

Manchester Base Rate Tracker ISA (Issue 2)



The Financial Conduct Authority is the independent financial services regulator. It requires us Newcastle Building Society, trading as Manchester Building Society, to give you this important information to help you to decide whether our cash ISA 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. These Product Special Conditions and the Savings General Terms & Conditions highlight the information which you should consider when applying for this cash ISA. The Society subscribes to HM Revenue and Customs 'Not in Writing' scheme. As part of the scheme we are required to confirm your ISA declaration.



Summary Box							
Account Name	Manchester Base Rate Tracker ISA (Issue 2)						
What is the interest rate?	<table border="1"> <thead> <tr> <th>Annual Interest (Variable)</th> <th>Monthly Interest (Variable)</th> </tr> </thead> <tbody> <tr> <td>4.00% tax-free pa*/AER**</td> <td>3.93% tax-free pa*/4.00% AER**</td> </tr> <tr> <td>Interest is paid: Annually, on the anniversary of the day we receive your initial Deposit.</td> <td>Interest is paid: Monthly, on the day of the month we receive your initial Deposit.</td> </tr> </tbody> </table>	Annual Interest (Variable)	Monthly Interest (Variable)	4.00% tax-free pa*/AER**	3.93% tax-free pa*/4.00% AER**	Interest is paid: Annually, on the anniversary of the day we receive your initial Deposit.	Interest is paid: Monthly, on the day of the month we receive your initial Deposit.
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The account is a variable rate account, which means that the rate of interest paid may change throughout the lifetime of the account. The account tracks the Bank of England Base Rate, and the interest rate will be 0.25% above the Bank of England Base Rate. For example, at 28 th April 2026 the Bank of England Base Rate is 3.75% and the interest rate paid is 4.00% tax-free pa*/AER**. The Bank of England Base Rate can be found at bankofengland.co.uk .							
When the Bank of England Base Rate changes, the new interest rate on your account will apply no more than 5 working days after the change is effective. We will not provide notice of this in writing, new rates can be found on our website at manchester.co.uk/help-and-support/savings/our-interest-rates , or by contacting your local branch.							
Can Manchester Building Society change the interest rate?	<p>Yes, we can change the rate of interest payable on this account. The account is a variable rate account which means the rate of interest paid may change throughout the lifetime of the account. Please refer to the 'Interest, Charges and Changes' section of the Manchester Building Society Savings General Terms & Conditions, which sets out the reasons for which we may change the interest rate and the procedure for doing so.</p> <p>The interest rate can increase or decrease depending on the changes made to the Bank of England Base Rate. The minimum interest rate paid on this account will be 0.00%.</p> <p>This account will track the Bank of England Base Rate until 28th May 2027. Around 14 days prior to this date, we will contact you about the change of terms for your account.</p>						
What would the estimated balance be after 12 months of account opening based on a £1,000 deposit?	<p style="text-align: center;">Balance after 12 months</p> <p style="text-align: center;">Deposit at account opening: £1,000.00</p> <p style="text-align: center;">Interest earned over 12 months: £40.00</p> <p style="text-align: center;">Balance after 12 months: £1,040.00</p> <p style="text-align: center;">Please note:</p> <p style="text-align: center;">This projection is provided for illustrative purposes only and does not take into account the customer's individual circumstances. This projection is based on an initial £1,000 Deposit and no further Deposits or withdrawals are made. The estimated balance is based on the Bank of England Base Rate as at 28th April 2026 and does not change during the first 12 months from the account opening date.</p>						
How do I open and manage my account?	<p>Opening your account: In branch or online</p> <p>Giving us instructions for your account: In branch, by post, by telephone, or by secure message (for accounts opened and operated online).</p> <p>Minimum Opening Deposit: £1</p> <p>Maximum Opening Deposit: Maximum ISA allowance for the current tax year, as prescribed by HM Revenue and Customs. Transfers from other ISA providers are also permitted.</p> <p>Maximum Account Balance: No maximum balance. Please refer to point 2 for further details.</p>						
Can I withdraw money?	Withdrawals/transfers can be made penalty free without notice.						
Additional Information	Tax Status: ISA interest is paid tax-free*, which means it's exempt from income tax. Tax rules may change in the future.						

*"Tax-free" refers to the contractual rate of interest payable, where interest is exempt from income tax. The tax information provided is based the current law and HM Revenue & Customs practice, both of which may change.

**"AER" stands for Annual Equivalent Rate and shows what the interest rate would be if interest was paid and added to your account each year.

Definitions:

A "Deposit" is defined as a minimum investment of £1.

A "Working Day" is defined as any day except Saturday, Sunday or English Bank Holidays.

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Product Special Conditions

These Product Special Conditions and the Manchester Building Society Savings General Terms and Conditions will apply effective from the date of account opening. In the event of a conflict, these Product Special Conditions will prevail.

1. This account is available to anyone aged 18 or over, and resident in the UK for tax purposes.
2. The maximum amount you can pay in to an ISA in any tax year is prescribed by HM Revenue and Customs. You may make further Deposits, up to the prescribed annual maximum. All accounts are offered on a limited basis and may be withdrawn at any time and without notice.
3. This account must be held in a single name only
4. One Manchester Base Rate Tracker ISA (Issue 2) permitted per customer.
5. This account will track the Bank of England Base Rate until 28th May 2027. Around 14 days prior to this date, we will contact you about the change of terms for your account.
6. This product is a flexible ISA. You can take money out at any point and return it in the same tax year, without reducing your current year's allowance.
7. For online accounts, deposits may only be made from a nominated bank or building society account in your name.
8. After placing your initial Deposit of at least £1, you may make unlimited further Deposits or withdrawals penalty free, subject to the minimum and maximum balances shown above.
9. Withdrawals/transfers can only be made to another Manchester Building Society account in your name, permitting the T&Cs allow this, or a nominated bank or building society account in your name.
10. Interest is calculated daily and can be paid to this account or to a nominated bank or building society account in your name.
11. Should the annual or monthly date for interest payment purposes be a Working Day, then any monthly interest paid to a nominated bank or building society account will be paid on that day. Otherwise, it will be paid on the following Working Day.
12. If any monthly interest payable is less than £1, we will not pay this to your nominated bank or building society account. The amount due will be accrued on this account and will be paid once the cumulative interest earned is greater than £1.
13. Details correct as at 28 April 2026.

ISA Terms & Conditions

In addition to the Product Special Conditions and the Manchester Building Society's Savings General Terms and Conditions, these ISA Terms & Conditions will apply effective from the date of account opening.

Manchester Building Society is a trading name of Newcastle Building Society, who as an ISA Manager, are responsible for ensuring your ISA complies with, and is operated in accordance with, the terms and conditions specified by HM Revenue and Customs.

1. The ISA will be managed by Newcastle Building Society in accordance with relevant ISA Regulations and these ISA Terms and Conditions which are agreed between Newcastle Building Society and the investor.
2. The ISA investment will be, and must remain in, the beneficial ownership of the investor and must not be used as security for a loan.
3. Newcastle Building Society may delegate any of its functions and responsibilities under these ISA Terms and Conditions and will satisfy itself that any person to whom it delegates any of its functions or responsibilities under the terms agreed with the investor is competent to carry out those functions and responsibilities.
4. Newcastle Building Society will tell the investor if an ISA has, or will, become void because the investor did not follow the relevant ISA Regulations.
5. On the instructions of the investor and within the time stipulated by the investor (subject to access terms in the Product Special Terms & Conditions), an ISA, or part of an ISA, shall be transferred to another ISA manager in accordance with the ISA Regulations relating to transfers.
6. On the instructions of the investor and within the time stipulated by the investor (subject to access terms in the Product Special Terms & Conditions), all or part of the investments held in the ISA and proceeds arising from those investments shall be transferred or paid to the investor

Cash ISA to Cash ISA Transfers

7. Cash ISA to Cash ISA transfers must take place within 15 business days of the transfer instruction being received by the new ISA manager, unless the investor requests a later transfer date.
8. Where a transfer request has been made (subject to access terms in the Product Special Terms & Conditions), we will take no longer than 5 business days to forward the instructions to another ISA manager (subject to receipt of all the relevant documents).
9. Transfers from existing Cash ISAs will earn interest from business day 16 inclusive of the ISA transfer process or the date of receipt of the funds from the old ISA manager, whichever is earlier.