

8<sup>th</sup> August 2024

Dear Shareholder,

## Six-month period to 30 June 2024 (HY 24): Investing our returns to advance our purpose

### FINANCIAL HIGHLIGHTS (HY unaudited)

- Net lending increased to £1,032.9m (31<sup>st</sup> Dec 2023: £1,013.6m audited)
- Profit before tax was £37.2m (year ago period: £28.7m)
- Net-asset value per share increased to £8.08 (31 Dec 2023 £6.96 audited)
- Shareholder equity increased to £200.3m (31 Dec 2023 £172.6m audited)
- Customer deposits increased to £1,743.3m (31 Dec 2023 £1,559.3m audited)

### Business update

Unity continues to report strong financial returns, driven by the higher bank rate environment and underpinned by good stewardship. Higher returns have enabled Unity to invest in operational areas including cyber resilience and to continue to progress our planned service improvements. Our proposition is to understand the specific needs of customers operating in different trades and industries. We recognise the importance of both human and digital service to our customers and therefore our customer facing teams have been expanded. We have delivered improvements to digital services in key areas including customer authentication functionality and customer mandates. Significant investment in our service proposition will continue throughout 2024.

Lending to organisations contributing to positive social impact stands at £1.0bn, with 44% supporting areas of high deprivation and 26% of loans meeting our 'C-Contribute to Solutions' grade as detailed in our Impact Report 2023. We remain committed to supporting customers facing challenges in the higher rate environment. Our loan losses remain low.


Deposits reached a record high of £1.7bn, a 12% increase on 31 Dec 2023. Current account customer numbers surpassed 10,000 for the first time during the period.

Shareholder equity has reached the landmark £200m with net asset value per share increasing by 16% on year end to £8.08. Unity remains well capitalised and highly liquid, substantially in excess of regulatory minima.

We are proud that Unity was honoured with a prestigious King's Award for Enterprise for Sustainable Development. This award recognises the achievements Unity has made to deliver our 'double bottom line' by supporting customers to deliver positive impact to communities across the UK. Celebrating our 40<sup>th</sup> anniversary and King's Award achievement, Unity has committed to £40,000 of donations in 2024 and has already committed £21,749 to charities, social enterprises and community groups across the UK.




Our people are proud to be part of our mission and their feedback resulted in Unity being named as one of The Sunday Times' Best Places to Work. This is a recognition of the inclusive, diverse and collaborative culture fostered at Unity Trust Bank.

Yours sincerely,



Colin Fyfe  
Chief Executive Officer

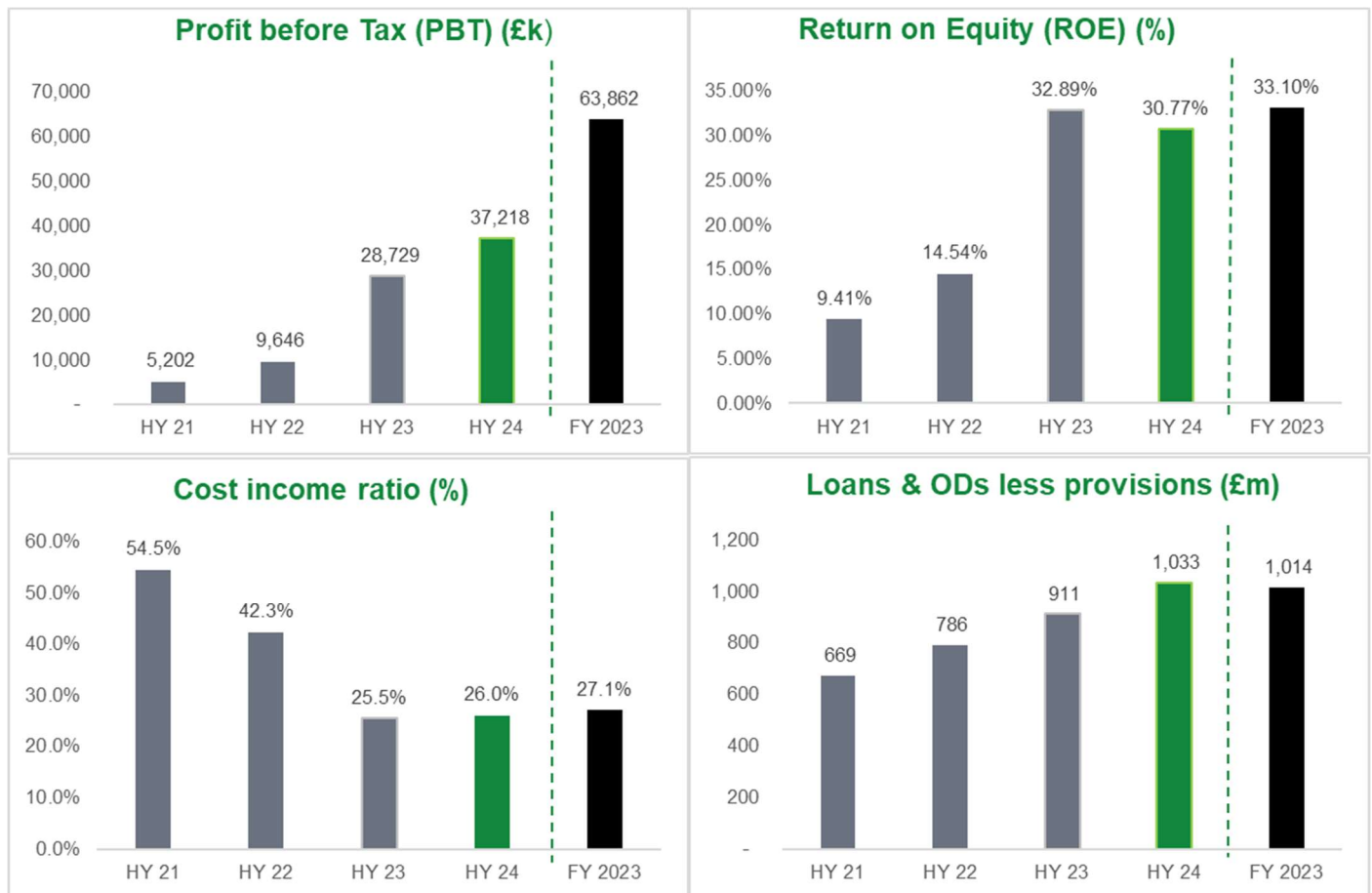
### Contact Us

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-  Email us: [us@unity.co.uk](mailto:us@unity.co.uk)
-  Visit us: [unity.co.uk](https://www.unity.co.uk)



# HY 2024 Key Performance Indicators

The following KPIs compare the unaudited results for the six months to June (2021-2024) along with the full year 2023 audited year end results.



# HY 2024 Financial Highlights

## Income Statement (unaudited)

for the six months ended 30 June 2024

	H1 2024 (Unaudited)	H1 2023 (Unaudited)	Full year 2023 (Audited)
Total income	51,864	41,591	92,421
Operating expenses	(13,546)	(10,610)	(25,011)
<b>Operating profit</b>	<b>38,318</b>	<b>30,981</b>	<b>67,410</b>
Impairment charge on loans and advances	(1,100)	(2,252)	(3,548)
<b>Profit before taxation</b>	<b>37,218</b>	<b>28,729</b>	<b>63,862</b>
Taxation charge	(8,560)	(7,096)	(15,004)
<b>Profit for the period attributable to shareholders</b>	<b>28,658</b>	<b>21,633</b>	<b>48,858</b>

All amounts are stated in £000s unless otherwise indicated

## Statement of Financial Position (unaudited)

as at 30 June 2024

	H1 2024 (Unaudited)	YE 2023 (Audited)
<b>Assets</b>		
Loans and advances to customers	1,032,904	1,013,646
Cash and investment securities	917,388	724,029
Other assets	6,775	8,133
<b>Total assets</b>	<b>1,957,067</b>	<b>1,745,808</b>
<b>Liabilities</b>		
Customer accounts	1,743,347	1,559,309
Other liabilities	13,403	13,882
<b>Total liabilities</b>	<b>1,756,750</b>	<b>1,573,191</b>
<b>Shareholders' equity</b>	<b>200,317</b>	<b>172,617</b>
<b>Total liabilities and equity</b>	<b>1,957,067</b>	<b>1,745,808</b>

All amounts are stated in £000s unless otherwise indicated

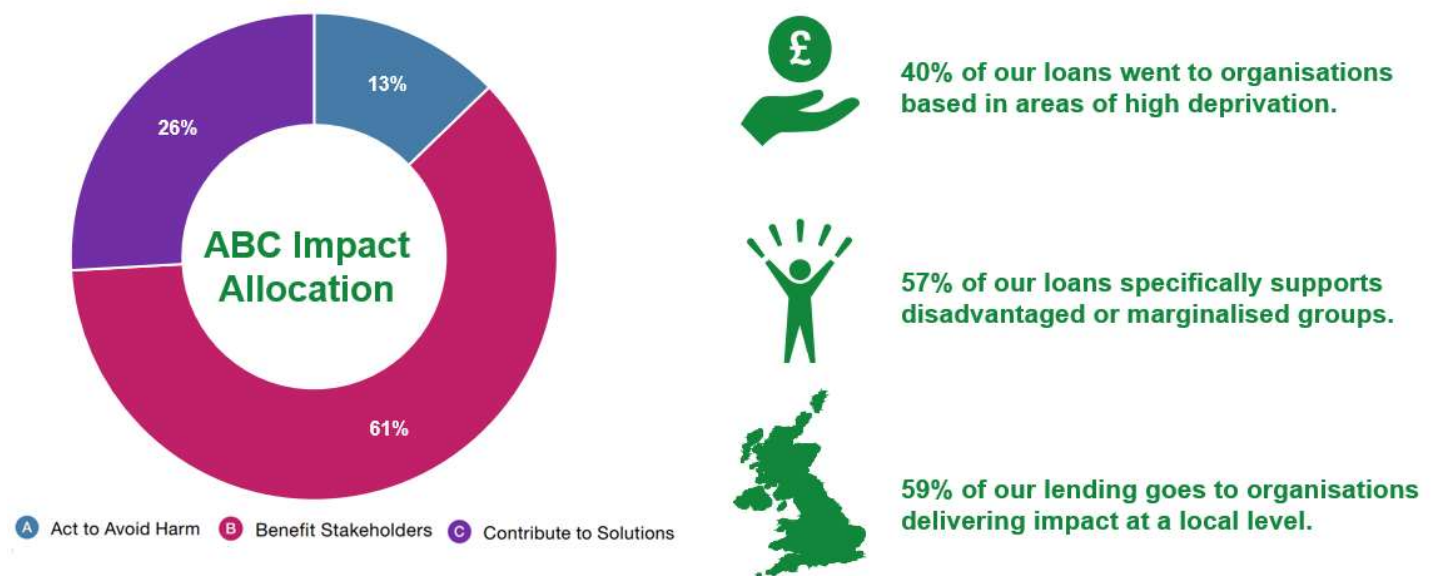
# Our Social Impact – H1 2024

Unity continues to support socially minded organisations delivering positive impact in their communities and contributing to the United Nations Sustainable Development Goals<sup>1</sup>. In the period, Unity's first 'Housing Association Decarbonisation Initiative' (HADI) was drawn and Unity & Me has established the first ever 'Unity Impact Grants' programme for customers to apply to in the second half of 2024. Our half year report shows the continual delivery of social and environmental good with our customers:

## Outcomes achieved in H1 2024



## Crosscutting Impact in H1 2024<sup>2</sup>



<sup>1</sup> The United Nations Sustainable Development Goals are the blueprint to achieve a better and more sustainable future for all, addressing the global challenges faced.

<sup>2</sup> Based on 71% of loans approved and drawn in Q1 2024. Crosscutting impact data is drawn from Unity's updated Social Impact and Environmental Management Form which continues to be integrated into all new deals from 2023 onwards.