

FINAL TERMS DOCUMENT

15 May 2026

Santander UK plc

**Issue of Series 97 £750,000,000 Floating Rate Covered Bonds due May 2031 (ISIN: XS3377509586)
(the "Covered Bonds")**

**irrevocably and unconditionally guaranteed as to payment of principal and interest by
Abbey Covered Bonds LLP
under the €35 billion
Global Covered Bond Programme**

MIFID II PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPS ONLY TARGET MARKET – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Covered Bonds has led to the conclusion that: (i) the target market for the Covered Bonds is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, "**MiFID II**"); and (ii) all channels for distribution of the Covered Bonds to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Covered Bonds (an "**EEA distributor**") should take into consideration the manufacturers' target market assessment; however, an EEA distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Covered Bonds (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

UK MiFIR PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPS ONLY TARGET MARKET – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Covered Bonds has led to the conclusion that: (i) the target market for the Covered Bonds is eligible counterparties only, as defined in the FCA Handbook Conduct of Business Sourcebook ("**COBS**"), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of U.K. domestic law by virtue of the European Union (Withdrawal) Act 2018 (the "**EUWA**") ("**UK MiFIR**"); and (ii) all channels for distribution of the Covered Bonds to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Covered Bonds (a "**UK distributor**") should take into consideration the manufacturers' target market assessment; however, a UK distributor subject to FCA Handbook Product Intervention and Product Governance Sourcebook (the "**UK MiFIR Product Governance Rules**") is responsible for undertaking its own target market assessment in respect of the Covered Bonds (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

IMPORTANT – PROHIBITION OF SALES TO UK RETAIL INVESTORS: The Covered Bonds are not intended to be offered, sold, distributed or otherwise made available to and should not be offered, sold, distributed or otherwise made available to any retail investor in the United Kingdom (the "**U.K.**"). For these purposes, a retail investor means a person who is either one (or both) of the following: (i) not a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or (ii) not a qualified investor as defined in paragraph 15 of Schedule 1 to the Public Offers and Admissions to Trading Regulations 2024 (the "**POATRs**"). Consequently, no disclosure document required by the FCA Product Disclosure Sourcebook ("**DISC**"), for offering, selling or distributing the Covered Bonds or otherwise making them available to retail investors in the U.K. has been prepared and therefore offering, selling or distributing the Covered Bonds or otherwise making them available to any retail investor in the U.K. may be unlawful under DISC and the Consumer Composite Investments (Designated Activities) Regulations 2024.

IMPORTANT – PROHIBITION OF SALES TO EEA RETAIL INVESTORS: The Covered Bonds are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area ("**EEA**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; or (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended or superseded, the "**Insurance Distribution Directive**"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently, no key information document required by Regulation (EU) No 1286/2014 (as amended, the "**EU PRIIPs Regulation**") for offering or selling the Covered Bonds or otherwise making them available to retail investors in the EEA

has been prepared and therefore offering or selling the Covered Bonds or otherwise making them available to any retail investor in the EEA may be unlawful under the EU PRIIPs Regulation.

The Covered Bonds and the Covered Bond Guarantee (as defined below) have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered or sold in the United States or to, or for the benefit of, U.S. persons (as defined in Regulation S under the Securities Act) unless such securities are registered under the Securities Act or pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. See "*Form of the Covered Bonds*" for a description of the manner in which Covered Bonds will be issued. Registered Covered Bonds (as defined below) are subject to certain restrictions on transfer: see "*Subscription and Sale and Transfer and Selling Restrictions*".

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Terms and Conditions set forth in the Prospectus dated 17 March 2026 and the supplemental prospectuses dated 1 May 2026 and 8 May 2026 which together constitute a base prospectus (the "**Prospectus**") for the purposes of the Prospectus Rules: Admission to Trading on a Regulated Market sourcebook (the "**PRM**"). This document constitutes the final terms of the Covered Bonds described herein for the purposes of the PRM and must be read in conjunction with the Prospectus in order to obtain all the relevant information. Full information on the Issuer and the LLP and the offer of the Covered Bonds is only available on the basis of the combination of this Final Terms Document and the Prospectus. Copies of the Prospectus are available for viewing at <https://www.santander.co.uk/about-santander/investor-relations/santander-uk-covered-bonds> or may be provided by the relevant Paying Agent by email following prior written request to the relevant Paying Agent.

- | | | |
|----|--|---|
| 1. | (a) Issuer: | Santander UK plc |
| | (b) Guarantor: | Abbey Covered Bonds LLP |
| 2. | (a) Series Number: | 97 |
| | (b) Tranche Number: | 1 |
| | (c) Series which Covered Bonds will be consolidated and form a single Series with: | Not Applicable |
| | (d) Date on which the Covered Bonds will be consolidated and form a single Series with the Series specified above: | Not Applicable |
| 3. | Specified Currency or Currencies: | Sterling (" GBP " or " £ ") |
| 4. | Money Market Covered Bonds: | No |
| 5. | Do the Covered Bonds have the benefit of remarketing arrangements: | No |
| 6. | Aggregate Nominal Amount of Covered Bonds admitted to trading: | |
| | (a) Series: | £750,000,000 |
| | (b) Tranche: | £750,000,000 |

7. Issue Price: 100.00 per cent. of the aggregate nominal amount
8. (a) Specified Denominations: £100,000 and integral multiples of £1,000 in excess thereof up to and including £199,000. No Covered Bonds in definitive form will be issued with a denomination above £199,000.
- (b) Calculation Amount: £1,000
9. (a) Issue Date: 18 May 2026
- (b) Interest Commencement Date: Issue Date
10. (a) Final Maturity Date: Interest Payment Date falling on or nearest to 12 May 2031
- (b) Extended Due for Payment Date of Guaranteed Amounts corresponding to the Final Redemption Amount under the Covered Bond Guarantee: Interest Payment Date falling on or nearest to 12 May 2032
11. Interest Basis: Compounded Daily SONIA + 0.48 per cent. Floating Rate
(further particulars specified below)
12. Redemption/Payment Basis: Redemption at par
13. Change of Interest Basis or Redemption/Payment Basis: From (and including) the Final Maturity Date to (but excluding) the Extended Due for Payment Date, the Interest provisions set out at paragraph 18 shall apply subject to the following changes:

Interest Payment Dates: 12th day of each month commencing on 12 June 2031 and up to (and including) the Extended Due for Payment Date

Interest Period(s): The period from (and including) the Final Maturity Date, or as the case may be, an Interest Payment Date, to (but excluding) the next Interest Payment Date
14. Put/Call Options: Not Applicable
15. (a) Status of the Covered Bonds: Senior
- (b) Date Board approval for issuance of Covered Bonds obtained: 13 October 2022
16. (a) Method of distribution: Syndicated
- (b) If non-syndicated, name of Dealer: Not Applicable

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

17. Fixed Rate Covered Bond Provisions: Not Applicable

18.	Floating Rate Covered Bond Provisions:	Applicable
	(a) Interest Period(s):	The period from (and including) the Interest Commencement Date to (but excluding) the first Interest Payment Date and, subsequently, each period from (and including) an Interest Payment Date to (but excluding) the next Interest Payment Date.
	(b) Specified Period(s)/Specified Interest Payment Date(s):	12 February, 12 May, 12 August and 12 November in each year, commencing on 12 August 2026 and up to (and including) the Final Maturity Date. There will be a short first coupon in respect of the first Interest Period, from (and including) the Interest Commencement Date to (but excluding) 12 August 2026.
	(c) First Specified Interest Payment Date:	12 August 2026
	(d) Business Day Convention:	Modified Following Business Day Convention
	(e) Business Day(s):	London, as per Condition 4.5(a)
	Additional Business Centre(s):	Not Applicable
	(f) Party responsible for calculating the Rate of Interest and Interest Amount (if not the Principal Paying Agent):	Not Applicable
	(g) Reference Rate:	Compounded Daily SONIA
	Benchmark Administrator:	Bank of England As far as the Issuer is aware, SONIA does not fall within the scope of the EU Benchmarks Regulation by virtue of Article 2 of the EU Benchmarks Regulation, such that the Bank of England is not currently required to obtain authorisation or registration (or, if located outside the European Union, recognition, endorsement or equivalence). As far as the Issuer is aware, SONIA does not fall within the scope of the UK Benchmarks Regulation by virtue of Article 2 of the UK Benchmarks Regulation, such that the Bank of England is not currently required to obtain authorisation or registration (or, if located outside the United Kingdom, recognition, endorsement or equivalence).
	Interest Determination Date(s):	The date that is five London Business Days prior to the applicable Interest Payment Date in respect of the relevant Interest Period
	Specified Time:	Not Applicable

	Relevant Financial Centre:	London
	Index Determination:	Applicable
	SONIA Index:	As per the Conditions
	Observation Method:	Not Applicable
	Observation Look-back Period:	Five London Business Days
	Relevant Screen Page:	Not Applicable
	Designated Source:	Bloomberg Screen Page SONCINDX
	(h) Margin(s):	+0.48 per cent. per annum
	(i) Minimum Rate of Interest:	0.00 per cent. floor shall apply per Condition 4.2(c)
	(j) Maximum Rate of Interest:	Not Applicable
	(k) Day Count Fraction:	Actual/365 (Fixed), adjusted
19.	Zero Coupon Covered Bond Provisions:	Not Applicable

PROVISIONS RELATING TO REDEMPTION

20.	Issuer Call:	Not Applicable
21.	Investor Put:	Not Applicable
22.	Final Redemption Amount of each Covered Bond:	£1,000 per Calculation Amount
23.	Early Redemption Amount of each Covered Bond payable on redemption for taxation reasons or on event of default, etc. and/or the method of calculating the same (if required):	As per Condition 6.8(a)

GENERAL PROVISIONS APPLICABLE TO THE COVERED BONDS

24.	Form of Covered Bonds:	Bearer Covered Bonds: Temporary Global Covered Bond exchangeable for a Permanent Global Covered Bond which is exchangeable for Bearer Definitive Covered Bonds only upon an Exchange Event
25.	New Global Covered Bond:	Yes
26.	Regulation S Registered Global Covered Bonds held under the New Safekeeping Structure:	No
27.	Financial Centre(s):	Not Applicable
28.	Talons for future Coupons or Receipts to be attached to Bearer Definitive Covered Bonds (and dates on which such Talons mature):	No

29. Details relating to Instalment Covered Bonds:
- (a) Instalment Amount(s): Not Applicable
 - (b) Instalment Date(s): Not Applicable
30. Redenomination renominatisation and reconventioning provisions: Not Applicable
31. Post-Perfection SVR-SONIA Margin: 3.10 per cent.

DISTRIBUTION

32. U.S. Selling Restrictions: Reg. S Compliance Category 2. TEFRA D applicable

PURPOSE OF FINAL TERMS DOCUMENT

This Final Terms Document comprises the final terms required for issue and admission to trading on the main market of the London Stock Exchange of the Covered Bonds described herein pursuant to the €35 billion Global Covered Bond Programme of Santander UK plc.

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING:

- (a) Listing and admission to trading: Application has been made by the Issuer (or on its behalf) for the Covered Bonds to be admitted to trading on the main market of the London Stock Exchange and to be listed on the Official List of the FCA with effect from the Issue Date.
- (b) Estimate of total expenses related to admission to trading: £6,700

2. RATINGS:

Ratings: The Covered Bonds to be issued are expected to be rated:

S & P: AAA

S&P Global Ratings UK Limited (endorsed by S&P Global Ratings Europe Limited) has, in its 16 December 2025 publication "S&P Global Ratings Definitions", described a credit rating of 'AAA' in the following terms: "An obligation rated 'AAA' has the highest rating assigned by S&P Global Ratings. The obligor's capacity to meet its financial commitments on the obligation is extremely strong".

Moody's: Aaa

Moody's Investor Service Ltd (endorsed by Moody's Deutschland GmbH) has, in its 9 December 2025 publication "Rating Symbols and Definitions", described a credit rating of 'Aaa' in the following terms: "Aaa; Obligations rated Aaa are judged to be of the highest quality, subject to the lowest level of credit risk"

Fitch: AAA

Fitch Ratings Limited (endorsed by Fitch Ratings Ireland Limited) has, in its 9 October 2025 publication "Ratings Definitions", described a credit rating of 'AAA' in the following terms: "'AAA' ratings denote the lowest expectation of default risk. They are assigned only in cases of exceptionally strong capacity for payment of financial commitments. This capacity is highly unlikely to be adversely affected by foreseeable events".

Moody's Investor Service Ltd, Fitch Ratings Limited and S&P Global Ratings UK Limited are established in the UK and are registered in

accordance with Regulation (EC) No. 1060/2009 as it forms part of domestic law by virtue of the EUWA (the "**UK CRA Regulation**").

3. **COVERED BOND SWAP:**

Covered Bond Swap Provider: Not Applicable

Nature of Covered Bond Swap: Not Applicable

4. **INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE:**

Save as discussed in "*Subscription and Sale and Transfer and Selling Restrictions*", so far as the Issuer and the LLP are aware, no person involved in the offer of the Covered Bonds has an interest material to the offer. The Joint Lead Managers and their affiliates have engaged and may in the future engage in investment banking and/or commercial banking transactions with and may perform other services for the Issuer and/or the LLP and/or its or their affiliates in the ordinary course of business.

5. **REASONS FOR THE OFFER, ESTIMATED NET PROCEEDS AND TOTAL EXPENSES**

- | | | |
|-----|--------------------------|--|
| (a) | Reasons for the offer | See " <i>Use of Proceeds</i> " in the Prospectus |
| (b) | Estimated net proceeds | £748,312,500 |
| (c) | Estimated total expenses | £1,687,500 |

6. **HISTORICAL INTEREST RATES:**

Details of historical SONIA rates can be obtained from Bloomberg

7. **TRADABLE AMOUNTS:**

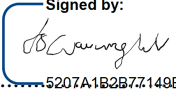
So long as the Covered Bonds are represented by a Global Covered Bond and Euroclear Bank SA/NV and Clearstream Banking S.A. so permit, the Global Covered Bond shall be tradable in minimum principal amounts of £100,000 and integral multiples of £1,000 in excess thereof up to (and including) £199,000 (the "**Tradable Amount**") in addition thereto.

8. **OPERATIONAL INFORMATION:**

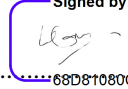
- | | | |
|-----|--------------|---|
| (a) | ISIN Code: | XS3377509586 |
| (b) | Common Code: | 337750958 |
| (c) | CFI Code: | As set out on the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN |
| (d) | FISN: | As set out on the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN |
| (e) | CUSIP Code: | Not Applicable |
| (f) | CINS Code: | Not Applicable |

- (g) Any clearing system(s) other than DTC, Euroclear or Clearstream, Luxembourg and the relevant identification number(s): Not Applicable
- (h) Delivery: Delivery against payment
- Name and address of Initial Paying Agent(s): Deutsche Bank AG, London Branch
21 Moorfields
London EC2Y 9DB
- Names and addresses of additional Paying Agent(s) (if any): Not Applicable
- Intended to be held in a manner which would allow Eurosystem eligibility: No. Whilst the designation is specified as "no" at the date of this Final Terms Document, should the Eurosystem eligibility criteria be amended in the future such that the Covered Bonds are capable of meeting them the Covered Bonds may then be deposited with one of the ICSDs as common safekeeper. Note that this does not necessarily mean that the Covered Bonds will then be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.

Signed on behalf of the Issuer:

Signed by:

By:5207A1B2B77149B.....
Duly authorised

Signed on behalf of the LLP:

Signed by:

By:68D81080C4804E0.....
Duly authorised