2022 ANNUAL RESULTS PRESENTATION

MARCH 2023

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CONTENTS

YORKSHIRE BUILDING SOCIETY

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BUSINESS OVERVIEW, PURPOSE & STRATEGY

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OUR BUSINESS OVERVIEW

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- Yorkshire Building Society (YBS) is the third largest Building Society in the UK with total assets of **£58.8bn**
- A mutual organisation since 1864 serving circa **3m** members
- Operating under a dual-brand strategy:
  - Direct lending via **YBS** branches and digital
  - Intermediary lending via **Accord Mortgages**
- Traditional building society model with a primary focus on **UK retail mortgages and savings**, operating under the highest regulatory status for both lending and treasury activities under SS20/15

Retail Mortgages
£43.7bn

Retail Savings
£42.0bn

Ratings Agency[1]	Short Term	Long Term	Outlook	Last Update
Moody's	P-2	A3	Stable	July 2021
Fitch	F1	A-	Stable	November 2022

ESG Ratings[1]	Rating / Score	Scale (best to worst)
MSCI[2]	AAA	AAA to CCC
Sustainalytics[2]	13.3 (Low Risk)	0 to 100
S&P Global	50	100 to 0
Carbon Disclosure Project	C	A to D-

(1) Source: Moody's Investor Service, Fitch Ratings, MSCI ESG Research LLC, Sustainalytics, S&P Global, CDP Worldwide
(2) For relevant disclosures please see page 23 of the 2022 Annual Report and Accounts

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Our Strategy

Where our purpose is fundamentally unchanged since our founding over 150 years ago, our strategy is adapted more closely to the current environment, focusing on the actions we will take over the next few years to enhance our products and services, improve our efficiency, and compete effectively in our chosen markets.

For 2023, we have refined our Strategic Priorities from four, down to three. These will continue to underpin the Society's transformation and are now: Savings Supercharged, Purposeful Analytics, and Unbelievably Easy and Efficient. Though Properly Personal Experience will no longer be an individual priority, it will remain a key focus across all areas of our organisation as we know the value that this approach brings to our customers, members and brokers.

OUR PURPOSE AND STRATEGY (continued)

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OUR STRATEGIC PRIORITIES

SAVINGS SUPERCHARGED

This is about purposeful propositions that support the financial wellbeing of members, reward member loyalty and offer the best value we can, alongside digital processes that compare favourably to both financial services providers and other consumer markets.

PURPOSEFUL ANALYTICS

To build upon our existing analytical capabilities, including enhanced behavioural, risk, and pricing tools which will help in better identifying and assessing potential areas of value.

UNBELIEVABLY EASY AND EFFICIENT

To deliver a digitally capable, connected business which will make the lives of our customers and colleagues easier through process improvements and cultural shifts.

Our Strategic Blueprint

For 2023, we have refined our Strategic Priorities from four, down to three. These will continue to underpin the Society's transformation and are now:

OUR BEHAVIOURS

WE CARE ABOUT PEOPLE

This is about fostering human connection both within the Society and without. It means acting with empathy and being aware of the impact that action, or inaction, can have on others.

WE SAY IT STRAIGHT

The ability to have honest, straightforward conversations builds trust and gets results. This means speaking up with positive intent, and being open and prepared for feedback whether positive or negative.

WE REACH FOR BETTER

We should aim for continuous improvement across all levels of the organisation. Reaching for better invites colleagues to be innovative and empowers them to take responsibility for their own learning and development.

WE MAKE IT HAPPEN

This is about moving at pace and with purpose, focusing on removing any barriers that exist, adapting to challenges, and ultimately finding solutions.

In addition to the four priorities, the Blueprint also set out our ambitions for optimising our behaviours. If our purpose is the why and our Strategic Blueprint is the what, our Behaviours are the how. They articulate the culture we wish to foster at YBS and guide the day-to-day actions and decisions taken by our colleagues. The progress made toward embedding these behaviours throughout our organisation is monitored through methods including engagement surveys and listening groups to support an effective, open dialogue.

RESULTS HIGHLIGHTS

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DELIVERING ON OUR PURPOSE

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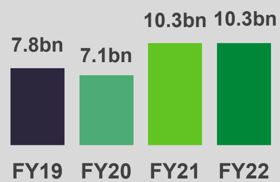
Real Help with Real Lives

Succeeding in providing Real Help with Real Life means helping people find a place to call home, promoting financial well being and delivering long term value to members. This year we have delivered another set of strong results across the following areas:

A Place to Call Home

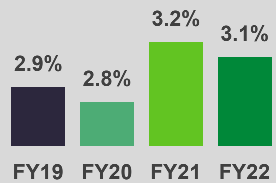
Gross Lending

£10.3BN



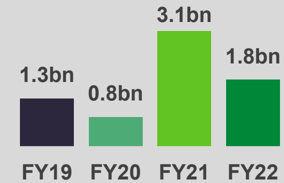
Gross Mortgage Market Share[1]

3.1%



Growth in Mortgage Balances

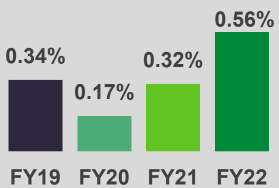
£1.8BN



Financial Wellbeing

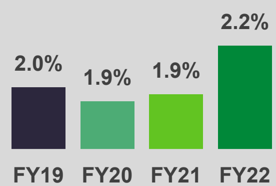
Average Savings Rate Differential[2]

0.56%



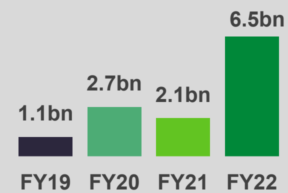
Savings Market Share[3]

2.2%



Growth in Retail Savings Balances

£6.5BN



(1) Based on Bank of England total industry gross lending. Data period January – November 2022.
(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 – December 2022.
(3) Source: YBS analysis of BSA Household savings. Data period January – November 2022.

DELIVERING MEMBER VALUE

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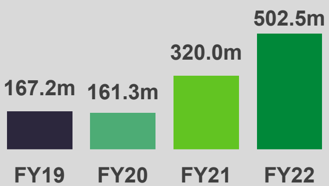
Member Value

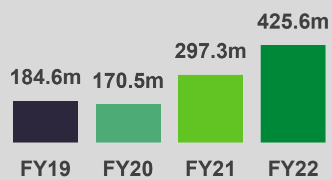
Statistical Profit Before Tax

£502.5M



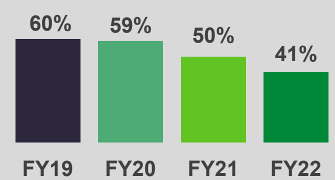
Core Operating Profit[1]

£425.6M



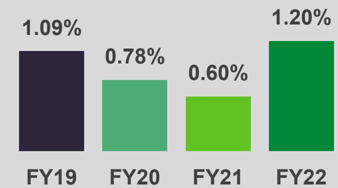
Cost to Core Income Ratio[1]

41%



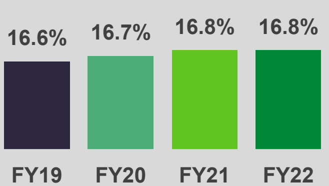
Average Savings Rate Paid

1.20%



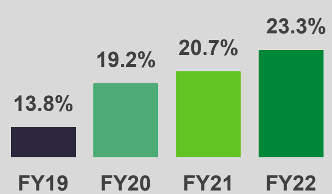
Common Equity Tier 1 Ratio

16.8%



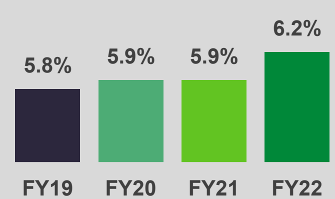
Liquidity Ratio

23.3%



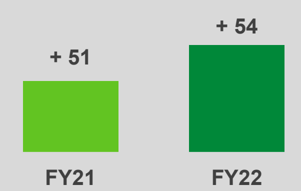
Leverage Ratio

6.2%



Net Promoter Score (NPS™) [2]

+54



(1) Definitions of alternative performance measures are provided on pages 221 to 228 of the 2022 Annual Report and Accounts
(2) Net Promoter Score and NPS are trademarks of Bain & Company, Inc., Fred Reichheld and Satmetrix Systems, Inc. Data period January – December 2022, based on 41,703 responses. Following a change in the calculation methodology for Group NPS in 2022, the comparative period 2021 has been restated on a consistent basis.

FINANCIAL PERFORMANCE

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RECORD PROFITABILITY IN AN UNCERTAIN ENVIRONMENT

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Income Statement

£m	2020	2021	2022
Net interest income	438.0	537.4	724.1
Fair value volatility	(10.7)	26.7	75.6
Net realised gains	12.9	0.8	2.9
Other income	13.8	12.7	8.8
Total income	**454.0**	**577.6**	**811.4**
Management expenses	(275.8)	(274.5)	(298.7)
Impairments of loans and advances to customers	(12.2)	19.2	(6.0)
Movements in provisions	(4.7)	(2.3)	(4.2)
Statutory profit before tax	**161.3**	**320.0**	**502.5**
Reverse out:			
Fair value volatility	10.7	(19.1)	(74.9)
Historical fair value credit adj. on acquired loans	(1.2)	(3.2)	(2.4)
Non-core elements of restructuring provision	2.8	2.1	0.1
Other non-core items	(3.1)	(2.5)	0.3
Core operating profit	**170.5**	**297.3**	**425.6**

- Core operating profit rose to £425.6m (2021: £297.3m), driven by strong mortgage book growth and the positive impact of the rising rate environment on net interest income.
- A fair value gain of £75.6m was recorded in 2022; a resulting effect of the current interest rate environment on our mortgage pipeline swaps, which do not qualify for hedge accounting.
- Overall management expenses were £298.7m in 2022 (2021: £274.5m), owing to greater investments made in our transformation programme, as well as the impacts of inflationary rises on the cost of resources.
- Other income received fell to £8.8m in 2022 (2021: £12.7m) and includes fees, commissions and other operating income.

Key Metrics	2020	2021	2022
Net Interest Margin	**0.95%**	**1.07%**	**1.30%**
Cost / Mean Total Assets	**0.60%**	**0.55%**	**0.54%**
Cost of Risk[1]	**0.1%**	**-0.1%**	**0.0%**

(1) The cost of risk measure has been calculated using the impairment charge for the year divided by the average balance over the period of which is 0.02% for 2022.

RESILIENT INCOME ENABLES US TO DELIVER VALUE TO MEMBERS

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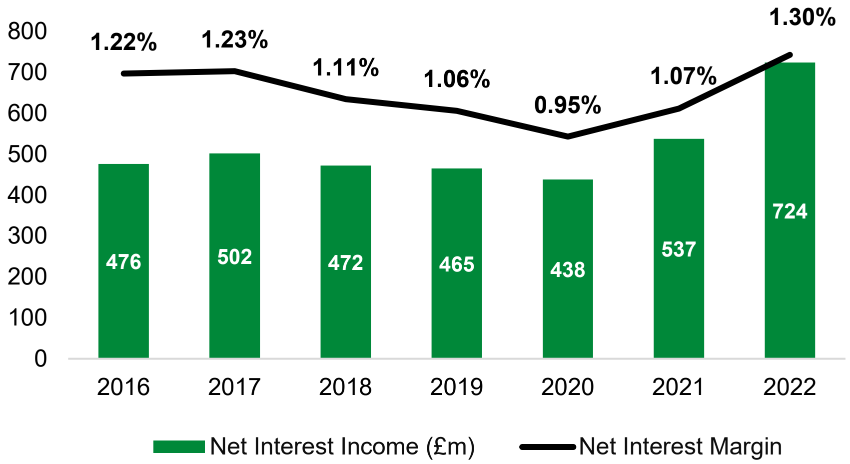
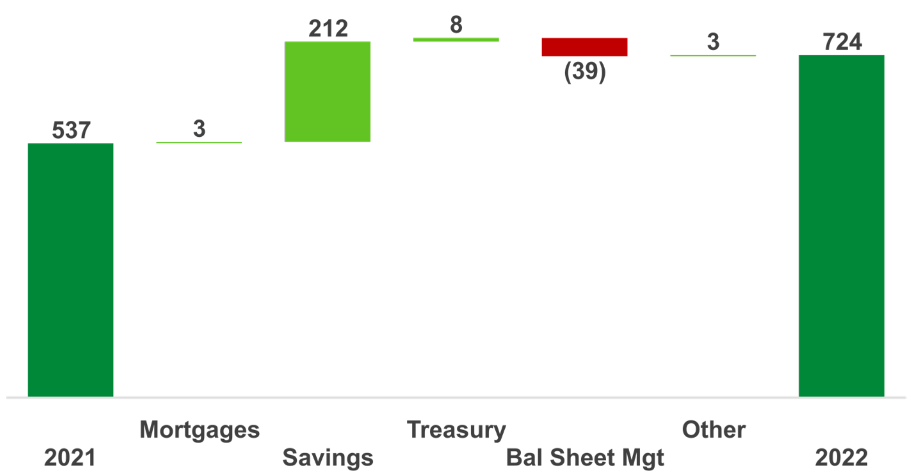
Net Interest Income & Net Interest Margin

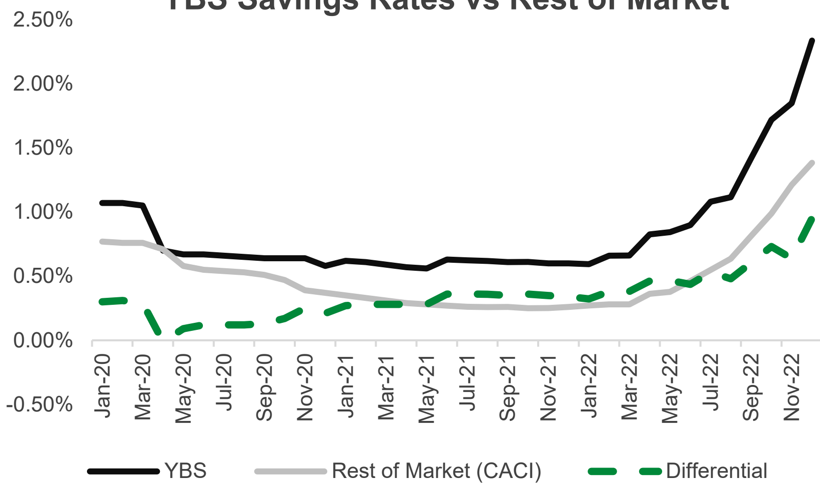


- Net interest income was £724.1m in 2022, increasing £186.7m year on year (2021: £537.4m), and represents an improved net interest margin of 1.30% (2021: 1.07%).
- Despite maintaining pass-on levels in line with the assumptions underpinning our structural hedge strategy and passing on 23% more of Bank Rate hikes than the market average, increased Bank Rate has led to a large improvement in the savings book's margin contribution.
- Following our response to the Bank Rate increase in December 22, the minimum rate paid across our variable rate savings book reached 2.55%. We also delivered rates across the year that were on average 0.56% higher than the market average (2021: 0.32%)[(1)].

Net Interest Income Drivers (£m)



YBS Savings Rates vs Rest of Market



(1) 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 – December 2022 (latest data available). Comparative period: January – December 2021

CONTINUED COST DISCIPLINE

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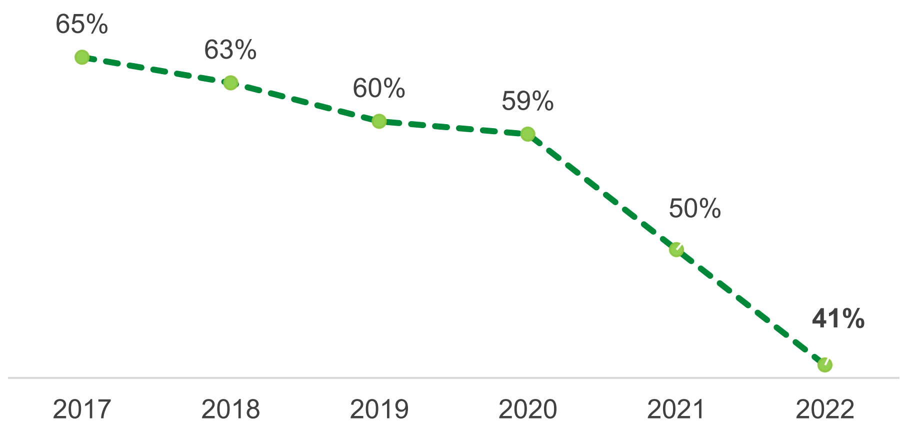
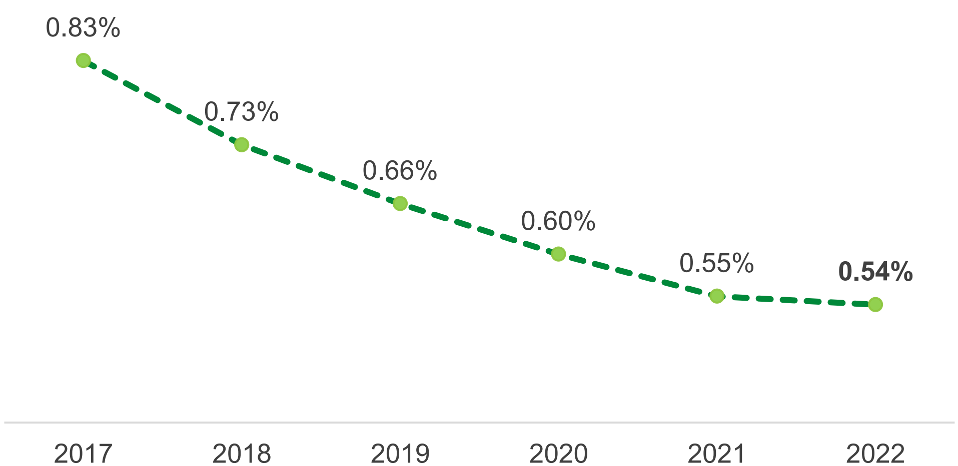
Cost to Core Income Ratio

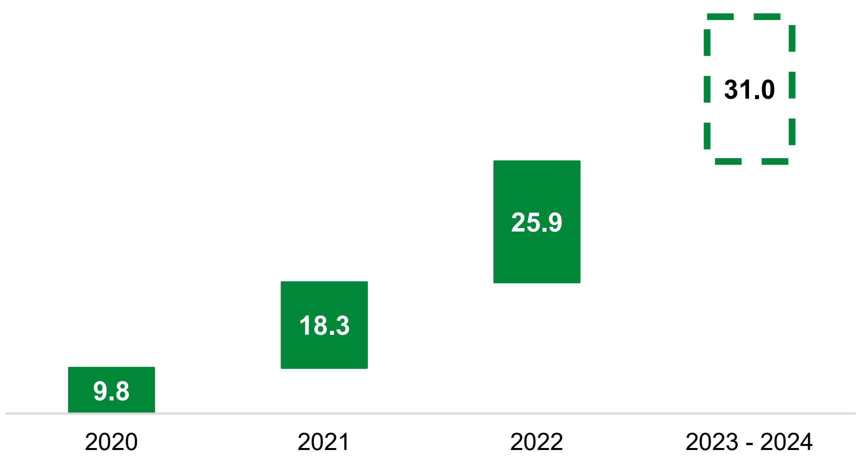


- Management expenses were £298.7m in 2022, a increase of £24.2m from the year prior, owing to greater investments made in our transformation programme and the impacts of inflationary environment.
- Spend on our c£85m Transformation Roadmap reached £25.9m in 2022 (2021: £18.3m), representing a total spend after three years of £54.0m. This transformation programme focuses on the enhancement of our digital capabilities and providing a step-change in the customer experience we offer.
- Cost to income ratio has improved for a sixth consecutive year, falling to 41% (2021: 50%), reflecting the growth in income relative to our cost base.

Management Expenses (Cost to Mean Assets)



Transformation Roadmap Spend (£m)



WE MAINTAIN A LOW RISK, WELL CAPITALISED BALANCE SHEET

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Balance Sheet

£bn	2020	2021	2022
Liquid assets	8.4	10.0	12.5
Loans and advances to customers	38.8	41.9	43.7
Other assets	0.7	0.8	2.6
Total assets	**47.9**	**52.7**	**58.8**
Shares-retail savings	33.4	35.5	42.0
Wholesale funding and other deposits	7.1	7.2	8.4
Government borrowing	3.4	5.7	3.2
Subordinated liabilities	0.6	0.9	1.0
Other liabilities	0.6	0.3	0.8
Total liabilities	**45.1**	**49.6**	**55.4**
Members' interest and equity	2.8	3.1	3.4
Total members' interest, equity and liabilities	**47.9**	**52.7**	**58.8**

- Strong levels of balance sheet growth were achieved again in 2022, standing at 11.6% for the year (2021: 10.0%). Growth was much more asymmetric than the year previous however, with savings flow far exceeding net mortgage lending.
- Net savings flows were exceptionally strong, owing to the consistently competitive positioning of our saving products across the entire book, in a year of several interest rate rises.
- Capital and liquidity positions remain strong, with sufficient headroom to regulatory requirements.
- The Society repaid £2.55bn of TFSME drawings in 2022, leaving £3.15bn outstanding.

Key Metrics	2020	2021	2022
CET1 Ratio	**16.7%**	**16.8%**	**16.8%**
UK Leverage Ratio	**5.9%**	**5.9%**	**6.2%**
Liquidity Ratio	**19.2%**	**20.7%**	**23.3%**

RESIDENTIAL MORTGAGE BOOK CREDIT QUALITY CONTINUES TO OUTPERFORM THE INDUSTRY

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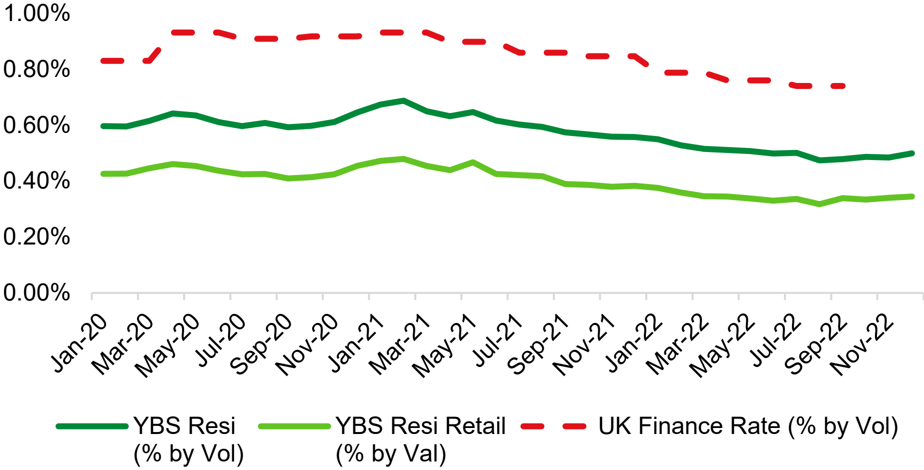
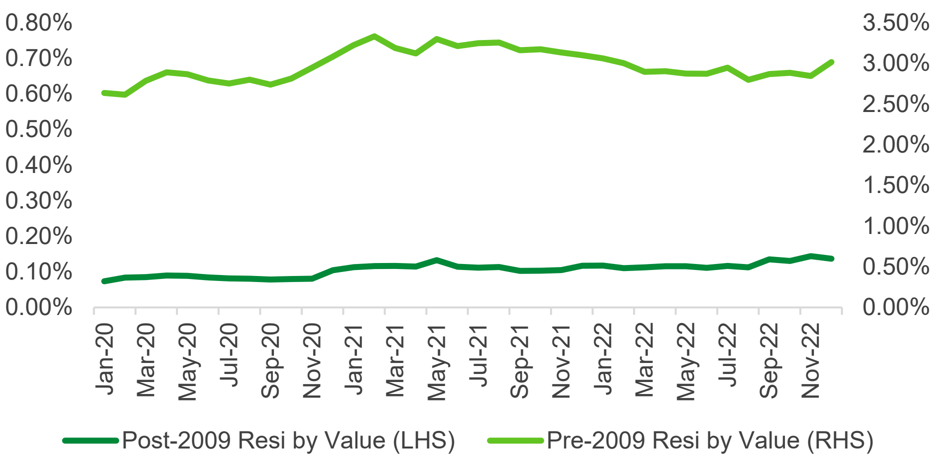
Residential Retail Lending Book >3m Arrears Rate Including Possessions vs Market

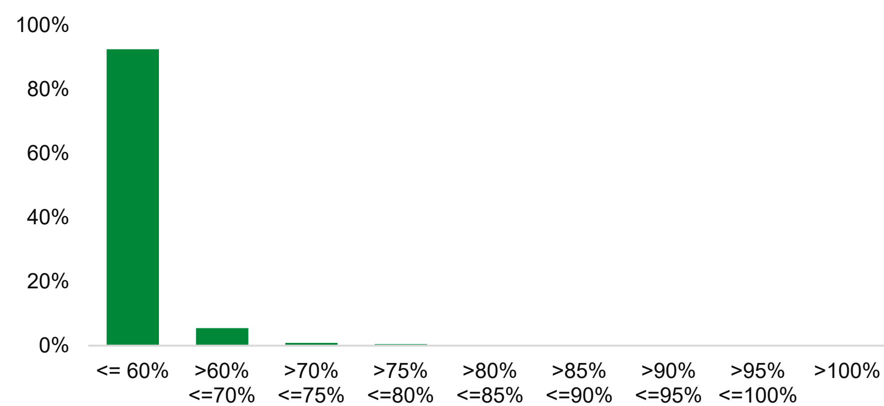


- The Society's mortgage book continues to perform extremely well despite the current economic pressures.
- The >3 month arrears rate including possessions (by value) fell to 0.31% at the end of 2022 (December 2021: 0.36%).
- Problem loans continue to consist almost exclusively of pre-2009 originations. >3 month arrears rate including possessions (by value) for this vintage at the end of 2022 is 3.02%, substantially higher than the post-2009 rate of 0.14%.
- Pre-2009 originations represent just 3.5% of the total book, with an average indexed LTV of just 25.6%.

Residential Retail Lending Book >3m Arrears Rate Including Possessions Vintage



Pre-2009 Residential Retail Lending by Indexed LTV (by Value)



BTL MORTGAGE BOOK CREDIT QUALITY REMAINS ROBUST

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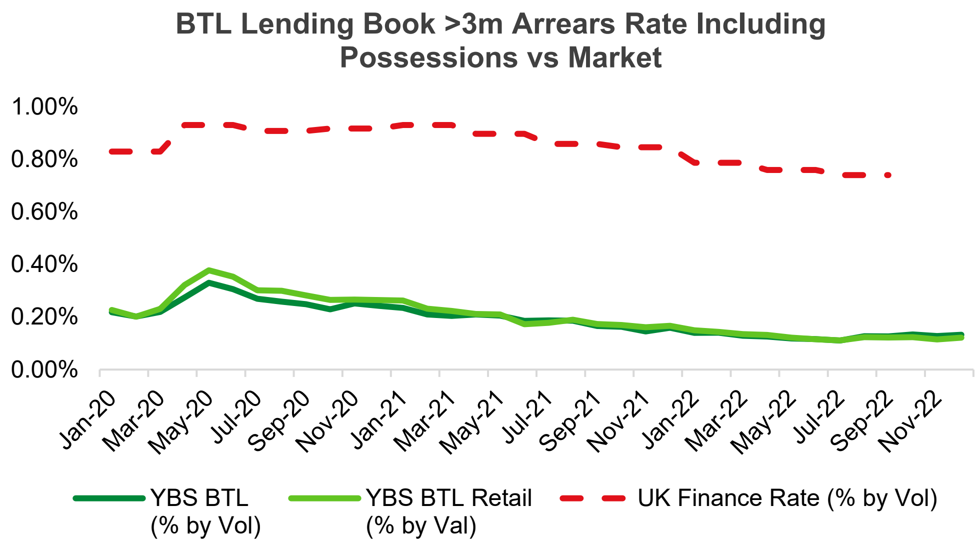
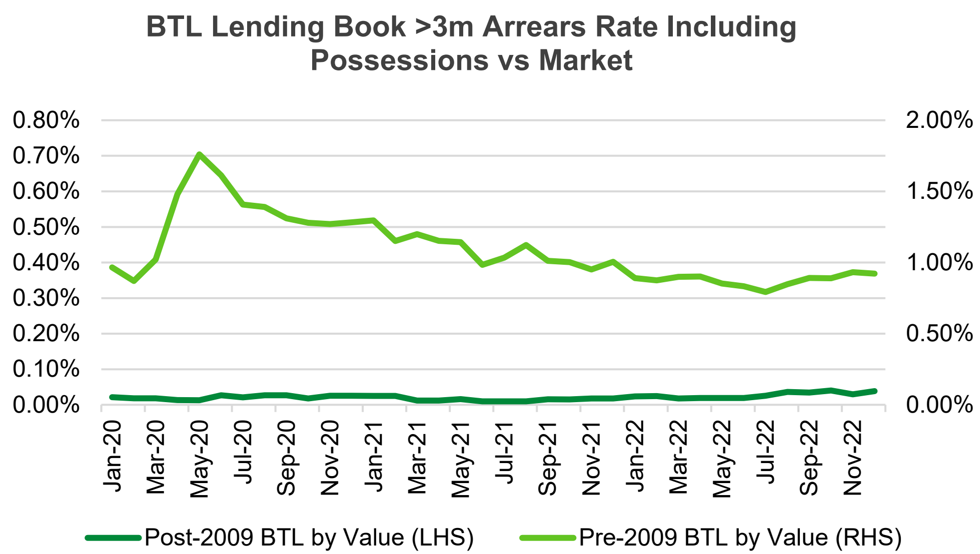
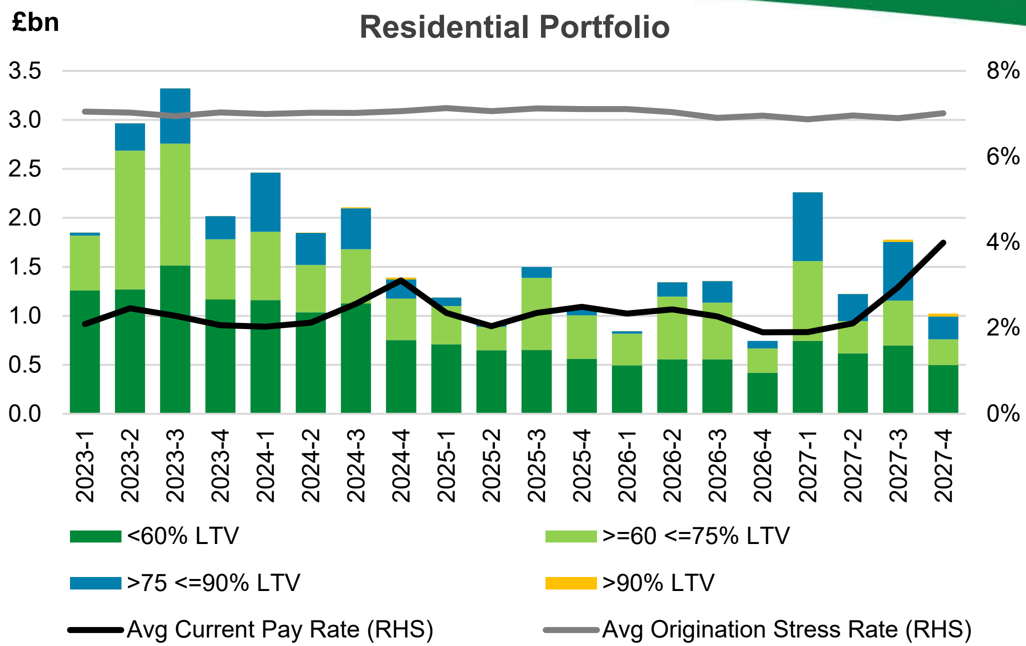


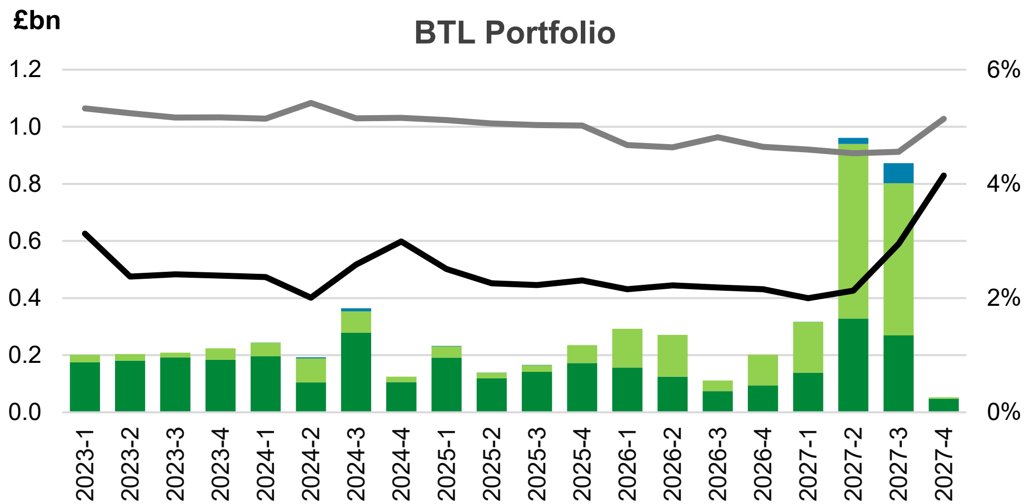


- The Society's BTL portfolio, like our residential mortgage book, is performing exceptionally well.
- Arrears are well below the UK Finance rate and at the end of December 2022, the >3 month arrears rate including possessions (by value) was just 0.12%.
- Pre-2009 lending is again the primary driver of arrears, with >3 month arrears rate including possessions (by value) for this vintage being 0.92% at the end of 2022. In comparison the post-2009 arrears rate was just 0.04%.
- Pre-2009 BTL originations represent 10% of the total BTL book, with over 90% of these having an indexed LTV of less than 60%.

MORTGAGE MATURITY PROFILES



- Circa 30% of residential mortgage balances reprice in 2023, following high levels of 2 and 3 year fixed rate originations throughout the pandemic. 23% of residential mortgage balances reprice in 2024.
- The entire residential mortgage portfolio has an average stressed interest rate at origination of c7% or over.
- Given the current rates environment, many customers will be moving to higher rates following the maturity of their existing deal, however this is likely to be on a lower LTV product and still well below their stressed rate at origination.



- The average interest coverage across the BTL portfolio at a stressed rate of 5.5% is 254%. At product rate, the average interest coverage rises to 581%.
- For new originations, the minimum interest coverage is between 125% and 145% dependant on product type.

CAPITAL & LIQUIDITY

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STRONG CAPITAL POSITION UNDERPINS FINANCIAL STRENGTH

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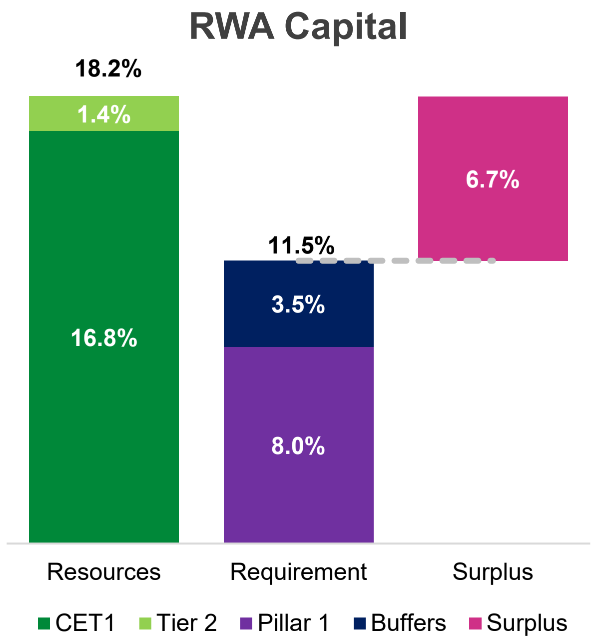

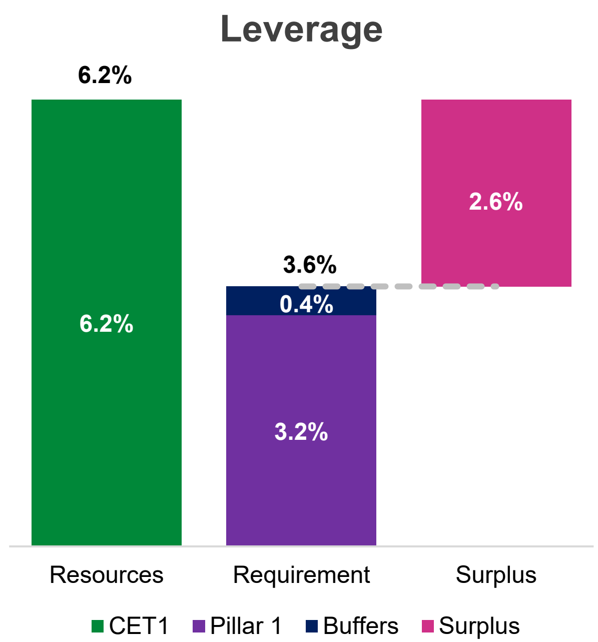

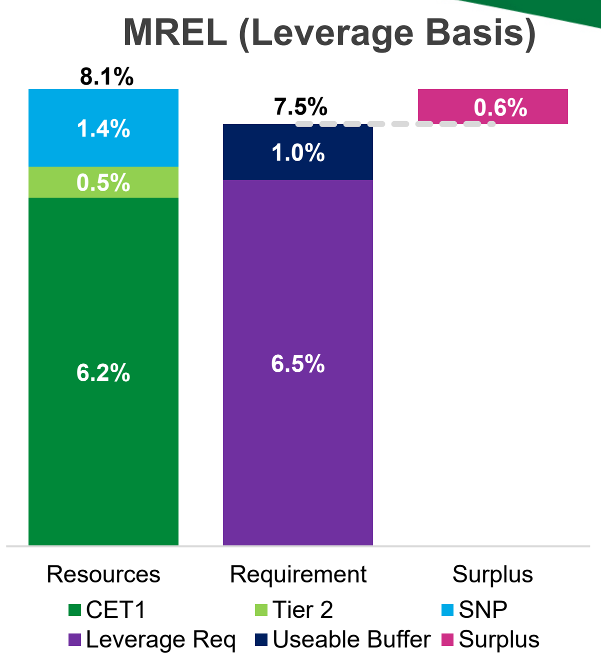

- Capital ratios remain very strong, with ample buffers above regulatory minima across risk-based, leverage and MREL measures.
- As we move closer to LREQ status, leverage will become our MREL binding constraint. We expect to maintain a sufficient surplus over requirements.
- An IRB application has been submitted to the PRA. Once accredited by the PRA, it is expected to increase our capital ratios versus the current standardised approach.
- The PRA are consulting on the implementation of Basel 3.1 (CP16/22), also known as Basel IV. The Society continues to assess the PRA's proposed implementation of the rules, however we anticipate the proposals will further improve our strong capital ratios. The proposed new output floor will limit the advantage of IRB, though a benefit is still expected compared to standardised.

LARGE DIVERSE HQLA PORTFOLIO

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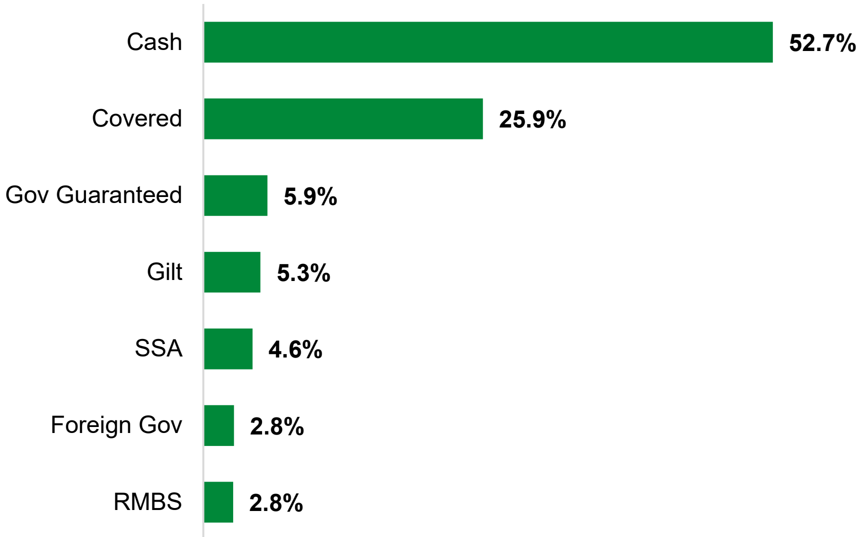
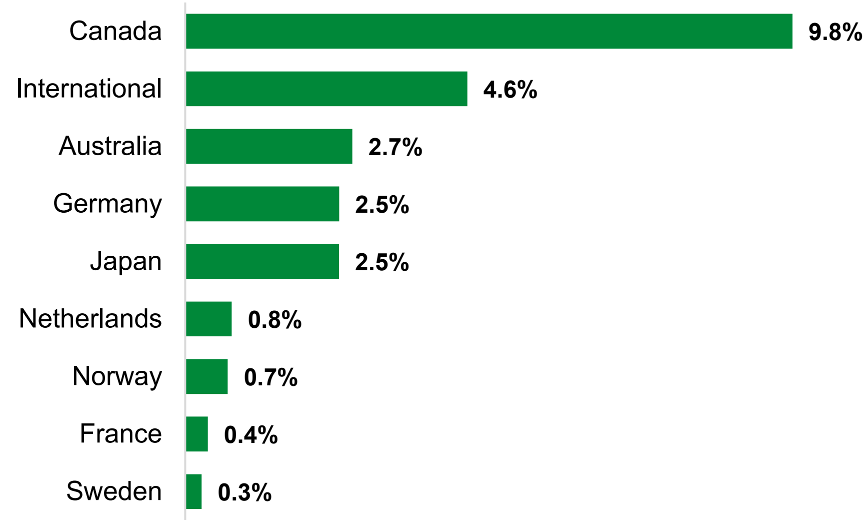
HQLA Breakdown by Asset Class



HQLA Breakdown by Region[1]



[1]Chart omits UK exposure, 75.9%

- We maintain a large high quality liquid asset portfolio totalling c£11.0bn, well diversified by asset class and geographic region.
- 38% of the HQLA portfolio is rated AAA, with the remaining 62% rated between AA+ and A.
- The Society's liquidity coverage ratio at the end of 2022 was 166% (2021: 199%), well in excess of the regulatory minimum.

WHOLESALE FUNDING

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WHOLESALE FUNDING PROFILE

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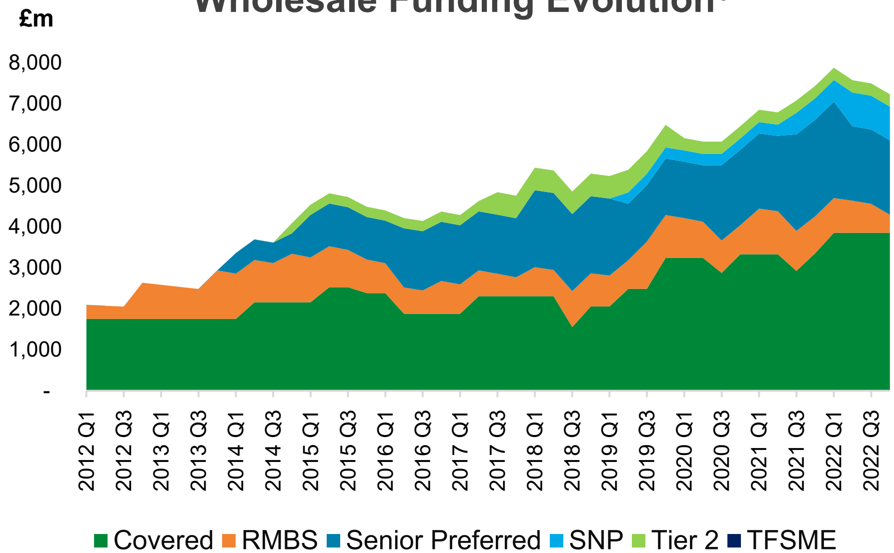
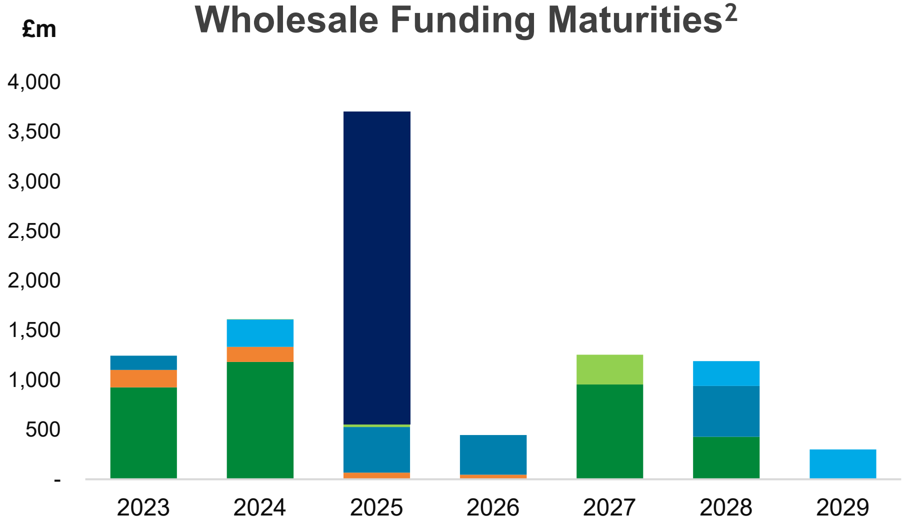
Wholesale Funding Evolution[1]

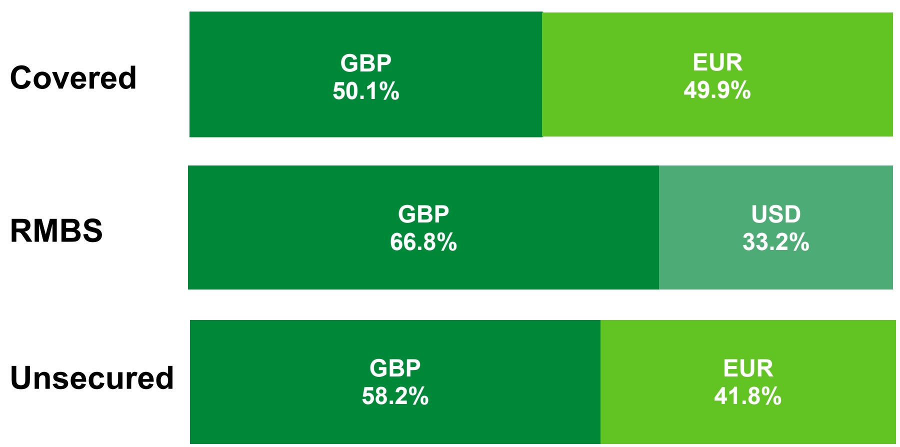


- As a Building Society, our funding mix primarily comprises retail deposits, however we maintain access to our core wholesale funding markets in a range of currencies to diversify our funding base.
- The Society successfully issued in the Covered Bond and SNP markets in 2022, and started 2023 with the re-issue of our previously retained Brass 11 RMBS transaction.
- The Society also repaid a £2.55bn of TFSME drawings in 2022, leaving £3.15bn outstanding.

Wholesale Funding Maturities[2]



Outstanding Wholesale Funding by Currency[2]



(1) Central bank funding omitted
(2) As at end of December 2022

WHOLESALE FUNDING ISSUANCE HISTORY

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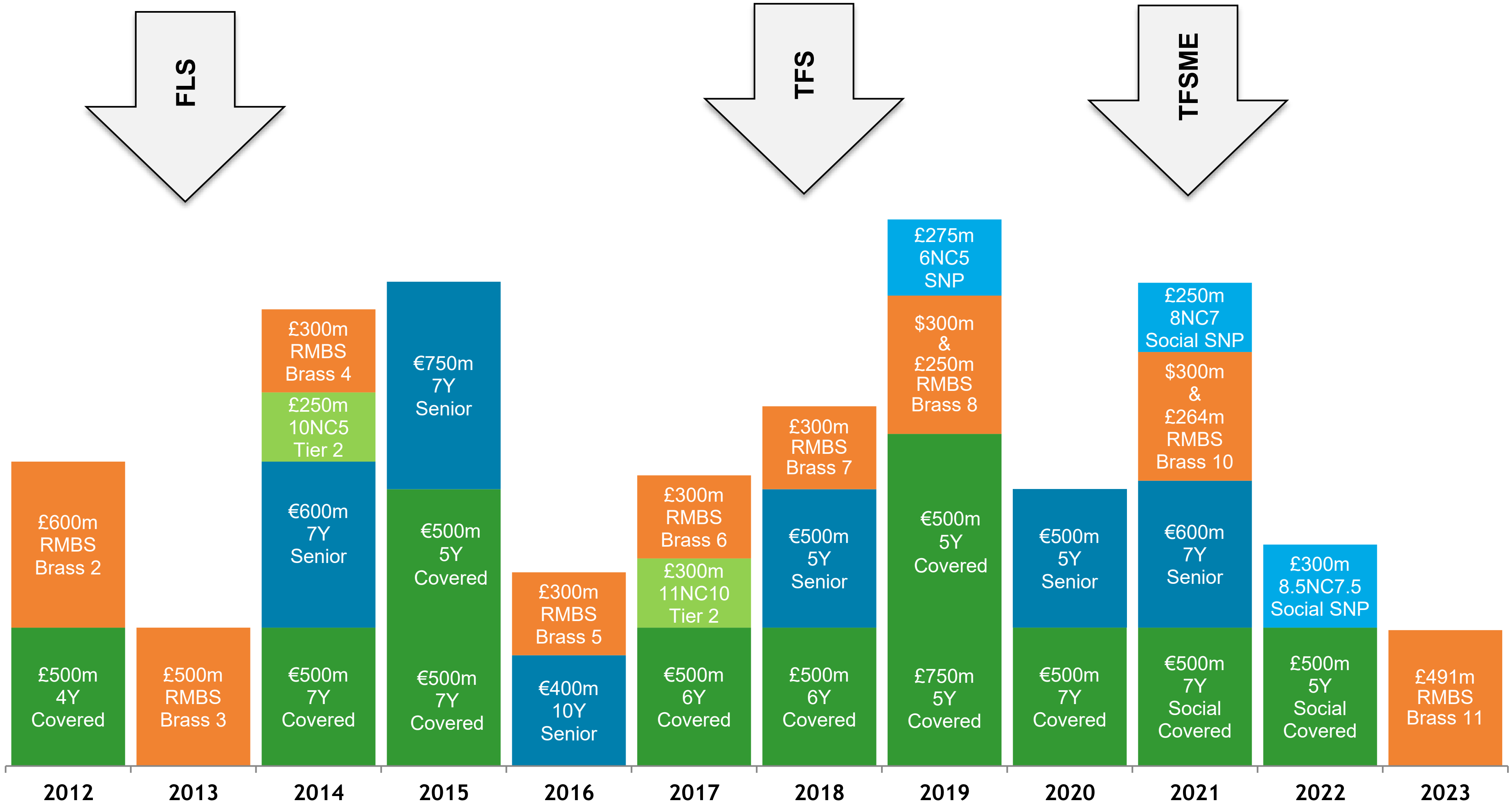
Regular issuance history demonstrating our commitment to core wholesale funding markets in GBP, EUR and USD, which we expect to continue in to 2023.



ASSET QUALITY

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OVERALL MORTGAGE PORTFOLIO

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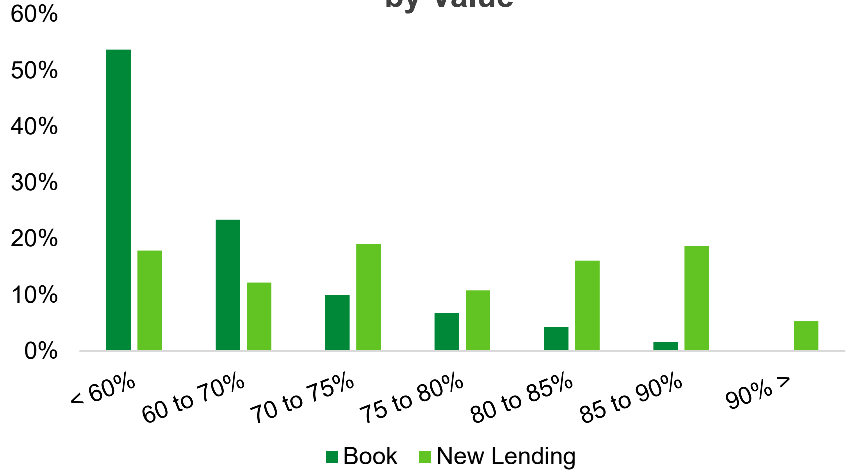
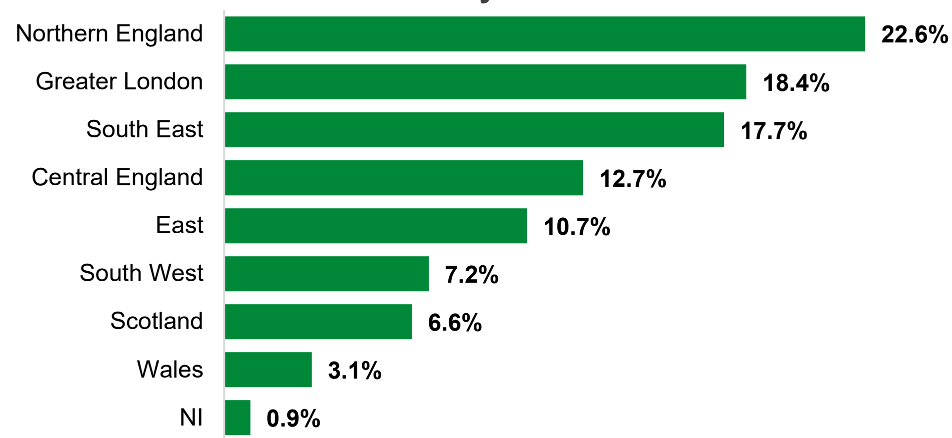
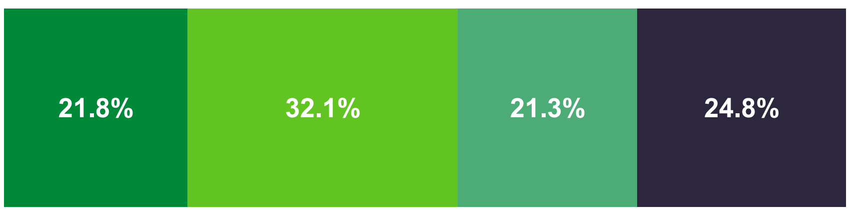
LTV Distribution of Residential Mortgage Portfolio by Value



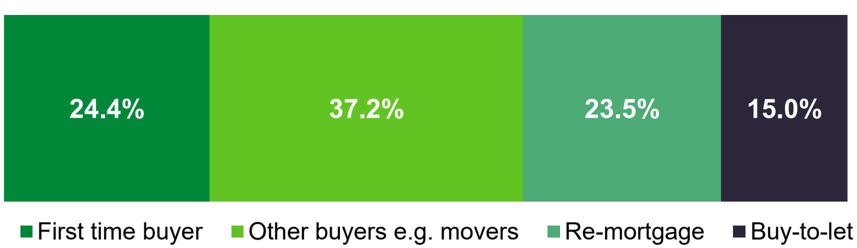
Region Split of Residential Mortgage Portfolio by Value



Residential Mortgage Portfolio Customer Type (New Lending)



Residential Mortgage Portfolio Customer Type (Book)



- The Society adopts a low risk strategy with all retail mortgages secured against residential property.
- The average LTV of the retail mortgage book is 46.8%, while the average LTV of new retail lending across 2022 was 71.7%. For buy-to-let, these figures are 53.4% and 68.6% respectively.
- The regional distribution of mortgage stock is broadly aligned with the UK mortgage market.
- The total mortgage portfolio consists of Residential Prime (81.4%), Retail Buy-To-Let (14.3%), Commercial Lending (3.3%), Social Housing (0.5%) and Residential Sub-Prime/Self-Cert (0.5%).
- In 2022, we have been able to provide 47,000 new residential mortgages, representing gross lending of £10.3bn.

IMPAIRMENT OF FINANCIAL ASSETS – CONSERVATIVE MACROECONOMIC ASSUMPTIONS

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Scenario / Weighting	ECL (£m)	Assumption (%)	2023	2024	2025	2026	2027	5-Year Average
Upside (5%)	**37.6**	HPI	-	1.5	2.2	3.2	3.2	2.0
		GDP	1.5	2.0	2.1	2.0	2.0	2.1
		Unemployment	3.5	3.6	3.6	3.8	3.8	3.6
		Base rate	2.0	2.0	1.5	1.5	1.5	1.8
Core (50%)	**40.7**	HPI	(6.0)	(2.0)	1.3	2.0	2.0	(0.6)
		GDP	(1.5)	0.8	1.6	1.8	1.8	1.2
		Unemployment	4.9	5.5	5.2	4.8	4.5	4.9
		Base rate	4.8	4.3	4.0	3.8	3.5	4.1
Stagflation Downturn (30%)	**73.5**	HPI	(12.7)	(5.0)	-	1.5	1.7	(3.1)
		GDP	(6.3)	(5.3)	0.4	0.6	1.0	(1.6)
		Unemployment	6.5	7.0	6.7	6.5	6.0	6.4
		Base rate	6.3	5.5	5.0	4.8	4.5	5.3
Severe Downturn (15%)	**94.2**	HPI	(13.5)	(11.8)	(6.8)	-	0.5	(6.5)
		GDP	(7.4)	(5.3)	(1.2)	-	0.2	(2.4)
		Unemployment	7.1	8.8	8.4	8.0	7.5	7.8
		Base rate	2.0	-	-	-	-	0.7
Probability WA	**58.4**	HPI	(8.8)	(4.2)	(0.3)	1.6	1.7	
		Unemployment	5.6	6.4	6.1	5.7	5.4	

- Stagflation Downturn and Severe Downturn scenarios have replaced the downturn and stress scenarios from the 2021 models.
- The Stagflation Downturn scenario assumes that the war in Ukraine continues, with a longer lasting impact on energy/food supplies, sustained high inflation and the resultant negative impact on economic parameters above. The Severe Downturn takes this further, assuming a severe increase in global geo-political tensions, a new strain of Covid-19 and an increase in climate catastrophes on a global scale.

EXPECTED CREDIT LOSSES

	Gross Lending (£m)	Core ECL (£m)	PMA (£m)	Total ECL (£m)	Coverage	Avg LTV
Stage 1	40,251.1	4.5	3.0	7.5	-	49.0%
Stage 2	4,277.3	8.2	18.1	26.3	0.6%	33.7%
Stage 3	338.3	7.9	3.4	11.3	3.3%	39.4%
POCI	385.4	13.3	-	13.3	3.5%	40.5%
Total FY 2022	**45,252.1**	**33.9**	**24.5**	**58.4**	**0.1%**	**46.8%**
Total FY 2021	**42,211.5**	**39.6**	**14.9**	**54.5**	**0.1%**	**49.5%**

Post Model Adjustments (£m)	2021	2022
Affordability	-	10.8
Methodology changes	6.4	5.5
Model recalibration	1.4	1.1
Uncertainty	3.6	7.1
Extended time to sale	2.2	-
Cladding	1.3	-
Total	**14.9**	**24.5**

- The Group has £385.4m of POCI loans (31 Dec 2021: £440.1m), representing just 0.9% of gross lending. A substantial proportion of POCI balances, were they not required to be classified as stage 3 by accounting standards, would transfer to other stages.
- 71.9% (2021: 70.4%) of POCI balances have been fully up to date for the last 24 months and only 12.0% (2021: 13.1%) of balances would be classified as in default.
- The POCI book is deemed to be low risk, with an average LTV of 40.5%.
- Post model adjustments ('PMA') are applied when an increase in credit risk is identified that is not effectively captured in the core expected credit loss models
- Inflation is not a direct input into the underlying ECL models and, as a result, a new Affordability PMA has been applied to reflect the risks of rising inflation, and its impact on customers' ability to meet mortgage repayments.
- The Methodology changes PMA provides an overlay to reflect methodology changes that are yet to obtain governance to be included in the core underlying models.
- The Uncertainty PMA aims to correct for unusual and largely unforeseen impacts of credit risks, including house price volatility, climate risk and delayed SVR changes.

SUPPORTING OUR CUSTOMERS VIA FORBEARANCE

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	Arrangements		Term Extensions		Interest Only		Other Concessions	
	Exposure (£m)	ECL (£m)	Exposure (£m)	ECL (£m)	Exposure (£m)	ECL (£m)	Exposure (£m)	ECL (£m)
Stage 1	12.5	-	0.5	-	0.3	-	-	-
Stage 2	33.5	0.4	1.3	-	2.2	-	2.5	-
Stage 3	130.8	3.7	5.1	0.1	4.2	-	5.3	0.3
POCI	26.3	1.4	2.4	-	0.3	-	3.0	0.4
Total FY 2022	**203.1**	**5.5**	**9.3**	**0.1**	**7.0**	**-**	**10.8**	**0.7**
Total FY 2021	**224.3**	**7.7**	**8.7**	**0.1**	**6.0**	**-**	**13.5**	**1.0**

- Forbearance tools are used, in line with industry guidance, where they are deemed appropriate for an individual customer's circumstances.
- Example of forbearance measures used to support customers include special arrears arrangements, payment deferrals, term extension, transfers to interest only and interest capitalisation.

ENVIRONMENTAL SOCIAL & GOVERNANCE

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ESG STRATEGY

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PURPOSE PRIORITIES			RESPONSIBLE BUSINESS PRIORITES		
Place to Call Home	**Financial Wellbeing**	**Member Value**	**Investing in our People**	**Building a Greener Society**	**Operating Responsibly**
Home ownership Responsible lending	Financial resilience	Digital transformation Attractive products Vulnerable customer support	Talent attraction and retention Diversity and inclusion	Pathways to net-zero Sustainable homes	Ethics, compliance and accountability
Local community support	Local community support	Responsible customer relations Business resilience	Colleague health and wellbeing	Impact of climate change	Data privacy and information security Responsible supply chain

ESG Priorities **Primary Material Themes** **Secondary Material Themes**

- The ESG Committee, a sub-committee of our Executive Committee, established in 2022, hold monthly meetings to progress our ESG strategy.
- In 2022 we refreshed our materiality assessment. We have confirmed the primary and secondary ESG themes that we will focus on in our ESG strategy.
- Our 2021 ESG report can be found here, our 2022 report is due to be live in June.

2022 ESG PERFORMANCE

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Place to Call Home

55,000
People helped find a place to call home

21,600
Home buyers supported into their first home

Financial Wellbeing

248,000
People supported towards greater financial wellbeing

£2.4m
Invested into our community programmes

2,463
People supported through our charity partner, Age UK

756
Money and Career Minds outreach sessions delivered

Member Value

0.56%
Average savings rate differential vs market

£198.6m
Passed back to our savers

+54
NPS increasing from +51 in 2021

230
Branches and agencies maintained

Investing in Our People

8.6
Colleague engagement score increasing from 8.5 in 2021

44%
Female representation at Board

15.4%
BAED colleagues increasing from 14.3% in 2021

£1,200
One-off payment to support colleagues through 2022

Building a Greener Society

79%
Carbon footprint reduction

97.4%
Waste diverted from landfill

2035 / 2050
Net zero commitment on scope 1 / 2 and operational scope 3

Compliant
TCFD and PRA SS3/19 requirements

Operating Responsibly

£157.9m
Tax paid[1]

30%
ESG KPIs contributing to our Leading for Value director bonus scheme

(1) Total tax paid in respect of 2022. Including UK corporation tax, bank surcharge, irrecoverable VAT, business rates and employer payroll taxes. Payroll taxes collected and paid over on behalf of employees are excluded

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APPENDIX

YORKSHIRE
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UK HOUSING MARKET OVERVIEW

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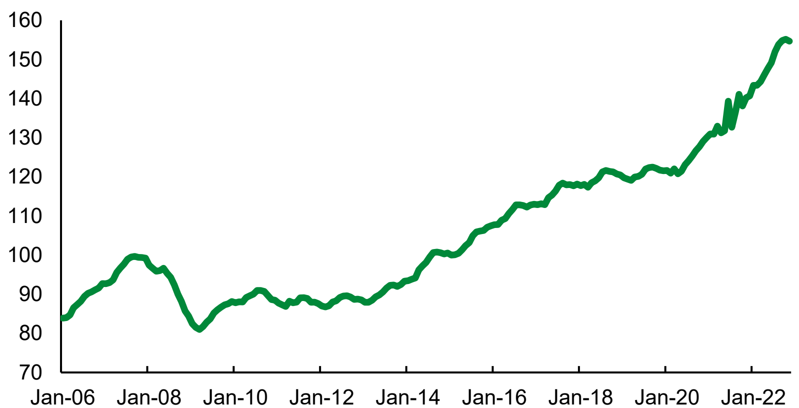
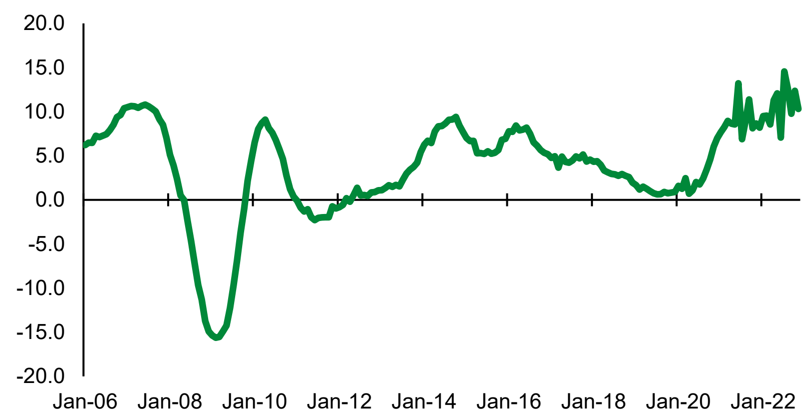
UK House Price Index[1]



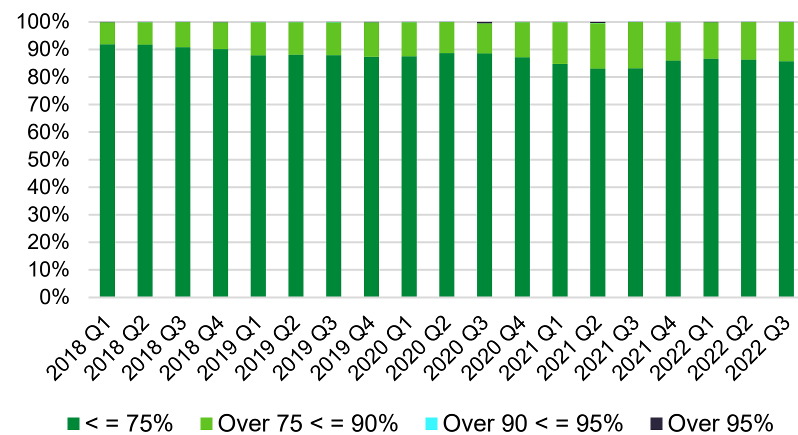
2022 Regional House Prices[1]

Region	Average Price (£) (Nov 2022)	MoM Price Change	YoY Price Change
East Midlands	253,498	0.23%	12.18%
East of England	365,144	0.62%	10.19%
London	542,311	0.12%	6.32%
North East	162,596	-2.64%	11.63%
North west	221,224	0.41%	13.47%
South East	402,466	-0.46%	10.02%
South West	337,144	-0.32%	11.78%
West Midlands Region	256,937	-0.11%	12.33%
Yorkshire and the Humber	212,329	-0.70%	11.37%
Scotland	220,366	-1.62%	10.73%
Wales	191,492	-1.15%	5.46%

YoY House Price Change %[1]



UK New Mortgage Lending LTVs (% total)[2]



(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 November 2022.
(2) Source: Prudential Regulation Authority (PRA)/Financial Conduct Authority (FCA)