Product Conditions:

1 Year Fixed Rate ISA - Issue 113

SCOTTISH BUILDING SOCIETY

Account Name	1 Year Fixed Rate ISA – Issue 113
What is the interest rate?	4.51% Tax-free/AER fixed until 21 October 2027. AER stands for Annual Equivalent Rate and illustrates what the interest rate would be if interest was paid and added each year. Interest is paid tax free and is free from UK income tax and capital gains tax. Interest will be added to your account when the account matures on 21 October 2027. Or, if you prefer, the interest can be transferred to another account with us or paid to your UK nominated bank account. You can find details of all our savings interest rates at www.scottishbs.co.uk
Can Scottish Building Society change the interest rate?	The interest rate is fixed for the term of the account. This means that the rate will not change between the date you open your account and the maturity date.
What would the estimated balance be at the end of the term based on a £1,000 deposit?	A deposit of £1,000 at 4.51% Tax-free/AER would generate an estimated balance of £1,045.10 by the end of term. This projection is for illustrative purposes only and assumes that no further deposits or withdrawals are made. The illustrative example does not take into account your individual circumstances.
How do I open and manage the account?	You can open an account in our Relationship Centres. To open an account you need to be aged 18 years or over and a UK resident. You can open an account with a minimum of £500. The maximum deposit amount is £20,000 in the 2026/2027 tax year excluding any ISA transfers into the account from other providers. Deposits can only be made within 14 days of opening the account. No further deposits can be made after this time. Once the account is opened, it can be managed in our Relationship Centres or by phone.
Can I withdraw money?	You can withdraw your funds before maturity of the ISA, however a penalty is applicable for early access which is equivalent to 90 days' interest on the amount withdrawn. This will be deducted from the interest payable to your account and may mean that you get back less than you paid into the account if you make multiple withdrawals or close your account early. Withdrawals can be made in our Relationship Centres. You'll need to bring proof of ID with you (for example, a valid Passport) and your signature (for example, a valid driving licence). Any withdrawals you make won't alter the tax-free status of your account. We'll write to you 14 days before the end of your fixed term to provide you with your options at maturity.
Additional information	If you wish to change your mind about any savings or investment account, please contact us within 14 days of opening the account. We will help you switch to another account with us or return your money in full together with any interest earned (without notice period or charges). Please read our Savings Terms & Conditions leaflet for general conditions which apply to this account. Please also refer to our Terms of Use for information related to opening and managing your account.

Product may be withdrawn from sale without notice. Scottish Building Society is an authorised ISA Manager under the ISA Regulations 1998 (as amended). ISAs are offered by the Society in accordance with and subject to the ISA Regulations and any subsequent legislation. All ISA investments will be, and must remain, in the beneficial ownership of the investor and must not be used as security for a loan. The Society will notify you if we discover, or are advised by HM Revenue & Customs, that your account has breached the ISA Regulations, in which case the account may become 'void' and have to be closed. You may ask us to transfer all or part of the ISA balance to another ISA Manager, in accordance with the ISA Regulations. The other ISA Manager must be willing to accept the transfer. Any transfer will be subject to the ISA Regulations, we currently do not allow for partial transfer of subscriptions made in the same tax year as the transfer. We will comply with your request to transfer within 15 working days, by transferring your ISA balance (or part thereof) directly to the new ISA Manager. If we delegate our duties to a different ISA manager, we'll make sure that any person to whom we delegate our functions or responsibilities is competent to carry them out.

This account is available to anyone aged 18 or over and resident in the UK for tax purposes. You can open an account with a minimum of £500. You may only save into one ISA with us in a tax year provided you have not subscribed, and will not subscribe, to more than the overall ISA subscription limit total in the same tax year. Transferring an ISA to us via our ISA transfer service (which includes a Help to Buy ISA with another provider) does not count towards your annual subscription limit. Your ISA account must be in your name only.

Scottish Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority (Register No 206034). Member of the Building Societies Association and UK Finance.