18 Month Fixed Rate ISA
(Issue 22)

About the account

The 18 Month Fixed Rate ISA (Issue 22) allows UK residents aged 18 or over to save up to their annual ISA allowance tax-free, so all the interest you earn, you keep. The allowance is £20,000 for 2026/27. With other savings accounts, you may have to pay tax on the interest you earn, depending on your Personal Savings Allowance.

The 18 Month Fixed Rate ISA (Issue 22) allows you to save tax-free for a fixed term of 18 months. After the first 30 days of opening your account you cannot add further deposits to the balance. You can withdraw your money before the term ends, but you will need to pay an interest penalty fee equivalent to 150 days' interest on the amount withdrawn. The interest rate is fixed until the maturity date, meaning it won't go up or down during the fixed term. This account will mature 18 months from the date of your first deposit.

You can open and manage the 18 Month Fixed Rate ISA (Issue 22) on the phone, in branch or via post. If you have online access, you can also manage this account online and via The Cambridge Money App.

This account is ideal for savers:

- Wanting to lock away their savings for a fixed term
- Looking for an interest rate that won't change

Another account from our range might be better for savers:

- Who may want access to their money during the account term without an interest penalty fee
- Who want to save more than the annual ISA subscription limit of £20,000
- Who want to save on a regular basis

This document provides an overview of the account, along with the product special terms and conditions at the end. Please make sure to read all the information before choosing to open this account.

THE CAMBRIDGE Building Society

Summary box (continued overleaf)

18 Month Fixed Rate ISA (Issue 22)

What is the interest rate?

Minimum investment	Tax-free p.a. / AER %
£500+	4.60

- Your interest will be paid annually on 31st December, and at maturity.
- We calculate the interest on the balance of your cash ISA at the end of each day.
- You earn interest from the day you pay funds into your account until the day before you withdraw funds.
- You can keep up to date with interest rates by visiting **cambridgebs.co.uk** or calling us on **0345 601 3344**.

Can The Cambridge change the interest rate?

No. The interest rate is fixed until the maturity date, meaning it won't go up or down during the fixed term. Your account will mature 18 months from the date of your initial deposit.

What would the estimated balance be after 18 months based on a £1,000 deposit?

The following projection assumes the account is opened on 1st January and no further deposits or withdrawals are made. Projections are for illustrative purposes only and do not take into account individual circumstances or product special terms and conditions.

Deposit	Tax-free p.a. / AER %	Estimated balance after 12 months
£1,000	4.60	£1,069.79

How do I open and manage my account?

Opening the account:

- Open in branch, by phone or via post
- The minimum amount required to open the account is £500
- Invest between £500 and £2,000,000
- You may request transfer in funds from another ISA provider or funds held in an ISA with The Cambridge within 30 days of opening your account
- The overall maximum holding by any one person in respect of all accounts with The Cambridge is £2,000,000.

If you are opening this account as a third party, for example Power of Attorney, you'll need to apply via branch or post.

Managing your account:

- Manage your account online or via The Cambridge Money App, in branch, by phone or via post
- You may invest all or part of your 2026/2027 ISA subscription limit of £20,000 within 30 days of opening your account
- After the first 30 days of opening you can't add to your account. Any payments received will be returned to you and the method we return this by will be at our discretion
- Any payments we receive that exceed the annual subscription limits will be returned to you and the method we return this by will be at our discretion
- You can view and amend your details online or via The Cambridge Money App. Once registered you can also use our online services to manage your account

If you are managing this account as a third party, for example Power of Attorney, you'll only be able to manage this account via our branches, phone or post.

Can I withdraw money?

You may withdraw cleared funds from your account at any time, but you will need to pay an interest penalty fee equivalent to 150 days' interest on the amount withdrawn. Our normal branch limits for withdrawals are £500 in cash and up to £250,000 by cheque.

Larger cheque withdrawals are available upon request.

We require at least four working days before cheques paid into your account can be drawn against.

Upon maturity the ISA balance including any accrued interest will transfer to an appropriate instant access ISA available at the time and provide instant access to your money.

Additional information

Cash Individual Savings Accounts (ISAs) pay interest tax-free provided all terms and conditions of the account are met.

Tax treatment and rate of interest payable will depend on individual circumstances and may change in the future.

Terms explained...

The **Tax-free** rate is the contractual rate of interest payable where interest is exempt from income tax.

The **Annual Equivalent Rate (AER)** shows the percentage of interest if it was added to your account each year.

If you're unsure of any other terms used within this document, please visit **cambridgebs.co.uk/savingsglossary**

14 days to change your mind

If in the first 14 days of opening your account you decide that the account you've chosen isn't right for you, you can have your money back – without penalty. We'll arrange to close the account and return your money, or to switch your funds to another of our savings accounts. We'll pay you interest on the balance of your account up to the day before closure at the appropriate Fixed Rate ISA rate. Your account won't be classed as an ISA.

Before choosing this account, please read the terms and conditions below and the content in the 'Individual Savings Account (ISA)' booklet.

Special terms and conditions

Before choosing this account, please make sure you've read through the following special terms and conditions.

Effective from 9th October 2026

1. Introduction

1.1 These special terms and conditions apply to every 18 Month Fixed Rate ISA (Issue 22) held with the Society. Our 'Terms and Conditions for Savers' also apply to your account. Where the terms and conditions are inconsistent with the special conditions, the special conditions will apply. It is important that you read all the terms applicable before you decide whether to open this account. If you do not understand any point please contact us on **0345 601 3344** for further information.

1.2 In the special terms and conditions:

- 'The Cambridge', 'the Society', 'we', 'us' and 'our' refer to The Cambridge Building Society; and
- 'you' and 'your' refer to holders of savings accounts

2. ISA Manager

2.1 We have an ISA Manager who may delegate any of their functions and responsibilities to others within The Cambridge. Our ISA Manager will ensure that any person to whom they delegate is competent to carry out any of the tasks delegated.

3. Definition

3.1 Fixed Rate ISAs are cash Individual Savings Accounts, as defined by the HMRC ISA Regulations.

4. Membership

ISAs are share accounts.

5. Qualification

5.1 To comply with the ISA regulations, to open a cash ISA you must:

- be aged 18 or over
- be a UK resident for tax purposes; and
- not have already subscribed to any other cash ISA with The Cambridge.

5.2 The account must be opened, and held, in the name of the sole beneficial owner. You must not assign the rights of your account or use the account as security for a loan.

5.3 Joint accounts are not permitted.

6. Subscription limits

6.1 The Government sets maximum subscription limits for each tax year. We will notify you of any changes to subscription limits by placing notices in our branches and on our website.

6.2 If you don't deposit up to the maximum allowance in any tax year, you cannot carry over the unused limit to the following tax year.

7. Interest payments

7.1 Interest is tax-free provided your account meets HMRC ISA Regulations.

8. Transferring to a Cambridge Fixed Rate ISA

8.1 You may request to transfer in funds already held in an ISA with The Cambridge within 30 days of opening your account.

8.2 You may transfer your existing cash ISA savings held with another ISA provider to a 18 Month Fixed Rate ISA (Issue 22), provided the following terms are met:

- you have made the request within 30 days of opening your account
- you may transfer the total amount of your current year subscriptions; and/or
- you may transfer all or part of any previous years' savings (this transfer, when deposited, will not be included as part of your current year subscriptions)

9. Transferring your cash ISA to another ISA provider

9.1 You may transfer your cash ISA held with us to another ISA provider, provided the following terms are met:

- you may transfer the total amount of your current year subscriptions; and/or
- you may transfer all or part of any previous years' savings

9.2 Your transfer instructions must be in writing and stipulate the date on which you require the transfer to be completed. We require five working days to complete the transfer.

9.3 If you transfer your current year subscriptions to another ISA provider, you will not be able to make any further deposits into your ISA held with us. Any remaining balance in your account will continue to earn tax-free interest under ISA rules.

9.4 If you transfer all or part of your cash ISA to another ISA provider we will charge a 150 day interest penalty fee on the amount withdrawn.

10. Disqualification

10.1 If you breach the ISA regulations, we will write to you to confirm that all or part of your ISA has become void. If this happens the invalid contributions to your ISA will not qualify for tax-free interest, and any interest earned on them may be liable to income tax. In addition, some or all of the invalid contributions may need to be removed from your ISA.

10.2 On your death, the account will continue to be an ISA until the account is closed or three years from date of death. No further deposits can be made into the account and the account must be closed once probate or letters of administration have been granted. If the account is still open three years after date of death the ISA will cease to be an ISA and the account will move into an appropriate instant access account available at that time.

11. Minimum and maximum investment

11.1 You must invest a minimum of £500 to open your account and a minimum of £500 is required to keep your account open.

11.2 You may invest all or part of your 2026/2027 ISA subscription limit of £20,000 into your 18 Month Fixed Rate ISA (Issue 22).

11.3 After the first 30 days of opening your account you cannot add further deposits to the balance.

11.4 The maximum balance is subject to the Government's ISA subscription limits as well as the overall holding allowed with the Society (see our 'Terms and Conditions for Savers').

12. Withdrawals and account closure

12.1 You may make withdrawals from, transfer or close your account at any time before maturity, if the funds you wish to withdraw are cleared (see our 'Terms and Conditions for Savers' for more details on uncleared funds).

12.2 If you invest the maximum cash ISA subscription for the tax year, you cannot top up your savings after making a withdrawal.

12.3 If you wish to make a withdrawal or partial transfer from your 18 Month Fixed Rate ISA (Issue 22) we will charge an interest penalty fee on the amount withdrawn. The penalty fee is equivalent to 150 days' interest at the tax-free rate payable. The interest penalty fee will continue to be included in your interest earning balance until your next interest payment date.

12.4 Early closure and transfers are allowed subject to a 150 day interest penalty fee. The penalty fee is equivalent to 150 days' interest on the balance at the time of closure, or transfer, at the tax-free rate payable. If you have not accrued enough interest to cover the fee at the time of closure or transfer, then the fee, or part of it, will be taken from your capital balance.

12.5 If you close your account 14 days after the date of opening and you have subscribed to your ISA in the current tax year, you will not be able to apply for another cash ISA with The Cambridge in the same tax year.

12.6 If you transfer your 18 Month Fixed Rate ISA (Issue 22) to another ISA provider, after applying the interest penalty we will transfer the ISA within five working days of the date of receipt of the transfer instruction from your new ISA provider.

13. Maturity

13.1 18 Month Fixed Rate ISA (Issue 22) is a fixed term savings account. Your account will mature 18 months from the date of your initial deposit. The funds will transfer to an appropriate instant access ISA available at that time.

13.2 We will contact you prior to your account maturing and provide you with a copy of the Terms and Conditions of the account your 18 Month Fixed Rate ISA (Issue 22) will mature into.

Let's talk about savings

Reviewing your finances can help you wherever you are on your savings journey. And we'll be here to help with no judgement, and no pressure. Just a straightforward, helpful and friendly discussion. We'll tailor a chat around you to discuss your current financial situation and what you'd like to work towards. So if you'd like to book a savings chat with our friendly team, pop into your local branch or call us on **0345 601 3344**.

We'll be here

For any other questions about savings, mortgages and more, our expert team will be here to help.

Call us on 0345 601 3344

Pop in to your local branch

Head to our website at cambridgebs.co.uk

Download The Cambridge Money App from the App Store or Google Play store

fscs PROTECTED

Protecting your money

The Financial Services Compensation Scheme protects up to a total of £120,000 of your eligible money at The Cambridge Building Society.

Find out more at **fscs.org.uk**

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Head Office, 51 Newmarket Road, Cambridge CB5 8EG
0345 601 3344 **savings@cambridgebs.co.uk**
cambridgebs.co.uk

THE CAMBRIDGE Building Society

All communications with us may be monitored/recorded to improve the quality of our service and for your protection and security.