

Dear Shareholder,

5 August 2021

Half Year to 30 June 2021 Performance: Strong growth in impact and returns.

HIGHLIGHTS

- Lending increased by £68m to £677m
- Profit before tax (unaudited) rose to £5.2m (30 June 2020: £3.2m)
- Net-asset value (unaudited) of Unity increased to £4.19 per share (£4.04 at 31 December 2020 audited)
- Shareholder equity (unaudited) at 30 June was £94.0m (£90.7m at 31 December 2020 audited)
- Customer deposits rose by £158m.

Further details of the H1 2021 financial performance are below.

Unity serves only businesses and organisations that share its purpose, supporting them to grow and contribute to economic, social and environmental needs. These returns validate our core premise that banks can benefit shareholders and society alike.

So far this year through increased lending Unity has helped to support the housing of 1,225 people, created 334 jobs, provided 229 bed spaces and much more. You can find our half year impact report here www.unity.co.uk/investor-relations.

During the year, we were reaccredited with the Fair Tax Mark, being our eighth consecutive year; signed up to the Race at Work Charter; and were recognised as 'highly commended' for the Best Charity Banking Provider by Moneyfacts for the second year running. We were pleased to be the main sponsor of Employee Ownership Association's Employee Ownership day which aligns strongly to our principles and values.

Forward View

The Covid-19 pandemic continues to have far reaching implications and the outlook remains uncertain despite the roll out of the vaccination programmes in the UK. Unity has demonstrated its resilience via the strength of performance during this period and the Bank has an important role in helping to address the acute issues of inequality in society that are evident as we emerge from the pandemic.

We are encouraged by the degree of engagement from our shareholders with the 2021 share offer which is due to close on 11th August. The additional capital will help us meet the urgent demands for social investment and grow the Bank to the benefit of our shareholders.

To increase the ability for shareholders to trade Unity shares, we are progressing plans to offer a private, auction-based share trading platform. We hope this will go live by October. More information on registration and the timing will be provided in the next few weeks.

The strength of performance has been made possible by the resolute support and commitment of our shareholders, our people and our customers. Together we continue to be a force for good.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Margaret Willis'.

Margaret Willis

CEO

Half year results – key performance indicators

The following KPIs compare the 2021-2018 unaudited half year results with the 2020 audited year end results.

