INVESTOR PRESENTATION

INTERIM RESULTS 2026

YORKSHIRE BUILDING SOCIETY

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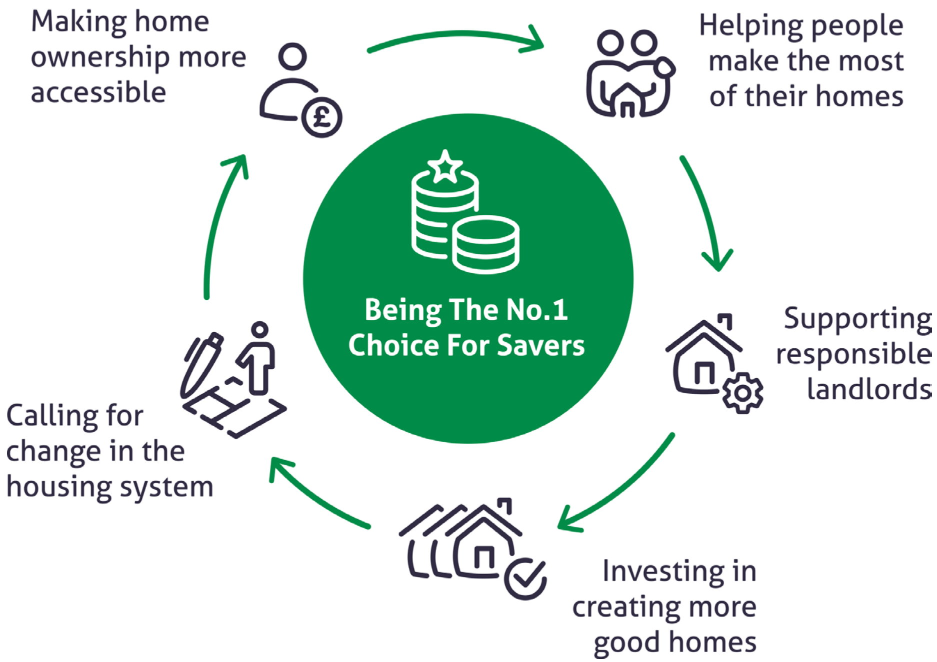
Our Purpose

REAL HELP WITH REAL LIFE

Members coming together to make good homes possible for more people.

Because we're owned by our members, we do things differently.

As a building society, it's our job to help people save and take steps towards secure, sustainable homes, whether owned or rented. Because good homes aren't just bricks and mortar – they shape health, happiness, opportunity, and our path to a greener future.



YORKSHIRE BUILDING SOCIETY

MAKING GOOD HOMES POSSIBLE

Our Performance

We have balanced margins and growth in a competitive market, net lending of £0.4bn has taken our Mortgage balance to £52.3bn

Growth in mortgage balances[1]	0.8%	1.7% in H1 25
New residential mortgages provided	19,300	18,000 in H1 25
First time buyer mortgages provided	5,600	4,500 in H1 25
Gross lending	£4.6bn	£4.3bn in H1 25
Gross mortgage lending market share[2]	3.1%	3.3% in H1 25

Delivering Purposeful Impact

Innovative Products

- £5K Deposit Mortgage
- Targeted First Time Buyer Products

1.5K
£5K mortgage completions[3]

Snugg Partnership

Supporting our customers to make their homes more energy efficient

2.7K
Users since launch

Thoughtful Approach

Our underwriters are trained to use discretion to help people where other lenders may not

IN ACTION
REAL HELP WITH REAL LIFE

(1) Growth in mortgage balances excludes fair value adjustments for hedged risk on loans and advances to customers
(2) Based on Bank of England total industry gross lending. Data period January – May 2026.
(3) Since the product launched in 2024

BEING THE NUMBER ONE CHOICE FOR SAVERS

Our Performance

We have continued to reward members in terms of both value and service and maintained market share in a competitive marketplace

Average savings rate differential[1]
0.54% *higher than the market average*
0.62% in 2025

Savings accounts opened
288,000
288,000 in H1 25

Savings balance Market share[2]
2.4%
2.4% in 2025

Growth in Savings balances
0.9%
-0.3% in H1 25

Average savings rate paid[3]
3.34%
3.66% in 2025

Total Savings Balances[4]
£54.5bn
£54.0bn FY 25

Delivering Purposeful Impact

Growing Membership
Deepening our impact in communities by reaching more savers
80K New Savings Customers in H1

Citizens Advice
Citizens Advice advisors are in 40% of our branches[5]
2.7K People Helped in 2026

Financial Resilience[6]
Supporting healthy savings habits through our products
19K Regular Savers opened

Lobbying
Calling for review of the Personal Savings Allowance, which has been frozen for 10 years

IN ACTION
REAL HELP WITH REAL LIFE

(1) The 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 2026 (latest data available). Comparative period: January – December 2025.)
(2) Source: YBS analysis of BSA Household savings. Data period: January - May 2026.
(3) Source: CACI's Current Account and Savings Database (CSDB), Stock. Data period January – May 2026.
(4) Including Offset Balances and Accrued Interest
(5) Partnership runs until Q4 2026
(6) First Home Saver and Christmas Regular Saver

GROWING SUSTAINABLY

Our Performance

Solid performance in the first half of 2026 with competitive headwinds expected to continue

Statutory profit before tax	£181.9m	£187.9m in H1 25
Core operating profit	£175.0m	£215.4m in H1 25
Cost to core income ratio	51.0%	47.8% in H1 25
Net Promoter Score (NPS®)[1]	+60	+66 in 2025
Liquidity coverage ratio	243.3%	238.7% in 2025
Common equity Tier 1 ratio	19.2%	18.8% in 2025
Leverage ratio	7.1%	7.0% in 2025

Delivering Purposeful Impact

Net Interest Margin
1.25%
H1 2025: 1.31%
Reflecting the impacts of the current competitive environment

Investment Spend
£42m
H1 2025: £41m
Continued investment to enhance capabilities and member experience

Additional Interest
£115.4m
2025 equivalent: £132.2m
Paid to our Savers in the first five months of 2026

(1) Net Promoter Score and NPS are trademarks of Bain & Company, Inc., Fred Reichheld and Satmetrix Systems, Inc. Data period January – June 2026, based on 8,280 responses.
(2) Based on YBS 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 2026 (latest data available)

SOCIAL RESPONSIBILITY AT YBS

Our Community

Making a difference to members, colleagues and in our communities in the first half of 2026

Commission-Free Strategy[1]

Our zero-commission insurance strategy, reducing customer cost with no benefit to ourselves

£3m

Saved on premiums

Money Minds[2]

We delivered face-to-face sessions in schools and communities, covering topics from budget management to frauds and scams

7.3K

Children & Young Adults reached

Gender Equality

We took steps to improve gender equity, working with recruitment partners to create balanced interview shortlists

48%

Women in senior roles

FareShare

Thanks to colleague fundraising and Society donations, we raised £1million for our charity partner, FareShare

2.3K

People Helped (183 gaining employment)[3]

Employability[2]

The 'Building Bradford Skills' programme continues to actively help people to get into work through four projects

0.4K

People Helped (37 gaining employment)

Net Zero

Board targets for Scope 1 and 2 Net Zero brought forward, reflecting our commitment to protecting the planet

2035

2030

Scope 1 & 2 Net Zero Target

(1) Saved through zero commission insurance referrals in 12 months to June 2026
(2) January-June 2026
(3) Since partnership began in 2024

INCOME

INCOME STATEMENT

£m	H1 2026	H1 2025	2025
Net interest income	418.8	429.6	869.8
Other (FV Adjustments, Fees & Commissions etc)	(2.8)	(40.3)	(75.8)
Total income	**416.0**	**389.3**	**794.0**
Management expenses	(207.8)	(199.2)	(407.6)
Impairments & Provisions	(26.3)	(2.2)	(8.5)
Statutory profit before tax	**181.9**	**187.9**	**377.9**
Non-Core Items (FV Adjustments etc)	(6.9)	27.5	48.8
Core operating profit	**175.0**	**215.4**	**426.7**
Change in Members Interests & Equity	**151.2**	**130.8**	**266.6**

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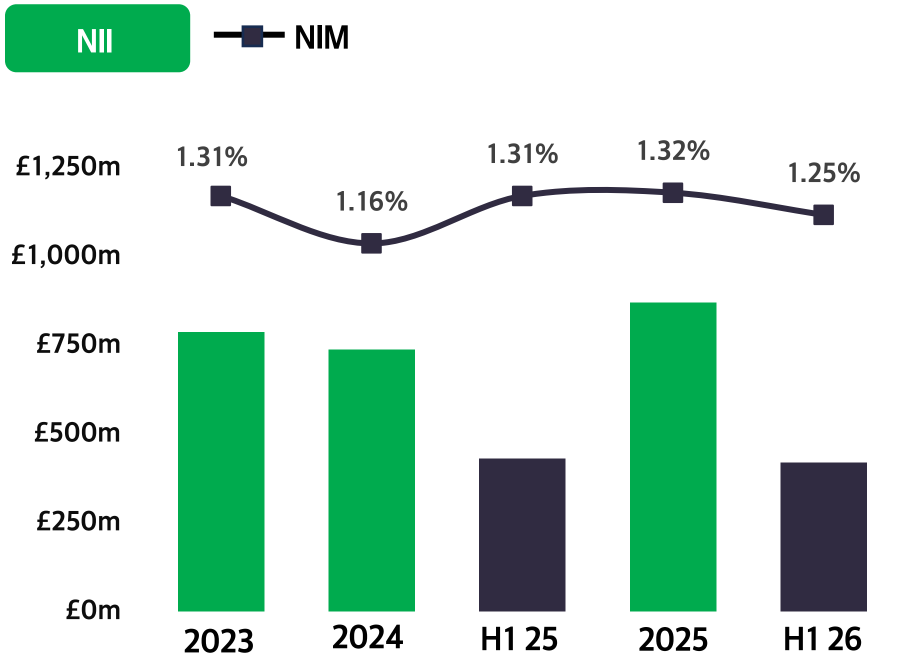
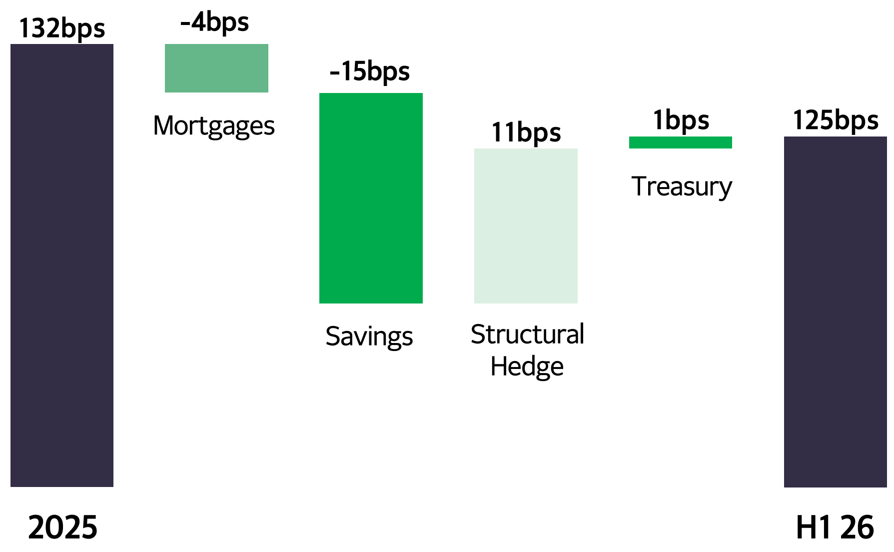
PROFITABILITY

Profitability moderating in line with competitive environment

Net Interest Margin & Interest Income



Net Interest Margin Drivers



Our Priority

Balancing responsible margin management ensuring we continue to offer great value to savers and borrowers alike.

H1 2026 Net Interest Margin

Net Interest Margin in the first half of 2026 has reduced relative to the prior period; driven by compressed margins in retail markets, partially offset by structural hedge tailwinds

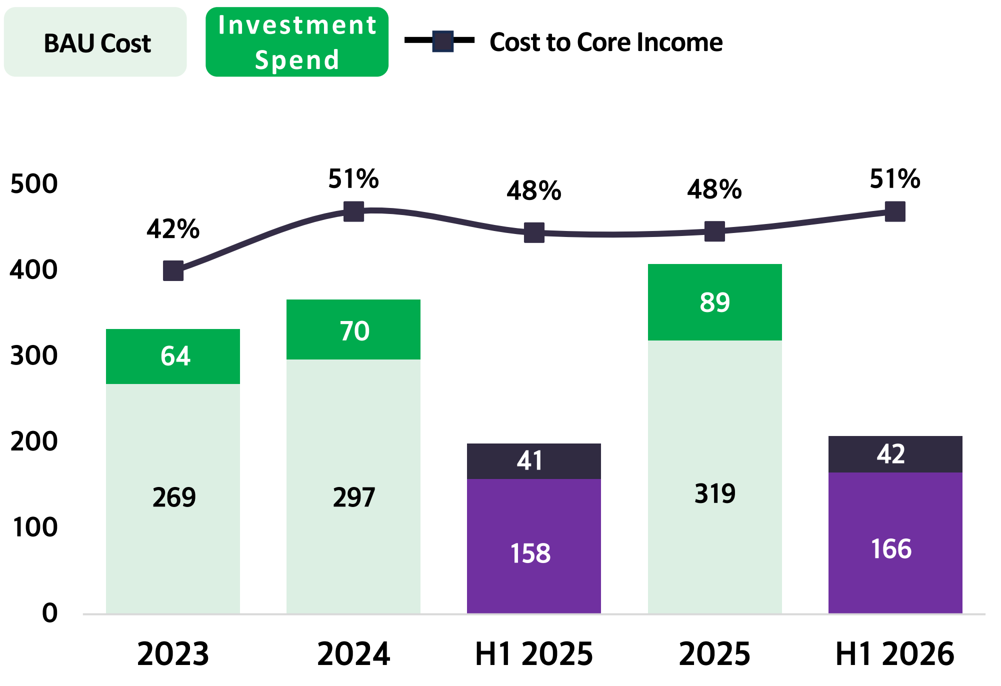
Outlook

Net Interest Margin is expected to continue to reduce back towards 2024 levels, due to sustained downward pressure on mortgage and savings margins from increased competition

COST AND INVESTMENT

Management expenses have increased year on year, reflecting the Society's continued investment in strategic change, as well as an increase in headcount to support both BAU and project delivery, and externally determined regulatory fees

Cost Development



Our Priority

Ongoing cost management and ensuring we realise the full benefits of the significant investments we've made in technology and capability

Costs in the H1 2026

Management expenses have increased year on year, driven by ongoing investment in strategic change and an increase in headcount to support both project delivery and business-as-usual operations. H1 2026 has also seen incremental regulatory fees relative to H1 2025

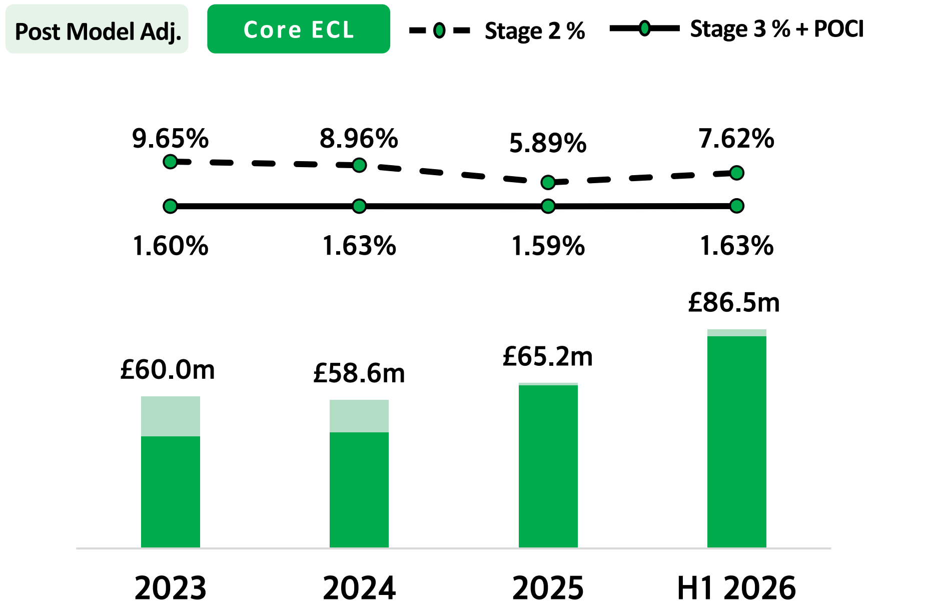
Investment

The first half of 2026 has seen continued investment at pace from the Society, including the delivery of strategic programmes such as; the implementation and embedding of a new Treasury Management System, enhancing our mobile app and implementing new cloud-based IT infrastructure. Every investment we make aims to strengthen our security, customer experience, analytical capabilities and cyber resilience

IMPAIRMENT OF FINANCIAL ASSETS

Staging and ECLs increased with total ECLs of £86.5m, with economic scenarios adjusted to reflect increased inflation expectations

IFRS9 Staging & Provisioning



Scenarios	Upside	Core	Downturn	Severe Downturn
Weighting	**5%**	**60%**	**25%**	**10%**
Weighting (Dec25)	10%	60%	20%	10%

Increase in ECLs

Since December 2025, ECLs have increased by c£20m to a total of £86.5m. This has been driven by:

1) Higher LTV, longer term lending completed in recent years;
2) An update to economic assumptions (incl. scenario weightings) reflecting the impact of heightened geopolitical tensions

The combination of these updated economic assumptions, along with a loan book which is more sensitive to changes in economic conditions, has led to the increase in ECLs

HY 2026	Gross exposure		PMA	Total ECL	Coverage	Average LTV
	£m	%	£m	£m	%	%
Stage 1	47,546.8	90.8	-	13.2	-	54.0
Stage 2	3,989.9	7.6	2.4	40.5	1.0	47.6
Stage 3	626.0	1.2	0.2	25.6	4.1	46.8
POCI	230.4	0.4	-	7.2	3.1	36.5
Total	**52,393.1**	**100.0**	**2.6**	**86.5**	**0.2**	**53.3**

The Group has £230.4m of legacy POCI (Purchased or Originated Credit Impaired) loans from historic mergers & acquisitions. Of these loans, 83% are now considered performing, however, they will always be classed as stage 3 in IFRS 9 provisioning

BALANCE SHEET

BALANCE SHEET STATEMENT

£bn	H1 2026	H1 2025	2025
Loans and advances to customers	52.2	50.5	51.9
Liquid assets	14.8	14.3	13.5
Other assets	0.8	1.1	0.9
Total assets	**67.9**	**65.9**	**66.3**
Shares - Retail Savings	53.3	51.8	52.9
Wholesale funding and other deposits	8.3	7.9	7.3
Subordinated liabilities	1.5	1.5	1.5
Other liabilities	0.4	0.6	0.4
Total liabilities	**63.5**	**61.8**	**62.1**
Members' interest and equity	4.4	4.1	4.2
Total members' interest, equity and liabilities	**67.9**	**65.9**	**66.3**

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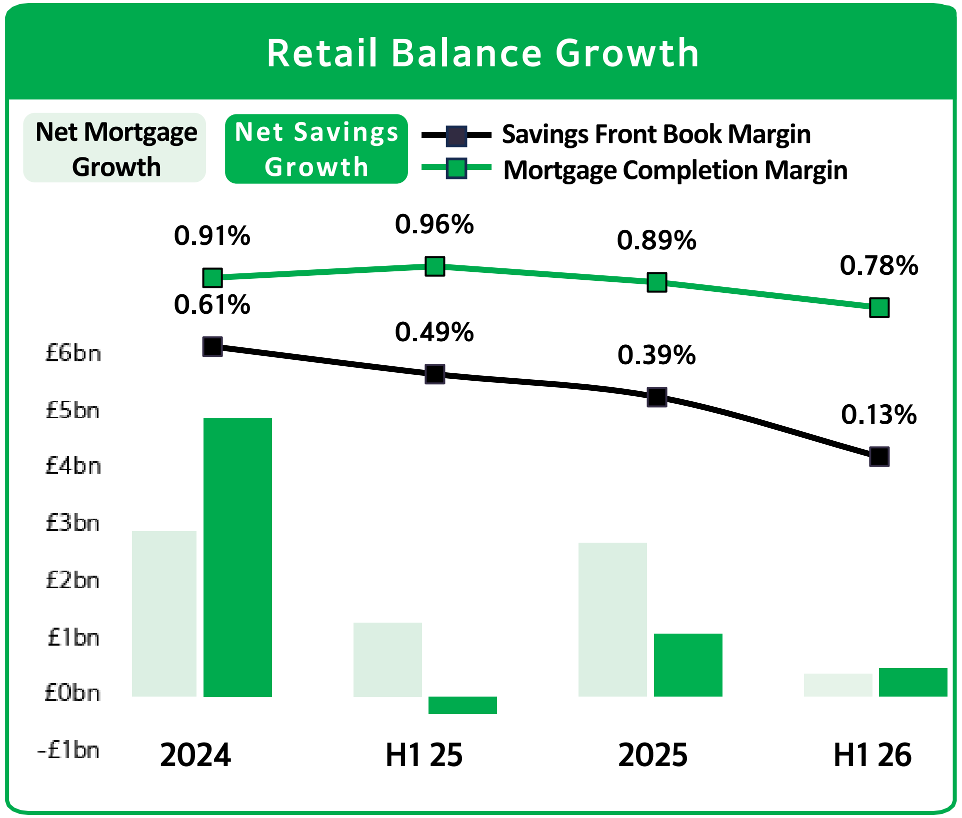
MAINTAINING BALANCE SHEET DISCIPLINE

We've navigated the competitive landscape by making a conscious decision not to chase volume



Selective Participation in Retail markets

The Society's savings book has performed extremely well in recent years, outpacing growth in the mortgage book by c.£9bn in the years 2022-2024. This pace of growth has increased the level of excess savings on the Society's balance sheet, reducing the Loan to Deposit Ratio from 106% in 2022 to 94% in 2024 and reducing the requirement for the Society to attract further liability balances at negative margin

Competition in both mortgage and savings markets remains strong, with available margins compressed. This has led to a conscious slowing of growth from the Society, with retention of existing balances prioritised over further acquisition, protecting long term sustainability

Net Savings Growth

£0.5bn	£1.1bn	-£0.3bn
H1 26	2025	H1 25

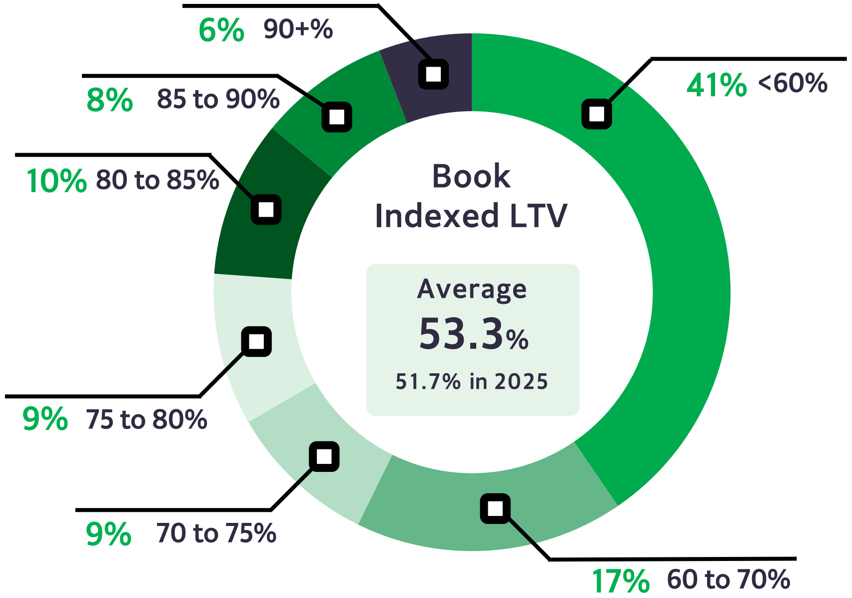
Net Lending

£0.4bn	£2.2bn	£1.3bn
H1 26	2025	H1 25

OVERALL LENDING SUMMARY

	HY 26		HY 25	
	£bn	%	£bn	%
First Time Buyer	12.4	24%	11.6	23%
Home Movers	17.0	32%	16.7	33%
Re-mortgage	13.0	25%	12.3	24%
Buy-to-Let	7.4	14%	7.6	15%
Commercial[1]	2.5	5%	2.4	5%
Total Mortgage Book	**52.3**	**100%**	**50.6**	**100%**

	H1 26		H1 25	
	£bn	%	£bn	%
First Time Buyer	1.3	28%	1.0	24%
Home Movers	1.3	28%	1.5	34%
Re-mortgage	1.4	31%	1.2	28%
Buy-to-Let	0.5	10%	0.4	9%
Commercial[1]	0.1	3%	0.2	5%
New Business Volume	**4.6**	**100%**	**4.3**	**100%**



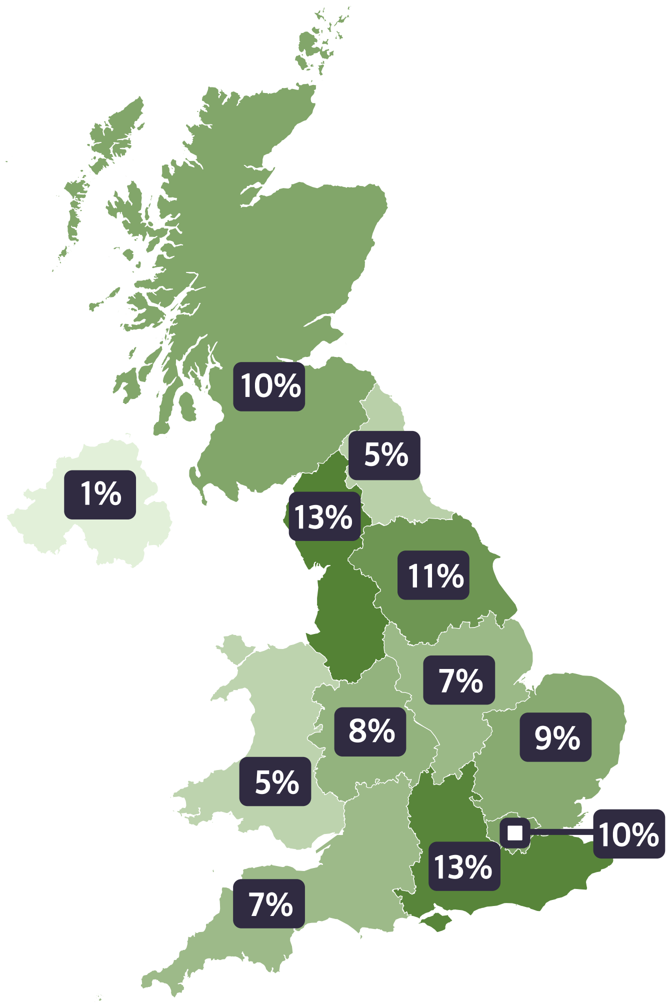
Multi-Channel Origination

Intermediaries
10.1K Intermediary Connections
84%
H1 26 Completions

YBS Advisors
61 In-House Advisors
12%
H1 26 Completions

Digital Self-Serve
4%
H1 26 Completions

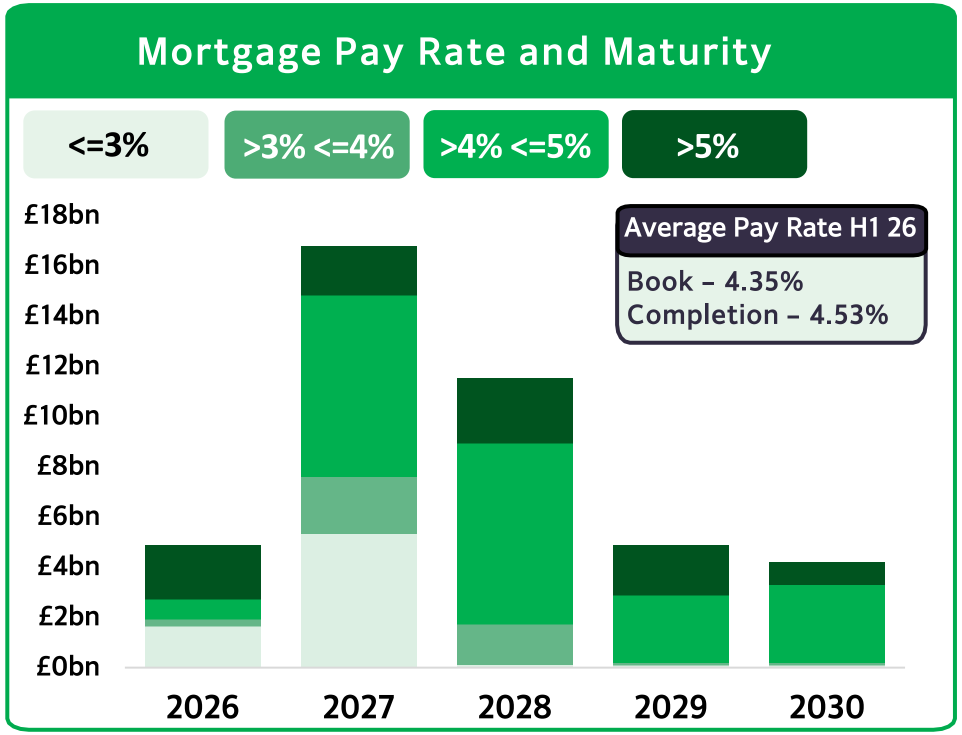
Customer Reach (# Borrowers)



(1) Commercial exposure relates primarily to Corporate BTL (c80% of portfolio) & Commercial Investment (c20% of portfolio).

AFFORDABILITY

Affordability has remained resolute despite volatility from geopolitical tensions



Affordability Stress Rate

The Society reduced its affordability stress rate for owner occupied loans <5yrs from 8% to 7% in April 2025. The Society continues to reference SVR as the reversionary rate.

The entire residential mortgage portfolio has now been assessed against a stressed interest rate at origination of at least 7%

Regulatory LTI Flow Limit

In July 2025, the PRA offered a modification by consent to allow lenders to disapply the 15% limit on new loan originations with a loan to income ratio of >4.5x. In H1 2026, 19.5% of the Society's lending was done with an LTI of greater than 4.5x, with the Society utilising the regulatory change to facilitate increased lending to First Time Buyers

Economic Environment

Mortgage rates have increased in line with swap rates in response to the conflict in the middle east, and the associated rise in oil prices and medium-term inflation expectations. Despite this, they remain well below their 2022 peak

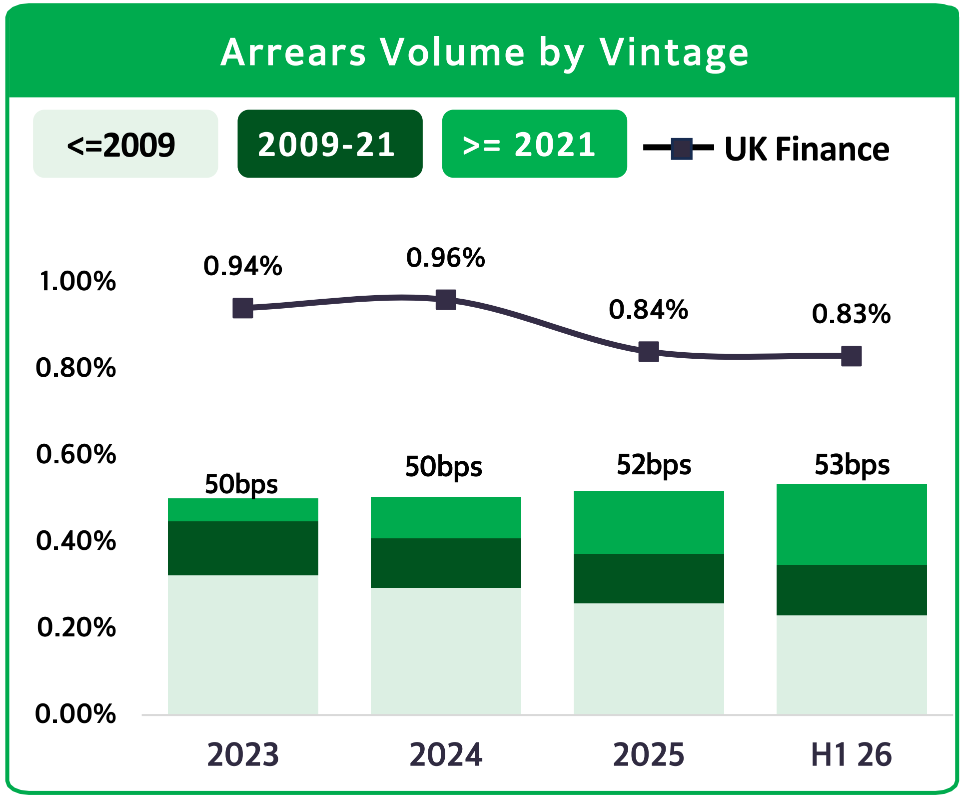
Fixed Rate Mortgages at or above 4% pay rate **72%**

Percentage of Fixed Rate Balances due to reprice in H2 26 **12%**

Average Pay Rate of Fixed Rate Balances due to reprice in H2 26 **3.9%**

BOOK PERFORMANCE

The mortgage book continues to perform well, with low, stable arrears



Overall Arrears

3M+ arrears are broadly similar to 2025 year-end on a volume basis at 0.53% (2025: 0.52%) but have increased 5bps to 0.51% on a value basis (2025: 0.46%). This increase on a value basis is due to a greater portion of arrears now coming from less seasoned loan vintages

Arrears remain low by historic standards & track significantly below the UK finance average

Arrears by lending type

Arrears on the owner-occupied book, 0.55%, track closely to the overall book average of 0.51%, whilst the BTL book outperforms the book average at 0.29%

Pre-09 Originations

The main cohort of the Society's lending where arrears persist relates to lending originated pre-2009, contributing 0.23% of the 0.53% 3M+ arrears rate on the book (by volume), despite making up only 3.5% of the Society's loan balances.

The average indexed LTV on this section of the mortgage book is just c.25%.

Owner Occupied

Volume	58bps
Value	55bps
vs. UK Finance	(25bps)

+6bps v 2025

Buy-to-Let

Volume	30bps
Value	29bps
vs. UK Finance	(53bps)

-3bps v 2025

Pre – 09 Originations

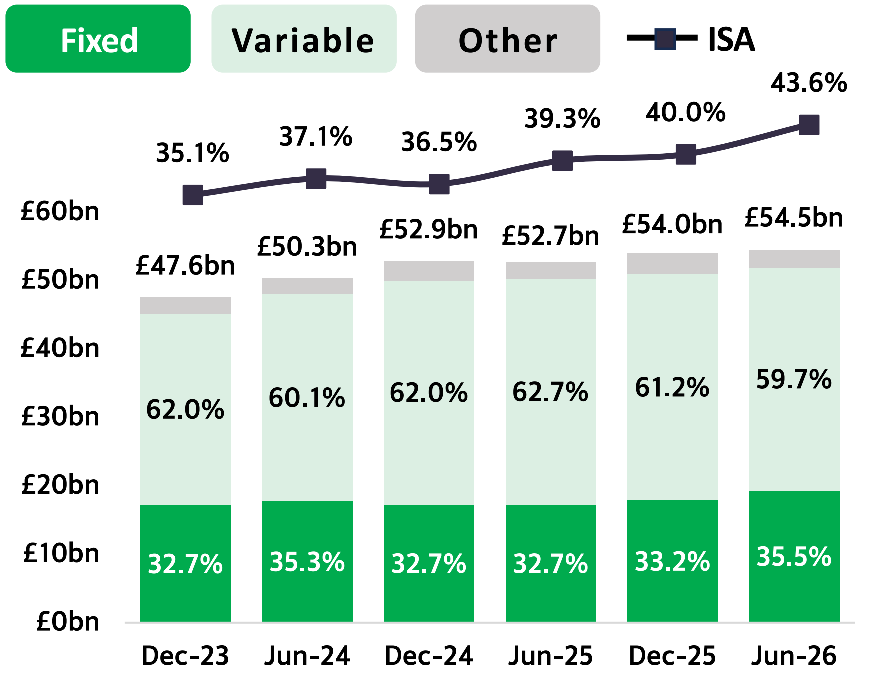
Value	395bps
% of Loan Book	3.5%
Indexed. LTV	~25%

-6bps v 2025

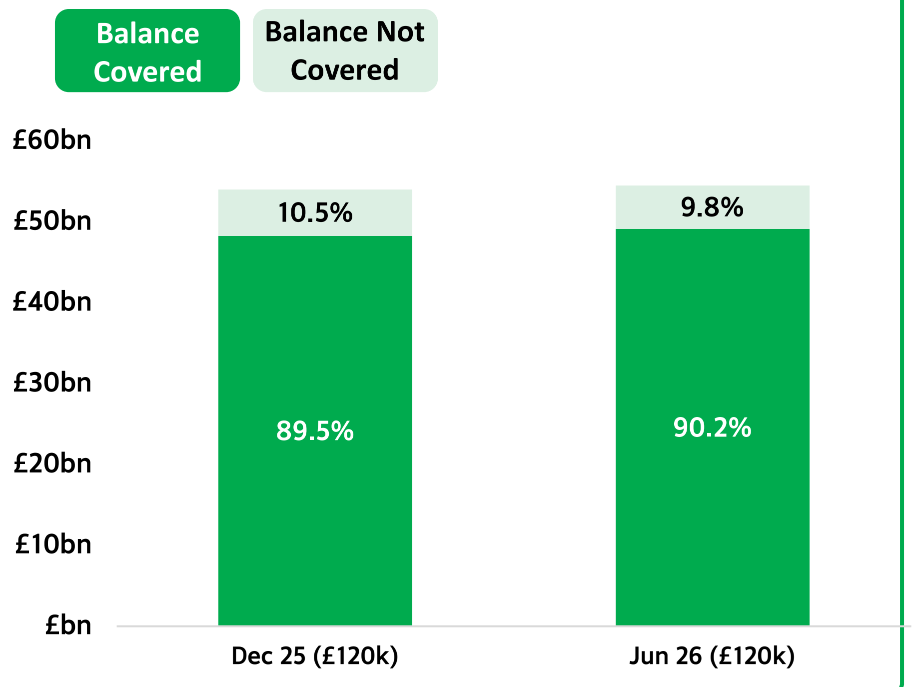
SAVINGS BOOK

The Society continued its strategy of rewarding savers in 2026, offering rates that averaged 54bps above the market and delivering a strong outcome during the ISA season

Savings Product Type[2]



FSCS Protection



Retail Funded Balance Sheet

The Society is predominately retail funded with c.86% of total funding through retail funding sources. The Society uses both digital & branch channels to acquire funds

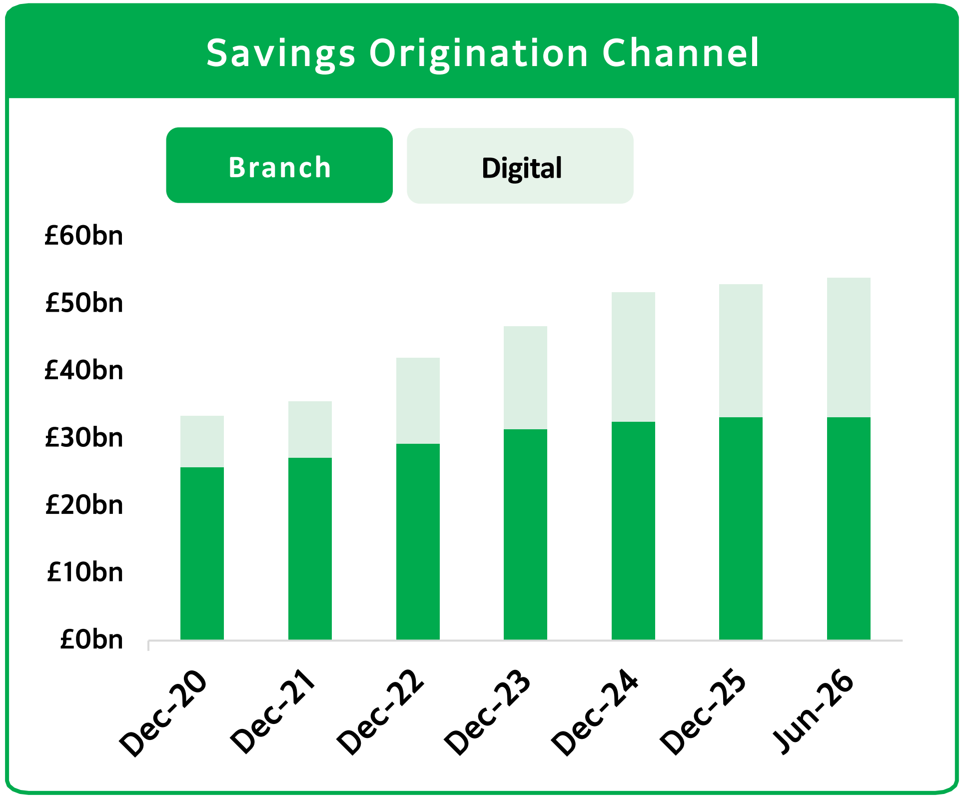
FSCS Protection

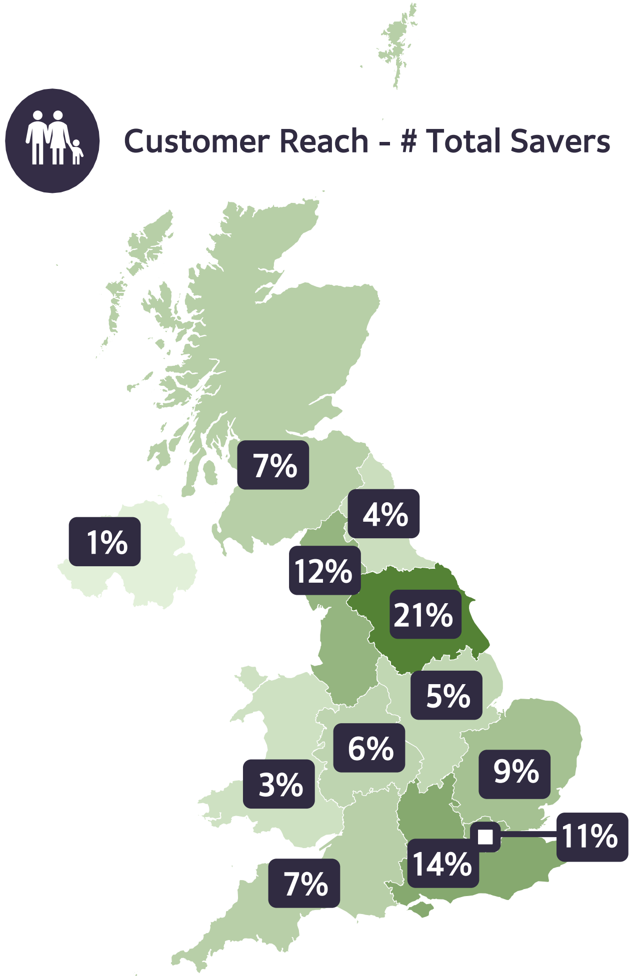
90% of the Society's deposits are protected under the FSCS scheme's £120k threshold

(1) The 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 2026 (latest data available).
(2) Balances include accrued interest not yet capitalised.

SAVINGS ORIGINATIONS

We've worked hard to develop our savings proposition, investing heavily in our digital capabilities, reducing reliance on branch originations





Improved App Functionality

Expanded digital capability, with nearly 7,000 members now using the new Monthly Auto Saver feature in our app, which makes regular saving simple, secure and automatic

Digital Account Opening

140,000 new accounts opened during a strong ISA season, with nearly 80% opened through digital channels

Geographical Diversification

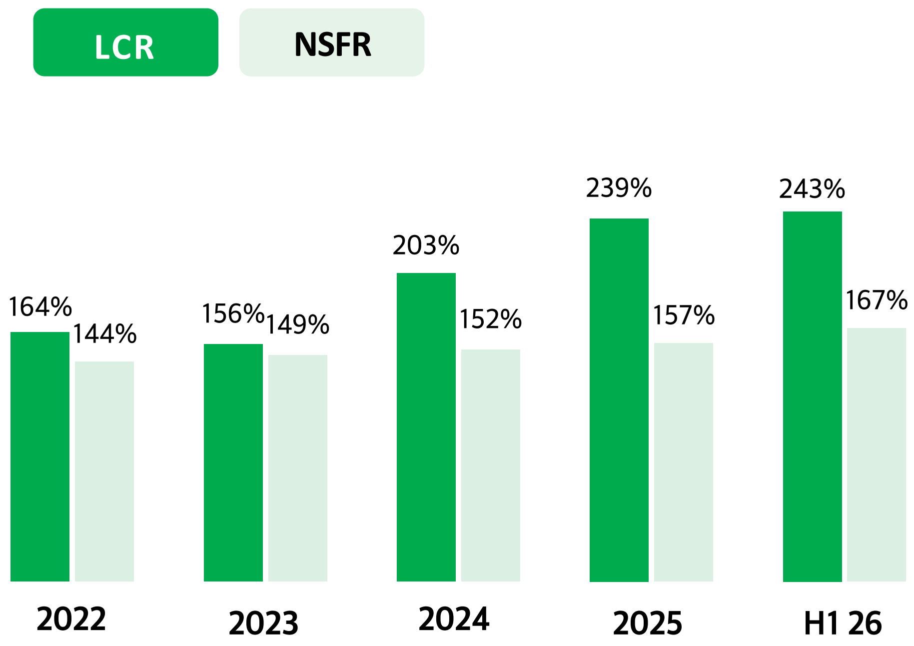
As the Society moves to more online/app origination for its savers, the concentration in Yorkshire should reduce. This is already being seen, with nearly as many new savers in H1 2026 from the South East (16%) as Yorkshire (19%)

LIQUIDITY, FUNDING AND CAPITAL

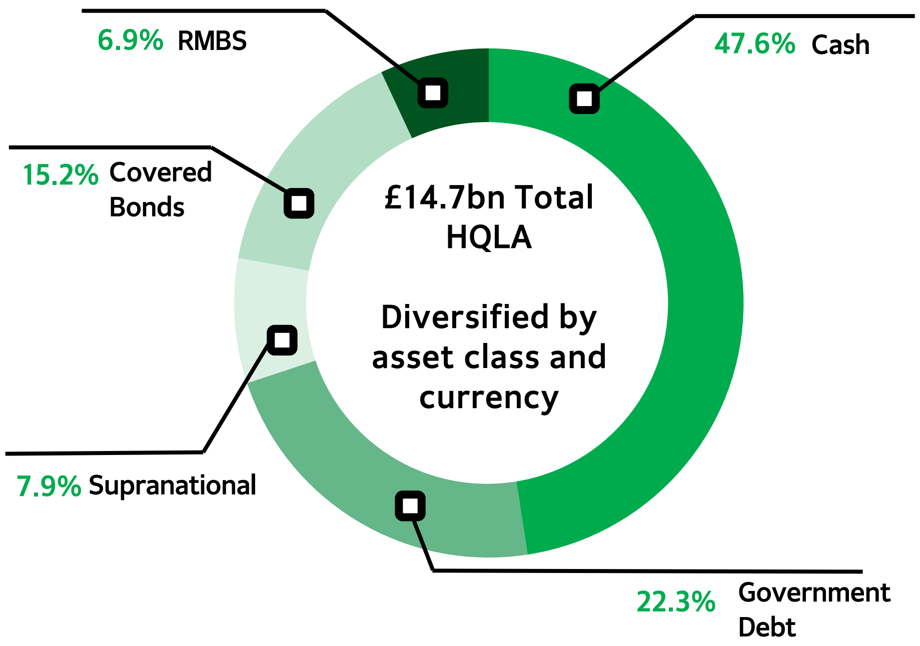
STRONG LIQUIDITY POSITION

The Society maintains a large high quality liquid asset portfolio, with the Liquidity Coverage Ratio (LCR) of 243%

Liquidity & Funding Metrics



HQLA Breakdown



High Quality Liquid Assets

The Society maintains a large high quality liquid asset portfolio and also has contingent liquidity which can be utilised in stress. Overall Liquidity levels are managed to the Society's prudent internal risk appetite

Uninsured Deposit Coverage

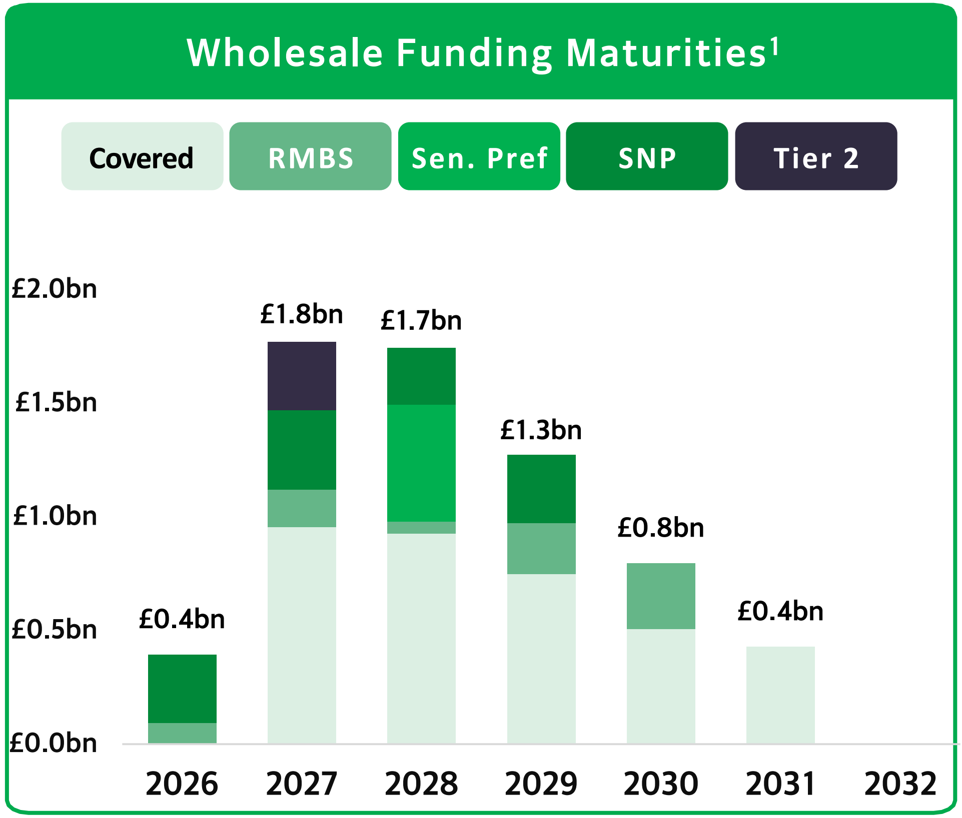
The vast majority (c.90%) of the Society's retail deposits are covered by the FSCS scheme. The Society's HQLA portfolio is 2.8x the proportion of the savings book which is not covered by the scheme

Liquidity Outlook

In addition to the LCR, the Society runs its own internal liquidity stress test, which forms the basis of its minimum desired liquidity levels. Liquidity levels are expected to reduce in the medium term as the Society manages its balance sheet

WHOLESALE FUNDING FRANCHISE

The Society remains committed to regular issuance, with remaining funding plans for 2026 within a range of £0.0-1.0bn across asset classes



	HY 2026				2025			
	£bn	€bn	$bn	Total (£bn[2])	£bn	€bn	$bn	Total (£bn[2])
Covered Bond	1.8	2.1	-	**3.6**	1.8	2.1	-	**3.6**
RMBS	0.8	-	-	**0.8**	1.0	-	-	**1.0**
Senior Preferred	-	0.6	-	**0.5**	0.4	0.6	-	**0.9**
Senior Non-Preferred	1.2	-	-	**1.2**	1.2	-	-	**1.2**
Tier 2	0.3	-	-	**0.3**	0.3	-	-	**0.3**
Long Term Repo	0.3	-	-	**0.3**	-	-	-	**-**
Outstanding Funding	4.6	2.7	-	**6.7**	4.6	2.7	-	**7.0**

Covered Bond
€12.5bn regulated programme issuing AAA rated Covered Bonds in GBP and EUR

RMBS
White Rose Master Issuer established in 2024, replacing standalone Brass issuance

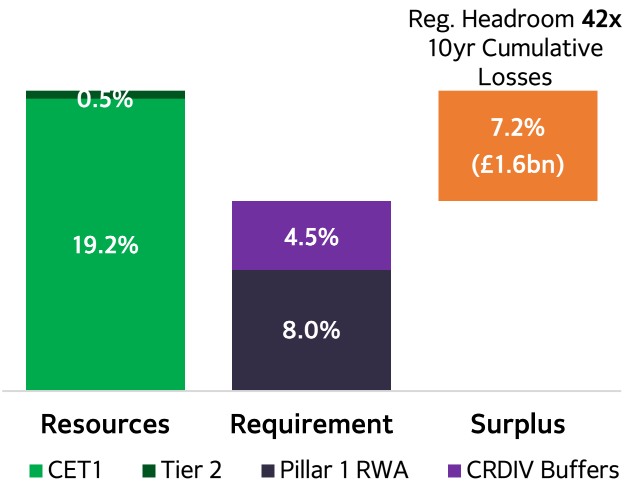
eMTN
£5.0bn programme issuing Senior Preferred, Senior Non-Preferred and Tier 2 across both GBP and EUR

(1) Maturity assumed at call date rather than final maturity date
(2) GBP equivalent using hedged FX rate

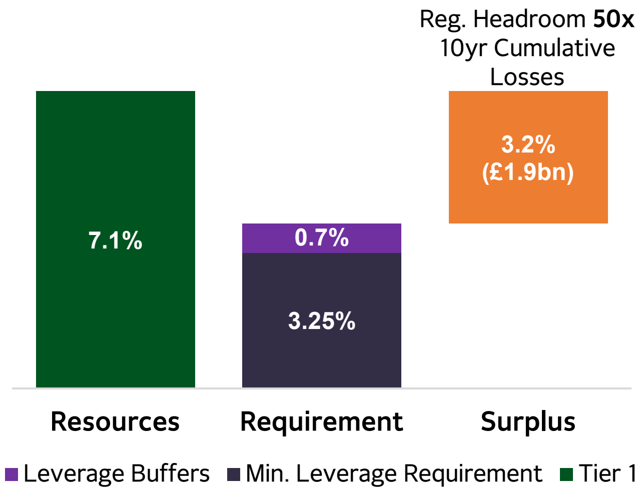
STRONG CAPITAL LEVELS

The Society remains well capitalised with surplus to all key measures relative to our minimum regulatory requirements

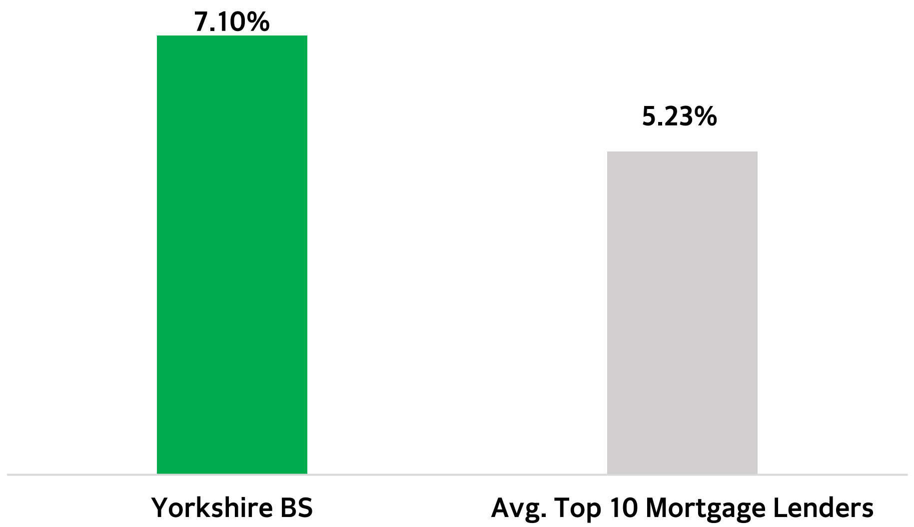
RISK-WEIGHTED



LEVERAGE



LEVERAGE RATIO[1]



Risk Weighted Requirements

The Society maintains a significant capital surplus to regulatory minima on both a risk-weighted and leverage basis, despite the latter not being binding as a result of the PRA's threshold changes (PS22/25)

Leverage Reform

On the 7th July 2026, the FPC released it's Capital Framework Review, including proposed reforms to the leverage ratio and associated buffers. Whilst the Society is not subject to a leverage requirement, the proposals within the review would increase headroom on a leverage basis by c£400m, if implemented

Leverage

Due to the Society being a standardised firm, it has a much a higher risk-weight density than its peers, deflating the CET1 ratio. The Society has high level of capital as a percentage of its balance sheet, as evidenced by the UK Leverage ratio of 7.1%. This is the highest of the UK's top 10 mortgage lenders[1] and 1.77% higher than the average

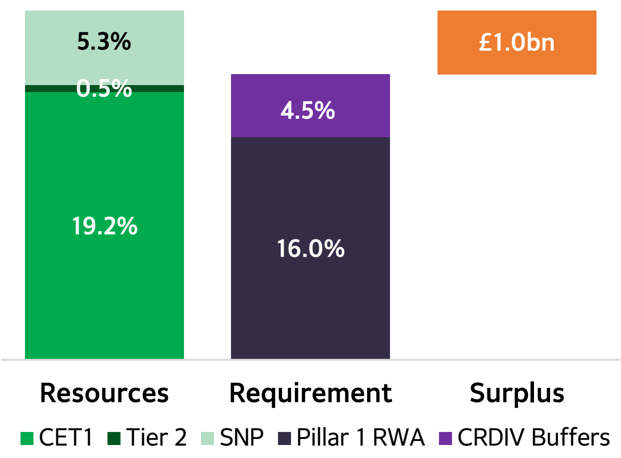
The Society currently maintains a 3.2% (c.£1,900m) surplus to the Leverage requirement

(1) UK Top 10 mortgage lenders as per UK Finance report – July 2025, excluding YBS. Peer Leverage ratios are based upon YBS interpretation of competitor Q1 2026 Pillar 3 disclosures (YBS Jun-26 Leverage ratio)

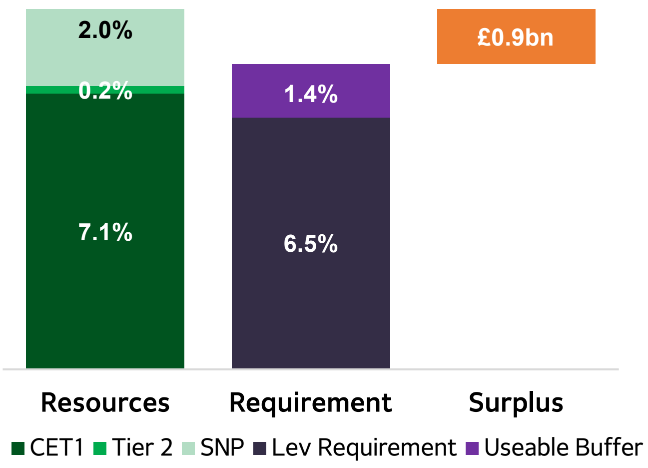
MREL SURPLUS

The Society meets MREL on both a risk-weighted and leverage basis, despite the latter not being applicable

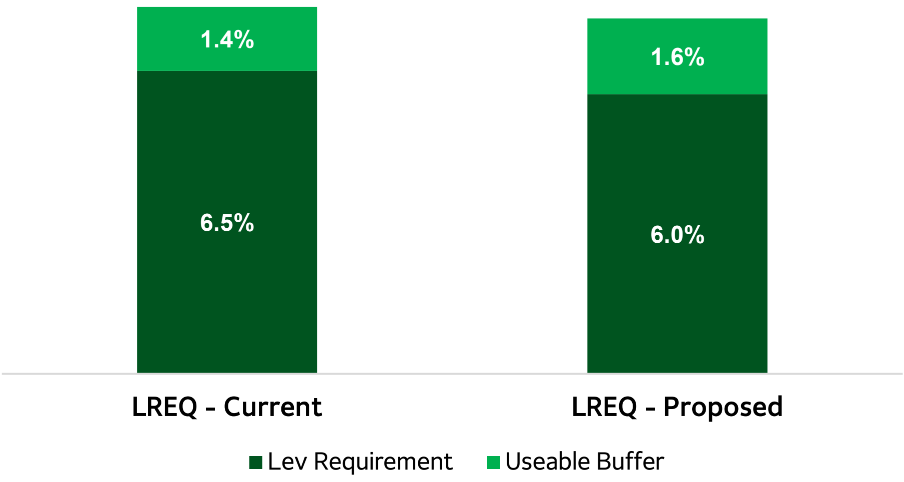
RISK-WEIGHTED MREL



LEVERAGE MREL (LREQ)



INDICATIVE IMPACT OF FPC REVIEW



Risk Weighted MREL

The Society has a comfortable surplus of c£1bn against MREL on a risk-weighted basis, met primarily through returned earnings. This is supplemented by £1.2bn of outstanding Senior Non-Preferred bonds and one legacy Tier 2 issuance

MREL Leverage (LREQ)

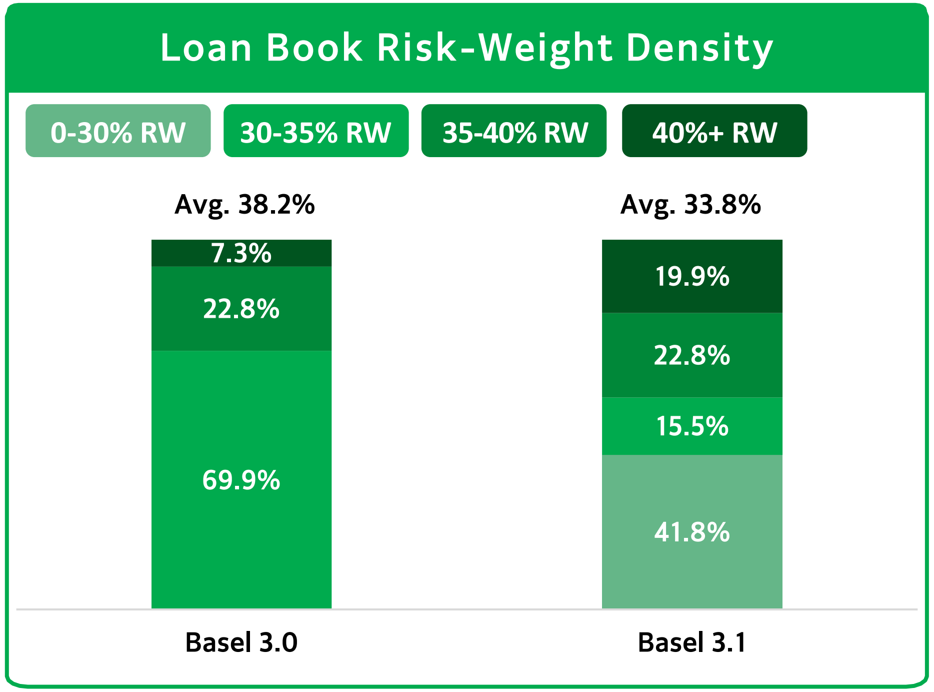
The leverage ratio framework, while not expected to become binding in the near term, remains an important consideration in our medium-term capital planning, particularly as we monitor progress toward LREQ status. Under current rules, the Society has a c£850m headroom versus LREQ requirements

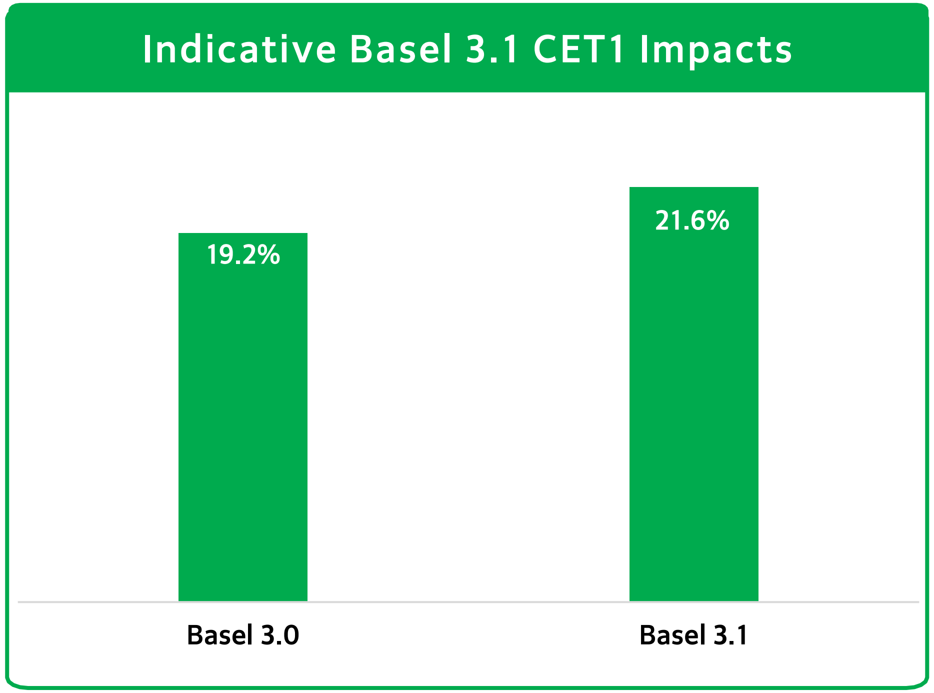
FPC Capital Framework Review

Under the current framework, LREQ (if applicable), would be the Society's binding Capital constraint, with c£850m of headroom as of June 2026. Under the proposed amendments to the leverage regime as outlined on 7th July 2026, the Society's LREQ requirements would reduce, indicatively increasing this headroom by c£150m, approximately equivalent with the headroom against risk-weighted MREL requirements

BASEL 3.1

The Society expects a day one tailwind from Basel 3.1 implementation, due to more granular risk-weighting on its loan book





Risk Weight Density

The Society would be expected to see a reduction in risk weight density under Basel 3.1, providing a benefit to the Society's CET1 ratio

This is due to the more granular risk weights applied to residential lending at varying LTVs under Basel 3.1. As of 30th June 2026, the pro-forma average risk-weight for the Society's loan book under Basel 3.1 would be 33.8% (Basel 3.0: 38.2%)

Basel 3.1 Impacts

Pro-forma increase in the Society's CET1 ratio upon Basel 3.1 implementation (HY 26 indicative: 21.6%), with total surplus to regulatory requirements likely to remain broadly unchanged due to Pillar 2A requirements

APPENDIX

ECONOMIC ASSUMPTIONS

Scenario / Weighting	ECL (£m) [1]	Assumption (%)	2026	2027	2028	2029	2030
Upside (5%)	35.7	HPI	3.6	4.0	4.5	4.0	3.5
		GDP	0.9	2.0	2.2	2.4	2.5
		Unemployment	5.0	4.8	4.5	4.3	4.3
		Base rate	3.5	3.0	3.0	3.0	3.0
Core (60%)	40.9	HPI	0.5	2.5	2.5	2.5	2.5
		GDP	0.8	1.1	1.4	1.4	1.5
		Unemployment	5.4	5.6	5.2	4.5	4.3
		Base rate	3.8	3.8	3.8	3.8	3.8
Downturn (25%)	138.4	HPI	(4.2)	(5.7)	0.3	1.5	2.0
		GDP	-	(0.5)	1.2	1.0	0.8
		Unemployment	6.0	6.5	6.2	5.7	5.2
		Base rate	4.5	4.0	3.8	3.5	3.5
Severe Downturn (10%)	255.5	HPI	(11.2)	(13.8)	(6.7)	6.7	6.1
		GDP	(1.5)	(3.5)	1.5	0.9	1.0
		Unemployment	8.0	8.8	6.9	6.5	6.5
		Base rate	5.8	5.0	5.0	4.5	4.5

(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.

RATINGS & CONTACTS

Credit Rating	Outlook	Moody's	Fitch
Covered Bonds		Aaa	AAA
RMBS		Aaa	AAA
Senior Preferred		A2	A
Senior Non-Preferred		Baa1	BBB+
Long Term Rating[1]	Stable	Aa3	A(dcr)
Short Term Rating[2]	Stable	P-1	F1

ESG Ratings	Rating	Scale (best to worst)	Last review
MSCI[3]	AAA	AAA to CCC	Mar 26
CDP Climate Change Disclosure	C	A to F	Dec 25
Morningstar Sustainalytics	Our ESG Risk Rating can be found at: https://www.sustainalytics.com/esg-rating/yorkshire-building-society/1012375476		

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YORKSHIRE BUILDING SOCIETY

(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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