1 Year Fixed Rate Bond

Summary box

<table>
<tr><td>Account Name</td><td>1 Year Fixed Rate Bond</td></tr>
<tr><td>What is the interest rate?</td><td>
<table>
<tr><th rowspan="2">Interest Tier</th><th colspan="2">Annual</th><th colspan="2">Monthly</th></tr>
<tr><th>AER</th><th>Gross</th><th>AER</th><th>Gross</th></tr>
<tr><td>£1 - £1,000,000</td><td>4.25%</td><td>4.25%</td><td>4.25%</td><td>4.17%</td></tr>
</table>

Interest is fixed and paid on maturity (30 November 2027), or monthly.
Interest can either be added to the account, paid into another account with the West Brom Building Society (subject to being permitted by the T&Cs of that account), or paid to another UK bank/building society account.
Interest will be calculated up to and including the last day of the chosen payment frequency. If your interest is paid away, you'll be able to access it from the day after it is paid.
If you're having your interest paid to another UK bank/building society account, you must notify the Society as part of the application process (this will be either your nominated account or other specifically identified for the receipt of interest by you).

</td></tr>
<tr><td>Can the West Brom change the interest rate?</td><td>No. The interest rate is fixed so will stay the same.</td></tr>
<tr><td>What would the estimated balance be after 12 months based on a £1,000 deposit?</td><td>
<table>
<tr><th>Estimated value after 12 months</th><th>Interest earned</th></tr>
<tr><td>£1,042.50</td><td>£42.50</td></tr>
</table>
This example shows what your balance would be after 12 months:

If you paid in £1,000 when you opened the account.
If you didn't pay more money in or take any out.
The interest rate stayed the same.

This example is provided to help you compare savings accounts and doesn't take into account your own circumstances.
</td></tr>
<tr><td>How do I open and manage my account?</td><td>
Opening your account

You can open this account online or in branch.

Managing your account

You'll need to manage your account in the same way that you opened it. For example, if you opened it in branch, you'll manage this in any of our branches. You can register to view your account on our savings portal at www.westbrom.co.uk/savingsportal.
If you opened your account online, you'll manage it on our savings portal.

How to put money into your account

You can open your account with £1.
You can pay in up to £1,000,000.

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</table>

	• You can make electronic payments from another bank or building society account. Our sort code is 40-64-36. You should use this with your 8 digit account number for all electronic payments. • You can pay money in by cash or cheque in one of our branches. Please bring your Certificate of Investment with you. You'll have 14 days to pay into the account, starting from the day after your account has been opened, or whilst the product remains on sale - whichever period is longer. We won't contact you to tell you when the account is no longer on offer, but if you send any money after this time, we'll return it to you.
Can I withdraw money?	No. You can't take money from your account until the Fixed Rate Bond term ends. This includes moving your money to another savings account with us. If your interest is paid yearly and added to your account, you won't be able to take it out during the fixed term. However, you can arrange for your interest to be paid directly to another bank or building society account. Monthly interest is paid directly to another bank or building society account.
Additional information	Don't worry if you change your mind after you've opened your account. If you tell us within 14 calendar days, we'll give your money back with interest straight away. We pay your interest gross. This means tax is not taken off. We'll write to you within 14 days before your bond matures to tell you your options, including how you can re-invest or take out your savings. If we don't hear from you, we'll transfer your balance to either another fixed rate Bond of a similar or shorter term or if a Bond isn't available an easy access account. You should also read the Specific Terms and Conditions and the General Terms and Conditions which relate to this account. All rates quoted are correct as at 11/26.

Specific Terms and Conditions for your Fixed Rate Bond

These Fixed Rate Bond Specific Terms and Conditions must be read in conjunction with the Society's General Terms and Conditions. If there is a conflict between these Fixed Rate Bond Specific Terms and Conditions and the Society's General Terms and Conditions, these Fixed Rate Bond Specific Terms and Conditions will apply.

1. **Opening and using your account**
   - 1.1. The minimum opening and operating investment is £1; maximum investment is £1,000,000.
   - 1.2. The Fixed Rate Bond is a limited issue account and may be withdrawn by the Society at any time if oversubscribed.
   - 1.3. If you are not happy with your Fixed Rate Bond you may, within 14 days of opening your account (other than following maturity, where you have 21 days as detailed in Condition 5), transfer your investment to another account or withdraw your investment at no charge provided any cheques have cleared.
   - 1.4. Notification can be either by telephone by contacting our Customer Service team on 0345 241 3785, or in writing to FREEPOST THE WEST BROM (please write the address exactly like this, all in upper case and on one line. You don't need to use a stamp. Please note: Royal Mail delivers Freepost as second class mail). After this 14 day period you are bound by these Specific Terms and Conditions.
2. **Paying money into your account**
   - 2.1. You need to pay money into your account within 14 calendar days from the date it's opened or while the account is open to new investors, whichever period is longer. Any money received after this period will be rejected or returned to you.
   - 2.2. If you haven't paid any money in by the end of this period, then we'll automatically close your account.
3. **Withdrawing money from your account**
   - 3.1. No withdrawals including transfers to another West Brom account, are permitted from your Bond or subsequent Bond issued under Condition 5 and the Bond cannot be closed by you prior to the end of the agreed term (of this or any subsequent Bond issued under the terms of Condition 5), except in the case of death of a sole Bond holder, in which case the Society will repay all capital and interest accrued on the account, subject to the correct legal documentation being available for inspection by the Society. For joint accounts, in the case of the death of an account holder, subject to the required legal documentation being available for inspection by the Society, the account will continue in the name of the surviving Bond holder.
4. **Interest**

   4.1. Interest is fixed and paid on maturity (30 November 2027), or monthly.

   4.2. Interest can either be added to the account, paid into another account with the West Brom Building Society (subject to being permitted by the T&Cs of that account), or paid to another UK bank/building society account.

   4.3. Interest will be calculated up to and including the last day of the chosen payment frequency. If your interest is paid away you'll be able to access it from the day after it is paid.

   4.4. If you're having your interest paid to another UK bank/building society account, you must notify the Society as part of the application process (this will be either your nominated account or other specifically identified for the receipt of interest by you).
5. **When your account matures**
   - 5.1. We will write to you within 14 calendar days before the maturity of your Fixed Rate Bond with details of your Maturity Options. In the absence of any instructions from you before the Maturity Date, your funds will automatically be reinvested in either:
     - a Fixed Rate Bond of a similar or shorter term

     or, if the Society doesn't have such a Fixed Rate Bond available at the time,
     - an easy access account.
   - 5.2. Our letter will make it clear which of these automatic reinvestment Maturity Options will apply to your funds. You will then have a 21 calendar day 'cooling off' period from the day after maturity of your Bond. If you change your mind, you can either transfer your funds to another Society account or withdraw your funds should you feel this West Brom account is no longer suitable for you.

Braille, audio and large print versions of this document are available upon request. Please contact us on 0345 241 3785.

Head Office: 2 Providence Place, West Bromwich B70 8AF
www.westbrom.co.uk

Calls and electronic communications may be monitored and/or recorded for your security and may be used for training purposes. Your confidentiality will be maintained.

West Bromwich Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.
Register No: 104877. 'the West Brom' and 'West Brom Building Society' are trading names of West Bromwich Building Society.

M1233-11/26-01

West Brom
Building Society