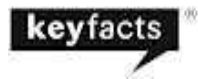




## 2 Year Fixed Rate Monthly Income Cash ISA (Issue 12) The term is fixed until 3 May 2028

An ISA (Individual Savings Account) is simply a way of investing your money tax free. There are different types of ISAs: Cash ISAs (which include Help to Buy ISAs), Stocks and Shares ISAs, Innovative Finance ISAs, Lifetime ISAs and Junior ISAs. Leeds Building Society only offer Cash ISAs (but do not offer Help to Buy ISAs).



The Financial Conduct Authority is a financial services regulator. It requires us, Leeds Building Society, to give you this important information to help you to decide whether our 2 Year Fixed Rate Monthly Income Cash ISA (Issue 12) is right for you. You should read this document carefully so that you understand what you are buying, and then keep it safe for future reference.

### Product Terms and Conditions

Your agreement with us consists of these Product Terms and Conditions along with the Society's General Conditions. Where there is a difference between the Product Terms and Conditions and the General Conditions these Product Terms and Conditions come first. Together, these explain how your savings account works. You must read all terms and conditions before you decide to open the account and keep a copy for your records. These Product Terms and Conditions will start from the date that you open your account.

This is a non-payment account with a fixed rate for a fixed term.

The fixed interest rate is related to long term market rates at the time of issue. Future fixed rate products may be offered at higher or lower rates depending upon the changes in market conditions.

The account may be withdrawn from sale at any time and without notice.

Information including rates correct as at 8 April 2026.

Summary Box	
Account name	2 Year Fixed Rate Monthly Income Cash ISA (Issue 12)
What is the interest rate?	<p>Monthly Interest 4.35% Tax free<sup>§</sup> p.a./AER<sup>†</sup></p> <ul style="list-style-type: none"><li>• The interest rate is fixed until 3 May 2028.</li><li>• If the balance falls below £100, the rate of interest will be 0.05% Tax free<sup>§</sup> p.a./AER<sup>†</sup> variable.</li><li>• Interest is calculated daily and paid monthly on the last working day of the month and on maturity (3 May 2028). Depending on what date in the month you deposit your initial funds, you may not receive your first interest payment until the last working day of the following month.</li><li>• Monthly interest must be transferred to another building society/bank account or to another account that you have with us meaning it could lose its tax free status and any further interest earned may not be tax free.</li></ul> <p><sup>§</sup>Tax free means that interest payable is exempt from income tax.</p>

	<p>†AER stands for Annual Equivalent Rate and this is what the interest rate would be if interest was paid and added each year.</p>
<p><b>Can Leeds Building Society change the interest rate?</b></p>	<p>The interest rate on this account is fixed. This means the interest rate paid on your account won't change during the fixed rate term as long as the minimum balance of £100 is maintained.</p>
<p><b>What would the estimated balance be after 24 months based on a £1,000 deposit?</b></p>	<p>If you deposit £1,000 in your account on 3 May 2026 and it earns an interest rate of 4.35%, on the last working day of each month you will receive an interest payment of £3.63.</p> <p>Monthly interest cannot be added to this account, it must be paid to another account with us, or another provider. Therefore, the estimated balance in your account will be £1,000.</p> <p>This assumes that:</p> <ul style="list-style-type: none"> <li>• You don't make any further deposits,</li> <li>• You don't make any withdrawals and,</li> <li>• The monthly interest payment is paid to another account.</li> </ul> <p>This projection is only an illustration and will depend on your individual circumstances.</p>
<p><b>How do I open and manage my account?</b></p>	<p><b>Eligibility:</b></p> <ul style="list-style-type: none"> <li>• This account is available to individuals aged 18 or over.</li> <li>• You must be a UK resident for tax purposes, or if not, you must be performing duties as a Crown employee serving overseas and paid out of the public revenue of the United Kingdom (typically a serving member of the armed forces, or a diplomat), or be married to, or in a civil partnership with someone who is.</li> <li>• The account can only be held in your name, joint accounts are not allowed.</li> <li>• You may only subscribe to one Cash ISA in a single tax year with Leeds Building Society. In any such year, and if you are aged 18 or over, other providers may also allow you to invest in a Cash ISA, Stocks and Shares ISA, Innovative Finance ISA and/or Lifetime ISA, subject to the overall ISA limits.</li> <li>• By opening a Cash ISA you will be limiting the amount you can invest in a Stocks and Shares ISA, Innovative Finance ISA and/or Lifetime ISA.</li> <li>• A Cash ISA cannot be opened by a person other than the account holder except where someone is unable to complete an application form due to physical or mental incapacity and the Society is provided with documentation as required. The account must be in the name of the person incapacitated.</li> <li>• ISA investments will be, and must remain in, the beneficial ownership of the account holder and must not be used as security for a loan.</li> </ul> <p><b>Account opening:</b></p> <ul style="list-style-type: none"> <li>• The account can be opened through any of our branches, via our website at <a href="http://www.leedsbuildingsociety.co.uk">www.leedsbuildingsociety.co.uk</a> or by post.</li> <li>• If you currently have an existing Leeds Building Society account it may be possible to transfer your funds, subject to your existing product terms and conditions and the product terms and conditions of this account. Please check with us to see whether this is possible.</li> </ul> <p><b>Operating the account:</b></p> <ul style="list-style-type: none"> <li>• Minimum operating balance: £100. The minimum operating balance is required to open the account.</li> <li>• The maximum you can invest in the 2026/2027 tax year is £20,000 (less any amount invested in a Stocks and Shares ISA, Innovative Finance ISA and/or Lifetime ISA in the same tax year). You must not exceed the ISA limits in any one tax year.</li> </ul>

	<ul style="list-style-type: none"> <li>You can transfer in some or all of your previous tax years' savings without affecting your annual allowance for the current tax year, as long as the terms and conditions of your existing account allow.</li> <li>The account can be operated in branch or by post. You will also be able to carry out some operations by telephone and online, where you have registered for online services.</li> <li>Where the account is operated by post, the Society will aim to deal with all transactions within two working days of receiving a request. We can't be held responsible for delays due to unforeseen circumstances and postal delays.</li> <li>Where you have not invested your full ISA allowance for the 2026/2027 tax year and the account has closed for further deposits, you will only be able to utilise your full ISA allowance by transferring your Cash ISA to another Leeds Building Society Cash ISA or to another ISA provider, in which case you may incur a loss of interest. Please see 'Can I withdraw money?' below for further details.</li> <li>Details on how to transfer existing funds deposited in a Cash or Stocks and Shares ISA with another provider to Leeds Building Society and details on how to transfer a Leeds Building Society Cash ISA to another provider can be found below this summary box.</li> <li>Deposits in future tax years are not allowed.</li> </ul>
<p><b>Can I withdraw money?</b></p>	<p><b>Withdrawals:</b></p> <ul style="list-style-type: none"> <li>Withdrawals/transfers are allowed, although they will be subject to 180 days' loss of interest on an equivalent amount to that withdrawn/transferred. This means you might get back less than you originally deposited.</li> <li>If the balance falls below £100, the rate of interest will be 0.05% Tax free<sup>s</sup> p.a./AER<sup>†</sup> variable.</li> <li>This is not a flexible ISA meaning any amount withdrawn cannot be replaced and will count towards your yearly ISA limit.</li> <li>All withdrawals will result in a loss of tax free status on the amount withdrawn.</li> <li>You can make withdrawals from your account by: <ul style="list-style-type: none"> <li>cash up to a maximum of £300 in branch each day. You will need to provide 48 hours' notice if you require more than this amount up to a maximum of £1,000;</li> <li>cheque; or</li> <li>electronic payment as defined in the Definitions section in our General Conditions.</li> </ul> </li> </ul> <p><b>Maturity:</b> The account will mature at midnight on 3 May 2028. On the day after maturity (4 May 2028), your funds will be automatically transferred to an instant access Cash ISA maturity account, unless you provide alternative instructions. Full details including terms and conditions will be provided before maturity.</p>
<p><b>Additional information</b></p>	<p><b>Account closure:</b> You can close your account before maturity (3 May 2028) subject to 180 days' loss of interest on an equivalent amount to that withdrawn/transferred. This means you might get back less than you originally deposited.</p> <p><b>Deposits:</b> This account is limited issue. Once opened, you can deposit 2026/2027 funds or transfer in previous ISA funds (including 2026/2027 ISA funds deposited with another provider as long as these are not from an Innovative Finance ISA) up to and including 3 May 2026.</p> <p><b>Tax treatment:</b></p> <ul style="list-style-type: none"> <li>This is a Cash ISA. Interest payable is exempt from income tax. The tax</li> </ul>

	<p>treatment depends on the individual circumstances of each customer and may change in the future.</p> <ul style="list-style-type: none"><li>• As interest must be paid to another account it could lose its tax free status, meaning any further interest earned may not be tax free.</li><li>• The amounts you can invest are set by HM Revenue &amp; Customs (HMRC) and therefore may change.</li><li>• The tax treatment of ISAs may change.</li></ul> <p><b>Death of an account holder:</b> In the event of your death, your ISA will be designated as a 'continuing account of a deceased investor' until the earliest of: (i) the administration of your estate is completed; (ii) the ISA is closed; or (iii) three years have passed since the date of your death. No further deposits will be allowed into the ISA but your account will continue to receive the tax free benefits.</p>
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## Operation in accordance with ISA Regulations

The operation of the account is subject to the ISA Regulations. The Society will notify you if, the ISA has or will become void because of any failure to satisfy the ISA Regulations.

If the Society delegates any of its functions or responsibilities under the terms agreed with you, the Society will ensure that the appointed person is competent to carry these out.

## Monthly Interest

Monthly interest cannot be added to this account. It must be paid away to another account that can accept interest payments. This can be with the Society or another UK bank or building society.

As interest must be paid away any further earnings on that money may not be tax-free.

## Transferring your existing Cash/Stocks and Shares ISA to Leeds Building Society

- Cash ISAs:
  - If you want to transfer cash ISA savings from the current tax year, you must transfer the full balance. Partial transfers are not accepted.
  - If you want to transfer cash ISA savings from previous tax years, you can transfer part of, or the full balance.
- Stocks and Shares ISAs:
  - If you want to transfer ISA savings from the current tax year or previous tax years, you must transfer the full balance. Partial transfers are not accepted.
- Transfers from Innovative Finance ISAs are not accepted.
- You should check the terms and conditions of your existing account to see if there are any restrictions on transfers or charges.
- Transfers are accepted until 3 May 2026, after this the account can be closed for further deposits at any time and without notice.
- You must not exceed the ISA allowance limits in any tax year.

On receipt of a transfer instruction from you, the Society will send it to the old ISA provider, together with confirmation that the Society will accept the transfer, within five working days of the date of receipt. On receipt of the cash and accompanying information from the old ISA provider, the Society will credit the cash to the ISA account within 3 working days of the date of receipt.

### **Cash ISA**

To transfer your existing Cash ISA to Leeds Building Society, please complete the Cash ISA Transfer Authority Form and Cash ISA Application Form (if required).

### **Stocks and Shares ISA**

To transfer your existing Stocks and Shares ISA to Leeds Building Society you will need to complete the Stocks and Shares to Cash ISA Transfer Authority Form and Cash ISA Application Form (if required).

## Transfer your Leeds Building Society Cash ISA to another ISA Provider

If you wish to transfer all or part of your ISA to another ISA provider we will transfer this in accordance with the ISA Regulations relating to transfers.

You will need to contact your new ISA provider and complete their transfer request form. HMRC guidelines state that a Cash ISA transfer must be completed within 15 working days of receipt of an instruction from you.

Your new ISA provider should tell you when you can transfer just some of the money in your account, or whether you must transfer all of it.

On receipt of a transfer instruction form from the new ISA provider we will send the funds and accompanying information to the new ISA provider within five working days of the date of receipt.

**If you ask us to, we will transfer or pay to you all or part of the funds held in the ISA and any interest arising from those funds. You can let us know when you would like this to happen, as long as the timeframe requested is reasonable.**

## **FURTHER INFORMATION**

### **Opening your account in branch, by post or online**

#### **How to open an account**

To open an account in branch or by post you'll need:

- A completed and signed application form; and
- Your initial deposit, if it is a postal application, a personal cheque is preferred.

To open an account online, you'll need to:

- Visit [leedsbuildingsociety.co.uk](http://leedsbuildingsociety.co.uk).
- Go to the 'Savings' section of the site and choose a savings account that suits you.
- Follow the application instructions.

#### **Verifying your identity**

Under the Money Laundering Regulations and Financial Conduct Authority rules, we are required to verify the name, address and date of birth of investors. To do this, we will use an electronic verification system.

For branch applications, you will also need to supply additional proof of your identity, which if possible will need to be in the form of a full UK or EU photo driving licence or a valid UK or EU passport. For postal applications, you will need to supply a certified copy of one of the above documents and either an original or certified copy of a utility bill which is less than 3 months old (not a mobile phone bill).

In some circumstances, you may need to provide additional forms of identification. If this is required, we will let you know. For details of other forms of acceptable identification, if you are making a branch application, please contact your local branch or call our Customer Helpline on 0113 225 7777 for branch or postal applications.

For online applications, if you're a new customer without a Leeds Building Society account, you'll need your everyday bank or building society details; access to your email and your mobile phone; and the answers to some identity check questions. If you're opening an ISA, you'll also need your National Insurance Number to hand. If you're yet to register online, you'll need one of your Leeds Building Society account numbers; access to your email and your mobile phone; and the answers to some identity check questions. If you've already registered, please have your username ready.

#### **Existing customers applying in branch or by post**

If you already have an open account with us, you do not ordinarily need to provide any proof of your name or address. Please ensure you write your existing account number in the space provided on the application form.

#### **What if I change my mind?**

From the date that you open the account, or when you receive the General Conditions and these Product Terms and Conditions, you have 14 days to notify us in writing or by telephone if you are not happy with your choice of account.

Please write to Customer Services, PO BOX 228, LS1 9LN or contact our Customer Helpline on 0113 225 7777.

Within this period, we will refund your money together with any interest from the date that you opened the account. If your Product Terms and Conditions allow we can transfer your money to another account of your choice without any charge for early withdrawal. For further information, please see the General Conditions.

## What if I have a complaint?

We aim to provide a high-quality service to all of our customers. Unfortunately mistakes do happen and if you are not happy with the product or service that you have received, we will do our best to resolve this for you. If you need to contact us and raise a complaint, details are available from your local branch or you can contact us directly on our Customer Helpline on 0113 225 7777. You can also refer your complaint to the Financial Ombudsman Service, Exchange Tower, Harbour Exchange Square, London, E14 9SR [www.financial-ombudsman.org.uk](http://www.financial-ombudsman.org.uk)

## General information for all customers

We may monitor and/or record your telephone conversations with the Society to ensure consistent service levels and for colleague training purposes.

The Society's main business is the provision of savings products and mortgages. The Society offers some savings products that may be operated through branches and by post and some products, which can be operated by post only. The Society also offers some products which may be operated online.

We are a member of the Financial Services Compensation Scheme, the UK's deposit guarantee scheme. This means that your eligible deposits may be covered by the FSCS Scheme. More information, including details on the limits covered, can be found in the [Financial Services Compensation Scheme Information Sheet](#) or you can visit us in branch or contact us on 03450 50 50 75.

Leeds Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority (FCA) and the Prudential Regulation Authority. Leeds Building Society is registered on the Financial Services Register under number 164992. You can check this by visiting the FCA website at [www.fca.org.uk/firms/financial-services-register](http://www.fca.org.uk/firms/financial-services-register) or by contacting the FCA on 0800 111 6768.

Leeds Building Society is a member of the Building Societies Association.

**Other taxes or costs may exist that are not paid by Leeds Building Society.**

**Large text, braille and audio tape versions of our brochures are available on request.**

**Rates are correct at time of printing.**

**Head Office: 26 Sovereign Street, Leeds, LS1 4BJ**