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INVESTOR PRESENTATION HALF-YEAR RESULTS 2025

YORKSHIRE BUILDING SOCIETY

160 YEARS

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OUR PURPOSE

"As a mutual, our purpose is to provide **Real Help with Real Life**. We exist for you, our members and customers. Our Strategy is designed to deliver against our purpose, we will continue to ensure we deliver good value for you"

Susan Allen, Chief Executive Officer.

PLACE TO CALL HOME

FINANCIAL WELLBEING

MEMBER VALUE

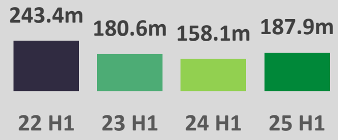
YORKSHIRE BUILDING SOCIETY

FINANCIAL HIGHLIGHTS

YORKSHIRE BUILDING SOCIETY

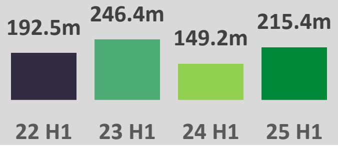
Statutory Profit Before Tax

£187.9M



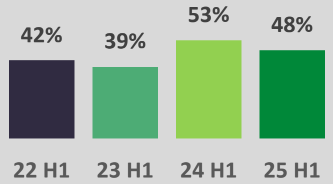
Core Operating Profit[1]

£215.4M



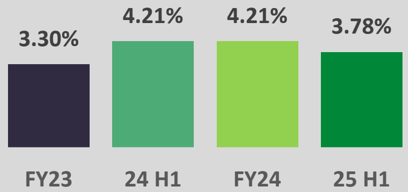
Cost to Core Income Ratio[1]

48%



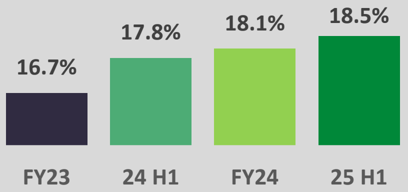
Average Savings Rate Paid

3.78%



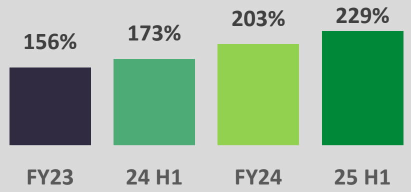
Common Equity Tier 1 Ratio

18.5%



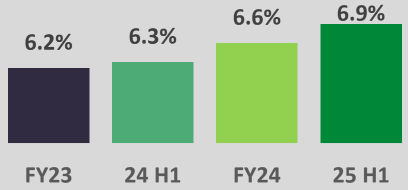
Liquidity Coverage Ratio

229%



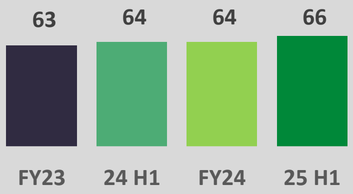
Leverage Ratio

6.9%



Net Promoter Score (NPS™) [2]

+66



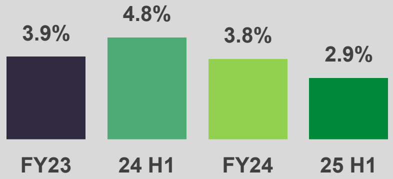
(1) See the Glossary definitions to the ARA for alternative performance measures.
(2) Net Promoter Score and NPS are trademarks of Bain & Company, Inc., Fred Reichheld and Satmetrix Systems, Inc. Data period January – June 2025, based on 8,473 responses.

PROVIDING REAL HELP WITH REAL LIFE

YORKSHIRE BUILDING SOCIETY

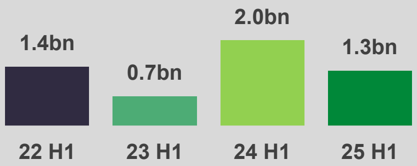
Mortgage Market Share(1)

2.9%



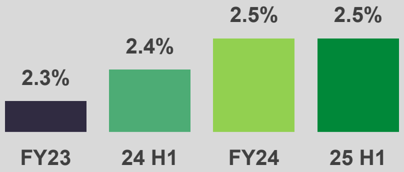
Growth in Mortgage Balances

£1.3BN



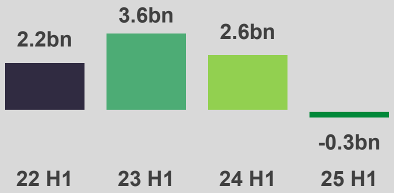
Savings Market Share(3)

2.5%



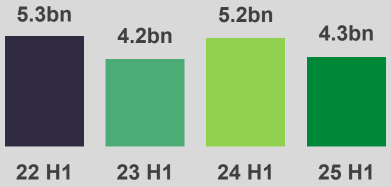
Growth in Savings Balances

-£0.3BN



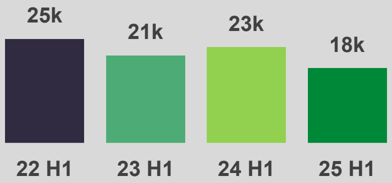
Gross Lending

£4.3BN



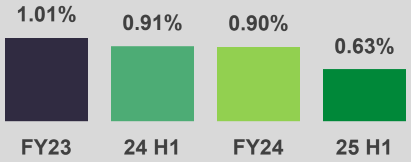
New Residential Mortgages

18K



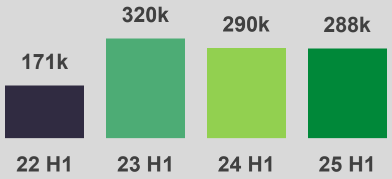
Avg. Savings Rate Differential(2)

0.63%



New Savings Accounts Opened

288K



(1) Based on Bank of England total industry gross lending. Data period January – May 2025.
(2) YBS Group average savings rate compared to rest of market average rates. Source: CACI's Current Account and Savings Database (CSDB), Stock. Data period January – May 2025.
(3) Source: YBS analysis of BSA Household savings. Data period: January - May 2025.

SUSTAINABILITY FOCUS

YORKSHIRE BUILDING SOCIETY

Governance

NEW: Environmental & Social Purpose Board Sub-Committee, with first two meetings now held

Pathway to Net Zero

Solar panel installation completed across office sites with expected electricity reduction
100 tCO2e/year

Emissions (tCO2e) [1]

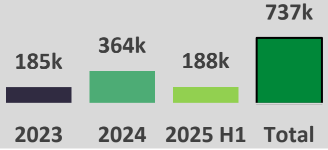
Increased disclosure across all material emissions
Supply Chain: 21k
Commercial Lending: 30k
Residential: 662k

Engagement

1,000 users[2] through our partnership with Snugg – an online tool designed to help homeowners reduce energy consumption & carbon footprint

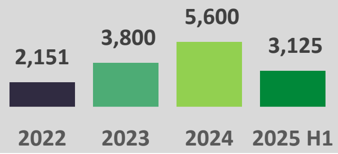
FareShare

£737k raised to support employability skills[3]
Target: £1m by 2026



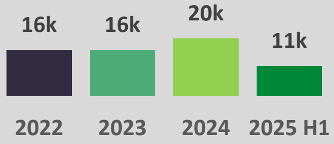
Citizens Advice

Using our branches to provide free, impartial advice[4]



Money Minds

Increasing financial wellbeing by investing in education[5]



Colleagues

48.2%[6] female representation in senior roles, in line with HMT's Women in Finance Charter Target.

(1) Emissions are reported annually, 1yr in arrears. Emissions figures quoted: 2023
(2) January-June 2025
(3) £737k raised since beginning 2023
(4) Number of people supported
(5) Number of people supported with financial education programme, including children, young people and adults
(6) As at June 2025

FINANCIAL PERFORMANCE

YORKSHIRE BUILDING SOCIETY

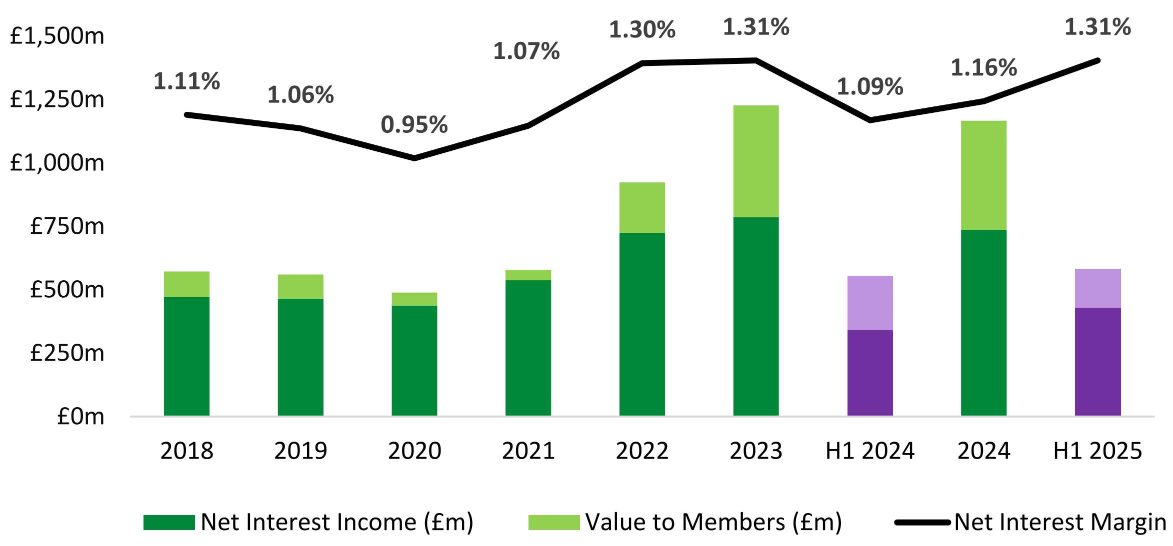
PROFITABILITY HAS IMPROVED OVER THE LAST 12 MONTHS

YORKSHIRE BUILDING SOCIETY

INCOME STATEMENT

£m	H1 2025	H1 2024	2024 FY
Net interest income	429.6	340.8	736.5
Other (FV Adjustments, Fees & Commissions etc)	(40.3)	8.3	15.3
Total income	**389.3**	**349.1**	**751.8**
Management expenses	(199.2)	(180.5)	(366.6)
Impairments & Provisions	(2.2)	(10.5)	(1.5)
Statutory profit before tax	**187.9**	**158.1**	**383.7**
Non-Core Items (FV Adjustments etc)	27.5	(8.9)	(38.0)
Core operating profit	**215.4**	**149.2**	**345.7**
Change in Members Interests & Equity	**130.8**	**131.6**	**276.2**

NET INTEREST INCOME & NET INTEREST MARGIN[1]

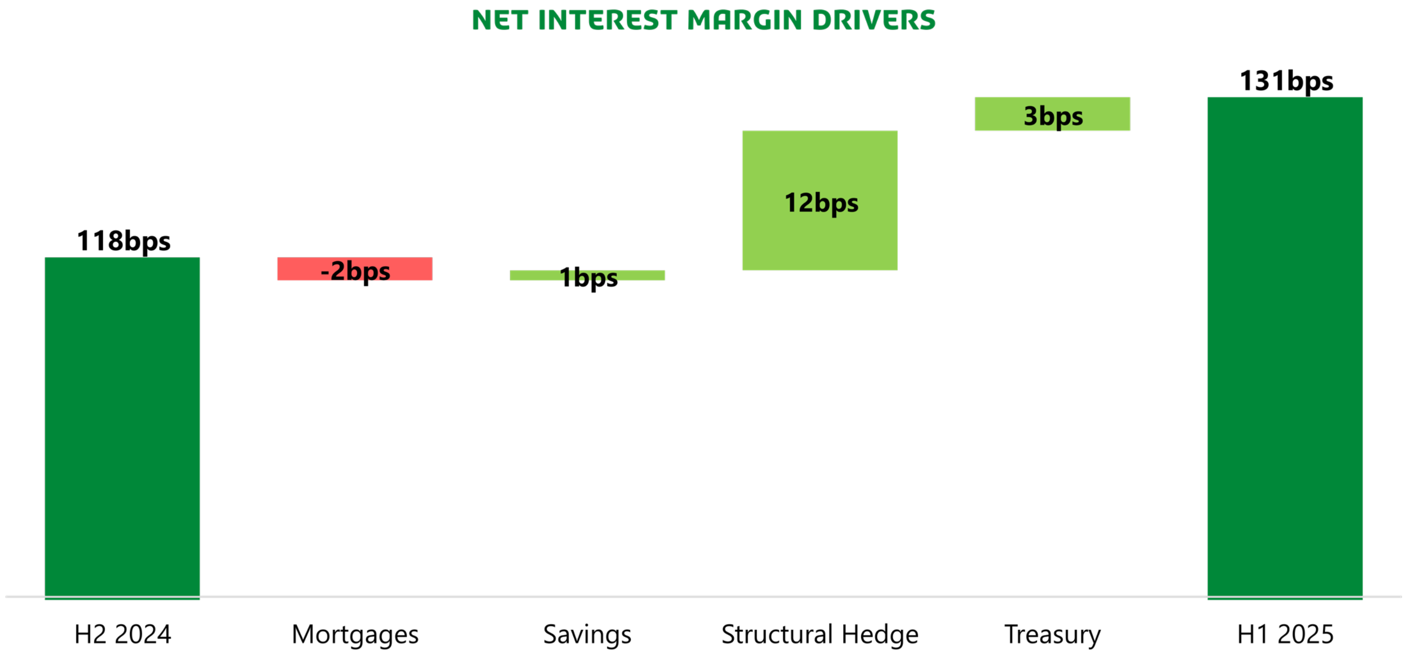


- NIM trajectory has improved into the first half of 2025 with benefits from structural hedging and pricing changes (FY24: 1.16%, H1 24: 1.09%)
- Longer term, with competition in retail markets increasing, NIM is expected to reduce to pre-COVID levels

(1) Value to members based on YBS Group average savings rate compared to rest of market average rates. Data source: CACI's Current Account and Savings Database (CSDB), Stock. Data period: January – May 2025.

NIM IMPACTS IN THE FIRST HALF

YORKSHIRE BUILDING SOCIETY



- Mortgage acquisition margins have remained stable across the last 6 months following a period of reduction in book margin, as higher margin lending from the COVID period rolled off in the second half of 2023

- The contribution to NIM from Savings products has remained stable despite bank rate reductions. The Society has exercised some margin management capacity to achieve this outcome; however, it continues to pay 63bps[1] above the market average on its savings products

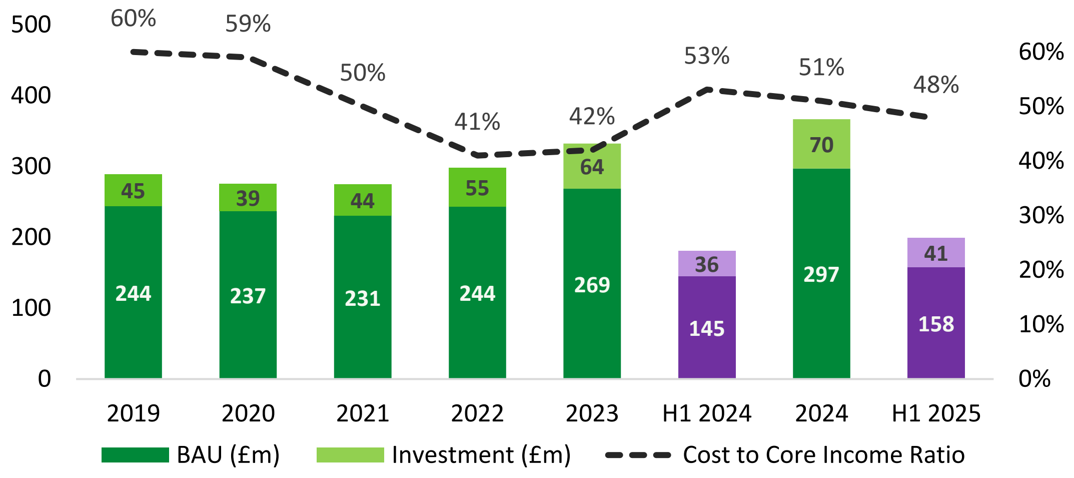
- The Society's c.£13bn structural hedge provided a further positive contribution of 12bps to NIM across H1 2025 and is expected to continue to provide a tailwind over the medium term

(1) YBS Group average savings rate compared to rest of market average rates. Source: CACI's Current Account and Savings Database (CSDB), Stock. Data period January – May 2025

COST DISCIPLINE WITH INVESTMENT IN CAPABILITIES

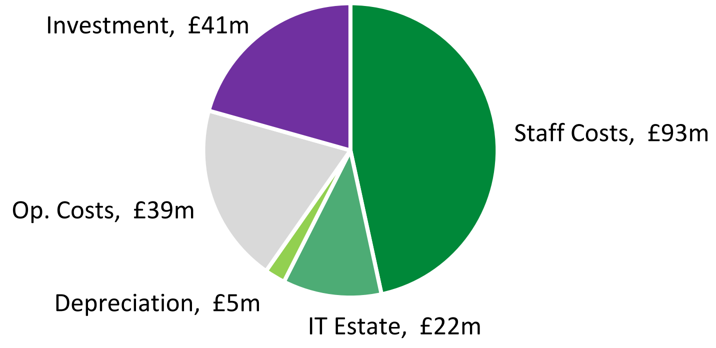
YORKSHIRE BUILDING SOCIETY

COST TO INCOME RATIO

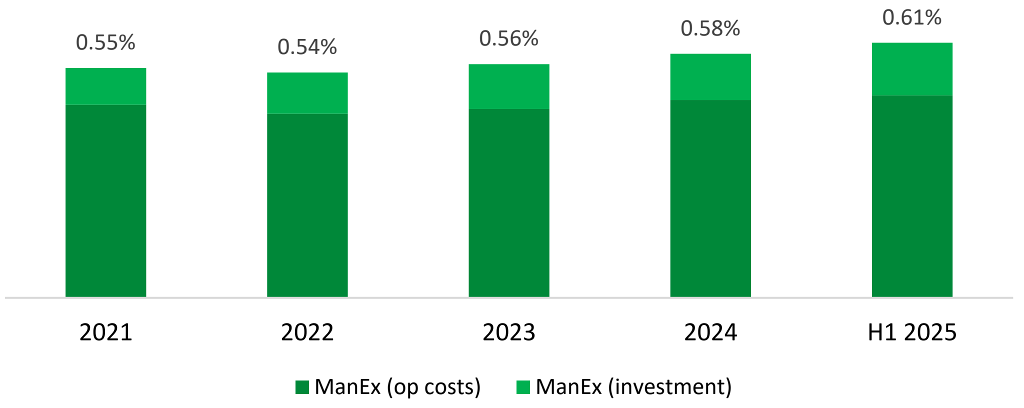


- The year-on-year increase in management expenses reflects a rise in staff costs and investment spend, as the Society enhances its capabilities as it continues to grow
- The increase in operational costs (H1 25: £39m, H1 24: £34m) is primarily driven by a frontloading of the annual BoE Levy cost, with no further payments relating to this currently expected in H2 2025 (H2 2024: c.£3m)
- c.£41m of investment spend in the first half of 2025 focused across IT & infrastructure, digital customer experience, payments capabilities and regulation & compliance
- The cost to income ratio has continued to reduce since year-end. The cost to mean assets ratio is expected to finish 2025 around 0.60%

COST BREAKDOWN - 2024

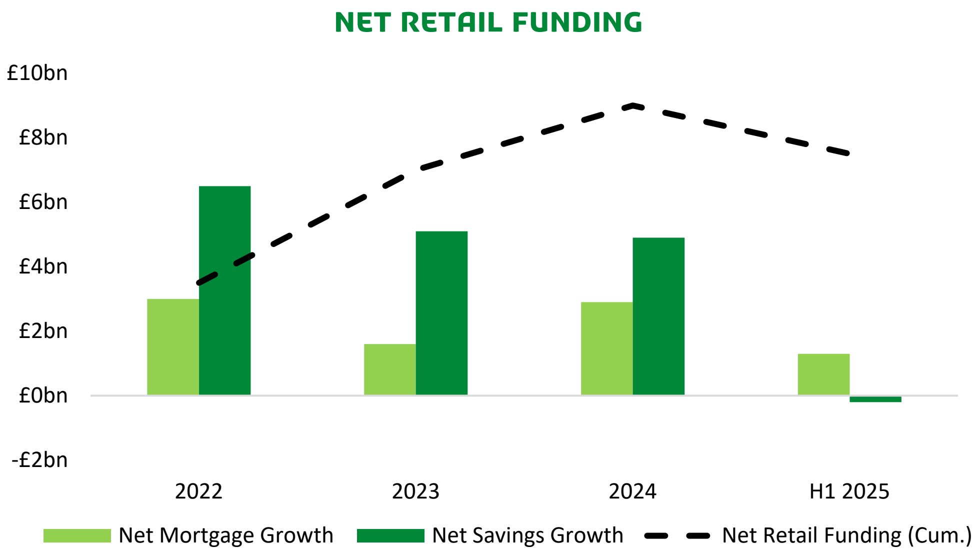


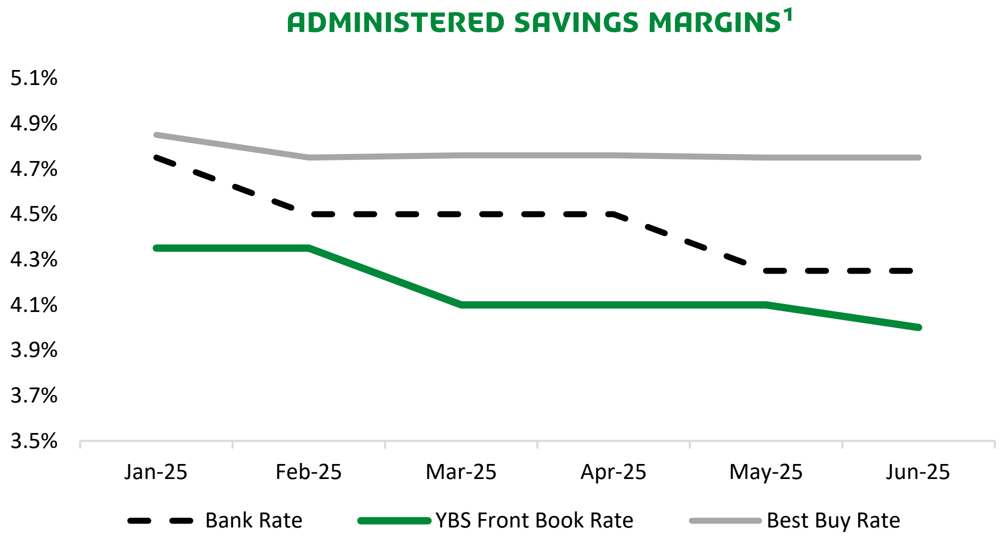
MANAGEMENT EXPENSES (COST TO MEAN ASSETS)



BALANCING GROWTH AND MARGIN

YORKSHIRE BUILDING SOCIETY





- In 2024, savings balances increased by £4.9bn, compared to £2.9bn of growth in mortgage balances, increasing the excess liquidity on the Society's balance sheet
- Across the first half of 2025, the administered savings market became increasingly competitive, with best buy products consistently priced above bank rate
- Net lending of c.£1bn in H1 2025 has therefore been funded through excess liquidity already existing on the Society's balance sheet

(1) Best Buy data based upon YBS interpretation of MSE data.

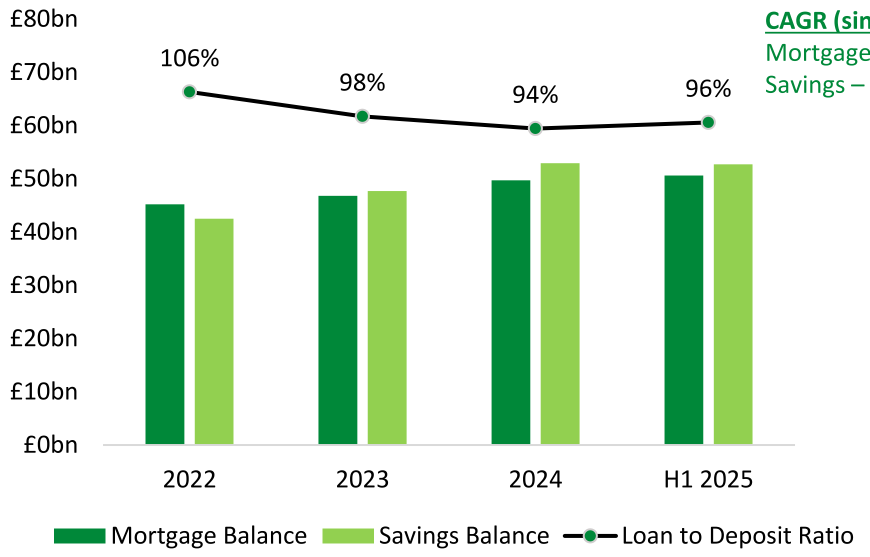
MAINTAINING BALANCE SHEET DISCIPLINE

YORKSHIRE BUILDING SOCIETY

BALANCE SHEET

£bn	H1 2025	H1 2024	FY 2024
Liquid assets	14.3	13.7	14.6
Loans and advances to customers	50.5	48.1	49.2
Other assets	1.1	2.1	1.7
Total assets	**65.9**	**63.9**	**65.5**
Shares-retail savings	51.8	49.6	52.0
Wholesale funding and other deposits	7.9	7.6	7.3
Government borrowing	0.0	0.5	0.0
Subordinated liabilities	1.5	1.5	1.5
Other liabilities	0.6	0.9	0.7
Total liabilities	**61.8**	**60.1**	**61.5**
Members' interest and equity	4.1	3.8	4.0
Total members' interest, equity and liabilities	**65.9**	**63.9**	**65.5**

LOAN TO DEPOSIT RATIO



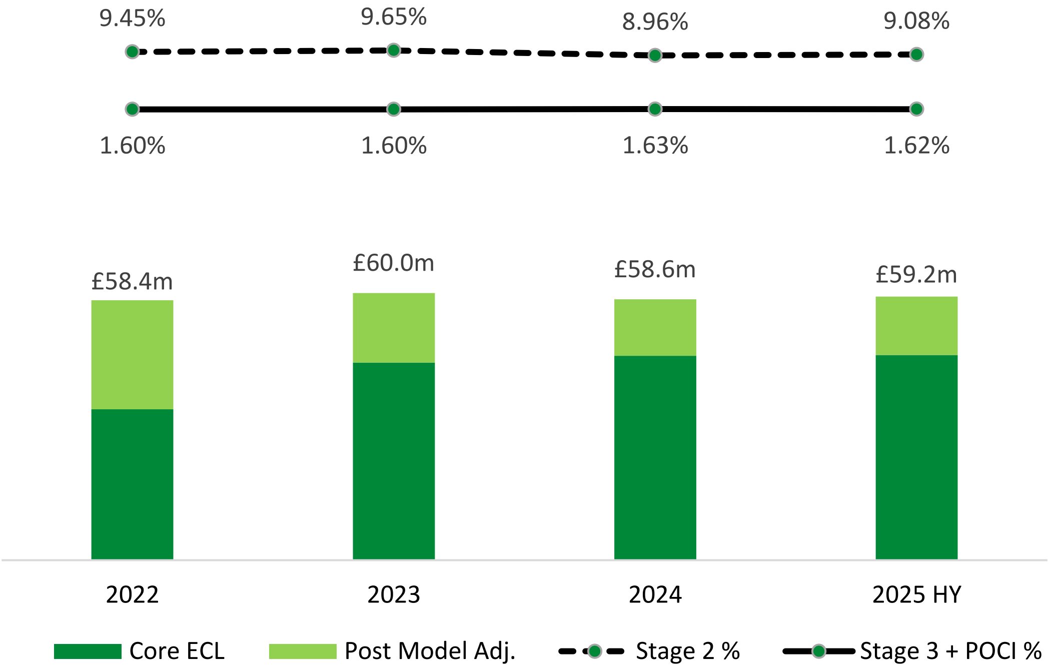
CAGR (since 2022):
Mortgages – **4.6%**
Savings – **9.0%**

- Balance sheet growth slowed in H1 2025 at £0.4bn, to a total asset base of £65.9bn
- The Society has fully repaid TFSME, with the final repayment taking place in September 2024 – making the Society the first amongst its peer group to fully repay this funding
- The Loan to Deposit ratio increased marginally from 94% to 96% as some excess savings were utilised in the first half of 2025, the Society's LCR remains well in excess of regulatory minima at 229%

IMPAIRMENT OF FINANCIAL ASSETS

YORKSHIRE BUILDING SOCIETY

ECL DEVELOPMENT



Economic Scenarios	Upside	Core	Downturn	Severe Downturn
Weighting	**10%**	**60%**	**20%**	**10%**

- Staging and ECLs slightly increased with total ECLs of £59.2m
- The Society continues to apply four economic scenarios (Upside, Core, Downturn, Severe Downturn) to its ECL calculations. The assumptions and weightings for each scenario can be found in the appendix
- We expect provisions to slowly trend higher in future periods, reflecting the nature of our more purposeful lending and the absence of expected credit loss write-backs recognised in 2024
- The Group has £270.8m (2024: £290.4m) of legacy POCI (Purchased or Originated Credit Impaired) loans from historic mergers & acquisitions. Of these loans, 84% are now considered performing, however, they will always be classed as stage 3 in IFRS 9 provisioning methodology

HY 2025	Gross exposure		% in Arrears	PMA	Total ECL	Coverage	Average LTV
	£m	%	%	£m	£m	%	%
Stage 1	45,208.5	89.3	0.9%	2.8	7.0	-	51.6
Stage 2	4,598.3	9.1	7.9%	10.0	25.6	0.6	39.7
Stage 3	547.7	1.1	62.5%	0.2	17.5	3.2	44.1
POCI	270.8	0.5	17.8%	-	9.1	3.4	37.5
Total	**50,625.3**	**100.0**	**2.3%**	**13.1**	**59.2**	**0.1**	**50.5**

MORTGAGE & SAVINGS PERFORMANCE

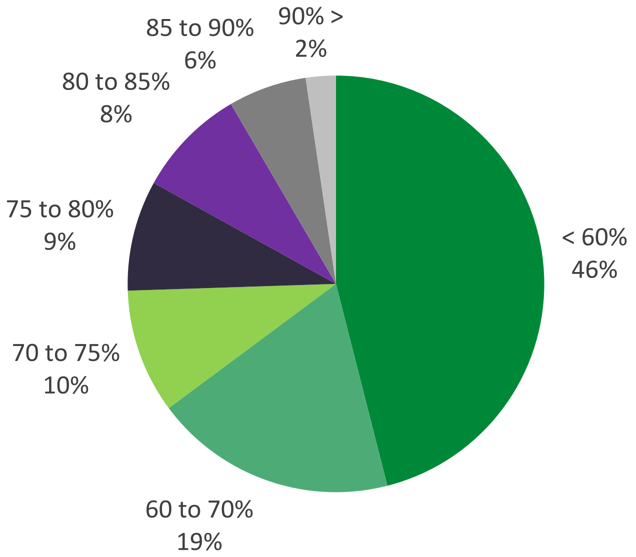
YORKSHIRE BUILDING SOCIETY

OVERALL LENDING SUMMARY

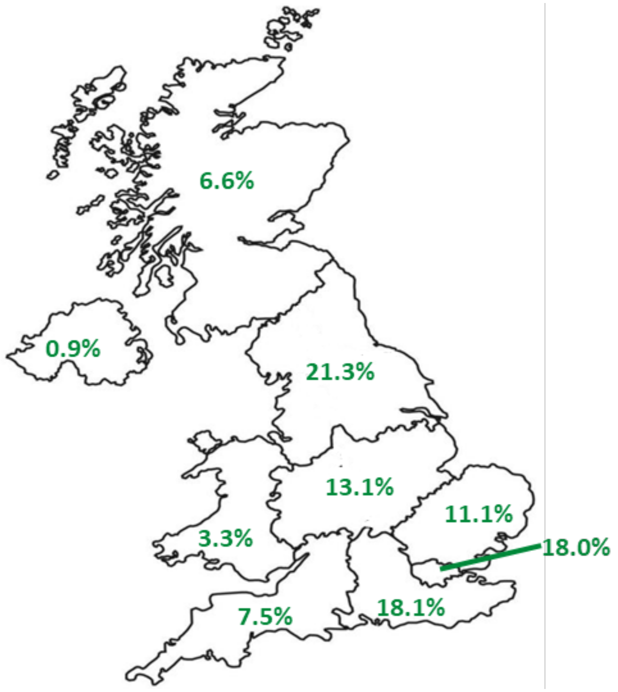
MORTGAGE BOOK

£bn	H1 2025	%	2024	%
First Time Buyer	11.6	23%	11.3	23%
Other Buyers e.g. movers	16.7	33%	16.4	33%
Re-mortgage	12.3	25%	12.2	25%
Buy-to-Let	7.5	15%	7.6	15%
Commercial[1]	2.4	4%	2.2	4%
Total Mortgage Book	**50.6**	**100%**	**49.7**	**100%**
Fair Value Adj.	(0.1)		(0.5)	
Loans and Advances to Customers	**50.5**		**49.2**	

BOOK INDEXED LTV



REGIONAL SPLIT



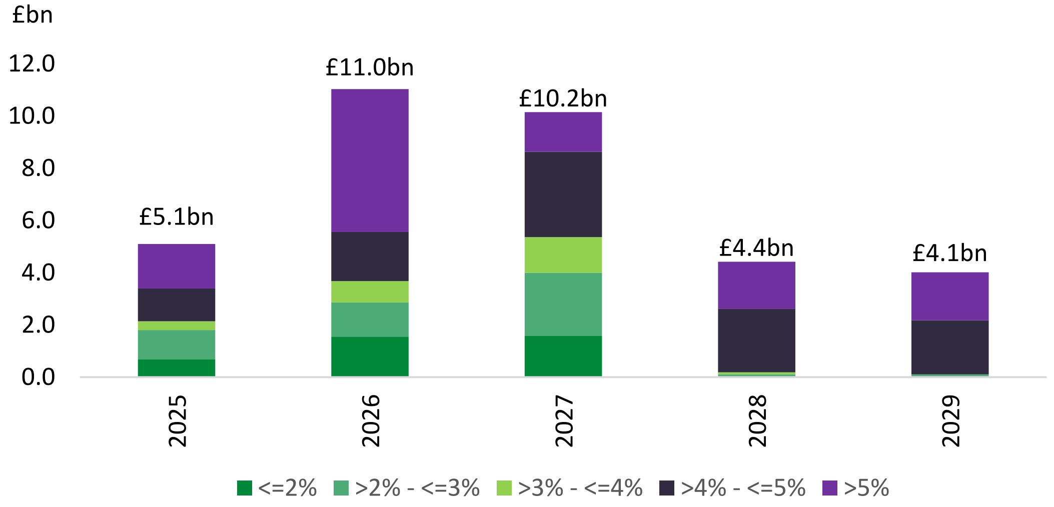
- The Society has multi-brand mortgage origination strategy through Accord and YBS, with national distribution through intermediaries and its branch network
- The Society continues to adopt a retail led strategy with the vast majority of mortgages secured against residential property
- The average indexed LTV of the overall retail mortgage book is 50.7%, whilst the average LTV of new retail lending across H1 2025 was 72.9%
- Focus on owner occupier residential mortgages, accounting for 80% of all originations in the first half of 2025

(1) Commercial exposure relates primarily to Corporate BTL (75% of portfolio) & Commercial Investment (23% of portfolio).

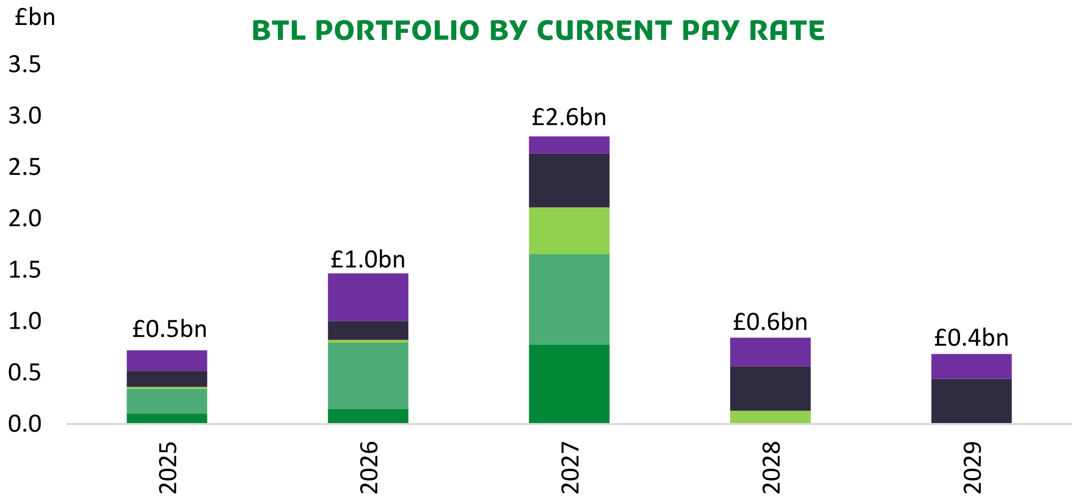
MORTGAGES REPRICING HIGHER CONTINUES IN THE SHORT TERM

YORKSHIRE BUILDING SOCIETY

OWNER-OCCUPIED PORTFOLIO BY CURRENT PAY RATE



BTL PORTFOLIO BY CURRENT PAY RATE



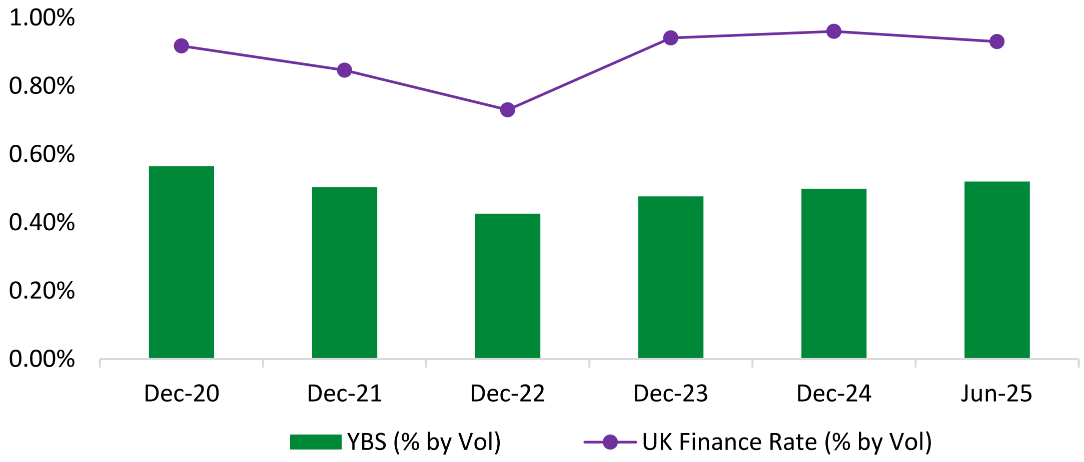
- Almost two thirds of fixed rate balances now have a current pay rate at or above new mortgage pricing[1]
- c.31% of fixed residential mortgage balances reprice in the next 12 months, with an average current customer pay rate of 4.1%
- The entire residential mortgage portfolio has now been assessed against a stressed interest rate at origination of at least 7%. The current stress rate applied is 7% - following a reduction from 8% in April 2025
- Buy to Let mortgages account for 15.0% of total exposures, and 9.6% of new lending
- For new BTL originations, the minimum interest coverage is between 125% and 145% dependent on product type, based on a current interest stress rate of 5.5% where product term is < 5 years, 4.75% otherwise (in both cases floored at Product Rate + 1%)
- The average interest coverage across the BTL portfolio at the stressed rate is 277%

(1) Proportion of balances with pay rate =>4%

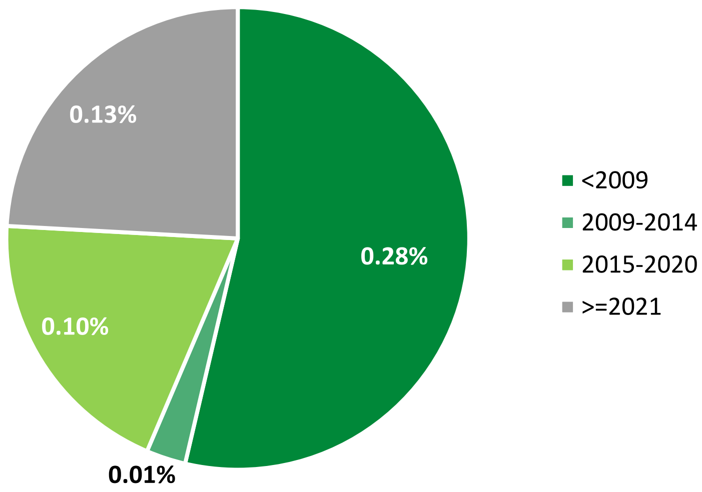
OVERALL ARREARS SUMMARY

YORKSHIRE BUILDING SOCIETY

3M+ ARREARS RATE INCLUDING POSSESSIONS



3M+ ARREARS BY VINTAGE

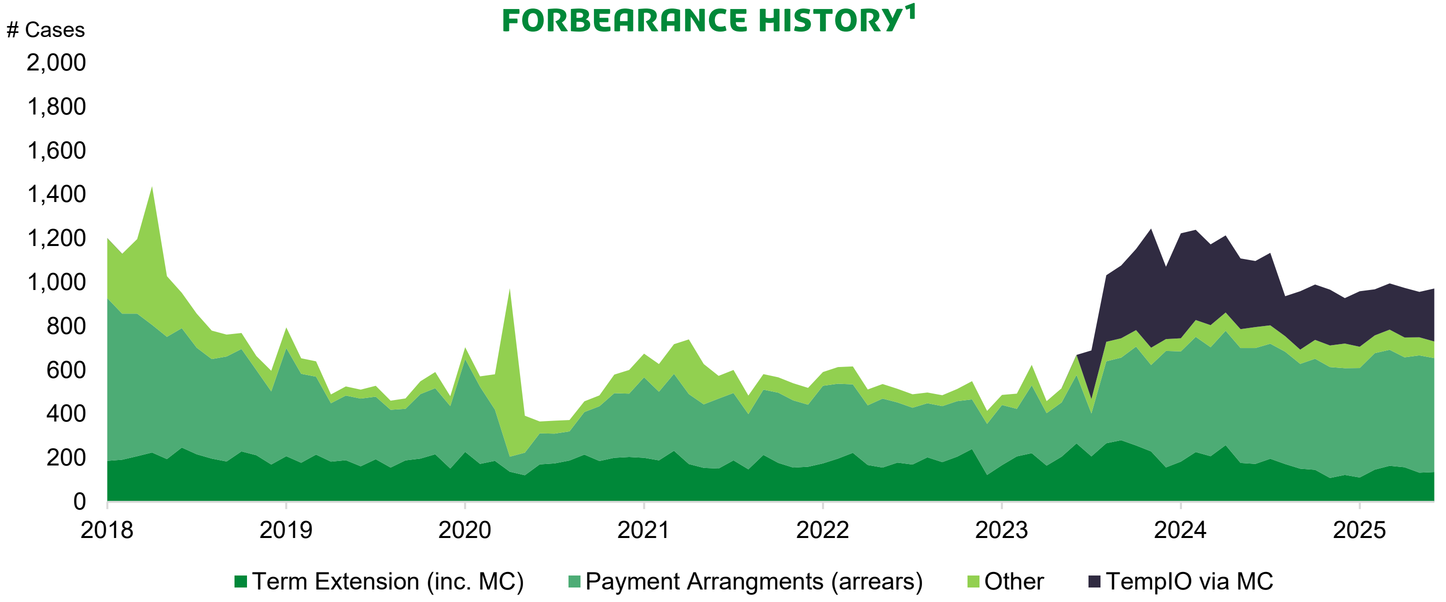


- 3M+ arrears are marginally higher than year-end on both a volume & value basis. The arrears rate by volume has increased to 0.52% from 0.50% at year end. The 3M+ arrears rate as a percentage of balances has increased from 0.43% to 0.45%
- Arrears remain low by historic standards & track significantly below the UK finance average
- The main cohort of the Society's lending where arrears have arisen relates to lending originated pre-2009, contributing 54% (0.28%) of the 0.52% 3M+ arrears rate on the book (by volume)
- This cohort however makes up less than 4.5% of the Society's loan book, with an average indexed LTV of under 26%
- Arrears on the owner-occupied book (0.48%) track closely to the overall book average of 0.45%, whilst the BTL book outperforms the book average by 0.13% (0.32%)

FORBEARANCE REMAINS STABLE, AS MORTGAGE CHARTER IMPACTS FADE

YORKSHIRE BUILDING SOCIETY

FORBEARANCE HISTORY[1]



LIVE FORBEARANCE SUMMARY

000's	Live Cases	Change v Jun 24
Term Extensions (incl. MC)	1.8	-0.9
Temp IO via MC	1.1	-0.7
Temp IO (non-MC)	0.1	-
Payment Arrangement (non-arrears)	0.7	-0.1
Payment Arrangement (arrears)	1.5	0.2
Capitalisation of arrears	0.0	-0.1
Total	**5.2**	**-1.6**

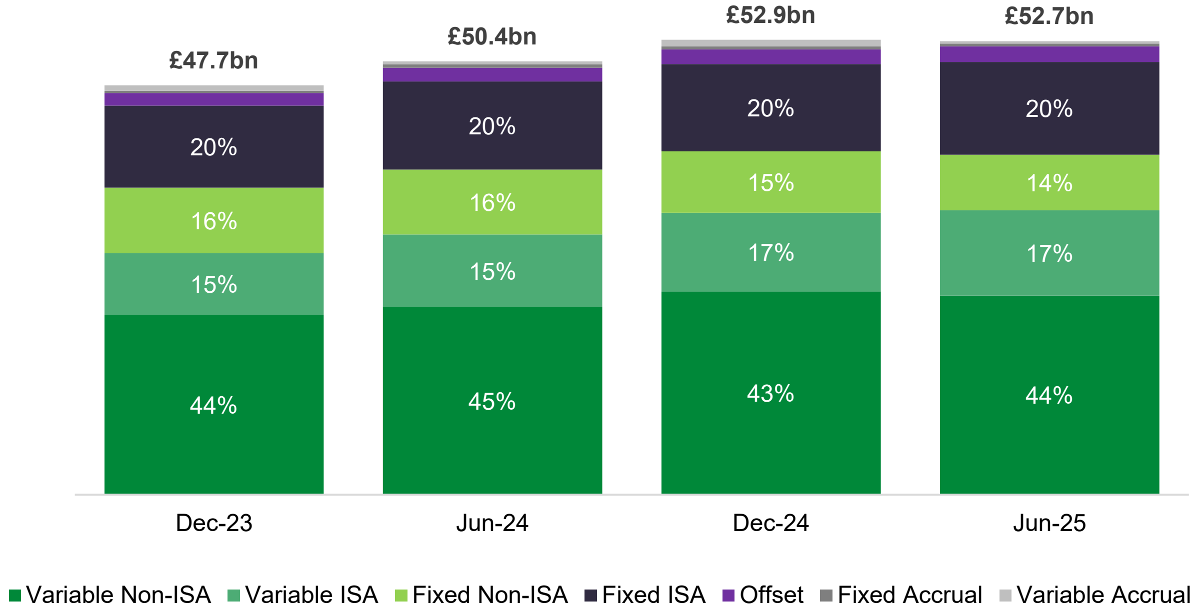
- Forbearance (including Mortgage Charter measures) levels have dropped off in the last 12 months, showing the resilience of the UK economy
- Temporary interest only transfers granted through the Mortgage Charter (not treated as forbearance – in line with the charter) have contributed a significant amount of this reduction, with around 1,100 active cases as at June 2025 (c1,800 cases in June 2024)
- Term Extensions, including those granted through the Mortgage Charter, have also seen a drop off in the last 12 months

(1) New forbearance per month. COVID holidays excluded from graph, max 6,000 new cases in July 2020. 2020 total cases of c.18,700.

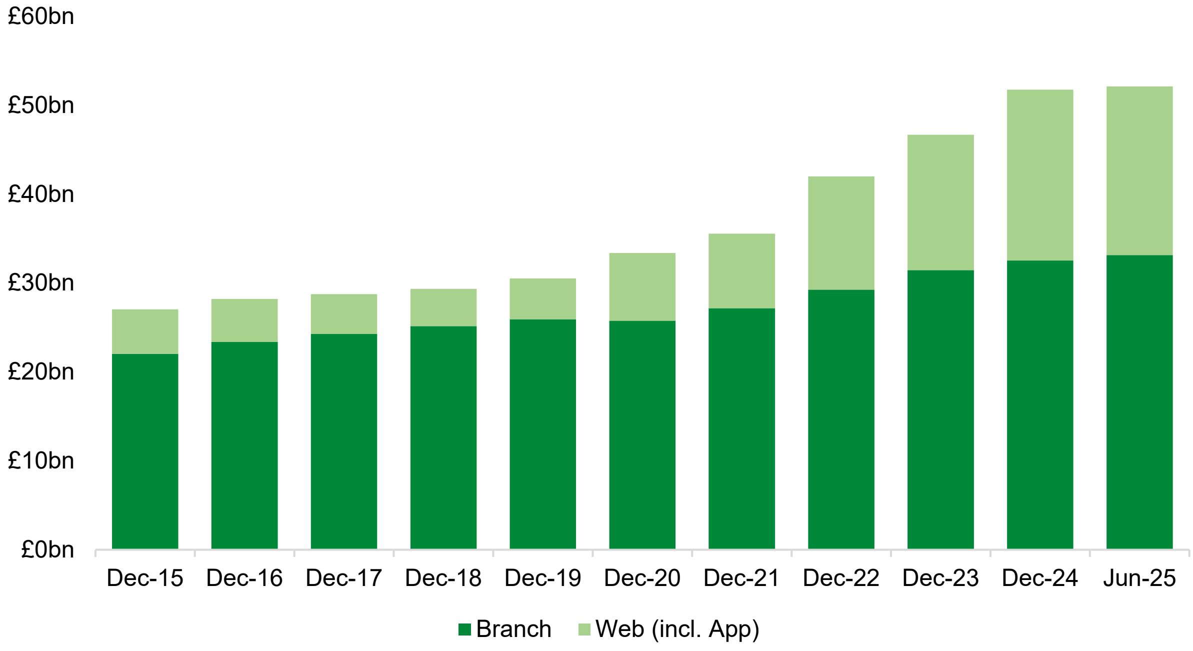
STABLE SAVINGS BOOK

YORKSHIRE BUILDING SOCIETY

SAVINGS BALANCE GROWTH[1]



SAVINGS BALANCES BY ORIGINATION CHANNEL[2]



- The Society is predominately retail funded with c.84% of total funding through retail funding sources. The Society uses both internet & branch channels to acquire funds
- The Society has continued its strategy to reward its savers in 2025 to date, paying rates which were on average 63bps[3] above the market average
- 84% of the Society's deposits are protected under the FSCS scheme

(1) Including Accrued Interest
(2) Web includes App originations from Q1 24
(3) YBS Group average savings rate compared to rest of market average rates. Data source: CACI's Current Account and Savings Database (CSDB), Stock. Data period January – May 2025

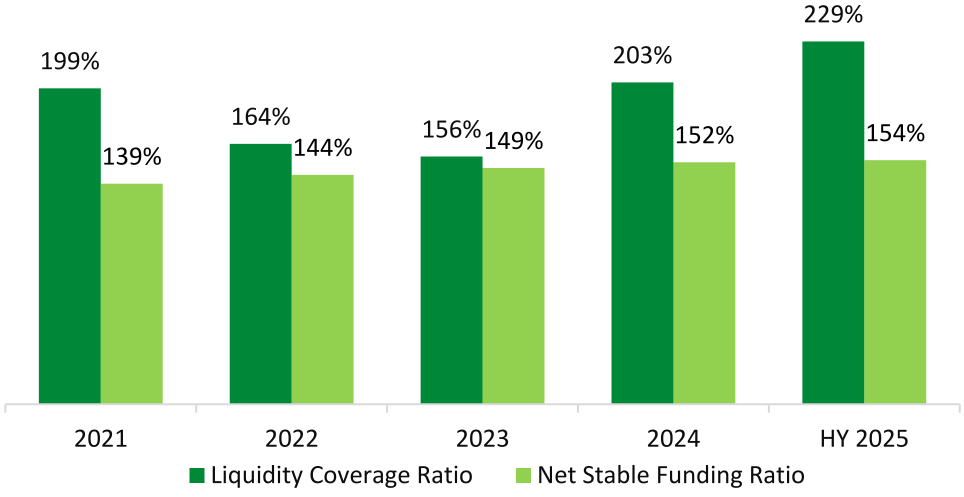
LIQUIDITY & FUNDING

YORKSHIRE BUILDING SOCIETY

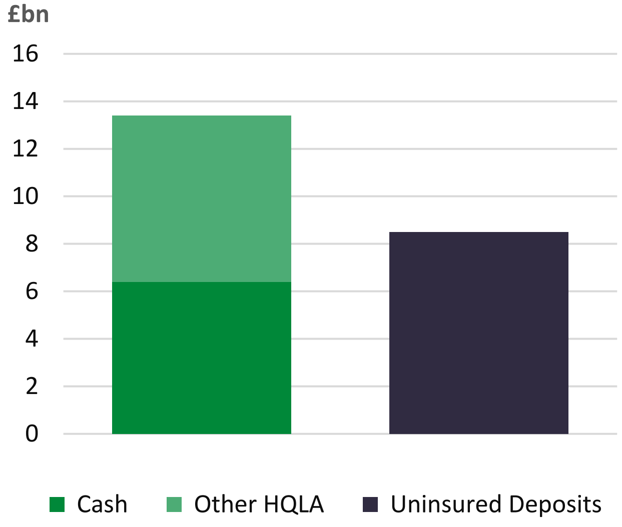
STRONG LIQUIDITY POSITION

YORKSHIRE BUILDING SOCIETY

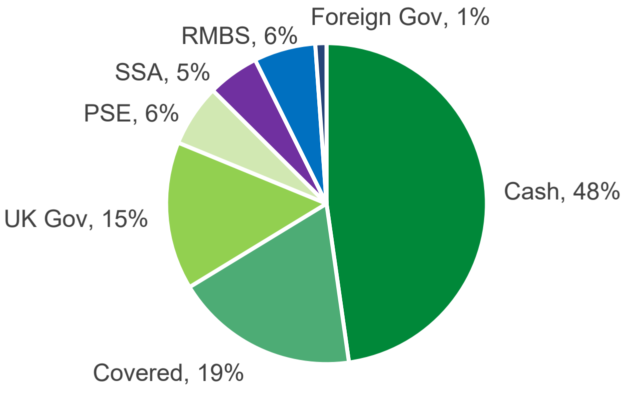
LIQUIDITY & FUNDING METRICS



UNINSURED BALANCE COVERAGE



HQLA BREAKDOWN

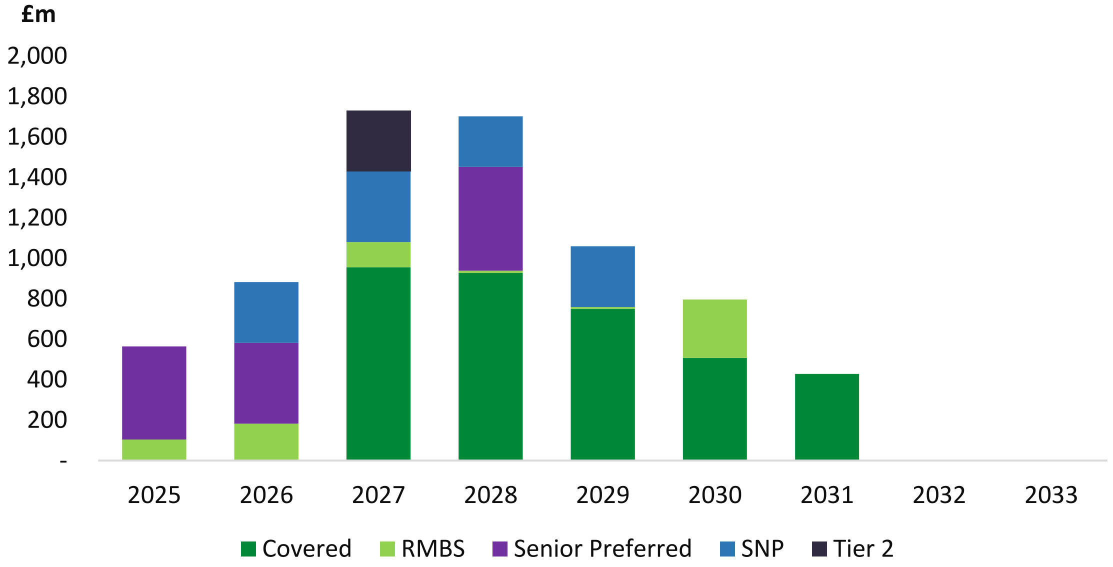


- The Society maintains a large high quality liquid asset portfolio totalling c£13.4bn (2024: £13.7bn)
- The Society has no TFSME outstanding
- The Liquidity Coverage Ratio (LCR) was 229% as at June 2025, remaining well above regulatory minima
- The Society has 1.6x the amount of on-balance sheet liquidity capacity to uninsured deposits

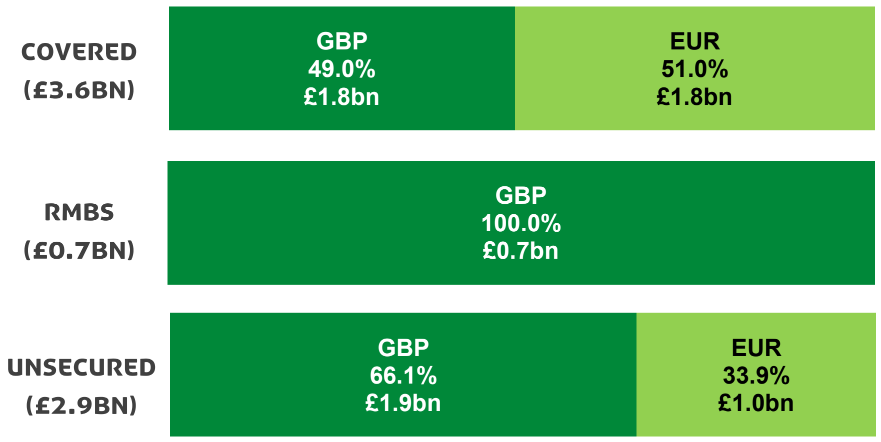
WHOLESALE FUNDING FRANCHISE

YORKSHIRE BUILDING SOCIETY

WHOLESALE FUNDING MATURITIES[1]



OUTSTANDING WHOLESALE FUNDING BY CURRENCY



- Whilst the Society's main source of funding remains retail deposits, its wholesale funding franchise provides important diversification. The Society remains committed to programmatic issuance in core markets
- Expected funding volumes for the Society in 2025 range from £0.7 to c£1.0bn across Covered Bonds & RMBS, with £0.5bn completed in January 2025

(1) Maturity assumed at call date rather than final maturity date

WHOLESALE FUNDING ISSUANCE HISTORY

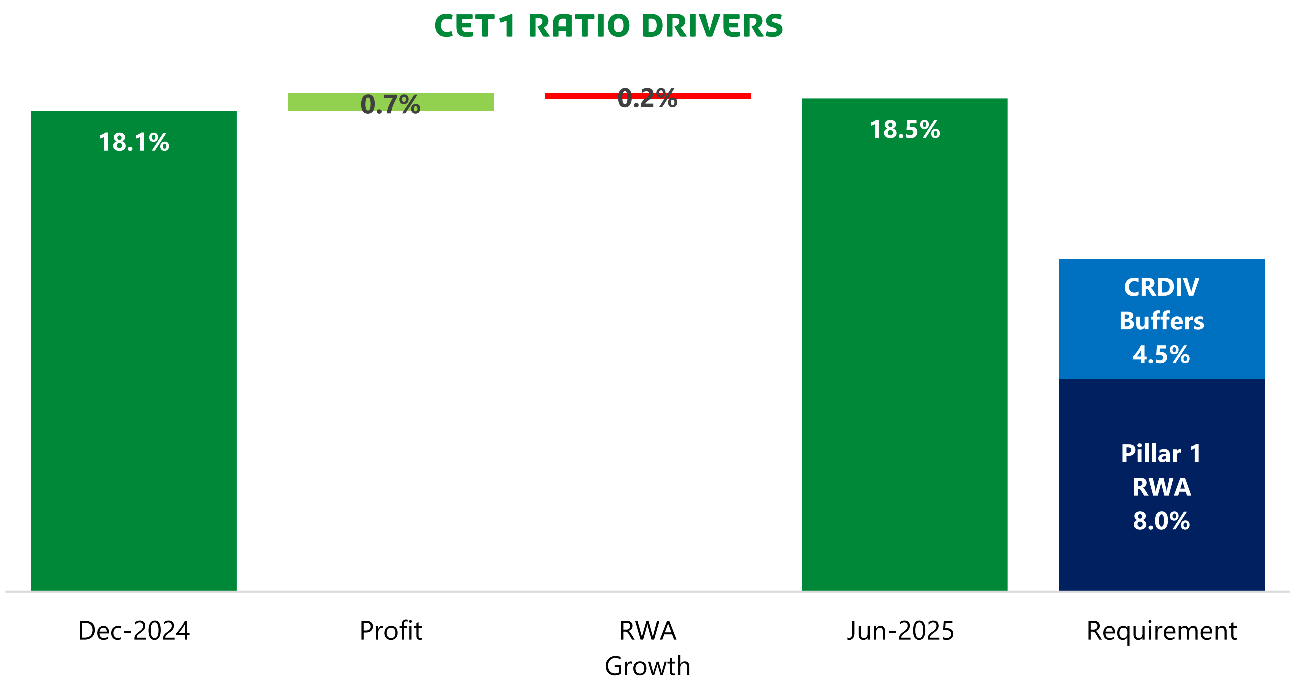
Regular issuance history demonstrating our commitment to core wholesale funding markets in different currencies, which we have continued into 2025.

CAPITAL & MREL

YORKSHIRE BUILDING SOCIETY

CET1 RATIO DEVELOPMENT

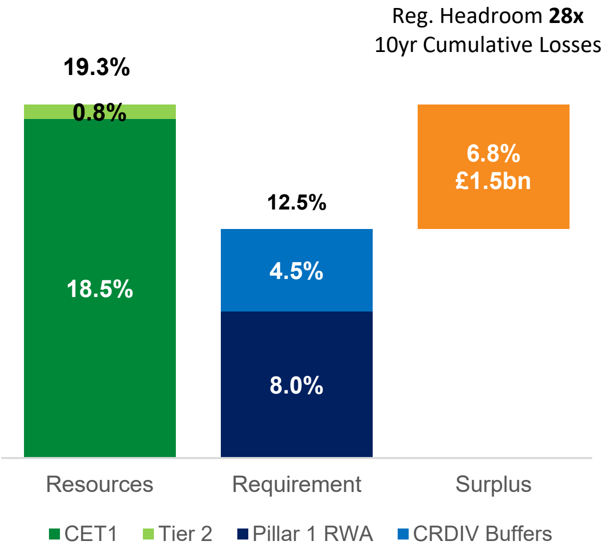
YORKSHIRE BUILDING SOCIETY



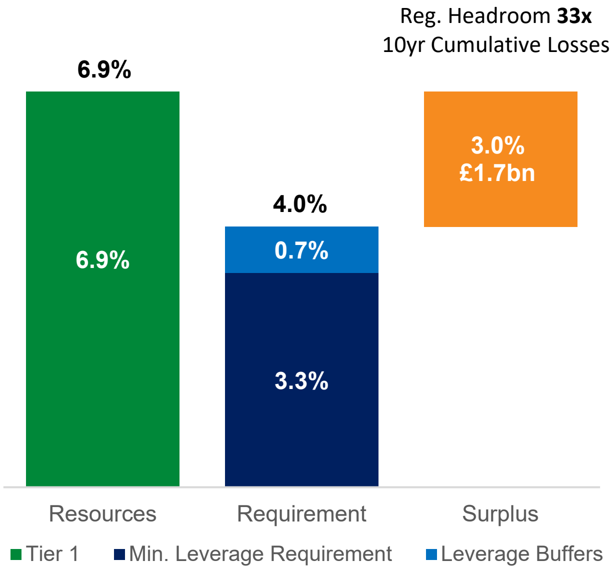
- The Common Equity Tier 1 (CET1) ratio increased by 40 basis points compared to December 2024, primarily reflecting the positive impact of recognising half year profits. This improvement emphasises the Group's continued ability to generate capital organically and reinforces its robust capital position
- Total risk-weighted assets (RWAs) growth had a 20 basis points negative impact on CET1 over the same period. This increase was largely attributable to growth in residential mortgage lending

STRONG SURPLUS TO REGULATORY CAPITAL REQUIREMENTS

CAPITAL RATIOS (RISK-WEIGHTED)



UK LEVERAGE RATIO

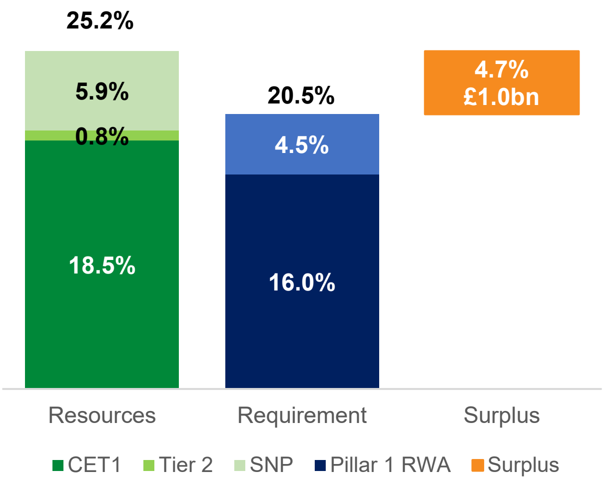


- A ratio of 6.9% places the Society as the most well capitalised institution of the UK's top 10 mortgage lenders on a leverage basis[1]
- The Society remains well capitalised with surplus to all key measures relative to our minimum regulatory requirements
- The UK Leverage Ratio regime is not currently binding on the Society. In March 2025, the PRA, through Consultation Paper CP2/25, announced its intention to raise the threshold for the application of the Leverage Ratio to retail deposits from £50 billion to £70 billion. The PRA has proposed that the changes outlined in CP2/25 would take effect from 1 January 2026

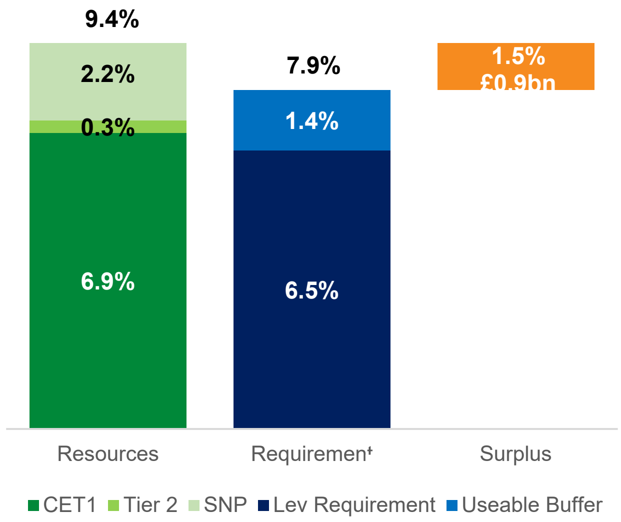
(1) UK Top 10 mortgage lenders as per UK Finance report – July 2024. Coventry consolidated with Co-operative Bank. Nationwide consolidated with VM UK. Based upon YBS interpretation of competitor Pillar 3 disclosures

SURPLUS TO MREL REQUIREMENTS

MREL
(RISK-WEIGHTED BASIS)



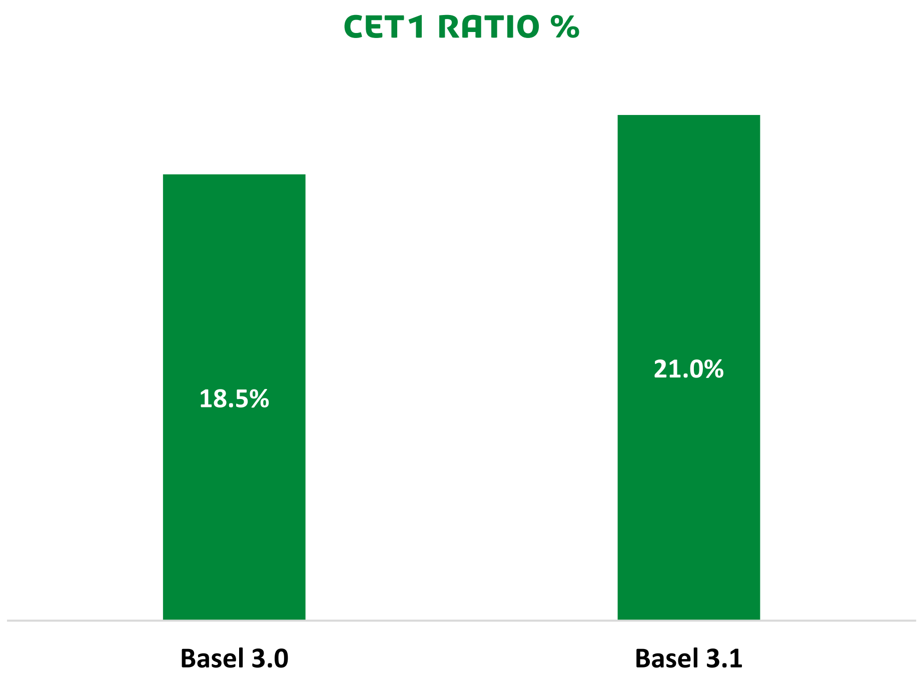
MREL
(UK LEVERAGE BASIS)



- The Society currently has a healthy buffer to risk weighted MREL requirements
- Despite the UK Leverage Regime not currently being applicable, the Society maintains a c£900m surplus to the Leverage MREL requirement

INDICATIVE BASEL 3.1 IMPACTS

YORKSHIRE BUILDING SOCIETY



- The implementation date for Basel 3.1, with respects to elements applicable to the Society, has been moved back to 1st January 2027

- The Society applies the standardised approach to credit risk and will continue to do so at implementation of Basel 3.1. Under this approach, lower LTV residential exposures have lower risk weights under Basel 3.1 than under Basel 3, with higher LTV Residential lending broadly aligned to previous risk weights

- Given the Society's lending profile, this would be expected to yield a reduction in risk weights under Basel 3.1, increasing the 2025 half-year CET 1 Ratio from 18.5% to 21.0%

- The Society currently benefits from a Pillar 2A requirement offset, given it calculates risk-weights on a standardised rather than IRB basis. Based on current proposals, this offset would no longer remain post Basel 3.1 implementation, which may lead to a Pillar 2A requirement and absorb some of the current expected benefit

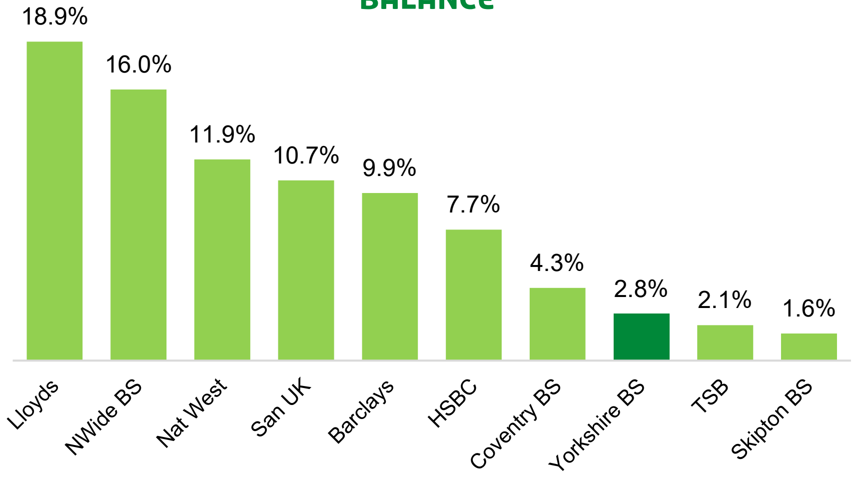
APPENDIX

YORKSHIRE BUILDING SOCIETY

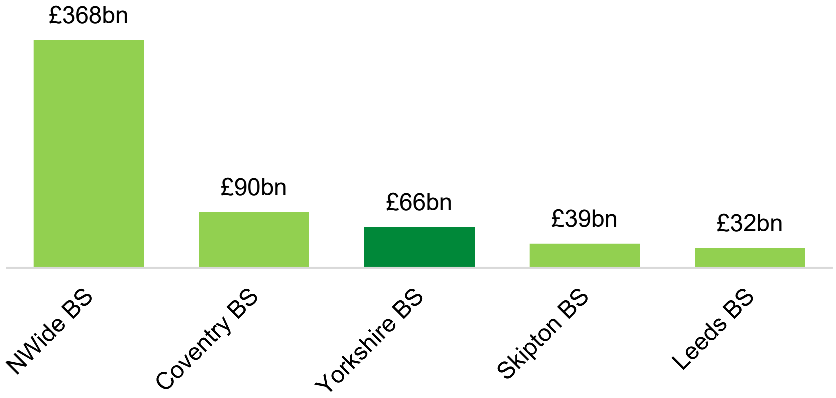
TOP 10 MORTGAGE LENDER IN THE UK

YORKSHIRE BUILDING SOCIETY

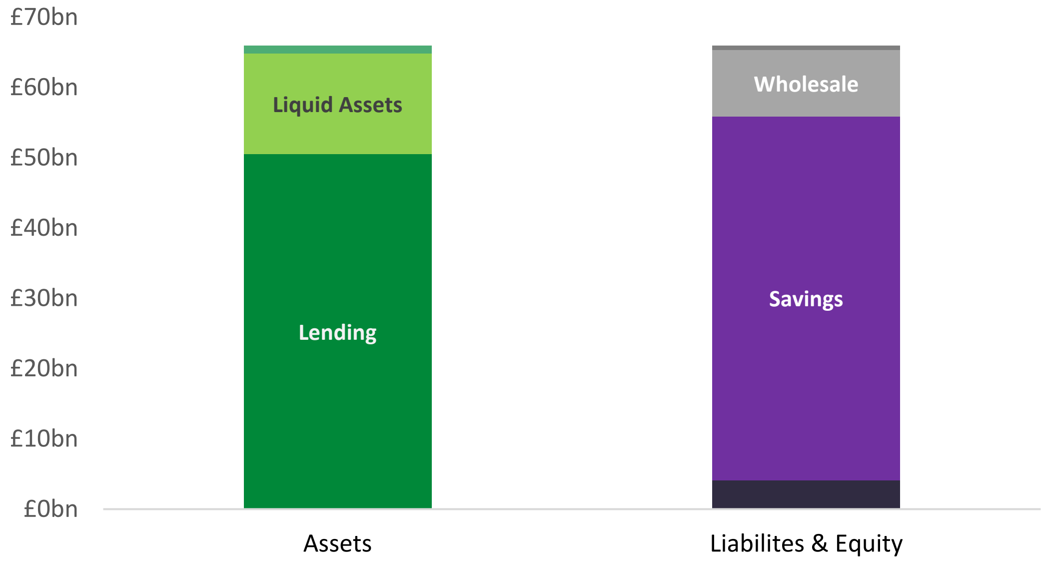
TOP 10 MORTGAGE LENDERS BY OUTSTANDING BALANCE[1]



TOP 5 BUILDING SOCIETIES BY TOTAL ASSETS[2]



- Yorkshire Building Society (YBS) is the third largest Building Society in the UK with total assets of **£65.9bn**
- A mutual organisation since 1864 serving circa **3 million** members & employing **3,590 colleagues** across its head offices in Yorkshire and national branch network
- Incorporated under the building society act and regulated by FCA and PRA, with additional regulation for building societies from the PRA
- Traditional building society model with a primary **focus on UK retail mortgages and savings**



(1) UK Finance report – July 2024. Coventry consolidated with Co-operative Bank. Nationwide consolidated with VM UK.
(2) Individual ARA's date Dec-24, excl. Nationwide (Mar-25) & Yorkshire BS (Jun-25). Coventry Building Society consolidated with co-operative bank.

DUAL BRAND LENDING STRATEGY

YORKSHIRE BUILDING SOCIETY

YORKSHIRE BUILDING SOCIETY

- Member owned mutual, enabling borrowers (members) to secure a property that they can call home
- Established in 1864 in Huddersfield by a dentist, a shoemaker and a plumber, with 6 borrowing members by the end of its first year
- Direct only lending channels
- Commercial lending arm (c3% of total group lending) established in 2019, specialising in Corporate/Limited Company Buy to Let, Commercial Investment & HMO lending
- c.£0.6bn in gross lending over H1 2025 across residential & commercial

ACCORD MORTGAGES

- Wholly owned subsidiary of Yorkshire Building Society (YBS)
- Established in 2003 as a dedicated intermediary lender that originates loans secured on residential and buy to let property through a trusted broker network
- Fully integrated into the YBS governance structure and as part of the wider YBS Group, with all operational activities carried out by YBS
- Celebrated for "common sense lending" approach winning multiple industry awards for broker experience
- c.£3.6bn in gross lending over H1 2025 across residential & buy to let

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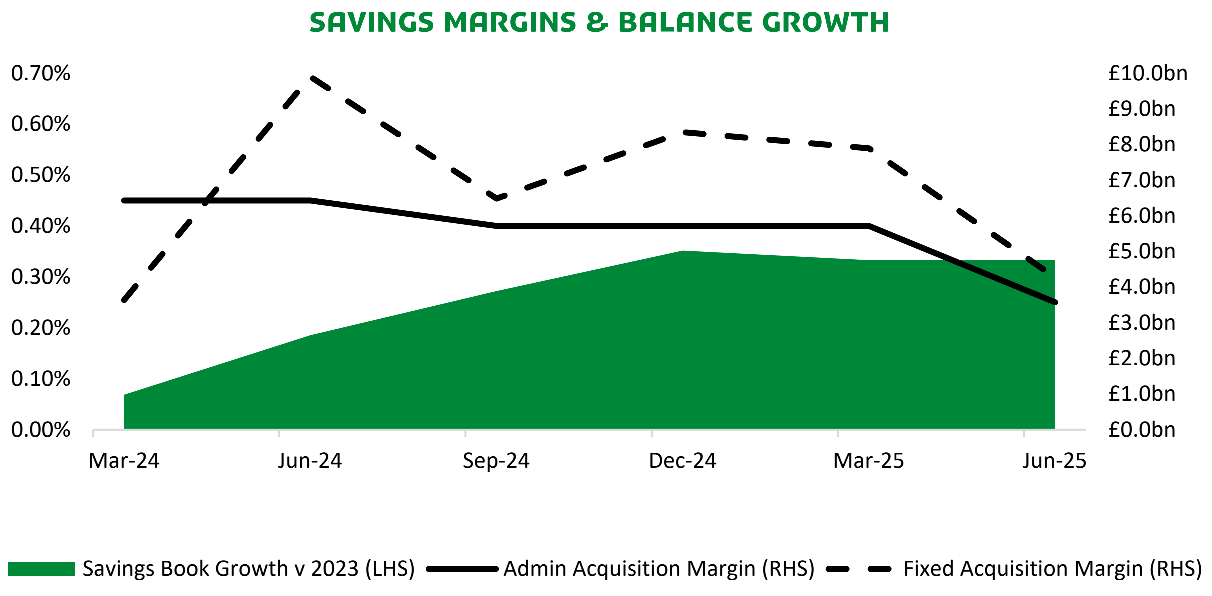
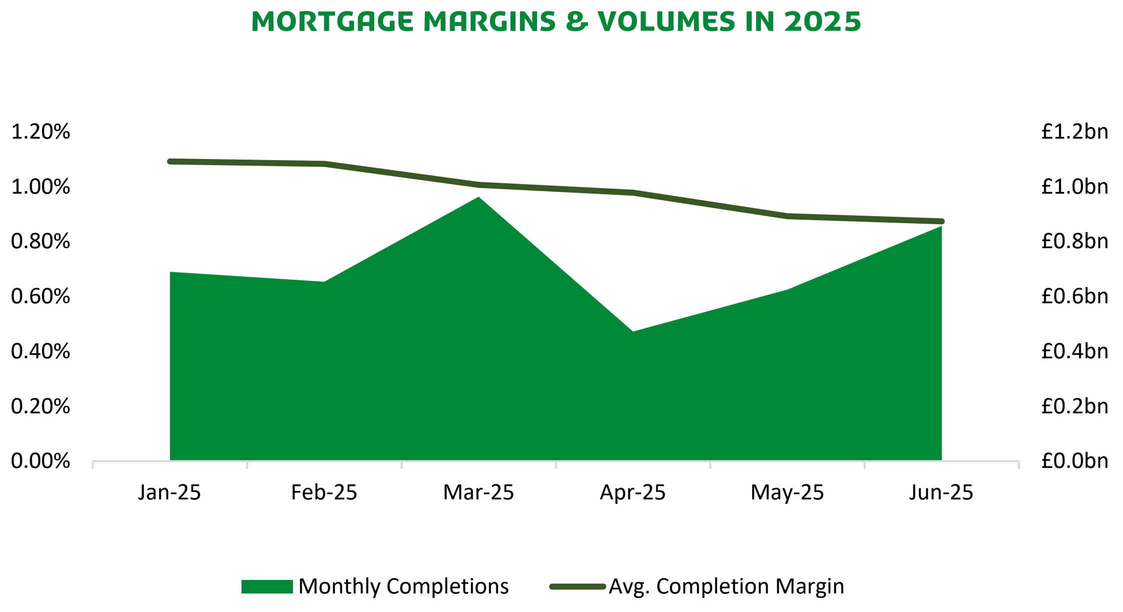
- Today the Accord and YBS brands continue to complement each other and strengthen the overall position of the Society
- Owner-occupied lending standards are largely homogenised across the brands
- Accord supports and promotes the Group's strategy, purpose, behaviours, and culture in the areas in which it operates, supporting the long-term growth and profitability of the wider YBS Group

MORTGAGES & SAVINGS IN H1 2025

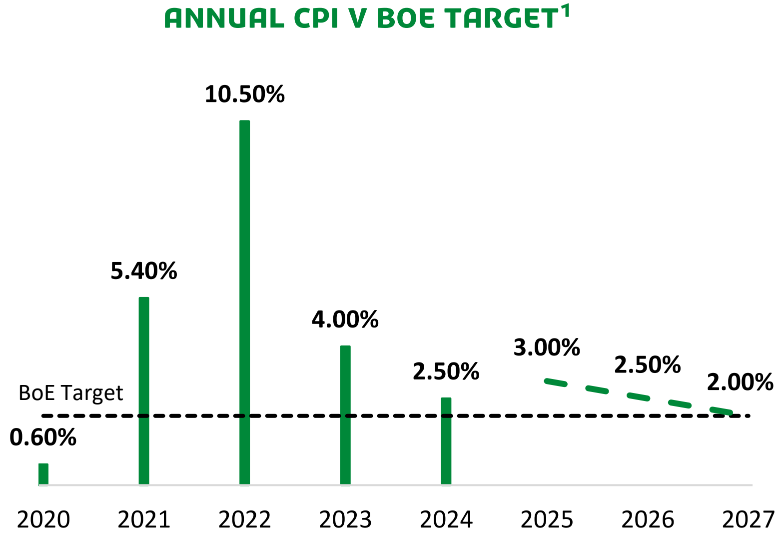


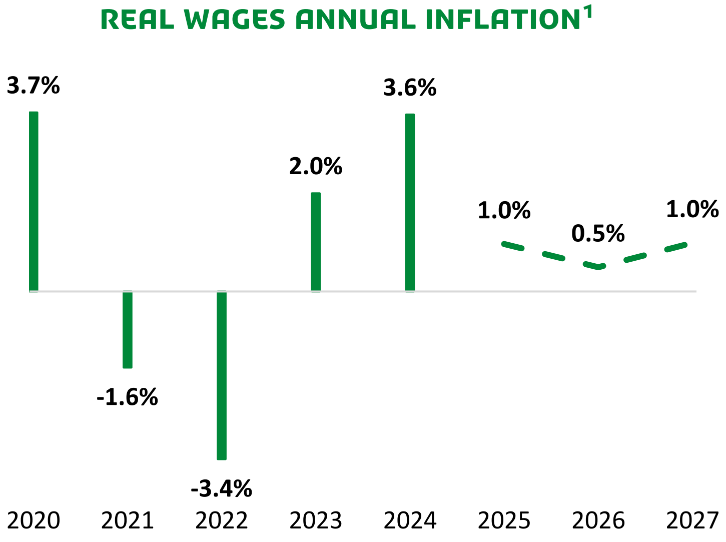


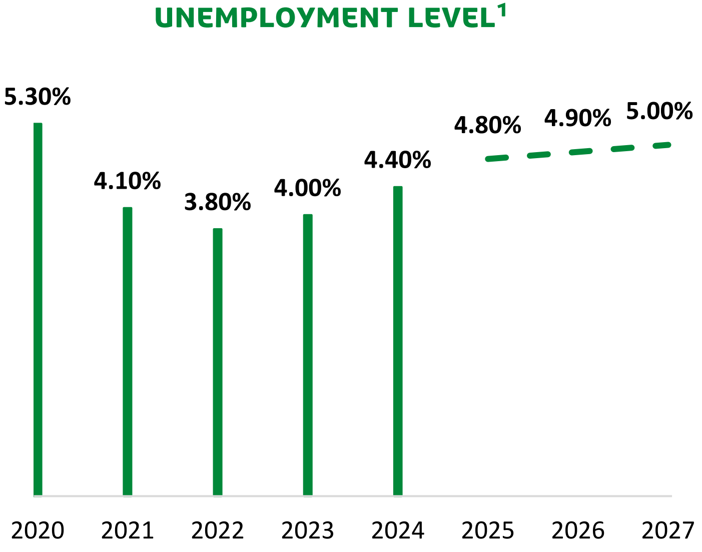
- Margins compressed on both mortgages and savings in H1 2025
- Administered savings best buy rates became more competitive in H1 2025, due to not pricing down in line with bank rate. YBS margins remained relatively stable, pricing down in line with bank rate
- Competition increased in the mortgage market, with completion margins falling c.20bps in the first half, YBS managed margins whilst delivering book growth

THE UK ECONOMY IS SHOWING SIGNS OF STABILISING

YORKSHIRE BUILDING SOCIETY







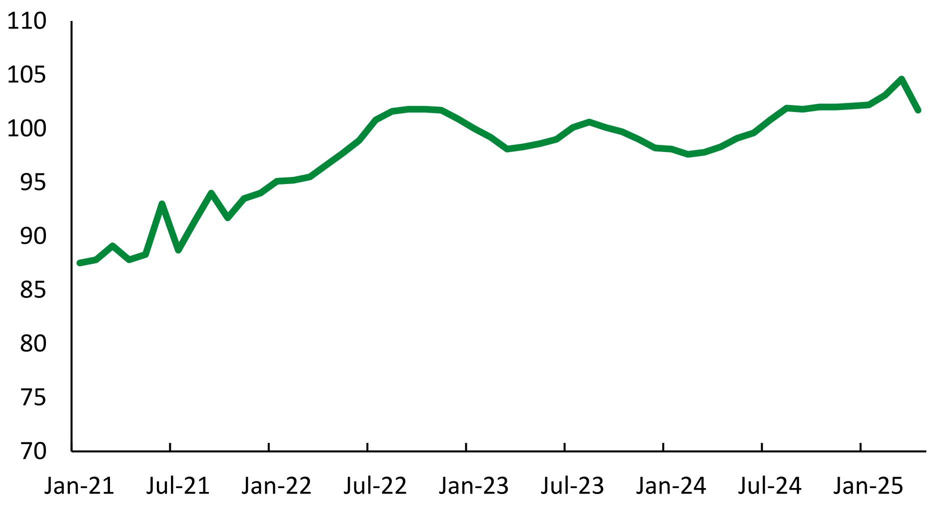
- Inflation persistence continues, with headline inflation expected to remain above 3% for the rest of 2025, before returning to target in 2027
- The labour market continues to loosen, albeit gradually. Since the start of 2024, unemployment has been rising steadily, while vacancy levels have declined. Looking ahead, unemployment is expected to increase but remain within historical norms
- The combination of global uncertainty, a slowing labour market and low economic growth mean the Bank of England are expected to continue cutting interest rates gradually for the remainder of the year, despite inflation stubbornness

(1) Source: Actuals taken from Office for National Statistics. Forecast values taken from YBS IFRS9 central case.

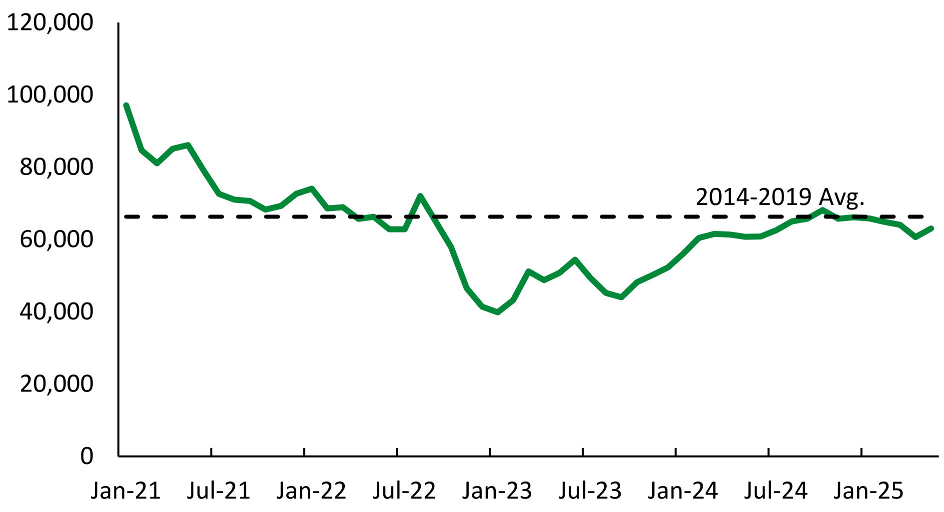
ACTIVITY IN THE HOUSING MARKET IS RECOVERING

YORKSHIRE BUILDING SOCIETY

UK HOUSE PRICE INDEX[1]



UK SEASONALLY ADJUSTED MORTGAGE APPROVALS[2]



- The housing market has proved strong in H1 2025, both mortgage approvals and net mortgage lending have shown resilience, supported by falling central and mortgage rates as well as real earnings growth
- There was some house price volatility around the change in stamp duty thresholds on 1st April, but house price growth is expected to be positive overall for 2025

(1) Source: HM Land Registry data © Crown copyright and database right 2020 This data is licensed under the Open Government Licence v3.0. Data as at April 2025.
(2) Source: Bank of England Database

ECONOMIC ASSUMPTIONS

YORKSHIRE BUILDING SOCIETY

SCENARIO / WEIGHTING	ECL (£M) [1]	ASSUMPTION (%)	2025	2026	2027	2028	2029
UPSIDE (10%)	39.3	HPI	6.0	5.5	4.0	4.0	4.0
		GDP	1.6	1.7	2.0	2.2	2.2
		UNEMPLOYMENT	4.3	4.3	4.3	4.2	4.2
		BASE RATE	3.5	3.0	3.0	3.0	3.0
CORE (60%)	41.8	HPI	3.0	3.0	3.0	3.0	3.0
		GDP	0.8	1.0	1.5	1.5	1.5
		UNEMPLOYMENT	4.8	4.9	5.0	4.7	4.5
		BASE RATE	3.8	3.8	3.8	3.8	3.8
DOWNTURN (20%)	87.5	HPI	(2.5)	(5.0)	0.5	1.2	1.2
		GDP	0.2	0.4	0.6	1.2	1.2
		UNEMPLOYMENT	5.6	7.0	6.5	5.8	5.0
		BASE RATE	3.3	2.5	2.5	3.0	3.0
SEVERE DOWNTURN (10%)	127.1	HPI	(8.8)	(13.6)	(7.6)	6.8	3.5
		GDP	(2.5)	(2.0)	0.5	0.8	0.8
		UNEMPLOYMENT	6.6	8.5	7.6	6.7	6.5
		BASE RATE	5.8	5.5	5.0	5.0	5.0

(1) ECL stated as total ECL should scenario have 100% weighting. Quoted figures Incl. base case PMA's which may be subject to change in the varying economic backdrops underpinning each scenario.

CREDIT & ESG RATINGS

YORKSHIRE BUILDING SOCIETY

CREDIT RATING	OUTLOOK	MOODY'S	FITCH
COVERED BONDS		Aaa	AAA
RMBS		Aaa	AAA
SENIOR PREFERRED		A2	A
SENIOR NON-PREFERRED		Baa1	A-
LONG TERM RATING[1]	Stable	Aa3	A(dcr)
SHORT TERM RATING[2]	Stable	P-1	F1

ESG RATINGS	RATING/SCORE	SCALE (BEST TO WORST)	LAST REVIEW
MSCI[3]	AAA	AAA to CCC	Feb 25
CDP	C	A to F	Feb 25
MORNINGSTAR SUSTAINALYTICS	Our ESG Risk Rating can be found at: https://www.sustainalytics.com/esg-rating/yorkshire-building-society/1012375476		

(1) Moody's = Long Term Counterparty Risk Rating, Fitch = Derivative Counterparty Rating.
(2) Moody's = Short Term Counterparty Risk Rating, Fitch = Short Term Issuer Default Rating.
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