

Santander UK plc €35bn Regulated Covered Bond Programme



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Administration

Name of issuer	Santander UK plc
Name of RCB programme	Santander UK plc €35bn Global Covered Bond Programme
Name, job title and contact details of person validating this form	Martin McKinney, Medium Term Funding, mtf@santander.co.uk
Date of form submission	26 February 2021
Start Date of reporting period	01 January 2021 (Calculation Period Start Date 01 January 2021 inclusive)
End Date of reporting period	01 February 2021 (Calculation Period Start Date 01 February 2021 exclusive)
Web links - prospectus, transaction documents, loan-level data	https://boeportal.co.uk/SantanderUK

Counterparties, Ratings

	Counterparty/ies	Fitch		Moody's		S&P	
		Rating trigger	Current rating	Rating trigger	Current rating	Rating trigger	Current rating
Covered bonds		-	AAA	-	Aaa	na	AAA
Issuer	Santander UK plc	na	A+ / F1	na	A1 / P-1	na	A / A-1
Seller(s)	Santander UK plc	na	A+ / F1	na	A1 / P-1	na	A / A-1
Account bank	Santander UK plc	<A / <F1	A+ / F1	- / <P-1	A1 / P-1	- / <A-1	A / A-1
Stand-by account bank	None	na	na	na	na	na	na
Servicer(s)	Santander UK plc	<BBB- / -	A+ / F1	<Baa3 / -	A1 / P-1	<BBB- / -	A / A-1
Stand-by servicer(s)	None	na	na	na	na	na	na
Swap provider(s) on cover pool	Santander UK plc	<A / <F1 ⁽¹⁾	A+ / F1	<A3 / - ⁽²⁾	Aa3 / P-1	<A- / - ⁽³⁾	A / A-1
Stand-by swap provider(s) on cover pool	None	na	na	na	na	na	na
Swap notional amount(s) (GBP)	£ 23,322,270,399						
Swap notional maturity/ies	na						
LLP receive rate/margin	LIBOR/SONIA +1.86%						
LLP pay rate/margin	2.259%						
Collateral posting amount(s) (GBP)	£ -						

Currency swap provider for Series 3 (EUR)	HSBC Bank plc
Swap notional amount(s) (EUR)	€ 500,000,000
Swap notional maturity/ies	12-Apr-21
LLP receive rate/margin	4.250%
LLP pay rate/margin	Libor +0.0487%
Collateral posting amount(s) (EUR)	€ 125,245,990
Fitch Current Rating	AA- / F1+
Moody's Current Rating	A1 / P-1
S&P Current Rating	A+ / A-1

Currency swap provider for Series 61 (EUR)	Natixis
Swap notional amount(s) (EUR)	€ 1,000,000,000
Swap notional maturity/ies	21-Apr-22
LLP receive rate/margin	0.25%
LLP pay rate/margin	Libor +0.5215%
Collateral posting amount(s) (EUR)	€ 190,077,000
Fitch Current Rating	A+ / F1
Moody's Current Rating	A1 / P-1
S&P Current Rating	A+ / A-1

Currency swap provider for Series 3 (EUR)	NatWest Markets plc
Swap notional amount(s) (EUR)	€ 500,000,000
Swap notional maturity/ies	12-Apr-21
LLP receive rate/margin	4.250%
LLP pay rate/margin	Libor +0.0487%
Collateral posting amount(s) (EUR)	€ 158,658,613
Fitch Current Rating	A+ / F1
Moody's Current Rating	A3 / P-2
S&P Current Rating	A- / A-2

Currency swap provider for Series 3 (EUR)	BNP Paribas
Swap notional amount(s) (EUR)	€ 500,000,000
Swap notional maturity/ies	12-Apr-21
LLP receive rate/margin	4.250%
LLP pay rate/margin	Libor +0.0487%
Collateral posting amount(s) (EUR)	€ 121,288,382
Fitch Current Rating	AA- / F1+
Moody's Current Rating	Aa3 / P-1
S&P Current Rating	A+ / A-1

Currency swap provider for Series 60 (EUR)	National Australia Bank
Swap notional amount(s) (EUR)	€ 500,000,000
Swap notional maturity/ies	18-Sep-24
LLP receive rate/margin	1.250%
LLP pay rate/margin	Libor +0.5450%
Collateral posting amount(s) (EUR)	€ -
Fitch Current Rating	A+ / F1
Moody's Current Rating	Aa3 / P-1
S&P Current Rating	AA- / A-1+

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Accounts, Ledgers

	Value as at 01-02-21 for the reporting period	Value as at 01-01-21 for the reporting period	Target Value
Revenue receipts (please disclose all parts of waterfall)			
Revenue Receipts (on the Loans)	£ 39,810,343	£ 40,984,360	na
Other net income (including interest on bank accounts)	£ 726,833	£ 689,201	na
Excess amount released from Reserve Fund	£ 5,479,573	£ -	na
Premia received from outgoing Swap Provider	£ -	£ -	na
Amounts receivable under interest rate swap	£ -	£ -	na
Available Revenue Receipts	£ 46,016,748	£ 41,673,560	na
Senior fees (including Cash Manager, Servicer & Asset Monitor)	£ 2,189,772	£ 2,732,668	na
Amounts due under interest rate swap	£ 2,640,173	£ 5,220,848	na
Amounts due under cover bond swaps	£ 11,659,070	£ 10,933,009	na
Amounts due under Intercompany Loan	£ 2,732,954	£ 2,611,433	na
Amounts added to Reserve Fund	£ -	£ 3,744,025	na
Deferred Consideration	£ 26,794,779	£ 16,431,579	na
Members' profit	£ -	£ -	na
Total distributed	£ 46,016,748	£ 41,673,560	na
Principal receipts (please disclose all parts of waterfall)			
Principal Receipts (on the Loans)	£ 741,309,992	£ 684,891,656	na
Any other amount standing to credit Principal Ledger	£ 2,407,800,810	£ 1,722,125,950	na
Cash Capital Contribution from Members	£ 805,267	£ 783,205	na
Termination payment received from a Swap Provider	£ -	£ -	na
Amounts released from Pre-Maturity Liquidity Ledger	£ -	£ -	na
Available Principal Receipts	£ 3,149,916,069	£ 2,407,800,810	na
Credit to Pre-Maturity Liquidity Ledger	£ -	£ -	na
Purchase of New Loans	£ -	£ -	na
Deposit in GIC to satisfy ACT test	£ -	£ -	na
Repayment of Term Advance	£ -	£ -	na
Capital Distribution	£ -	£ -	na
Total distributed	£ -	£ -	na
Reserve ledger	£ 60,429,392	£ 56,685,367	£ 60,429,392
Payments ledger	£ 4,120,945	£ 2,672,337	£ 4,120,945
Principal ledger	£ 3,149,916,069	£ 2,407,800,810	na
Revenue ledger	£ 40,537,175	£ 41,548,715	na
Pre-maturity liquidity ledger	£ 87,680,000	£ 87,680,000	na

Asset Coverage Test

	Value as at 01-02-21	Description
A	£ 20,478,646,286	Adjusted Current Balance
B	£ 2,407,800,810	Principal ledger held within GIC account
C	£ -	Cash Capital Contributions held on Capital Ledger
D	£ -	Substitution assets
E	£ 87,680,000	Sales proceeds/Capital Contributions credited to Pre-Maturity Liquidity Ledger
U	£ 1,135,072,096	Supplemental Liquidity Reserve
V	£ -	Set-off Flexible Plus (offset)
W	£ -	Set-off Depositor
X	£ 272,651,835	For redraw capacity
Y	£ 33,345	Reward loans
Z	£ -	Potential negative carry
Total	£ 21,566,369,820	
Method used for calculating component 'A'	A(b)	
Asset percentage (%)	89.28%	
Maximum asset percentage from Fitch (%)	91.50%	
Maximum asset percentage from Moody's (%)	89.28%	
Maximum asset percentage from S&P (%)	91.00%	
Credit support as derived from ACT (GBP)	£ 3,193,360,839	
Credit support as derived from ACT (%)	17.38%	

Adjusted Loan Balance Calculation

A = the lower of (a) & (b), where:	
(a) =	£ 22,637,469,030.71 the Aggregate Adjusted Outstanding Principal Balance, and
(b) =	£ 20,478,646,285.74 the Aggregate Arrears Adjusted Outstanding Principal Balance multiplied by the Asset Percentage.
(a)	Aggregate Adjusted Outstanding Principal Balance shall be equal to: (i) the Adjusted Outstanding Principal Balance, which is the lower of: £ 22,942,747,187.88 (1) Outstanding Principal Balance of each Loan; and £ 22,637,469,030.71 (2) The Indexed Valuation of each Loan multiplied by M where M = 0.75 for non-arrears loans 0.40 for 90 days-plus arrears loans with indexed LTV ≤ 75% 0.25 for 90 days-plus arrears loans with indexed LTV >75% minus (ii) the aggregate sum of the following deemed reductions to the Aggregate Adjusted Outstanding Principal Balance: £ - (1) Deemed reductions for breach of representation and warranty £ - (2) Deemed reduction for other breach by Seller / Servicer £ 22,637,469,030.71 Aggregate Adjusted Outstanding Principal Balance
(b)	Aggregate Arrears Adjusted Outstanding Principal Balance shall be equal to: (i) the Adjusted Outstanding Principal Balance, which is the lower of: £ 22,942,747,187.88 (1) Outstanding Principal Balance of each Loan; and £ 22,937,551,843.35 (2) The Indexed Valuation of each Loan multiplied by N where N = 1.00 for non-arrears loans 0.40 for 90 days-plus arrears loans with indexed LTV ≤ 75% 0.25 for 90 days-plus arrears loans with indexed LTV >75% minus (ii) the aggregate sum of the following deemed reductions to the Aggregate Adjusted Outstanding Principal Balance: £ - (1) Deemed reductions for breach of representation and warranty £ - (2) Deemed reduction for other breach by Seller / Servicer £ 20,478,646,285.74 Aggregate Arrears Adjusted Outstanding Principal Balance multiplied by the Asset Percentage

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Programme-Level Characteristics - as at 31-01-21

Programme currency	Euro
Programme size	EUR 35,000,000,000
Covered bonds principal amount outstanding (GBP, non-GBP series converted at swap FX rate)	£ 18,373,008,981
Covered bonds principal amount outstanding (GBP, non-GBP series converted at current spot rate)	£ 19,058,108,568
Cover pool balance (GBP)	£ 22,942,747,188
GIC account balance (GBP)	£ 3,342,683,582
Any additional collateral (please specify)	-
Any additional collateral (GBP)	-
Aggregate balance of off-set mortgages (GBP)	£ 3,495,595,952
Aggregate deposits attaching to the cover pool (GBP)	£ 1,361,779,228
Aggregate deposits attaching specifically to the off-set mortgages	£ 451,024,240
Nominal level of overcollateralisation (GBP)	£ 7,719,654,276
Nominal level of overcollateralisation (%)	42.02%
Number of loans in cover pool	218,268
Average loan balance (GBP)	£ 105,113
Weighted average non-indexed LTV (%)	60.51%
Weighted average indexed LTV (%)	52.93%
Weighted average seasoning (months)	63.00
Weighted average remaining term (months)	230.81
Weighted average interest rate (%)	2.03%
Standard Variable Rate(s) (%)	4.34%
Constant Pre-Payment Rate (% , current month)	2.82%
Constant Pre-Payment Rate (% , quarterly average)	2.68%
Principal Payment Rate (% , current month)	3.13%
Principal Payment Rate (% , quarterly average)	2.98%
Constant Default Rate (% , current month)	na
Constant Default Rate (% , quarterly average)	na
Fitch Discontinuity Cap (%)	na
Moody's Timely Payment Indicator	Probable
Moody's Collateral Score (%)	4.00%

Mortgage collections

Mortgage collections (scheduled - interest)	£ 39,810,343
Mortgage collections (scheduled - principal)	£ 75,907,731
Mortgage collections (unscheduled - interest)	na
Mortgage collections (unscheduled - principal)	£ 665,402,261

Loan Redemptions & Replenishments Since Previous Reporting Date

	Number	% of total number	Amount (GBP)	% of total amount
Loan redemptions since previous reporting date	1,366	0.6%	£ 322,820,575	1.4%
Loans bought back by seller(s)	3,723	1.7%	£ 418,489,417	1.8%
of which are non-performing loans	172	0.1%	£ 15,529,779	0.1%
of which have breached R&Ws	82	0.0%	£ 12,933,332	0.1%
of which have had a further advance or product switch	3,469	1.6%	£ 390,026,306	1.7%
Loans sold into the cover pool	0	0.0%	£ -	0.0%

Stratification tables are all as of 31-01-21

Product Rate Type and Reversionary Profiles

	Number	% of total number	Amount (GBP)	% of total amount	Weighted average				
					Current rate	Remaining teaser period (months)	Current margin	Reversionary margin	Initial rate
Fixed at origination, reverting to SVR	28,194	12.92%	3,422,783,474	14.92%	2.21%	20.4	2.21%	0.00%	2.21%
Fixed at origination, reverting to Libor	0	0.00%	0	0.00%	0.00%	0.0	0.00%	0.00%	0.00%
Fixed at origination, reverting to tracker	79,212	36.29%	12,873,535,837	56.11%	1.95%	26.0	1.95%	3.25%	1.95%
Fixed for life	774	0.35%	35,605,712	0.16%	2.17%	0.0	2.17%	0.00%	2.17%
Tracker at origination, reverting to SVR	2	0.00%	102,374	0.00%	1.10%	0.0	1.00%	0.00%	1.10%
Tracker at origination, reverting to Libor	0	0.00%	0	0.00%	0.00%	0.0	0.00%	0.00%	0.00%
Tracker for life	68,823	31.53%	4,674,106,572	20.37%	1.14%	0.0	1.04%	0.00%	1.14%
SVR, including discount to SVR	41,263	18.90%	1,936,613,220	8.44%	4.34%	0.0	0.00%	0.00%	3.56%
Libor	0	0.00%	0	0.00%	0.00%	0.0	0.00%	0.00%	0.00%
Total	218,268	100.00%	£ 22,942,747,188	100.00%	2.03%		1.64%		

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Stratifications

Arrears breakdown	Number	% of total number	Amount (GBP)	% of total amount
Current	216,111	99.01%	22,766,346,383	99.23%
0-1 month in arrears	1,721	0.79%	133,463,913	0.58%
1-2 months in arrears	314	0.14%	28,071,190	0.12%
2-3 months in arrears	102	0.05%	13,406,049	0.06%
3-6 months in arrears	18	0.01%	1,459,227	0.01%
6-12 months in arrears	0	0.00%	0	0.00%
12+ months in arrears	2	0.00%	425	0.00%
Total	218,268	100.00%	22,942,747,188	100.00%

Current non-indexed LTV	Number	% of total number	Amount (GBP)	% of total amount
0-50%	112,323	51.46%	£ 7,005,606,055	30.54%
50-55%	13,526	6.20%	£ 1,663,524,207	7.25%
55-60%	13,167	6.03%	£ 1,727,431,256	7.53%
60-65%	12,483	5.72%	£ 1,731,170,178	7.55%
65-70%	13,533	6.20%	£ 2,069,254,996	9.02%
70-75%	14,043	6.43%	£ 2,239,370,557	9.76%
75-80%	11,624	5.33%	£ 1,863,476,307	8.12%
80-85%	11,429	5.24%	£ 2,104,463,624	9.17%
85-90%	10,546	4.83%	£ 1,767,637,072	7.70%
90-95%	5,025	2.30%	£ 720,183,266	3.14%
95-100%	372	0.17%	£ 38,329,499	0.17%
100-105%	52	0.02%	£ 2,601,724	0.01%
105-110%	34	0.02%	£ 2,260,891	0.01%
110-125%	65	0.03%	£ 4,356,923	0.02%
125%+	46	0.02%	£ 3,080,631	0.01%
Unknown	0	0.00%	£ -	0.00%
Total	218,268	100.00%	£ 22,942,747,188	100.00%

Current indexed LTV	Number	% of total number	Amount (GBP)	% of total amount
0-50%	141,970	65.04%	£ 10,177,492,212	44.36%
50-55%	14,358	6.58%	£ 1,976,492,077	8.61%
55-60%	12,154	5.57%	£ 1,767,458,682	7.70%
60-65%	11,679	5.35%	£ 1,884,500,453	8.21%
65-70%	10,012	4.59%	£ 1,854,177,546	8.08%
70-75%	8,037	3.68%	£ 1,486,459,517	6.48%
75-80%	8,917	4.09%	£ 1,827,357,376	7.96%
80-85%	7,250	3.32%	£ 1,398,570,698	6.10%
85-90%	3,147	1.44%	£ 488,942,729	2.13%
90-95%	226	0.10%	£ 28,283,271	0.12%
95-100%	108	0.05%	£ 10,109,478	0.04%
100-105%	100	0.05%	£ 10,313,395	0.04%
105-110%	83	0.04%	£ 7,696,488	0.03%
110-125%	172	0.08%	£ 18,074,937	0.08%
125%+	55	0.03%	£ 6,818,330	0.03%
Unknown	0	0.00%	£ -	0.00%
Total	218,268	100.00%	£ 22,942,747,188	100.00%

Current outstanding balance of loan	Number	% of total number	Amount (GBP)	% of total amount
0-5,000	42,395	19.42%	£ 23,150,413	0.10%
5,000-10,000	7,178	3.29%	£ 53,255,427	0.23%
10,000-25,000	16,086	7.37%	£ 277,029,135	1.21%
25,000-50,000	22,814	10.45%	£ 854,244,574	3.72%
50,000-75,000	21,930	10.05%	£ 1,370,795,322	5.97%
75,000-100,000	20,593	9.43%	£ 1,799,876,005	7.85%
100,000-150,000	31,624	14.49%	£ 3,901,043,646	17.00%
150,000-200,000	19,984	9.16%	£ 3,452,267,952	15.05%
200,000-250,000	13,297	6.09%	£ 2,971,103,097	12.95%
250,000-300,000	8,292	3.80%	£ 2,263,188,782	9.86%
300,000-350,000	4,928	2.26%	£ 1,590,088,027	6.93%
350,000-400,000	2,951	1.35%	£ 1,099,754,227	4.79%
400,000-450,000	1,890	0.87%	£ 799,055,000	3.48%
450,000-500,000	1,413	0.65%	£ 671,050,671	2.92%
500,000-600,000	1,568	0.72%	£ 848,775,394	3.70%
600,000-700,000	635	0.29%	£ 408,932,949	1.78%
700,000-800,000	351	0.16%	£ 260,863,586	1.14%
800,000-900,000	217	0.10%	£ 183,272,196	0.80%
900,000-1,000,000	121	0.06%	£ 113,973,928	0.50%
1,000,000 +	1	0.00%	£ 1,026,856	0.00%
Total	218,268	100.00%	£ 22,942,747,188	100.00%

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Regional distribution	Number	% of total number	Amount (GBP)	% of total amount
East Anglia	23,203	10.63%	£ 2,855,207,680	12.44%
East Midlands	12,161	5.57%	£ 1,072,701,164	4.68%
London	27,398	12.55%	£ 4,691,297,199	20.45%
North	6,398	2.93%	£ 430,421,520	1.88%
North West	21,715	9.95%	£ 1,622,449,389	7.07%
Northern Ireland	14,752	6.76%	£ 812,191,696	3.54%
South East	36,360	16.66%	£ 4,998,341,040	21.79%
South West	17,767	8.14%	£ 1,866,498,804	8.14%
Scotland	22,713	10.41%	£ 1,783,067,519	7.77%
Wales	10,077	4.62%	£ 655,681,260	2.86%
West Midlands	12,518	5.74%	£ 1,136,057,230	4.95%
Yorkshire and Humberside	13,206	6.05%	£ 1,018,832,687	4.44%
Grand Total	218,268	100.0%	£ 22,942,747,188	100.0%

Repayment type	Number	% of total number	Amount (GBP)	% of total amount
Capital repayment	138,236	63.33%	£ 16,442,223,768	71.67%
Part-and-part	0	0.00%	£ -	0.00%
Interest-only	21,656	9.92%	£ 3,004,927,468	13.10%
Offset	58,376	26.75%	£ 3,495,595,952	15.24%
Total	218,268	100.0%	£ 22,942,747,188	100.0%

Seasoning	Number	% of total number	Amount (GBP)	% of total amount
0-12 months	5,155	2.36%	£ 932,803,804	4.07%
12-24 months	37,713	17.28%	£ 6,865,002,770	29.92%
24-36 months	17,195	7.88%	£ 2,854,316,751	12.44%
36-48 months	24,230	11.10%	£ 3,595,368,246	15.67%
48-60 months	5,407	2.48%	£ 604,912,110	2.64%
60-72 months	10,122	4.64%	£ 1,084,353,320	4.73%
72-84 months	9,738	4.46%	£ 879,423,448	3.83%
84-96 months	8,743	4.01%	£ 631,471,206	2.75%
96-108 months	6,247	2.86%	£ 379,404,078	1.65%
108-120 months	6,919	3.17%	£ 434,548,268	1.89%
120-150 months	16,179	7.41%	£ 1,042,240,672	4.54%
150-180 months	37,920	17.37%	£ 2,483,300,497	10.82%
180+ months	32,700	14.98%	£ 1,155,602,019	5.04%
Total	218,268	100.00%	£ 22,942,747,188	100.00%

Interest payment type	Number	% of total number	Amount (GBP)	% of total amount
Fixed	108,180	49.56%	£ 16,331,925,022	71.19%
SVR	41,249	18.90%	£ 1,936,427,725	8.44%
Tracker	68,825	31.53%	£ 4,674,208,946	20.37%
Discount SVR or Unknown	14	0.01%	£ 185,495	0.00%
Total	218,268	100.00%	£ 22,942,747,188	100.00%

Loan purpose type	Number	% of total number	Amount (GBP)	% of total amount
Owner-occupied	218,268	100.00%	£ 22,942,747,188	100.00%
Buy-to-let	0	0.00%	£ -	0.00%
Second home	0	0.00%	£ -	0.00%
Total	218,268	100.00%	£ 22,942,747,188	100.00%

Income verification type	Number	% of total number	Amount (GBP)	% of total amount
Fully verified	188,869	86.53%	£ 20,870,318,260	90.97%
Fast-track	29,399	13.47%	£ 2,072,428,928	9.03%
Self-certified	0	0.00%	£ -	0.00%
Total	218,268	100.00%	£ 22,942,747,188	100.00%

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Remaining term of loan	Number	% of total number	Amount (GBP)	% of total amount
0-30 months	18,855	8.64%	£ 540,299,240	2.35%
30-60 months	19,126	8.76%	£ 772,470,868	3.37%
60-120 months	50,733	23.24%	£ 3,064,189,494	13.36%
120-180 months	40,925	18.75%	£ 3,728,412,434	16.25%
180-240 months	29,402	13.47%	£ 3,756,766,037	16.37%
240-300 months	26,036	11.93%	£ 4,299,677,218	18.74%
300-360 months	17,371	7.96%	£ 3,370,303,913	14.69%
360+ months	15,820	7.25%	£ 3,410,627,985	14.87%
Total	218,268	100.00%	£ 22,942,747,188	100.00%

Employment status	Number	% of total number	Amount (GBP)	% of total amount
Employed	167,961	76.95%	£ 17,736,513,619	77.31%
Self-employed	34,056	15.60%	£ 4,491,935,224	19.58%
Unemployed	819	0.38%	£ 36,253,806	0.16%
Retired	3,591	1.65%	£ 158,213,267	0.69%
Guarantor	0	0.00%	£ -	0.00%
Other	11,841	5.42%	£ 519,831,272	2.27%
Total	218,268	100.00%	£ 22,942,747,188	100.00%

Covered Bonds Outstanding, Associated Derivatives (please disclose for all bonds outstanding)

Series	Series 3	Series 3 Tap 2	Series 3 Tap 3	Series 18	Series 19	Series 21	Series 23	Series 24	Series 25	Series 28	Series 29
Issue date	12-Apr-06	07-Feb-11	27-Jan-12	18-Nov-10	18-Nov-10	14-Jan-11	28-Feb-11	14-Apr-11	24-May-11	05-Dec-11	09-Dec-11
Original rating (Moody's/S&P/Fitch/DBRS)	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -
Current rating (Moody's/S&P/Fitch/DBRS)	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -
Denomination	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR
Amount at issuance	1,500,000,000	250,000,000	250,000,000	100,000,000	125,000,000	100,000,000	1,000,000,000	1,247,702,000	100,000,000	53,000,000	100,000,000
Amount outstanding	1,500,000,000	250,000,000	250,000,000	100,000,000	125,000,000	100,000,000	1,000,000,000	1,247,702,000	100,000,000	53,000,000	100,000,000
FX swap rate (rate:£1)	1.429	1.162	1.197	1.160	1.160	1.183	na	na	1.141	1.166	1.161
Maturity type (hard/soft-bullet/pass-through)	Soft	Soft	Soft	Hard	Hard	Hard	Soft	Soft	Hard	Hard	Hard
Scheduled final maturity date	12-Apr-21	12-Apr-21	12-Apr-21	18-Nov-25	18-Nov-30	15-Jan-24	02-Nov-26	14-Apr-21	24-May-21	21-Dec-26	09-Dec-26
Legal final maturity date	12-Apr-22	12-Apr-22	12-Apr-22	18-Nov-25	18-Nov-30	15-Jan-24	02-Mar-27	14-Apr-22	24-May-21	21-Dec-26	09-Dec-26
ISIN	XS0250729109	XS0250729109	XS0250729109	na	na	na	XS0596191360	XS0616897616	na	na	na
Stock exchange listing	London	London	London	na	na	na	London	London	na	na	na
Coupon payment frequency	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual
Coupon payment date	Annually - 12 Apr	Annually - 12 Apr	Annually - 12 Apr	Annually - 18 Nov	Annually - 18 Nov	Annually - 15 Jan	Annually - 2 Mar	Annually - 14 Apr	Annually - 24 May	Annually - 21 Dec	Annually - 09 Dec
Coupon (rate if fixed, margin and reference rate if floating)	4.250%	4.250%	4.250%	4.125%	4.250%	4.625%	5.750%	5.125%	4.636%	4.530%	4.600%
Margin payable under extended maturity period (%)	1M Euribor +0.11%	1M Euribor +1.56%	1M Euribor +0.11%	na	na	na	1M GBL Libor +1.58%	1M GBL Libor +1.27%	na	na	na
Swap counterparty/ies	HSBC / BNPP / NWM	Santander UK	Santander UK	Santander UK	Santander UK	Santander UK	Santander UK	Santander UK	Santander UK	Santander UK	Santander UK
Swap notional denomination	GBP	GBP	GBP	GBP	GBP	GBP	GBP	GBP	GBP	GBP	GBP
Swap notional amount	1,049,415,000	215,125,000	208,875,000	86,220,000	107,775,000	84,500,000	1,000,000,000	1,247,702,000	87,680,000	45,436,900	86,100,000
Swap notional maturity	12-Apr-22	12-Apr-22	12-Apr-22	18-Nov-25	18-Nov-30	15-Jan-24	02-Mar-27	14-Apr-22	24-May-21	21-Dec-26	09-Dec-26
LLP receive rate/margin	4.250%	4.250%	4.250%	4.125%	4.250%	4.625%	5.750%	5.125%	4.636%	4.530%	4.600%
LLP pay rate/margin	3M GBP Libor +0.0487%	SONIA + 2.0555%	SONIA + 2.7190%	SONIA + 1.6780%	SONIA + 1.7280%	SONIA + 1.8555%	SONIA + 1.8855%	SONIA + 1.6370%	SONIA + 1.6030%	SONIA + 2.0680%	SONIA + 1.9680%
Collateral posting amount(s) (EUR)	405,192,985	-	-	-	-	-	-	-	-	-	-

Series	Series 30	Series 31	Series 32	Series 37	Series 41	Series 42	Series 44	Series 45	Series 46	Series 47	Series 48
Issue date	05-Jan-12	04-Jan-12	15-Feb-12	16-Feb-12	21-Mar-12	23-Mar-12	12-Apr-12	13-Apr-12	16-Apr-12	18-Apr-12	15-May-12
Original rating (Moody's/S&P/Fitch/DBRS)	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -
Current rating (Moody's/S&P/Fitch/DBRS)	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -
Denomination	EUR	EUR	EUR	GBP	EUR	EUR	GBP	EUR	EUR	EUR	EUR
Amount at issuance	30,000,000	30,000,000	88,000,000	750,000,000	47,000,000	75,000,000	127,000,000	75,000,000	108,000,000	50,000,000	45,000,000
Amount outstanding	30,000,000	30,000,000	88,000,000	750,000,000	47,000,000	75,000,000	127,000,000	75,000,000	108,000,000	50,000,000	45,000,000
FX swap rate (rate:£1)	1.182	1.195	1.203	na	1.197	na	1.205	1.201	1.201	1.200	1.245
Maturity type (hard/soft-bullet/pass-through)	Hard	Hard	Hard	Soft	Hard	Soft	Hard	Hard	Hard	Hard	Hard
Scheduled final maturity date	05-Jan-27	04-Jan-27	06-Feb-32	16-Feb-29	12-Mar-27	23-Mar-27	12-Apr-22	13-Apr-23	16-Apr-30	18-Apr-28	15-May-27
Legal final maturity date	05-Jan-27	04-Jan-27	06-Feb-32	16-Feb-30	12-Mar-27	23-Mar-28	12-Apr-22	13-Apr-23	16-Apr-30	18-Apr-28	15-May-27
ISIN	na	na	na	XS0746621704	na	na	na	na	na	na	na
Stock exchange listing	na	na	na	London	na	London	na	na	na	na	na
Coupon payment frequency	Annual	Annual	Annual	Annual	Annual	Quarterly	Annual	Annual	Annual	Annual	Annual
Coupon payment date	Annually - 05 Jan	Annually - 04 Jan	Annually - 06 Feb	Annually - 16 Feb	Annually - 12 Mar	23 Mar, Jun, Sep, Dec	Annually - 12 Apr	Annually - 13 Apr	Annually - 16 Apr	Annually - 18 Apr	Annually - 15 May
Coupon (rate if fixed, margin and reference rate if floating)	4.340%	4.340%	4.370%	5.250%	4.000%	SONIA + 2.0465%	3.290%	3.420%	3.750%	3.750%	3.500%
Margin payable under extended maturity period (%)	na	na	na	1M GBP Libor +2.45%	na	SONIA + 2.0965%	na	na	na	na	na
Swap counterparty/ies	Santander UK	Santander UK	Santander UK	Santander UK	Santander UK	na	Santander UK	Santander UK	Santander UK	Santander UK	Santander UK
Swap notional denomination	GBP	GBP	GBP	GBP	GBP	na	GBP	GBP	GBP	GBP	GBP
Swap notional amount	25,380,000	25,095,000	73,172,000	750,000,000	39,254,400	na	105,397,300	62,437,500	89,910,000	41,670,000	36,148,500
Swap notional maturity	05-Jan-27	04-Jan-27	06-Feb-32	16-Feb-30	12-Mar-27	na	12-Apr-22	13-Apr-23	16-Apr-30	18-Apr-28	15-May-27
LLP receive rate/margin	4.340%	4.340%	4.370%	5.250%	4.000%	na	3.290%	3.420%	3.750%	3.750%	3.500%
LLP pay rate/margin	SONIA + 1.9480%	SONIA + 1.9805%	SONIA + 2.1680%	SONIA + 2.6247%	SONIA + 1.9130%	na	SONIA + 1.6080%	SONIA + 1.6180%	SONIA + 1.5480%	SONIA + 1.5180%	SONIA + 1.6480%
Collateral posting amount(s) (EUR)	-	-	-	-	-	na	-	-	-	-	-

Santander UK plc €35bn Regulated Covered Bond Programme



Series	Series 49	Series 50	Series 51	Series 53	Series 54	Series 55	Series 60	Series 61	Series 63	Series 66	Series 66 Tap 1
Issue date	08-Jun-12	08-Jun-12	20-Jun-12	19-Jul-13	21-Aug-13	27-Aug-13	18-Sep-14	21-Apr-15	09-Feb-16	16-Nov-17	16-Jan-18
Original rating (Moody's/S&P/Fitch/DBRS)	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -
Current rating (Moody's/S&P/Fitch/DBRS)	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -
Denomination	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	EUR	GBP	GBP
Amount at issuance	35,000,000	40,000,000	76,000,000	100,000,000	50,000,000	50,000,000	500,000,000	1,000,000,000	1,000,000,000	500,000,000	500,000,000
Amount outstanding	35,000,000	40,000,000	76,000,000	100,000,000	50,000,000	50,000,000	500,000,000	1,000,000,000	997,000,000	500,000,000	500,000,000
FX swap rate (rate:£1)	1.247	1.247	1.236	1.158	1.160	1.168	1.257	1.386	1.313	na	na
Maturity type (hard/soft-bullet/pass-through)	Hard	Hard	Hard	Hard	Soft	Soft	Soft	Soft	Soft	na	na
Scheduled final maturity date	08-Jun-28	08-Jun-29	20-Jun-24	18-Jul-25	21-Aug-25	27-Aug-25	18-Sep-24	21-Apr-22	09-Aug-21	16-Nov-22	16-Nov-22
Legal final maturity date	08-Jun-28	08-Jun-29	20-Jun-24	18-Jul-25	21-Aug-26	27-Aug-26	18-Sep-25	21-Apr-23	09-Aug-22	16-Nov-23	16-Nov-23
ISIN	na	na	na	na	XS0962577168	XS0963398796	XS1111559685	XS1220923996	XS1360443979	XS1719070390	XS1719070390
Stock exchange listing	na	na	na	London	London	London	London	London	London	London	London
Coupon payment frequency	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Quarterly	Quarterly
Coupon payment date	Annually - 8 Jun	Annually - 8 Jun	Annually - 20 Jun	Annually - 18 July	Annually - 21 August	Annually - 27 August	Annually - 18 September	Annually - 21 April	Annually - 9 August	16 Feb, May, Aug, Nov	16 Feb, May, Aug, Nov
Coupon (rate if fixed, margin and reference rate if floating)	3.340%	3.363%	2.950%	2.333%	2.500%	1.520%	1.250%	0.250%	0.250%	3M GBP Libor + 0.23%	3M GBP Libor + 0.23%
Margin payable under extended maturity period (%)	na	na	na	na	na	na	1M EURIBOR + 0.14%	1M EURIBOR + 0.01%	1M EURIBOR + 0.23%	1M GBP Libor + 0.23%	1M GBP Libor + 0.23%
Swap counterparty/ies	Santander UK	Santander UK	Santander UK	Santander UK	Santander UK	Santander UK	NAB	Natixis	Santander UK	na	na
Swap notional denomination	GBP	GBP	GBP	GBP	GBP	GBP	GBP	GBP	GBP	na	na
Swap notional amount	28,070,000	32,080,000	61,476,400	86,350,000	43,085,000	42,795,000	397,772,474	721,600,000	759,514,600	na	na
Swap notional maturity	08-Jun-28	08-Jun-29	20-Jun-24	18-Jul-25	21-Aug-25	27-Aug-25	18-Sep-24	21-Apr-22	09-Aug-21	na	na
LLP receive rate/margin	3.340%	3.363%	2.950%	2.333%	2.500%	1.520%	1.250%	0.250%	0.250%	na	na
LLP pay rate/margin	SONIA + 1.7180%	SONIA + 1.7180%	SONIA + 1.6580%	SONIA + 0.6080%	SONIA + 0.6280%	SONIA + 0.6080%	3M GBP Libor + 0.545%	3M GBP Libor + 0.5215%	SONIA + 0.95675%	na	na
Collateral posting amount(s) (EUR)	-	-	-	-	-	-	-	190,077,000	-	na	na

Series	Series 67	Series 68	Series 69	Series 70	Series 71	Series 72	Series 73	Series 74	Series 75	Series 76
Issue date	10-Jan-18	13-Apr-18	20-Sep-18	20-Sep-18	12-Feb-19	14-May-19	12-Nov-19	15-Jan-20	12-Feb-20	12-Feb-20
Original rating (Moody's/S&P/Fitch/DBRS)	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -
Current rating (Moody's/S&P/Fitch/DBRS)	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -	Aaa / AAA / AAA / -
Denomination	EUR	GBP	EUR	GBP	GBP	EUR	GBP	EUR	GBP	USD
Amount at issuance	1,000,000,000	1,000,000,000	1,000,000,000	1,000,000,000	1,000,000,000	1,000,000,000	1,000,000,000	1,250,000,000	1,000,000,000	1,250,000,000
Amount outstanding	1,000,000,000	1,000,000,000	1,000,000,000	1,000,000,000	1,000,000,000	1,000,000,000	1,000,000,000	1,250,000,000	1,000,000,000	1,250,000,000
FX swap rate (rate:£1)	1.124	na	1.122	na	na	1.167	na	1.179	1.000	1.303
Maturity type (hard/soft-bullet/pass-through)	Soft	Soft	Soft	Soft	Soft	Soft	Soft	Soft	Soft	Soft
Scheduled final maturity date	10-Jan-25	13-Apr-21	20-Sep-23	20-Sep-21	12-Feb-24	12-May-24	12-Nov-24	12-Jan-27	12-Feb-27	12-Feb-23
Legal final maturity date	10-Jan-26	13-Apr-22	20-Sep-24	20-Sep-22	12-Feb-25	12-May-25	12-Nov-25	12-Jan-28	12-Feb-28	12-Feb-24
ISIN	XS1748479919	XS1807191058	XS1880870602	XS1880870784	XS1949730557	XS1995645287	XS2078925307	XS2102283814	XS2115145406144A; XS2115122	XS2116105144144A; US80283LAZ67
Stock exchange listing	London	London	London	London	London	London	London	London	London	London
Coupon payment frequency	Annual	Quarterly	Annual	Quarterly	Quarterly	Annual	Quarterly	Annual	Quarterly	Semi Annual
Coupon payment date	Annually - 18 January	13 Jan, Apr, Jul, Oct	Annually - 20 September	20 Dec, Mar, Jun, Sep	12 Feb, May, Aug, Nov	Annually - 12 May	12 Feb, May, Aug, Nov	Annually - 12 Jan	12 Feb, May, Aug, Nov	12 Feb, Aug
Coupon (rate if fixed, margin and reference rate if floating)	0.500%	3M GBP Libor + 0.22%	0.375%	SONIA +0.43%	SONIA +0.73%	0.100%	SONIA +0.60%	0.050%	SONIA +0.55%	1.625%
Margin payable under extended maturity period (%)	1M EURIBOR - 0.2%	1M GBP Libor + 0.22%	1M EURIBOR + 0.1%	SONIA +0.43%	SONIA +0.73%	1M EURIBOR + 0.1%	SONIA +0.60%	1M EURIBOR + 0.17%	SONIA +0.55%	SOFR +0.46%
Swap counterparty/ies	Santander UK	na	Santander UK	na	na	Santander UK	na	Santander UK	na	Santander UK
Swap notional denomination	GBP	na	GBP	na	na	GBP	na	GBP	na	GBP
Swap notional amount	889,800,000	na	891,500,000	na	na	856,700,000	na	1,060,500,000	na	959,471,907
Swap notional maturity	10-Jan-25	na	20-Sep-23	na	na	12-May-24	na	12-May-27	na	12-Feb-23
LLP receive rate/margin	0.500%	na	0.375%	na	na	0.100%	na	0.050%	na	1.625%
LLP pay rate/margin	SONIA + 0.6020%	na	SONIA + 0.6430%	na	na	SONIA + 0.612%	na	SONIA + 0.669%	na	SONIA + 0.468%
Collateral posting amount(s) (EUR)	-	na	-	na	na	-	na	-	na	-

Santander UK plc €35bn Regulated Covered Bond Programme



Programme triggers

Event (please list all triggers)	Summary of Event	Trigger (S&P, Moody's, Fitch; short-term, long-term)	Trigger breached (yes/no)	Consequence of a trigger breach
Reserve Fund trigger	Loss of required rating by the Issuer	ST: <A-1+ / <P-1 / <F1 LT: - / - / <A	Yes (S&P)	Requirement to establish and maintain a reserve fund and also to trap any Available Revenue Receipts (in accordance with the relevant waterfall) as necessary to fund the Reserve Fund up to the Reserve Fund Required Amount.
Account Bank rating trigger	Loss of required rating by the Account Bank	ST: <A-1 / <P-1 / <F1 LT: - / - / <A	No	Termination of the Bank Account Agreement, unless the Account Bank, within 30 London Business Days, closes the LLP Accounts with it and opens replacement accounts with a financial institution having the required ratings or obtain a guarantee of its obligations under the Bank Account Agreement from a financial institution having the required ratings (provided also that rating agency confirmations are obtained). Note that the Cash Management Agreement still refers to an S&P trigger on the bank accounts of A-1+ if the amounts on deposit in the GIC Account exceed 20% of the sterling equivalent of the Covered Bonds then outstanding, in which case the Cash Manager shall transfer the excess to the stand-by accounts (however, the rating agency criteria do not require stand-by accounts any longer, which have therefore been terminated).
Collections account rating trigger - direct debit transfer to another bank	Loss of required rating by the Seller/Servicer re: collection accounts	ST: <A-2 / <P-2 / <F2 LT: < - / - / <BBB+	No	All further instructions by the Servicer to debit the accounts of Borrowers that are subject to direct debit bank mandates in favour of such collection accounts shall be made to another bank that has at least the required ratings or directly to the Account Bank.
Pre-Maturity Liquidity Test failure (applies to Hard Bullet Covered Bonds only and triggered only if the Final Maturity Date of any Series of Hard Bullet Covered Bonds occurs within 12 months)	Pre-Maturity Test will be breached if the Issuer's ratings fall below the required ratings and if the Final Maturity Date of any Series of Hard Bullet Covered Bonds occurs within 12 months	ST: <A-1 / <P-1 / <F1+ LT: - / <A2 / -	Yes (Fitch)	A Member (Santander UK or the Liquidation Member) may make a cash capital contribution to the LLP or the LLP shall offer to sell Loans in the Portfolio, such that the amount credited to the Pre-Maturity Liquidity Ledger is equal to the Required Redemption Amount for the relevant Series of Hard Bullet Covered Bonds (after taking into account the Required Redemption Amount for all other Series of Hard Bullet Covered Bonds which mature before or at the same time as that Series). No new Covered Bonds may be issued until the Pre-Maturity Test is no longer failed or the amount credited to the Pre-Maturity Liquidity Ledger is equal to the Required Redemption Amounts of all relevant Series of Hard Bullet Covered Bonds.
Supplemental Liquidity Event	Supplemental Liquidity Event occurs if the Issuer's ratings fall below the required ratings and if the Final Maturity Date of any Series of Hard Bullet Covered Bonds occurs within 12 months	ST: <A-1 / <P-1 / <F1+ LT: - / <A2 / -	No	The LLP is permitted (but not required) to sell Loans with the aim to fund or replenish the Supplemental Liquidity Reserve Ledger, up to the Supplemental Liquidity Reserve Amount.
Segregation of Customer Files and Title Deeds	Loss of required rating by the Servicer	ST: <A-1+ & <P-1 & <F1	No	The Servicer shall use reasonable endeavours to ensure that the Customer Files and Title Deeds (unless they relate to dematerialised loans) are located separately from the customer files and title deeds of other properties and mortgages which do not form part of the Portfolio.
Modification to the sizing of the Flexible Plus Loans factor in the Asset Coverage Test	Loss of required rating by the Issuer	ST: <A-2 / - / <F1 LT: <BBB+ / <A2 / <A	No	Factor "V" in the Asset Coverage Test calculation is sized as 100% of the sum of the aggregate cleared credit balances in respect of Flexible Plus Loans in the Portfolio as at the relevant Calculation Date.
Modification to the sizing of the depositor set-off risk percentage in the Asset Coverage Test	Loss of required rating by the Issuer	ST: <A-2 / - / <F1 LT: <BBB+ / <A2 / <A	No	Factor "W" for the sizing of the depositor set-off risk in the Asset Coverage Test is increased from 0 to 4% or such other percentage as determined from time to time. This percentage is subject to a review on each Calculation Date once the Issuer is below these required ratings.

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Programme triggers

Event (please list all triggers)	Summary of Event	Trigger (S&P, Moody's, Fitch; short-term, long-term)	Trigger breached (yes/no)	Consequence of a trigger breach
Interest Rate Swap provider rating triggers	Loss of required rating by the Interest Rate Swap Provider	ST: -/ / <F1 LT: <A / <A3 / <A	No	Requirement to post collateral in accordance with the Credit Support Annex, and use reasonable efforts to (a) transfer to an appropriately rated replacement third party, (b) procure a guarantee from an appropriately rated third party, or (c) take such other action as would maintain or restore the ratings of the relevant Covered Bonds. The rating triggers shown on the left are the first level of triggers for S&P and Fitch but this is the only trigger for Moody's. A subsequent trigger exists for S&P for loss of BBB+ (LT) and for Fitch for loss of F3 (ST) / BBB- (LT). Remedial actions include posting / continuing to post collateral and taking any of the actions outlined at (a) to (c) above. For the purposes of the S&P rating criteria, "Replacement Option 1" currently applies.
Covered Bond Swap provider rating triggers - San UK (Relevant to Covered Bond Swaps excluding Series 67 & Series 69)	Loss of required rating by Santander UK as Covered Bond Swap Provider	ST: -/ / <F1 LT: <A / <A3(cr) or <A3 / <A	No	Requirement to post collateral in accordance with the Credit Support Annex, and use reasonable efforts to (a) transfer to an appropriately rated Replacement third party, (b) procure a guarantee from an appropriately rated third party, or (c) take such other action as would maintain or restore the ratings of the relevant Covered Bonds. The rating triggers shown on the left are the Initial Rating Event triggers for S&P, Moody's, and Fitch. For S&P, the provisions relating to S&P Adequate is applied. A Subsequent Rating Event exists for S&P for loss of A- (LT). A Subsequent Rating Event exists for Moody's for loss of Baa1 (LT) or Baa1 (cr). A Subsequent Rating Event for Fitch exist for loss of F3 (ST) / BBB- (LT). Remedial actions include posting / continuing to post collateral and taking any of the actions outlined at (a) to (c) above.
Covered Bond Swap provider rating triggers - San UK (Relevant to Covered Bond Swaps Series 67 & Series 69)	Loss of required rating by Santander UK as Covered Bond Swap Provider	ST: <A-1 / - / <F1 LT: <A / <A3(cr) or <A3 / <A	No	Requirement to post collateral in accordance with the Credit Support Annex, and use reasonable efforts to (a) transfer to an appropriately rated Replacement third party, (b) procure a guarantee from an appropriately rated third party, or (c) take such other action as would maintain or restore the ratings of the relevant Covered Bonds. The rating triggers shown on the left are the Initial Rating Event triggers for S&P, Moody's, and Fitch. For S&P, the provisions relating to S&P Option 1 is applied. A Subsequent Rating Event exists for S&P for loss of BBB+ (LT). A Subsequent Rating Event exists for Moody's for loss of Baa1 (LT) or Baa1 (cr). A Subsequent Rating Event for Fitch exist for loss of F3 (ST) / BBB- (LT). Remedial actions include posting / continuing to post collateral and taking any of the actions outlined at (a) to (c) above.
Covered Bond Swap Provider rating triggers - HSBC, BNP Paribas and NatWest Markets, Series 3 Note: For Fitch and S&P, the event is triggered only if coupled with the downgrade or placing on credit watch negative of the then current rating of the relevant Series of Covered Bonds.	Loss of required rating by the relevant Covered Bond Swap provider	ST: <A-1+ / - / <P-1 / <F1 LT: -/ / <A1 / <A+	Yes	Requirement to (a) post collateral in accordance with the Credit Support Annex or (b) transfer to an appropriately rated replacement third party, (c) procure a guarantee from an appropriately rated third party, or (d) take such other action as would maintain or restore the ratings of the relevant Covered Bonds. For Fitch or S&P downgrades, note that the event is triggered and action needs to be taken only if the relevant Series of Covered Bonds has also been downgraded or placed on credit watch negative as a result of the downgrade of the Covered Bond Swap provider. The rating triggers shown on the left are the first level of triggers for all rating agencies. A subsequent trigger exists for Moody's for loss of P-2 (ST) / A3 (LT) and for S&P for loss of BBB- (LT). A First Subsequent Rating Event for Fitch exist for loss of F2 (ST) / BBB+ (LT) and a Second Subsequent Rating Event for Fitch exists for loss of F3 (ST) / BBB- (LT). Remedial actions include posting / continuing to post collateral and taking any of the actions outlined at (b) to (d) above.
Covered Bond Swap provider rating triggers – National Australia Bank, Series 60	Loss of required rating by National Australia Bank in respect of Series 59 or Series 60	ST: <A-1 / - / <F1 LT: <A / <A3 / <A	No	Requirement to post collateral in accordance with the Credit Support Annex or (a) transfer to an appropriately rated replacement third party, which needs to have a flip clause opinion for the purposes of the Fitch criteria if it is incorporated in a different jurisdiction, (b) procure an appropriately rated co-obligor or guarantor, which also needs to have a flip clause opinion if incorporated in a different jurisdiction; or (c) take such other action as would maintain or restore the ratings of the relevant Covered Bonds. The rating triggers shown on the left are the first level of triggers for S&P, Moody's and Fitch. A subsequent trigger exists for S&P for loss of A2 (ST) / BBB+ (LT), Moody's for loss of Baa1 (LT) and Fitch for loss of F3 (ST) / BBB- (LT) / . Remedial actions include posting / continuing to post collateral or taking any of the actions outlined at (a) to (c) above. For the purposes of the S&P rating criteria, "Replacement Option 1" currently applies.
Covered Bond Swap provider rating triggers – Natixis, Series 61	Loss of required rating by Natixis in respect of Series 61	ST: <A-1 / - / <F1 LT: <A / <A3(cr) or <A3 / <A	Yes	Requirement to (a) post collateral in accordance with the Credit Support Annex or (b) transfer to an appropriately rated replacement third party, (c) procure a guarantee from an appropriately rated third party, or (d) take such other action as would maintain or restore the ratings of the relevant Covered Bonds. The rating triggers shown on the left are the first level of triggers for S&P, Moody's and Fitch. A subsequent trigger exists for Moody's for loss of Baa1 or Baa1(cr) (LT) and Fitch for loss of F3 (ST) / BBB- (LT). Remedial actions include posting / continuing to post collateral or taking any of the actions outlined at (a) to (c) above. For the purposes of the S&P rating criteria, "Replacement Option 3" currently applies.
Assignment of legal title to the Loans trigger	Loss of required rating by the Seller	LT: <BBB- / <Baa3 / <BBB-	No	Completion of the legal assignment of the Loans to the LLP by the Seller within 20 London Business Days.
Cash Manager calculation verification trigger	Loss of required rating by the Cash Manager or the Issuer	LT: <BBB- / <Baa3 / <BBB-	No	Asset Monitor to report on arithmetic accuracy of Cash Manager's calculations (regarding the Asset Coverage Test and the Amortisation Test) more frequently (in respect of every Calculation Date).
Servicer replacement trigger	Loss of required rating by the Servicer	LT: <BBB- / <Baa3 / <BBB-	No	The Servicer will use reasonable endeavours to enter into, within 60 days, a replacement servicing agreement with a third party in such form as the LLP and the Security Trustee shall reasonably require.

The table above is a summary only. Investors are advised to consult the underlying Transaction Documents to understand the precise legal terms and conditions associated with the roles listed above and the rating triggers applicable to such roles.

Santander UK plc €35bn Regulated Covered Bond Programme



Non-Rating Triggers

Event	Description of Trigger	Consequence if Trigger Breached
Issuer Event of Default	Any of the conditions, events or acts provided in Condition 9.1 of the Prospectus —Issuer Events of default	Covered Bonds will become immediately due and payable against the Issuer and a Notice to Pay will be served on the LLP. Subsequent recoveries from the Issuer are held by the LLP as security and the LLP will then be required to make payments of Guaranteed Amounts in accordance with the original payment schedule.
Interest Rate Shortfall test	The amount of income that the LLP expects to receive in the next LLP Payment Period is insufficient to cover the would be amounts due under the Intercompany Loan and to the Covered Bond Swap Provider(s) and other senior expenses ranking in priority thereto.	Standard variable rate and other discretionary rates and/or margins will be increased.
Asset Coverage Test	On a Calculation Date, the Adjusted Aggregate Loan Amount is less than the Principal Amount Outstanding of Covered Bonds	Breach of Asset Coverage Test not remedied on the next Calculation Date will result in the issuance of a Asset Coverage breach notice and if not rectified by the 3rd calculation date after the issuance of the breach notice an Issuer Event of Default will occur.
LLP Event of Default	Any of the conditions, events or acts provided in Condition 9.2 of the Prospectus—LLP Events of default.	Covered Bonds will become immediately due and payable against the LLP. Security becomes enforceable.
Yield Shortfall Test	Following an Issuer Event of Default, the Loans must yield LIBOR plus 0.15%.	Standard variable rate and other discretionary rates and/or margins will be increased.
Amortisation Test	Following a Notice to Pay, the Amortisation Test Aggregate Loan Amount will be in an amount at least equal to the Sterling Equivalent of the aggregate Principal Amount Outstanding of the Covered Bonds.	LLP Event of Default will occur.

Glossary:

Arrears	For the purposes of the Asset Coverage Test, arrears are calculated in accordance with standard market practice in the UK. A mortgage is identified as being in arrears when, on any due date, the overdue amounts which were due on previous due dates equal, in the aggregate, one or more full monthly payments. In making an arrears determination, the servicer calculates as of the date of determination the difference between the sum of all monthly payments that were due and payable by a borrower on any due date up to that date of determination (less the aggregate amount of all authorised underpayments made by such borrower up to such date of determination) and the sum of all payments actually made by that borrower up to that date of determination. If the result arrived at by dividing that difference (if any) by the amount of the required current monthly payment equals or exceeds 1 the account is deemed to be in arrears. Arrears classification is determined based on the number of equivalent full current monthly payments that have been missed. A borrower that has missed payments that in the aggregate equal or exceeding 2 monthly payments (but for which the aggregate of missed payments is less than 3 monthly payments) would be classified as being 2 to <3 months in arrears, and so on. An account is treated as being in default if it is 3 or more months in arrears. For the purposes of Investor Reporting, if unpaid at the end of the reporting period, the due amounts which were due on the latest due date are included in the aggregate
Amount / Current Balance (GBP)	In relation to any Loan at any date (the current balance determination date), the aggregate at such date (but avoiding double counting) of: (i) the Initial Advance; (ii) Further Advances and/or Flexible Loan Drawings; (iii) Capitalised Expenses; (iv) Capitalised Interest; and (v) all expenses, charges, fees, premium or payment due and owing by the Borrower which have not yet been capitalised, in each case relating to such Loan less all prepayments, repayments or payments of any of the foregoing made on or prior to the amount balance determination date; and in relation to any Mortgage Account at the amount balance determination date, the aggregate at such date of the Amount balance in respect of each Loan comprised in the relevant Mortgage Account
Default	Default is defined as a property having been taken into possession.
Reference Indexed Valuation	Nationwide Price Indexed Valuation