexible Investment	2.39%	6.39%	10.39%	8.48%	10.54%	30.27%	39.95%	41.65%
Bank Of England Base Rate + 2.25%	0.54%	1.59%	3.24%	4.97%	6.83%	22.27%	28.96%	31.61%

Annual performance

	2024	2023	2022	2021	2020
Vista 8	11.93%	11.23%	-6.23%	17.01%	9.75%
IA Flexible Investment	9.42%	7.08%	-8.98%	11.30%	6.70%
Bank Of England Base Rate + 2.25%	7.53%	6.99%	3.72%	2.36%	2.48%

Cumulative performance



Source of performance data: Santander Asset Management and FE fundinfo, calculations as at 30 September 2025 in GBP and net total return.

Past performance is not a guide to future performance. The value of your investment can fall as well as rise and you may not get back the original amount you invested. Please note that the value of any foreign investments may be affected by changes in currency exchange rates.

Santander Vista Model Portfolios



This factsheet contains holdings and performance data for the Model Portfolio. There will be differences in the holdings and performance of your own individual portfolio. Please log on to the Santander Investment Hub to see the holdings for your individual portfolio.

Risk and reward information



The funds that the Model Portfolio invests in have associated risks which should be considered, these risks are defined in the underlying funds Key Investor Information Documents.

In addition, Santander UK categorises each Model Portfolio into one of 6 risk categories from Very Low Risk to High Risk, based on what an extreme level of loss could be over the future investment horizon.

Santander UK have categorised Vista 8 as High Risk based on that scale. SAM UK will manage the Model Portfolio in line with this risk rating, and from time to time may manage it in a way that reduces its risk rating to Medium High Risk to help the Model Portfolio achieve its objective.

For more information about the Santander UK risk categories, please speak to your Private Banker.

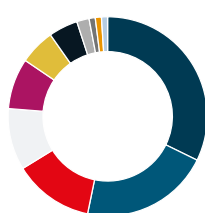
Model portfolio breakdown

TOP HOLDINGS

ISHARES NTHAMRCNEQINDX(UK) D A	12.00%	HSBC EUROPEAN INDEX C ACC	7.50%
ISHARES UK EQ INDX(UK) D A	11.75%	FIDELITY INDEX UK P	5.75%
FIDELITY INDEX US P	10.75%	L&G EUROPEAN INDEX TST I ACC	5.50%
HSBC AMERICAN INDEX C ACC	9.50%	FIDELITY SUSMNYBLDINC W ACC GBP	5.00%
FIDELITY INDEX EMG MKTS P ACC	8.25%	ISHARES UK GLT ALSTINDX(UK) D A	4.75%

79.75% of the Model Portfolio is invested in passively managed funds that track a range of market indices. 3.50% of the Model Portfolio is invested in funds managed by Santander Asset Management UK Limited.

Asset allocation



US SHARES	32.25%	UK GOVERNMENT BONDS	4.75%
UK SHARES	21.00%	GLOBAL SHARES	2.00%
EUROPEAN SHARES	13.00%	GLOBAL GOVERNMENT BONDS	1.00%
STERLING CORPORATE BONDS	10.00%	GLOBAL SUB-INVESTMENT GRADE BONDS	1.00%
NON-DEVELOPED MARKET SHARES	8.25%	NON-DEVELOPED MARKET BONDS	1.00%
JAPANESE SHARES	5.75%		

Calculations as at 30 September 2025. Source of Asset Allocation data is Santander Asset Management, based on portfolio manager allocations as at time of factsheet publication and includes detailed asset and sub asset classes, including cash. Prior to May 2021 restatement, source included FE fundinfo.

About the Model Portfolio

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A Model Portfolio is a guide for your individual portfolio, made up of investment funds. SAM UK selects these investments based on the Model Portfolio's objectives and policies agreed with Santander UK. Santander UK ensures the service is suitable for you. Santander ISA Managers Limited handles the setup and administration of your portfolio so that it aligns with the Model Portfolio, but it won't match it exactly.

Your portfolio's performance may differ from the performance of the Model Portfolio due to market changes or updates to the Model Portfolio itself. When these differences grow too large, your portfolio will be rebalanced to match the Model Portfolio again. For details, refer to the Santander Investment Hub Terms and Conditions.

Model Portfolio Manager

Multi Asset Solutions UK Team

The Multi-Asset Solutions UK team is part of the Global Multi-Asset Solutions team. Our team includes experienced investment specialists who have managed portfolios through many different market conditions. They benefit from the research and tools provided by the wider Global Multi-Asset Solutions team.

Useful Links

Link to glossary [here](#)

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Santander Vista Model Portfolios

Marketing Communication

September 2025 Factsheet

Santander Vista 9 MPS



Model portfolio overview

Launch Date	11 Dec 2019
Time Horizon	10 years +
Target Maximum Ongoing Charge Figure	0.90%
Actual Ongoing Charge Figure	0.28%
Model Portfolio Service Fee	0.25%

All fees are per annum.

Costs and charges

The funds that the Model Portfolio invests in will each have an Ongoing Charge Figure (OCF) which can vary over time. SAM UK will aim to keep the total OCF across the Model Portfolio to a maximum of 0.90% per annum, although this level is not guaranteed. These underlying funds also have transaction costs associated with them. The estimated level of the transaction costs will be disclosed to you before you invest in the service. Transaction costs are the costs which the underlying fund incurs when buying and selling assets.

SAM UK will charge a Model Portfolio Service Fee for making day to day investment decisions relating to the Model Portfolio. This includes deciding its asset allocation and selecting the individual funds that make up the Model Portfolio. The fee will be 0.25% of the Model Portfolio value each year.

Performance data is calculated on a model portfolio basis, so you will need to refer to the Santander Investment Hub or your Private Banker for details regarding your specific investment.

For performance comparison purposes and to reflect the capital growth objective and time horizon, each model is benchmarked against the Bank of England Base Rate plus a percentage per annum, measured over a rolling 3 year period. The relevant Investment Association (IA) sector is also provided as an additional comparator to investment solutions with a similar asset mix. Portfolio performance figures are net of the ongoing charge figure and model portfolio service fee.

Objective and Policy

The objective of the Model Portfolio is to achieve capital growth for investors wanting to invest over a time horizon of 10 years or more, and in line with Santander UK's Medium Risk Category. The Model Portfolio is designed for investors who are prepared to accept a medium risk from investing, and therefore want to achieve a medium return. For more information about the Santander UK risk categories, please speak to your Private Banker.

For performance comparison purposes, the Model Portfolio references the Bank of England Base Rate, plus 2.25% per annum over a rolling 3 year period, after investment costs.

The Model Portfolio provides a diversified spread of investments, and will typically invest between 0% and 75% in bonds and cash, and between 35% and 80% in shares. The Model Portfolio may also invest up to a maximum allocation of 35% in 'alternatives', such as (but not limited to) property, private equity, commodities and absolute return strategies.

The Model Portfolio will access this spread of investments through collective investment schemes and cash. The Model Portfolio is permitted to invest up to 100% in passively managed collective investment schemes. The Model Portfolio can also invest in funds managed by Santander Asset Management subject to consent from Santander UK plc.

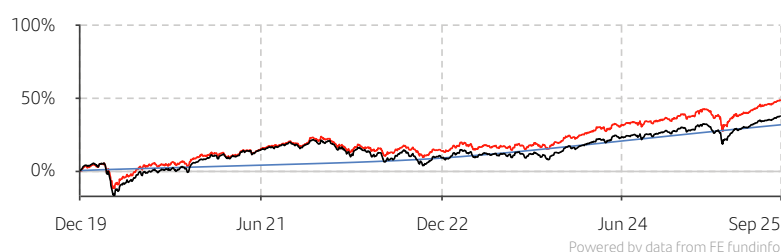
Cumulative performance

	1M	3M	6M	YTD	1Y	3Y	5Y	Since Launch
Vista 9	1.82%	5.52%	9.63%	8.46%	10.77%	33.55%	42.24%	48.72%
IA Mixed Investment 40-85% Shares	1.90%	5.28%	9.33%	8.00%	9.33%	30.84%	37.11%	37.71%
Bank Of England Base Rate + 2.25%	0.54%	1.59%	3.24%	4.97%	6.83%	22.27%	28.96%	31.61%

Annual performance

	2024	2023	2022	2021	2020
Vista 9	10.37%	9.03%	-6.60%	10.36%	8.55%
IA Mixed Investment 40-85% Shares	8.98%	8.08%	-10.04%	10.94%	5.32%
Bank Of England Base Rate + 2.25%	7.53%	6.99%	3.72%	2.36%	2.48%

Cumulative performance



● Vista 9 ● Bank Of England Base Rate + 2.25% ● IA Mixed Investment 40-85% Shares

Source of performance data: Santander Asset Management and FE fundinfo, calculations as at 30 September 2025 in GBP and net total return.

Past performance is not a guide to future performance. The value of your investment can fall as well as rise and you may not get back the original amount you invested. Please note that the value of any foreign investments may be affected by changes in currency exchange rates.

Santander Vista Model Portfolios



This factsheet contains holdings and performance data for the Model Portfolio. There will be differences in the holdings and performance of your own individual portfolio. Please log on to the Santander Investment Hub to see the holdings for your individual portfolio.

Risk and reward information



The funds that the Model Portfolio invests in have associated risks which should be considered, these risks are defined in the underlying funds Key Investor Information Documents.

In addition, Santander UK categorises each Model Portfolio into one of 6 risk categories from Very Low Risk to High Risk, based on what an extreme level of loss could be over the future investment horizon.

Santander UK have categorised Vista 9 as Medium Risk based on that scale. SAM UK will manage the Model Portfolio in line with this risk rating, and from time to time may manage it in a way that reduces its risk rating to Lower Medium Risk to help the Model Portfolio achieve its objective.

For more information about the Santander UK risk categories, please speak to your Private Banker.

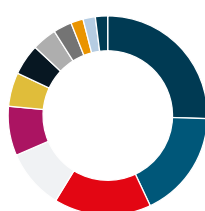
Model portfolio breakdown

TOP HOLDINGS

HSBC AMERICAN INDEX C ACC	12.00%	FIDELITY SUSMNYBLDINC W ACC GBP	5.50%
ISHARES UK EQ INDX(UK) D A	11.50%	L&G EUROPEAN INDEX TST I ACC	5.50%
FIDELITY INDEX US P	10.00%	ISHARES UK GLT ALSTINDX(UK) D A	5.00%
HSBC CORPORATE BOND C ACC	6.25%	INVESCO STERLING BOND C A£	4.00%
FIDELITY INDEX EMG MKTS P ACC	5.50%	ISHARES NTHAMRCNEQINDX(UK) D A	3.50%

65.50% of the Model Portfolio is invested in passively managed funds that track a range of market indices. 3% of the Model Portfolio is invested in funds managed by Santander Asset Management UK Limited.

Asset allocation



US SHARES	25.50%	UK GOVERNMENT BONDS	5.00%
UK SHARES	17.50%	JAPANESE SHARES	4.00%
STERLING CORPORATE BONDS	15.75%	GLOBAL GOVERNMENT BONDS	3.00%
GLOBAL CORPORATE BONDS	9.75%	GLOBAL SHARES	2.00%
EUROPEAN SHARES	8.00%	GLOBAL SUB-INVESTMENT GRADE BONDS	2.00%
NON-DEVELOPED MARKET SHARES	5.50%	NON-DEVELOPED MARKET BONDS	2.00%

Calculations as at 30 September 2025. Source of Asset Allocation data is Santander Asset Management, based on portfolio manager allocations as at time of factsheet publication and includes detailed asset and sub asset classes, including cash. Prior to May 2021 restatement, source included FE fundinfo.

About the Model Portfolio

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Model Portfolio Manager

Multi Asset Solutions UK Team

The Multi-Asset Solutions UK team is part of the Global Multi-Asset Solutions team. Our team includes experienced investment specialists who have managed portfolios through many different market conditions. They benefit from the research and tools provided by the wider Global Multi-Asset Solutions team.

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Santander Vista Model Portfolios

Marketing Communication

September 2025 Factsheet

Santander Vista 10 MPS



Model portfolio overview

Launch Date	11 Dec 2019
Time Horizon	10 years +
Target Maximum Ongoing Charge Figure	1.00%
Actual Ongoing Charge Figure	0.24%
Model Portfolio Service Fee	0.25%

All fees are per annum.

Costs and charges

The funds that the Model Portfolio invests in will each have an Ongoing Charge Figure (OCF) which can vary over time. SAM UK will aim to keep the total OCF across the Model Portfolio to a maximum of 1.00% per annum, although this level is not guaranteed. These underlying funds also have transaction costs associated with them. The estimated level of the transaction costs will be disclosed to you before you invest in the service. Transaction costs are the costs which the underlying fund incurs when buying and selling assets.

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Performance data is calculated on a model portfolio basis, so you will need to refer to the Santander Investment Hub or your Private Banker for details regarding your specific investment.

For performance comparison purposes and to reflect the capital growth objective and time horizon, each model is benchmarked against the Bank of England Base Rate plus a percentage per annum, measured over a rolling 3 year period. The relevant Investment Association (IA) sector is also provided as an additional comparator to investment solutions with a similar asset mix. Portfolio performance figures are net of the ongoing charge figure and model portfolio service fee.

Objective and Policy

The objective of the Model Portfolio is to achieve capital growth for investors wanting to invest over a time horizon of 10 years or more, and in line with Santander UK's Medium High Risk Category. The Model Portfolio is designed for investors who are prepared to accept a medium to high risk from investing, and therefore want to achieve a medium to high return. For more information about the Santander UK risk categories, please speak to your Private Banker.

For performance comparison purposes, the Model Portfolio references the Bank of England Base Rate, plus 2.75% per annum over a rolling 3 year period, after investment costs.

The Model Portfolio provides a diversified spread of investments, and will typically invest between 0% and 50% in bonds and cash, and between 50% and 90% in shares. The Model Portfolio may also invest up to a maximum allocation of 35% in 'alternatives', such as (but not limited to) property, private equity, commodities and absolute return strategies.

The Model Portfolio will access this spread of investments through collective investment schemes and cash. The Model Portfolio is permitted to invest up to 100% in passively managed collective investment schemes. The Model Portfolio can also invest in funds managed by Santander Asset Management subject to consent from Santander UK plc.

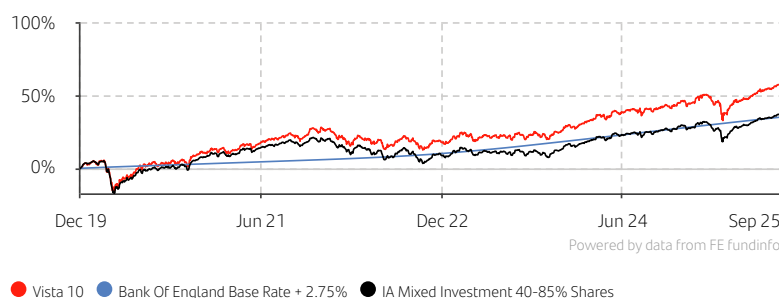
Cumulative performance

	1M	3M	6M	YTD	1Y	3Y	5Y	Since Launch
Vista 10	2.01%	6.09%	10.67%	9.51%	11.98%	37.88%	52.72%	58.37%
IA Mixed Investment 40-85% Shares	1.90%	5.28%	9.33%	8.00%	9.33%	30.84%	37.11%	37.71%
Bank Of England Base Rate + 2.75%	0.58%	1.71%	3.50%	5.35%	7.35%	24.08%	32.14%	35.39%

Annual performance

	2024	2023	2022	2021	2020
Vista 10	11.16%	10.10%	-7.12%	14.38%	8.77%
IA Mixed Investment 40-85% Shares	8.98%	8.08%	-10.04%	10.94%	5.32%
Bank Of England Base Rate + 2.75%	8.06%	7.51%	4.22%	2.86%	2.99%

Cumulative performance



Source of performance data: Santander Asset Management and FE fundinfo, calculations as at 30 September 2025 in GBP and net total return.

Past performance is not a guide to future performance. The value of your investment can fall as well as rise and you may not get back the original amount you invested. Please note that the value of any foreign investments may be affected by changes in currency exchange rates.

Santander Vista Model Portfolios



This factsheet contains holdings and performance data for the Model Portfolio. There will be differences in the holdings and performance of your own individual portfolio. Please log on to the Santander Investment Hub to see the holdings for your individual portfolio.

Risk and reward information



The funds that the Model Portfolio invests in have associated risks which should be considered, these risks are defined in the underlying funds Key Investor Information Documents.

In addition, Santander UK categorises each Model Portfolio into one of 6 risk categories from Very Low Risk to High Risk, based on what an extreme level of loss could be over the future investment horizon.

Santander UK have categorised Vista 10 as Medium High Risk based on that scale. SAM UK will manage the Model Portfolio in line with this risk rating, and from time to time may manage it in a way that reduces its risk rating to Medium Risk to help the Model Portfolio achieve its objective.

For more information about the Santander UK risk categories, please speak to your Private Banker.

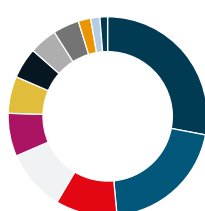
Model portfolio breakdown

TOP HOLDINGS

HSBC AMERICAN INDEX C ACC	13.50%	ISHARES UK GLT ALSTINDX(UK) D A	4.50%
ISHARES UK EQ INDX(UK) D A	13.00%	ISHARES OSEA GOVBDINDX(UK) D A	4.25%
FIDELITY INDEX US P	10.50%	FIDELITY INDEX UK P	4.00%
FIDELITY INDEX EMG MKTS P ACC	7.00%	ISHARES NTHAMRCNEQINDX(UK) D A	4.00%
HSBC EUROPEAN INDEX C ACC	7.00%	FIDELITY SUSMNYBLDINC W ACC GBP	3.75%

72.75% of the Model Portfolio is invested in passively managed funds that track a range of market indices. 3.50% of the Model Portfolio is invested in funds managed by Santander Asset Management UK Limited.

Asset allocation



US SHARES	28.00%	JAPANESE SHARES	5.00%
UK SHARES	20.50%	UK GOVERNMENT BONDS	4.50%
EUROPEAN SHARES	10.00%	GLOBAL GOVERNMENT BONDS	4.25%
STERLING CORPORATE BONDS	10.00%	GLOBAL SHARES	2.00%
NON-DEVELOPED MARKET SHARES	7.00%	NON-DEVELOPED MARKET BONDS	1.50%
GLOBAL CORPORATE BONDS	6.00%	GLOBAL SUB-INVESTMENT GRADE BONDS	1.25%

Calculations as at 30 September 2025. Source of Asset Allocation data is Santander Asset Management, based on portfolio manager allocations as at time of factsheet publication and includes detailed asset and sub asset classes, including cash. Prior to May 2021 restatement, source included FE fundinfo.

About the Model Portfolio

This Model Portfolio is part of Santander UK's Model Portfolio Service. Santander Asset Management UK Limited (SAM UK) manages the Model Portfolio on behalf of Santander UK, following the objectives and policies outlined in this factsheet.

A Model Portfolio is a guide for your individual portfolio, made up of investment funds. SAM UK selects these investments based on the Model Portfolio's objectives and policies agreed with Santander UK. Santander UK ensures the service is suitable for you. Santander ISA Managers Limited handles the setup and administration of your portfolio so that it aligns with the Model Portfolio, but it won't match it exactly.

Your portfolio's performance may differ from the performance of the Model Portfolio due to market changes or updates to the Model Portfolio itself. When these differences grow too large, your portfolio will be rebalanced to match the Model Portfolio again. For details, refer to the Santander Investment Hub Terms and Conditions.

Model Portfolio Manager

Multi Asset Solutions UK Team

The Multi-Asset Solutions UK team is part of the Global Multi-Asset Solutions team. Our team includes experienced investment specialists who have managed portfolios through many different market conditions. They benefit from the research and tools provided by the wider Global Multi-Asset Solutions team.

Useful Links

Link to glossary [here](#)

UK Investor Important Information
For retail distribution

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Santander UK has appointed SAM UK as the manager for the Model Portfolio Service. Santander UK has appointed Santander ISA Managers Limited (SIM) as the platform service provider and SAM UK has appointed SIM as the broker. Santander UK plc is registered in England and Wales (Registration No. 229747), authorised by the Prudential Regulation Authority (PRA) and regulated by the Financial Conduct Authority (FCA), register number 106054 and the PRA. SIM is registered in Scotland (Registration No. SC151605) and is authorised and regulated by the FCA (171448). SAM UK is registered in Scotland (Registration No. SC106669) and is authorised and regulated by the FCA (122491). You can check this on the Financial Services Register by visiting the FCA's website www.fca.org.uk/register.

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Santander Vista Model Portfolios

Marketing Communication

September 2025 Factsheet

Santander Vista 11 MPS



Model portfolio overview

Launch Date	11 Dec 2019
Time Horizon	10 years +
Target Maximum Ongoing Charge Figure	1.00%
Actual Ongoing Charge Figure	0.18%
Model Portfolio Service Fee	0.25%
All fees are per annum.	

Costs and charges

The funds that the Model Portfolio invests in will each have an Ongoing Charge Figure (OCF) which can vary over time. SAM UK will aim to keep the total OCF across the Model Portfolio to a maximum of 1.00% per annum, although this level is not guaranteed. These underlying funds also have transaction costs associated with them. The estimated level of the transaction costs will be disclosed to you before you invest in the service. Transaction costs are the costs which the underlying fund incurs when buying and selling assets.

SAM UK will charge a Model Portfolio Service Fee for making day to day investment decisions relating to the Model Portfolio. This includes deciding its asset allocation and selecting the individual funds that make up the Model Portfolio. The fee will be 0.25% of the Model Portfolio value each year.

Performance data is calculated on a model portfolio basis, so you will need to refer to the Santander Investment Hub or your Private Banker for details regarding your specific investment.

For performance comparison purposes and to reflect the capital growth objective and time horizon, each model is benchmarked against the Bank of England Base Rate plus a percentage per annum, measured over a rolling 3 year period. The relevant Investment Association (IA) sector is also provided as an additional comparator to investment solutions with a similar asset mix. Portfolio performance figures are net of the ongoing charge figure and model portfolio service fee.

Objective and Policy

The objective of the Model Portfolio is to achieve capital growth for investors wanting to invest over a time horizon of 10 years or more, and in line with Santander UK's High Risk Category. The Model Portfolio is designed for investors who are prepared to accept a high risk from investing, and therefore want to achieve a high return. For more information about the Santander UK risk categories, please speak to your Private Banker. For performance comparison purposes, the Model Portfolio references the Bank of England Base Rate, plus 3.25% per annum over a rolling 3 year period, after investment costs.

The Model Portfolio provides a diversified spread of investments, and will typically invest between 0% and 50% in bonds and cash, and between 65% and 100% in shares. The Model Portfolio may also invest up to a maximum allocation of 35% in 'alternatives', such as (but not limited to) property, private equity, commodities and absolute return strategies.

The Model Portfolio will access this spread of investments through collective investment schemes and cash.

The Model Portfolio is permitted to invest up to 100% in passively managed collective investment schemes.

The Model Portfolio can also invest in funds managed by Santander Asset Management subject to consent from Santander UK plc.

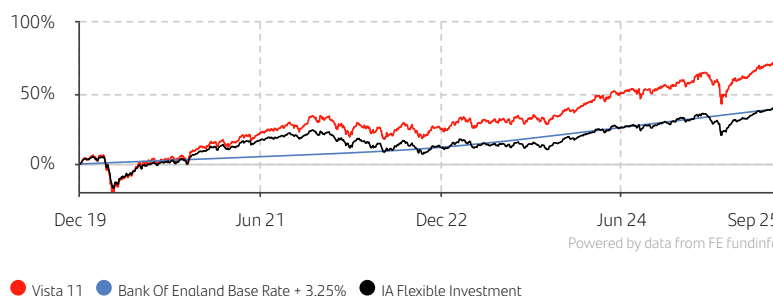
Cumulative performance

	1M	3M	6M	YTD	1Y	3Y	5Y	Since Launch
Vista 11	2.34%	7.13%	12.56%	11.10%	13.78%	44.42%	69.06%	74.20%
IA Flexible Investment	2.39%	6.39%	10.39%	8.48%	10.54%	30.27%	39.95%	41.65%
Bank Of England Base Rate + 3.25%	0.63%	1.84%	3.75%	5.74%	7.87%	25.90%	35.39%	39.25%

Annual performance

	2024	2023	2022	2021	2020
Vista 11	12.45%	11.61%	-6.27%	18.50%	9.40%
IA Flexible Investment	9.42%	7.08%	-8.98%	11.30%	6.70%
Bank Of England Base Rate + 3.25%	8.59%	8.03%	4.73%	3.36%	3.49%

Cumulative performance



Source of performance data: Santander Asset Management and FE fundinfo, calculations as at 30 September 2025 in GBP and net total return.

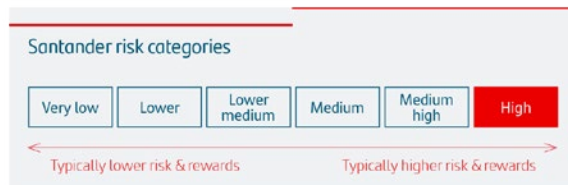
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Santander Vista Model Portfolios



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Risk and reward information



The funds that the Model Portfolio invests in have associated risks which should be considered, these risks are defined in the underlying funds Key Investor Information Documents.

In addition, Santander UK categorises each Model Portfolio into one of 6 risk categories from Very Low Risk to High Risk, based on what an extreme level of loss could be over the future investment horizon.

Santander UK have categorised Vista 11 as High Risk based on that scale. SAM UK will manage the Model Portfolio in line with this risk rating, and from time to time may manage it in a way that reduces its risk rating to Medium High Risk to help the Model Portfolio achieve its objective.

For more information about the Santander UK risk categories, please speak to your Private Banker.

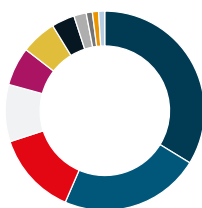
Model portfolio breakdown

TOP HOLDINGS

HSBC AMERICAN INDEX C ACC	14.50%	ISHARES NTHAMRCNEQINDX(UK) D A	9.00%
ISHARES UK EQ INDX(UK) D A	12.25%	FIDELITY INDEX UK P	7.00%
FIDELITY INDEX US P	10.25%	FIDELITY SUSMNYBLDINC W ACC GBP	5.75%
HSBC EUROPEAN INDEX C ACC	9.50%	FIDELITY INDEX JAPAN P ACC	4.00%
FIDELITY INDEX EMG MKTS P ACC	9.25%	L&G EUROPEAN INDEX TST I ACC	4.00%

84.50% of the Model Portfolio is invested in passively managed funds that track a range of market indices. 3.50% of the Model Portfolio is invested in funds managed by Santander Asset Management UK Limited.

Asset allocation



US SHARES	33.75%	UK GOVERNMENT BONDS	3.75%
UK SHARES	22.75%	GLOBAL SHARES	2.00%
EUROPEAN SHARES	13.50%	GLOBAL GOVERNMENT BONDS	1.00%
NON-DEVELOPED MARKET SHARES	9.25%	GLOBAL SUB-INVESTMENT GRADE BONDS	1.00%
JAPANESE SHARES	6.25%	NON-DEVELOPED MARKET BONDS	1.00%
STERLING CORPORATE BONDS	5.75%		

Calculations as at 30 September 2025. Source of Asset Allocation data is Santander Asset Management, based on portfolio manager allocations as at time of factsheet publication and includes detailed asset and sub asset classes, including cash. Prior to May 2021 restatement, source included FE fundinfo.

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Model Portfolio Manager

Multi Asset Solutions UK Team

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Useful Links

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04

Glossary of terms

Alternatives: Any investment other than shares and fixed income, such as property and absolute return funds.

Asset allocation: The proportion of a fund invested in different asset classes, i.e. shares, bonds, cash, property, geographic regions or industry sectors, in order to achieve the highest expected returns for the lowest possible risk.

Benchmark: An index which is used as a standard to measure and compare a security, mutual fund or an investment manager for characteristics such as performance, sector exposure, weightings and risk.

Bid to bid: A bid price is the price a buyer is willing to pay for a stock or a security. Bid to bid basis is the beginning and the end bid price that is then used to calculate the performance return.

Bond: A bond is a loan issued by a government or a company. When you buy a bond, the issuer promises to pay a certain amount of income until the bond redeems and is repaid by the issuer. The strength of that promise varies by the issuer of the bond. This is known as creditworthiness.

Commodities: Raw materials or products that have a market value and can be traded on an exchange. Examples include precious metals such as gold, industrial metals such as aluminium, or agricultural goods such as wheat.

Default: If a company or individual defaults, this means they are unable to make the required payments on their debt obligations.

Derivative: A financial security that is traded between two parties and that gets its value from how an underlying investment or group of investments performs.

Emerging markets: Markets in those countries in the early stages of development, which have sufficient size and liquidity and are receptive to foreign investment. These include, but are not limited to, the following markets: Brazil, Russia, China, India, South Africa, and emerging European markets.

Fixed income: Also known as fixed interest. A group of asset classes that involve debt, this is usually in the form of bonds where an issuer will lend money for a predefined period and these can be issued by governments or companies. These will involve a regular coupon (interest) payment and the return of capital (original amount lent) at the maturity of the bond.

Investment grade: A rating that signifies relatively low risk of default. Independent rating agencies such as Moody's and Fitch will provide this rating.

Key Investor Information Document (KIID): The Key Investor Information Document (KIID) is a regulatory document that provides key information about each share class of each fund which is a UCITS (Undertakings for Collective Investment in Transferable Securities) scheme. It helps investors compare different funds and assess which fund meets their specific needs.

Leverage: Leverage is the use of various financial instruments or borrowed capital, such as margin, to increase the potential return of an investment.

Liquidity: Refers to the ease with which an asset or security can be sold and converted into readily available cash without a drastic change in its market price.

Net income reinvested: The returns shown in the performance tables within the Factsheets are after income has been reinvested back into the fund, after tax has been deducted.

Near cash: Assets that can be quickly liquidated into cash or cash-like assets.

NURS: A non-UCITS (Undertakings for Collective Investment in Transferable Securities) retail scheme.

NURS Key Investor Information document (NURS KII): The NURS KII is a regulatory document that provides key information about each share class of each fund which is a NURS. It helps investors compare different funds and assess which fund meets their specific needs.

Open-Ended Investment Companies (OEICs): An Open Ended Investment Company (OEIC) is a type of company or fund in the United Kingdom structured to invest in other companies with the ability to constantly adjust its investment criteria and fund size.

Property: Property or real estate investment refers to land, buildings or both purchased with the intention of earning a return on the investment either through rental income, the future resale of the assets, or both.

Shares (often referred to as equities or stocks): In investing, this is a share of ownership in a company. Investing in a fund gives exposure to underlying share prices without investors actually owning the shares themselves.

Value companies: Companies that are currently trading below what they are worth and thus could provide a better return over the long-term.

Volatility: The extent to which the value of an investment fluctuates over time.



Important Information

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The value of investments and any income is not guaranteed and can go down as well as up and may be affected by exchange rate fluctuations. This means that an investor may not get back the amount invested. Past performance is not a guide to future performance.

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