

H1 2019 Results (unaudited)

Business results

In the six months to June, Unity continued to grow both its profitability and its value to society.

Our loans increased by over £50 million in H1 2019. Shareholder returns increased in terms of value and yield. Loan drawdowns increased by 47% to £78m. Case studies showcasing some of these customers are available on our website: www.unity.co.uk/our-case-studies. An annual dividend of £0.95 million was paid in June, representing 4.25p per share (2018: 2.4p).

Customer numbers have grown in the first six months of 2019, with customer satisfaction remaining above 80%. Our customer call centre scores highly in these surveys which reflects the high-quality service we provide. We continue to acquire new customers through recommendation.

Unity's business current accounts were rated five stars by Moneyfacts. We are proud of this recognition and continue to live our brand values: straightforward, inclusive, enabling and collaborative. In March 2019 Unity Trust Bank became the world's first Carbon Literate Bank, receiving a bronze award, demonstrating the Bank's commitment to environmental goals.

The macro economic environment in the UK, and more widely, is increasingly uncertain. We continue to be cognisant of the impact of the economic pressures on our customers. Unity is a financially robust bank maintaining strong capital and liquidity ratios.

Financial results

Shareholder's equity grew to £78.5 million with 22.4 million shares in issue. This results in net asset value increasing to £3.50 per share (31 December 2018: £3.36).

The following commentary should be read in conjunction with the graphs on the next page:

Profit before tax Increased to £4.0 million (H1 18: £2.2 million*)

Return on equity Increased to 9.30% (H1 18: 6.45%*)

Cost: income ratio Improved to 65.1% (H1 18: 73.4%*) as income growth exceeds the cost of the Bank's investments in people and technology

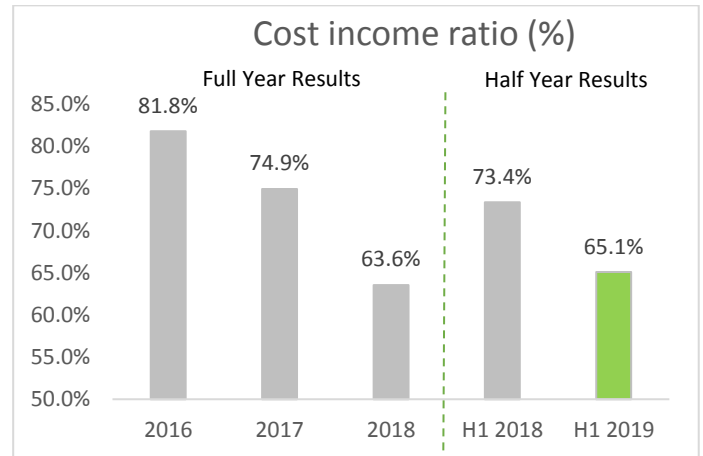
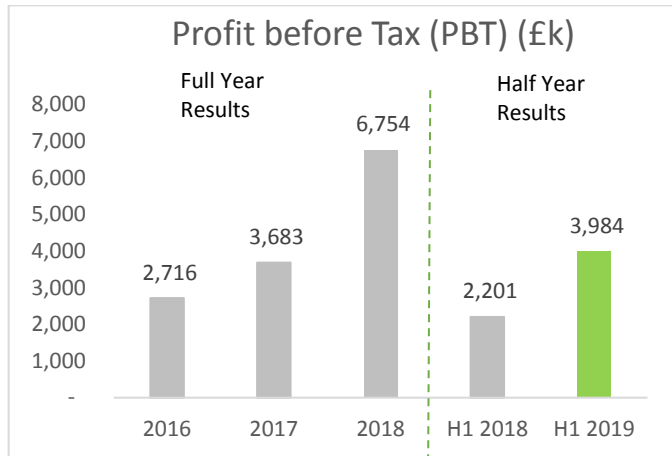
*including the impact of £0.6 million exceptional pension costs incurred in H1 2018

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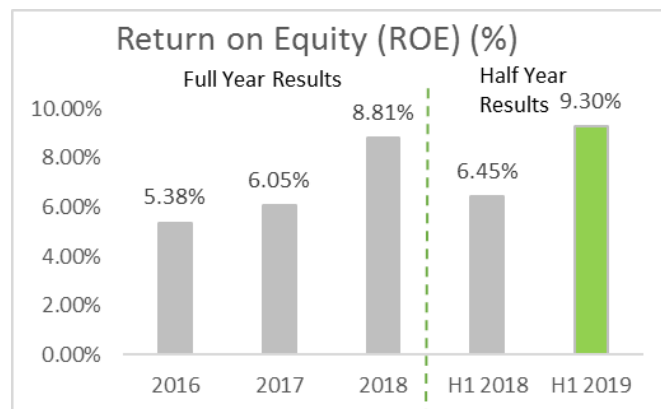
Key Performance Indicators

The following KPIs compare the 2019 and 2018 unaudited half year results against full year 2018, 2017 and 2016 audited results.

Commentary on these graphs is included on the preceding page.

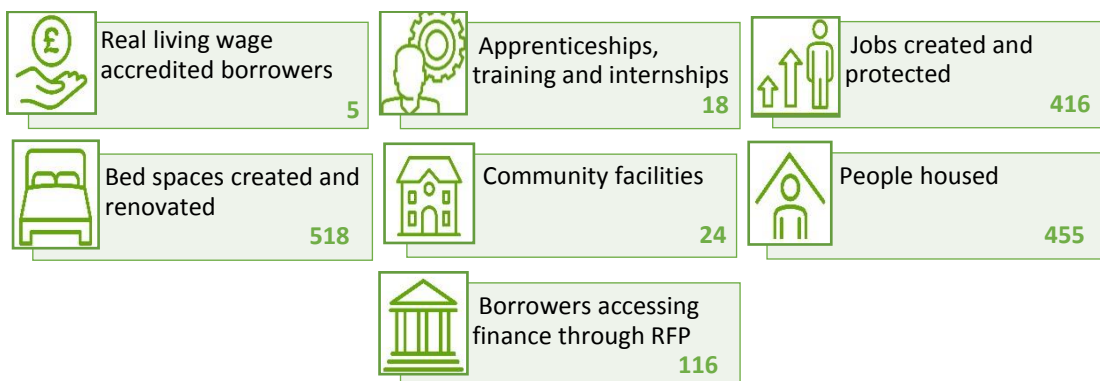


*cost:income ratio includes exceptional items



Social impact metrics¹ H1 2019

The metrics reflect the social impact of new loan drawdowns in the period.



¹ Based on customer submissions