

Charity Bank

Your bank for good

Annual Report 2025



Charity
bank



The Charity Bank Limited ('Charity Bank') is a UK incorporated company limited by private shares, regulated by the Prudential Regulation Authority ('PRA') and authorised by the Financial Conduct Authority ('FCA') as a deposit-taking institution under the Financial Services and Markets Act 2000 (as amended by the Financial Services Act 2012).

Our mission is to support and strengthen impact driven organisations that improve people's lives whilst empowering savers and investors to put their money to work for positive social change.

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Charity Bank **Your bank for good.**

Charity Bank is the UK's specialist social purpose bank, created to ensure that charities and social enterprises have access to the patient, values-aligned finance they need to deliver their missions. We lend exclusively to organisations working for social good and use the savings entrusted to us to fuel positive change across the UK.

The UK's social sector is facing a structural capital deficit. Rising demand, fragile reserves and limited access to long term finance mean that many charities and social enterprises lack the capital they need to respond, rebuild and invest for the future. Grants remain essential, but they are not enough on their own. The sector needs patient, values-aligned capital that strengthens balance sheets and supports mission-first organisations to grow their impact.

This is the gap Charity Bank exists to close.

Charity Bank brings together people who want their money to make a difference with organisations working to improve lives, strengthen communities and protect the planet. Our savers choose to put their funds to work for social good, and our borrowers lead the change in communities across the UK. We exist to connect these goals - turning purpose into progress.

If you're a charity or social enterprise seeking finance to deliver your mission, we understand the pressures you face. Our team specialises in supporting impact-driven organisations and offers personal, flexible and transparent lending grounded in long term partnership. Every loan is designed to help you build resilience, unlock opportunity and accelerate your impact.

For savers, your money is deployed where it matters most - supporting projects tackling urgent social and environmental challenges. Saving with Charity Bank means earning a return while actively contributing to a fairer, more sustainable future.



"Our role is simple: to ensure that mission-first organisations have access to the capital they need, when they need it, so they can focus on creating meaningful, lasting change."

Ed Siegel, CEO, Charity Bank

Whether you want your savings to drive positive change or you need finance to deliver your mission, Charity Bank is here for you - a trusted partner dedicated to supporting organisations that put people and the planet first.

In this section of the report, we share the stories behind the numbers - illustrating how our lending supports UK charities and social enterprises and the difference they make for people, communities and the environment.





**We have made over
1,450 loans worth over
£630 million across a
wide range of sectors and
causes.**

Established in 2002 as an independent regulated bank, Charity Bank has become a trusted partner for social sector organisations and people who want to make the world a better place.

Vision

A society that fosters vibrant communities and a healthy planet, giving every individual the opportunity to thrive.

Mission

To support and strengthen impact-driven organisations that improve people's lives, while empowering savers and investors to put their money to work for positive social change.

What makes us different

We lend only for social good

Every loan advances a charitable or social purpose.

We're owned by charities and trusts

Our shareholders invest in impact, not profit.

We reinvest most of our profits

This strengthens the sector rather than rewarding private interests.

We understand the social sector

Specialist underwriting, patient terms and long-term relationships.

We put transparency first

Savers can see how their money is making a difference.

Our strategy

2026-2030

Our strategy sets out how we will maximise social and environmental impact through sustainable, focused growth - while preserving the values that define Charity Bank. It is the most ambitious plan we have ever pursued, reflecting the scale of need and the opportunity ahead.

Charity Bank's strategy for 2026–2030 sets out a bold but disciplined plan to strengthen our role as the UK's bank for social good. Over the next five years, we will scale our ability to support charities, social enterprises and projects that deliver social and environmental value, modernise how we work, and deepen our impact in the communities that need it most.

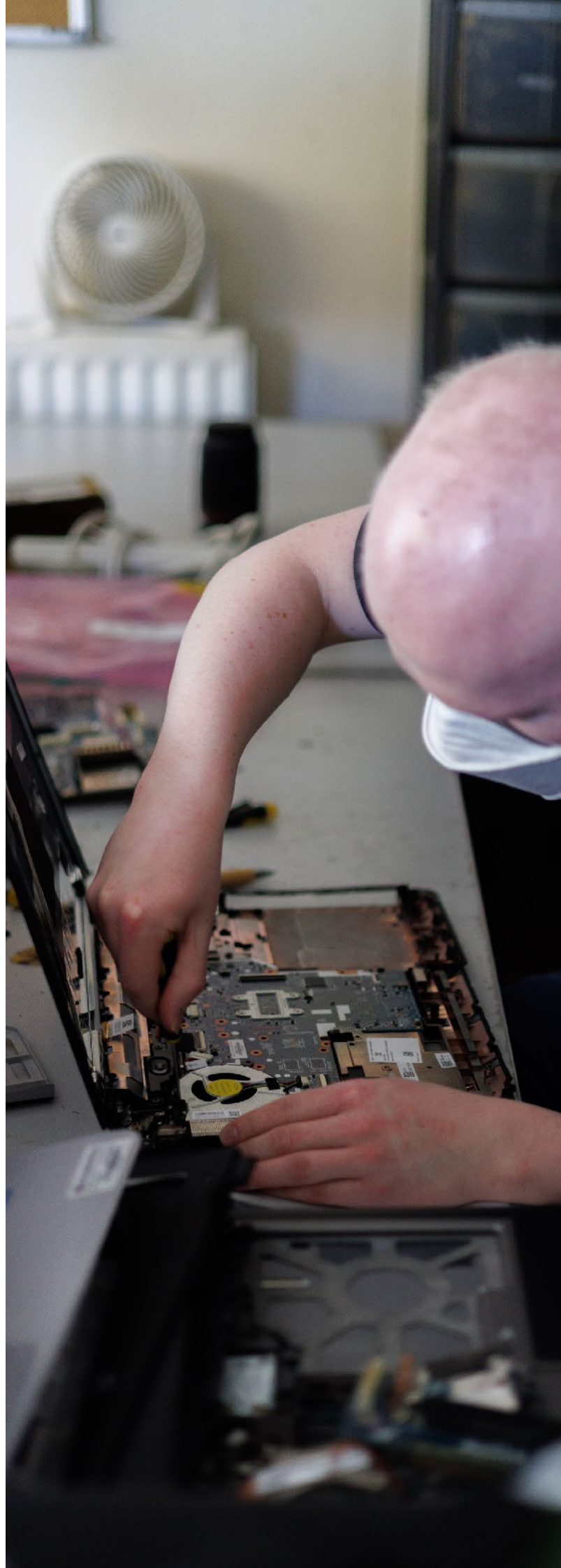
A central priority of this strategy is to direct more of our capital to organisations and communities that have historically been underserved and underfunded, and to those serving the most vulnerable. We will continue to design products, partnerships and processes that improve access to finance for groups often excluded by mainstream lenders.

Our strategy is informed by the challenges facing the sector - rising demand, fragile reserves, and limited access to long-term finance - and shaped through consultation with shareholders, customers and staff. It continues the progress made under our previous plan while placing greater emphasis on digital transformation, customer experience and sustainable growth.



"The need for charities and social enterprises has never been greater, and access to the right finance remains a critical challenge".

Ed Siegel, CEO, Charity Bank



Impact strategy focus

We seek positive impact on three levels.

1 Strengthening charities and social enterprises:

Customer: Continually improve customer service to make it easier for social sector organisations to access our products, ensuring that we remain the lender of choice for UK impact-driven organisations.

Additionality: Fill gaps in the provision of finance with appropriate funding solutions for social sector organisations.

Strengthen: Build resilience and capacity in our borrowers to help them better deliver their missions.

2 People, community and planet:

Diversity: Extend outreach to systematically underfunded groups.

Depth of need: Prioritise organisations that are serving the most vulnerable, underserved, and marginalised.

Locality: Seek to increase the penetration of our lending into the underserved localities that most need the services of our borrowers.

Environment: Build a 'green lending' portfolio.

3 Charity Bank-specific impact:

Culture: Create an inclusive, diverse and positive employee experience by promoting policies and ways of working that provide equal opportunity, attract and develop diverse talent, and enhance personal growth.

Blended Finance

Use targeted programmes that combine grants and loans to improve access to flexible and affordable finance for underserved organisations.

Savings as a critical enabler of impact

Continue to grow our deposit base and enhance our customer journey.





Savings that create **positive** change

At Charity Bank, we go beyond typical “ethical” choices; we make your savings a force for good. We are clear about where your money goes and share updates on how funds are used and the impact they make through our regular reports.

Make a meaningful choice

Choosing Charity Bank for your savings is more than just a financial decision- it’s a deliberate choice to match your money with your values. Each deposit you make helps change the financial landscape, directing funds to causes that create real and tangible change in communities.



“People who choose to save with an ethical lender for greater social good rather than simply financial return are leaving a positive legacy for future generations. Not only this, but they’re making a real difference to people right now. The men who live in the property we purchased with help from a Charity Bank loan are being given a chance to turn their lives around. This is all thanks to the people who save and invest with Charity Bank.”

Matthew Nice, St George’s Crypt

Investing for a better society

Charity Bank's ability to meet the ongoing needs of the social sector and support a wider range of social sector organisations also relies on the capital investment from our shareholders and subordinated debt investors. They play a crucial role in our ongoing success and impact.

Through their investments, we can leverage in deposit funds and make social loans, creating a multiplier effect that magnifies the positive change we achieve. Their support enables us to serve as a dependable and consistent source of funding for organisations driving social change.

Social Impact Multiplier

For every £1 million of regulatory capital raised (equity and subordinated debt), Charity Bank can provide approximately £8 million in social loans. As these loans are repaid, the funds can be recycled, creating even greater impacts.

Moreover, thanks to our loans, over half of our borrowers were able to unlock additional funding, such as grants or contracts, further amplifying the positive effects in our communities.



“Charity Bank’s social impact multiplier effect was a key motivation behind our investment...This further investment of ours into the social sector will be multiplied to benefit many charities and social enterprises.”

Michael Jarvis, Trustee, Clothworkers’ Foundation





Delivering Social Change

Our lending creates measurable, lasting change for people, communities and the planet. Each year, we review the outcomes of our finance to understand how our loans strengthen organisations, support those most in need and help build a fairer, more resilient society. The highlights below reflect the impact our borrowers achieved in 2025 across priority areas such as deprivation, diversity, resilience, essential services and environmental sustainability.

Reaching Underserved Communities:

Charity Bank continues to prioritise areas facing the highest levels of deprivation — communities experiencing financial hardship, limited access to affordable housing and poorer health outcomes.

In 2025, 46% of our loan approvals by value were directed to the three most deprived deciles of the UK, matching our 2024 performance and significantly higher than 2023. This focus helps to ensure that our capital reaches the people and places who need it most.

Reaching Diverse Organisations:

Diverse-led organisations remain underfunded across the UK, and addressing this imbalance is a core part of our impact strategy.

Loan approvals by value to diverse-led organisations rose steadily over the past three years - 21% in 2023, 27% in 2024, and 36% in 2025 - reflecting our commitment to greater inclusion in social investment.

Growth and Resilience:

Our latest borrower survey highlights how Charity Bank's lending strengthens the organisations we support:

- 72% saw growth in service delivery
- 78% improved their services or facilities
- 66% increased their organisational resilience

These outcomes demonstrate the essential role of flexible, values-aligned finance in helping mission-driven organisations thrive.

Mission-Critical Support:

Borrowers consistently reported that our lending made a major contribution to their mission delivery.

In our latest survey, 96% of respondents said their Charity Bank loan had a positive impact, demonstrating the importance of mission-aligned finance in enabling front-line organisations to deliver change.

Enabling Vital Projects:

For many borrowers, Charity Bank was the only viable route to finance. Some faced high interest rates or restrictive conditions from other lenders, while others were unable to access mainstream finance at all.

Among project-specific loans our survey showed:

- 57% of organisations said their project would not have proceeded without Charity Bank
- Additionally, a further 29% said their project would have been delayed

Our lending continues to unlock vital initiatives that would otherwise stall or fail.

Support for First-Time Borrowers:

Loan finance is still relatively new across much of the social sector. We actively support organisations with limited financial experience or those previously declined elsewhere.

The proportion of borrowers who were first-time, previously declined, or unlikely to secure finance elsewhere was:

- 46% in 2023
- 41% in 2024
- 36% in 2025

Every borrower is matched with a dedicated relationship manager, ensuring personal, hands-on support throughout the loan journey.

Green Lending:

Our lending supports organisations investing in energy efficiency, renewable energy, nature conservation and major environmental improvements.

Green lending has increased sharply over the past three years:

- In 2023, 4% of our lending met at least one of our environmental criteria.
- In 2024, this grew to 18%, reflecting rising demand for retrofit, nature and energy efficiency projects.
- By 2025, green lending reached 34%, with more projects achieving major improvements in environmental impact, adopting designated green products or delivering outcomes linked directly to the conservation of the natural environment.

This steady growth highlights our expanding role in helping organisations reduce emissions, lower energy costs and deliver environmental benefits alongside their social missions.





Lending for people and the planet

In 2025, Charity Bank extended support by lending £60 million to 92 different charities and social enterprises. Our borrowers focus on aiding some of the most vulnerable individuals in the UK, such as children in need, abuse survivors, and people living with disabilities. Their dedicated efforts cover diverse areas like education, training, housing, mental health services, and arts programs. We believe in the transformative power of these initiatives to bring positive change to the lives of individuals facing various challenges.

Abbeyfield York: Providing a supportive community for older people

Abbeyfield York's retirement village gives older people the chance to maintain their independence while having support on hand if they need it. The charity organises regular activities, including exercise classes, and the scheme's landscaped gardens and communal areas provide extra opportunities to meet people.

Abbeyfield York's Regency Mews property was recently

extended to provide 25 new apartments. These have been purpose-built with older people in mind, including those with dementia. The apartments are fully accessible for wheelchairs and follow the principles set out by HAPPI ('Housing our Ageing Population: Panel for Innovation'). Six are being sold, while the rest are being let out at an affordable rent. The project cost £6.44 million, £2 million of which came from a Charity Bank loan.

Kent Wildlife Trust: A £1.5m loan to help double visitor numbers

Kent Wildlife Trust manages more than 90 nature reserves, all of which are free to visit. One of the largest is Sevenoaks Wildlife Reserve – a 73-hectare site that features five lakes surrounded by woodland. While Sevenoaks Wildlife Reserve is beautiful, its visitor centre was starting to look very run down. It also didn't make the most of the views and lacked space for the charity to promote its work.

Kent Wildlife Trust was able to secure £250,000 from Sevenoaks District Council, but the refurbishment project was going to cost £2.1 million. The charity was able to secure a Charity Bank loan of £1.59 million as well as a grant of more than £62,000.

Kent Wildlife Trust: A £1.5m loan to help double visitor numbers (continued)

The new visitor centre will feature a large café with a balcony overlooking the lake, as well as more car parking to make it easier for coach parties and schools to visit. Thanks to Charity Bank's grant, the café will also have solar panels and electric vehicle charging points.

A Better Tomorrow: Helping people to recover from drug and alcohol addiction

A Better Tomorrow ('ABT') was founded in 2013 to help people overcome addictions and recover from substance or alcohol misuse. Since then, it's expanded to support people with mental ill-health, those escaping domestic violence, and people who are homeless. Through safe housing and a comprehensive package of support, ABT's clients are able to regain control over their lives.

The Community Interest Company ('CIC') leases most of its properties, but rent has risen significantly in recent years, with the increase not being met by Housing Benefit. ABT made the decision to start purchasing some of its properties in order to reduce rent, increase assets and secure the CIC's future. A £230,000 Charity Bank loan enabled ABT to purchase two four-bedroom properties, which will save it around £500 a month.

Lighthouse Futures Trust: Breaking down barriers to employment for neurodivergent young people

While many young people are struggling to find work at the moment, there are even more barriers to employment for those with special educational needs. Lighthouse Futures Trust ('LFT') is a specialist college for young people with a learning disability, autism or other educational need. Students gain work experience through internships with employers such as John Lewis, HMRC, Arla Foods and the NHS. The young people are supported by a job coach throughout their internship. LFT also runs a pre-internship programme where students can gain employability, social and independence skills before starting their work placement.

LFT was leasing a large building in Headingley, Leeds, for £125,000 a year. Alongside the cost, the uncertainty of leasing was taking its toll on the team. With the help of a Charity Bank loan and a 50% grant/ 50% loan from the People's Postcode Lottery, LFT was able to buy a new building in the same area. The loan repayments are around half what LFT was spending on rent, which means there's more money to spend on other essentials and enrichment activities.



Statement from the Chair and Chief Executive

As we reflect on 2025, we do so with a shared sense of pride in what Charity Bank has achieved, and an even stronger conviction in the role we continue to play in supporting charities and social enterprises across the UK. This has been a year of meaningful progress and strengthened foundations, delivered against a backdrop of ongoing uncertainty for the social sector.

Despite the challenges they face, the organisations we support have shown remarkable resilience, creativity and commitment to the communities they serve. We are privileged to be able to support them.

A Year of Progress, Purpose and Impact

In 2025, Charity Bank took important steps forward in widening access to finance for organisations at the heart of UK communities.

- Our loan book closed at £365m, with £97m of new loans approved and £60m drawn, now supporting a total of 493 charities and social purpose organisations.
- Our deposit base grew to £422m, including £35m net growth across the year and £16m in December alone, reflecting rising confidence from individuals and organisations who share our values and supporting the growth in our loan book.
- We provided £2.1m in grants to mission aligned, high impact organisations.
- We achieved a net profit of £2.8m, enabling continued investment in our mission and long-term sustainability. This represents a decrease on the prior year, and partly reflects the sensitivity of our business model to movements in the Bank of England Base Rate. Successive reductions in the Base Rate since August 2024 reduced net interest income during the year. In response, we are maintaining a close focus on our cost of funds and operating expenses to ensure the Bank's ongoing sustainability.

Our lending reached communities facing some of the most acute challenges:

- 46% of loan approvals by value were to organisations operating in the bottom 30% of the Index of Multiple Deprivation.
- 36% of loan approvals by value were to diverse-led organisations.

- 26% of organisations were new to borrowing or had only previously borrowed from Charity Bank.
- 17% of organisations were declined or considered unlikely to receive finance from mainstream providers.
- 22 organisations received green loans and/or grants to reduce carbon emissions and improve environmental resilience.

Behind each number is a story of change: safer homes, revitalised community spaces, improved health and wellbeing services, and thousands of lives positively impacted. These outcomes are our core purpose, and why we remain ambitious for the future.

Strengthening Our Organisation for the Long Term

2025 was also a year of internal progress. The Board and Executive worked closely to reinforce organisational resilience, invest in core systems and maintain the governance and risk disciplines essential to a regulated social lender.

Key areas of focus included:

- Operational resilience: continued investment in technology, data and systems.
- People and culture: supporting colleagues, advancing our Equality, Diversity and Inclusion ('EDI') commitments and nurturing a mission-led culture.
- Governance and oversight: ensuring alignment between purpose, risk appetite and sustainable growth.
- Capital and liquidity planning: preparing the organisation for its next phase of development.

Our purpose guides every decision we make, and the Board remains committed to ensuring that Charity Bank operates with integrity, prudence and transparency.

Launching Our 2026–2030 Strategy and Five Year Plan

January 2026 marked the launch of our new Strategy and Five-Year Business and Financial Plan (2026–2030). Developed collaboratively across the organisation, informed by stakeholder engagement and endorsed by the Board, it is our most ambitious plan to date.

Its central aim is clear: **to maximise social and environmental impact through sustainable, focused growth, while preserving the values that define Charity Bank.**

Statement from the

Chair and Chief Executive (continued)

Launching Our 2026–2030 Strategy and Five Year Plan (continued)

By 2030, the plan charts a path towards:

- £1bn+ lent for social and environmental impact
- Substantial growth in our loans and deposits base
- A modern, resilient technology environment
- Sector leadership on EDI and impact transparency
- A balanced, values-aligned shareholder base
- A trusted, digital, customer-first impact lending model
- The roll out of a mobile app for savings customers, expected to launch in 2026

Delivering this plan will require discipline, strong risk management, prudent capital stewardship and continued alignment across the Board, Executive and wider Charity Bank team.

We enter 2026 with encouraging momentum: a strong lending pipeline, healthy deposit inflows and a renewed focus on sustainability and impact per pound lent.

Looking Ahead with Confidence

The needs of the social sector are significant and growing. Charities and social enterprises continue to face rising demand, cost pressures and increasing complexity. Yet we remain inspired by their resilience and by the life-changing work they deliver every day.

Charity Bank has a vital role to play:

- widening access to appropriate finance,
- supporting organisations that others may overlook, and
- demonstrating that banking can be a force for good.

With a strengthened foundation, a clear strategy and a united sense of purpose, we look ahead with confidence.

Capital for the Road Ahead

Charity Bank was created by charities, trusts and social purpose organisations and remains 100% owned by them today.

Our shareholders represent a coalition of more than 30 sector leaders committed to keeping social finance ethical, impact driven and rooted in community need.

As we enter our next phase of growth, new share capital will be essential. Strengthening our regulatory capital base will enable us to meet rising demand for loans, widen access to finance and unlock significantly greater lending capacity. Every £1m of new equity enables around £8m of recyclable, high impact lending – a powerful multiplier at a time of increasing need.

New capital will enable us to extend support to organisations mainstream lenders may overlook and deliver on the ambitions of our 2026–2030 Strategy.

Recognising Our People and Partners in Social Change

We want to thank the entire Charity Bank team for their dedication and for the impact they help deliver every day. Their commitment underpins everything we achieve.

There have been a number of changes to our Board over the last 12 months and we would particularly like to thank Neil Heslop, Caroline Price, Ambreen Shah who left in 2025 and Toby Walter (leaving in 2026) for their many years of support for Charity Bank. Also, many thanks to Mike Crabb, our Senior Independent director, who will step down at the 2026 AGM. We would also like to welcome Maria Anastase and Sue Fox who have joined the board in early 2026.

To our borrowers, depositors, shareholders, partners and supporters: thank you for your trust, your commitment and your belief in the power of social finance. Your support enables us to reach underserved communities, unlock opportunity and help build a fairer, more resilient society.

We are proud of what has been achieved in 2025. We are even more excited about the difference we can make in the years ahead.

Alan Hodson

Chair, Charity Bank



Edward Siegel

CEO, Charity Bank



Strategic Report

Financial highlights

The Report and Financial Statements for the year ended 31st December 2025 have been prepared in accordance with UK adopted International accounting standards and the requirements of the Companies Act 2006 as applicable to companies reporting under those standards.

Summary financial indicators at 31 December 2025 and 2024 are set out below.

	2025	2024	% Increase	
	£'000	£'000	(Decrease)	
Balance sheet				
Balance sheet total assets	481,812	445,667	8.1%	
Loans and advances to customers before impairments	364,536	332,493	9.6%	What we are about - support and finance for charities
Deposits	421,741	387,175	8.9%	Funded by private individuals, companies and charities
Cash and balances at banks	82,700	97,352	(15.1%)	Cash and short-term balances with other banks
High quality liquid assets	33,177	14,868	123.1%	As defined under prudential regulations
Subordinated loan notes	9,555	9,346	2.2%	From individuals benefiting from Community Investment Tax Relief
Total shareholders' funds	45,154	43,352	4.2%	Representing share capital and retained earnings
Profit after taxation and total comprehensive income for the year				
Net interest income	14,487	15,939	(9.1%)	What we earn from lending and interest earned after the cost of our funds
Other income	641	821	(21.9%)	Fees and commission income, grant income from LEAP and other programmes
Administrative expenses	(11,066)	(9,775)	13.2%	Total costs for operating and managing Charity Bank
<i>Of which:</i>				
<i>Other operating expenses</i>	<i>(11,059)</i>	<i>(8,945)</i>		
<i>Contribution to Brighter Futures Fund ('BFF')</i>	<i>(7)</i>	<i>(830)</i>		<i>Contribution based on 2024 profits</i>
Tax expense	(934)	(1,649)	(43.4%)	
Profit after taxation and total comprehensive income for the year	2,790	4,941	(43.5%)	
Dividends paid	(988)	(1,566)	(36.9%)	Paid in June 2025, based on 2024 profits
Loan origination and progression				
Loans approved by value during the year	96,617	85,361	13.2%	Loans approved during the year for progression to be drawn down
Undrawn Committed loans	54,041	48,831	10.7%	Approved loans on which offers have been made to borrowers and are available to be drawn

Strategic Report (continued)

Financial highlights (continued)

How the numbers relate	2025	2024
Loans to customers as a proportion of balance sheet before impairment	75.7%	74.6%
Deposits as a proportion of balance sheet	87.5%	86.9%
Loan (before impairments) to deposit ratio	86.4%	85.9%
Income yield	6.1%	6.8%
Average cost of funds	3.3%	3.4%
Return on shareholder funds	6.2%	11.4%
Net asset value per share	134.31p	128.95p

Charity Bank made a profit for the year of £2.8 million compared to £4.9 million in 2024.

Balance sheet

Charity Bank's gross assets increased by 8.1% (2024: 12.6%) during 2025.

On the assets side, loans (after impairment) to charities, community groups and social enterprises increased by 9.7% (2024: 16.0%), with 75.7% (2024: 74.6%) of the balance sheet being used to make such loans. We now have a growing pipeline of loans at various stages of our approval and commitment processes and are receiving a high level of enquiries. On top of the minimum liquidity reserves that we are required to maintain by the Prudential Regulation Authority (the 'PRA'), we hold a robust level of liquid assets to service our expected volume of loan commitments and drawn loan assets in 2026.

With respect to liabilities, our deposits increased during the year, growing by 8.9% in 2025 (2024: 12.9%).

Our deposit book remains well diversified across four classes of UK based savers (businesses, charities, credit unions and individuals). We have seen a net shortening in the maturity profile of the deposit book from 228 days to 186 days, which was partly driven by a small shift in the overall book from fixed to notice rate products, and a shortening in overall tenors on our fixed portfolio. The average residual maturity of our term deposits has reduced from 13.9 months to 11.3 months, mainly driven by a net shortening of CTR deposit portfolio and an increase in shorter tenor deposit products. The average tenor on notice accounts has fractionally decreased from 38 to 36 days and is due to changes in the composition of the product portfolio, with a slightly higher percentage of notice products on the Easy Access accounts rather than longer dated notice products. A more detailed analysis of our deposits is provided in note 19 in the Notes to the Financial Statements.

Profit and loss

Our net interest income decreased by 9.1% (2024: 0.5% decrease) with the primary drivers being the impact of the falling base rate on loan interest income, the drag from fixed term deposit repricing and the competitive deposit pricing environment that was prevalent during the year. Refer to note 14 for a breakdown of the loan portfolio, 6% of the loan balance relates to fixed rate loans.

Fee income decreased by 6.2% from £561k to £526k (2024: 5.9% decrease), this is mainly due to a decrease in income from commitment fees.

On the expenditure side, other operating expenses increased by 23.6% from £8.9 million to £11.1 million (2024: 14.4%), the main driver being an increase in headcount and Information Technology ('IT') costs. A discretionary contribution was also made to the BFF of £7k based on 2024 profits. The tax expense decreased from £1.6 million to £934k, in line with decreased profits. A dividend of £988k was paid in 2025 based on 2024 profits (2024: £1.6m based on 2023 profits).

Strategic Report (continued)

Profit and loss (continued)

Net impairments and write offs offset by the first loss grant for the LEAP programme for the year, was a release of £58k (2024: £4k charge). Impairments across loans and non-lending assets were a release of £106k (2024: £230k release), predominantly due to improving economic indicators leading to the unwinding of loan loss provisions taken in prior periods. Refer to note 25 and 28 relating to the expected credit loss charge for the year.

Loan origination and progression

Our loan origination activities for the year have increased from 2024, with approvals in the year of £96.6 million, an increase of 13.2% on the previous year (2024: £85.4 million). Our undrawn loan commitments of £54.0 million at 31st December 2025 increased by 10.7% from 2024 (2024: £48.8 million). Such commitments consist of those transactions where we have made an offer to the borrower, where we are waiting for the loan documentation to be finalised, or where the available loan amount has not been fully drawn down.

Environmental impact

As a social purpose bank, we recognise that climate change is both an environmental challenge and one of the most significant social issues of our time. Its impacts fall hardest on the people and communities we exist to support.

Achieving a sustainable blend of social, economic and environmental benefits is integral to our mission. Climate considerations underpin the long-term resilience of our borrowers, the trust placed in us by savers and investors, and our responsibilities as a regulated financial institution.

We are committed to reducing our environmental footprint across our operations, including:

1. **Internal operations:** travel, material use, procurement practices, office energy and waste management, and home-working emissions.
2. **Lending activities:** supporting projects and organisations that contribute to climate mitigation and environmental sustainability.

Governance

The Board recognises the significant economic and political risks arising from climate change and ensures these are reflected in our governance arrangements, risk management framework, scenario analysis and disclosures.

Our Net Zero Working Group meets bi-monthly to support our progress towards environmental sustainability and achieving net-zero emissions. The group develops strategy, sets targets, monitors performance and promotes climate-related awareness across the organisation.

Strategy

Our commitment to environmental responsibility goes beyond regulatory requirements. This is reflected in the addition of "healthy planet" to our vision in 2022 and in the prioritisation of growing our green lending portfolio.

We are committed to achieving net-zero emissions. We have made progress in developing our Carbon Reduction Plan, improving emissions data (including Scope 3 estimates), and reducing Scope 2 emissions. Our full Net Zero Strategy will be published in 2026 and will outline our commitments to further reducing both operational and financed emissions and supporting our borrowers to improve energy efficiency.

Strategic Report (continued)

Environmental impact (continued)

Strategy (continued)

Our Initiatives

Since 2022, we have introduced several initiatives to support energy efficiency and environmental sustainability:

- **Green Loan Offers (2022)** - supporting energy-efficient property purchases and upgrades.
- **Energy Resilience Fund (2023-2025)** - partnering with a range of social investment intermediaries to deliver a £12m loan and grant fund, which provides blended finance solutions to bolster the energy resilience of charities and social enterprises in England.
- **Green Blended Finance Programme (2024-2025)**: delivered with funding from Access – the Foundation for Social Investment. By 2025, the programme was fully deployed, with £1.2m in loans and £1.3m in grants supporting 23 organisations with energy saving improvements including heating upgrades, insulation and solar installations.

Alongside this, between 2023-2025 our wider lending activities supported 31 organisations with £25.9m of loans for major energy efficiency improvements, sustainable housing investments, and environmental conservation.

Our Environmental Practices

As an ethical bank, Charity Bank is mindful of its own impact on the environment and takes positive steps to mitigate climate change through its own operations. We continue to strengthen our Environmental Management System, including improvements to office operations (including recycling, resource use and waste management), and ongoing engagement with our landlord which has led to enhancements in the energy efficiency of our Tonbridge premises. We are also targeting reductions in travel related emissions and enhancements to our supply chain practices as part of our path to net zero. Charity Bank also seeks to minimise the carbon footprint of its premises by sourcing electricity from a green energy provider.

We were delighted to receive Green Level accreditation from Investors in the Environment ('iE') in both 2025 and 2024 (the highest level of certification), in recognition of our continued commitment to reducing our operating emissions and working towards net zero, whilst supporting our customers to do the same. This comes after receiving iE Silver Level accreditation in 2023.

Fossil-Free Alliance

We are a member of the Fossil Free Alliance, a global network advocating for divestment from fossil fuels and increased investment in renewable energy. Through this alliance, we support collective action towards a sustainable, low carbon future.

Risk management

Charity Bank identifies climate risk as encompassing two main categories:

1. **Physical Risk:** The risk of adverse impact to the bank from climate-related or weather-related events. These events might include droughts, extended periods of high temperature, floods, storms, or rises in sea level. Events of this sort could result in large financial losses to the bank's lending customers, adversely affecting their creditworthiness. They could also impair the value of assets pledged to the bank as security. This aspect is considered through lending decisions and collateral quality evaluation.
2. **Transition Risk:** Risks arising from wider society's adjustment away from fossil fuels and towards an economy with lower carbon dioxide emissions and more sustainable energy sources. This could include wider policy changes as well as public sentiment or technological development. This type of risk may result in a reassessment of the value of some assets, including the potential for assets upon which the bank has security becoming stranded, devalued, or unsaleable. It may create or amplify credit exposures for lenders and could also adversely affect affordability for customers arising from increased investment requirements in energy efficiency. We continue to have a close focus on transition risks affecting our clients and their ability to continue to meet repayments as well as their other financial commitments, and are developing new lending products to assist customers with their transition challenges. This is expected to continue into 2026.

Strategic Report (continued)

Environmental impact (continued)

Risk management (continued)

The Board has evaluated the potential impact of the above considerations, concluding that there is no material impact on the reported results and financial position for the year.

Charity Bank remains attentive to environmental risks and will continue to prioritise environmental sustainability in our operations and lending practices in the coming months and years.

Metrics and targets

Over the past year, we have strengthened our carbon accounting methodology and underlying data quality with support from iiE, the Partnership for Carbon Accounting Financials ('PCAF'), and the Global Alliance for Banking on Values ('GABV'). The first table below sets out our Scope 1, Scope 2 and Scope 3 operating emissions, alongside Scope 3 financed emissions covering 82.15% of our loan portfolio as at 31 December 2025. A second table provides definitions of each emissions category and how these relate to Charity Bank's operations.

Operating Emissions

In 2025, we expanded our Scope 3 calculations to include estimated emissions from home-working, commuting, office waste and aviation. This widening of scope has added a total of 55.94 tCO₂e to our total reported emissions in 2025. However, we are pleased to report a 12% year on year emissions reduction in areas that were within scope in both 2024 and 2025 (37.5 tCO₂e to 34.5 tCO₂e). This follows a similar reduction in operating emissions of 15% between 2023-2024.

These reductions have been driven by concerted efforts by the team to utilise sustainable transport options, reduce office waste and energy use, and minimise paper and water use.

We continue to offset our direct operating emissions through the purchase of Verified Carbon Units. For 2025, we acquired a diversified portfolio of international and UK-based units to offset 90 tCO₂e, sourced through the following partners:

1. **Retrofit Credits (HACT and PNZ Carbon):** A Verified Carbon Standard ('VCS') programme that certifies emission reductions from social housing retrofit projects. Our purchase offset 20 tCO₂e and generated £11,468 in verified social value in the TN11, TN4 and TN12 postcode areas (HACT UK Social Value Bank).
2. **Forest Carbon:** A UK-based organisation delivering woodland creation and peatland restoration projects. Since 2006, Forest Carbon has facilitated the planting of more than 12 million trees and the restoration of 2,000 hectares of peatland, removing an estimated 3.3 million tonnes of CO₂e from the atmosphere while contributing to wider ecological benefits. Forest Carbon played a key role in establishing the Woodland Carbon Code and Peatland Code, which underpin the integrity of the UK carbon market. Charity Bank purchased 70 Verified Carbon Standard (VCS) units from the ECO2 Rubber Project in Guatemala, where reforestation efforts have restored over 2,000 hectares of degraded land, restored soil quality, and created 300+ permanent jobs for local people.

Financed Emissions

Financed emissions showed a mixed picture as methodological improvements provided more accurate estimates. Emissions attributed to business loans increased (from c.15,000 to c.30,000 tCO₂e), reflecting portfolio growth and improved data quality. By contrast, financed emissions within the Commercial Real Estate category reduced significantly (from c.38,000 to c.14,000 tCO₂e), largely due to enhanced property-level data used in our calculations. As a result, total financed emissions in 2025 were lower than in 2024 despite increased lending activity, confirming that financed emissions had previously been overstated.

Strategic Report (continued)

Environmental impact (continued)

Metrics and targets (continued)

Financed Emissions (continued)

Charity Bank has signed the GABV Climate Change Commitment and remains an active member of PCAF. Through these initiatives, we are committed to robust measurement and transparent disclosure of the greenhouse gas emissions associated with our loan portfolio, and to aligning our approach with the objectives of the Paris Agreement. The figures presented below form the baseline from which we will develop our comprehensive Net Zero plan.

Emissions:	31 st Dec 2025 Location Based	31 st Dec 2025 Market Based ¹	31 st Dec 2024 Location Based
Operating Emissions	tCO2e	tCO2e	tCO2e
Scope 2:			
Business Travel: Car	- ²	-	9.52
Provision of heat at Charity Bank office through natural gas boiler (generation)	3.74	3.74	3.69
Electricity use at Charity Bank office (generation)	13.42	-	15.76
Scope 3:			
Business travel: Car	10.48	10.48	2.62
Water supply & treatment from the Charity Bank Office	0.04	0.04	0.13
Purchase of Gas (distribution)	0.62	0.62	0.61
Electricity (distribution)	5.19	-	5.19
Sub Total	33.49	14.88	37.52
Scope 3 (additional reporting for 2025):			
Business Travel: Flights	9.08	9.08	-
Commuting: Car	24.20	24.20	-
Commuting: Public Transport	1.14	1.14	-
Homeworking emissions estimate	20.94	20.94	-
Office/ Business waste	0.09	0.09	-
Material (Paper)	0.49	0.49	-
Sub Total	55.94		
Total Emissions	89.43	70.82	37.52
Purchased Offsets	90		38

¹ Location-based emissions account for greenhouse gas emissions directly produced within a specific geographical area, while market-based emissions consider the broader impact of goods and services consumed, factoring in their entire lifecycle. Charity Bank's use of 100% renewable electricity substantially reduces calculated market-based emissions as it eliminates emissions associated with electricity generation, a significant contributor to overall emissions in the market-based approach.

² All 'business travel by car' is classified as Scope 3 (rather than Scope 2) emissions in 2025 as all employees use their own personal vehicles for any business-related travel (grey fleet). In 2024, some business travel was classified as Scope 2.

Strategic Report (continued)

Environmental impact (continued)

Metrics and targets (continued)

Financed Emissions (continued)

Emissions:	31 st Dec 2025 Location Based	31 st Dec 2025 Market Based ³	31 st Dec 2024 Location Based
Loan Portfolio Financed Emissions (PCAF Scope 3, Category 15)			
Commercial Real Estate <i>(Method 2b and 3, Data Quality 4 and 5)</i>	13,860.56	-	38,516.44
Business Loans <i>(Method 3a, Data Quality 4)</i>	30,579.75	-	15,169.70
Project Finance <i>(Method 3a, Data Quality 4)</i>	646.00	-	1,216.83
Total	45,086.31	-	54,902.97
Net Carbon Outturn	45,175.73	-	54,940.49

Category	Descriptions
Scope 1	Direct emissions stem from activities where Charity Bank owns or has direct control over the emission source. However, since we do not regulate gas usage (which is managed by the landlord), none of our emissions fall within Scope 1 classification.
Scope 2	<p>These emissions are associated with Charity Bank's purchase of electricity and heat and staff travel for business purposes. We exclusively use 100% renewable electricity, which reduces our market-based emissions.</p> <p>The heating boilers at our office falls under the operational control of the landlord, so gas emissions are reported as Scope 2.⁴</p>

³ Location-based emissions account for greenhouse gas emissions directly produced within a specific geographical area, while market-based emissions consider the broader impact of goods and services consumed, factoring in their entire lifecycle. Charity Bank's use of 100% renewable electricity substantially reduces calculated market-based emissions as it eliminates emissions associated with electricity generation, a significant contributor to overall emissions in the market-based approach.

⁴ Gas emissions are determined based on our rent share of the building.

Strategic Report (continued)

Environmental impact (continued)

Metrics and targets (continued)

Financed Emissions (continued)

Category	Descriptions
Scope 3	<p>These refer to indirect emissions resulting from Charity Bank’s actions occurring at sources we do not own or control, excluding Scope 2 emissions. Currently, we report on business travel by car, water supply and treatment from the Charity Bank office⁵, and gas and electricity distribution emissions. This was extended in 2025 to include business travel by public transport (including trains and flights), electricity and heating for homeworking, disposal of office waste and printing in the office.</p> <p>Our Scope 3 Category 15 loan portfolio emissions are calculated using PCAF methodology across three asset classes: Commercial Real Estate (Method 2b and 3, Data Quality 4 and 5), Business Loans (Method 3a, Data Quality 4), and Project Finance (Method 3a, Data Quality 4). This represents 82% of our loan book as of December 31, 2025.⁶</p>

In the coming years, we will continue to enhance our environmental practices, expand our green lending initiatives, collaborate with others, and improve the quality of our emissions data.

These efforts align with our goal to achieve Net Zero emissions, contribute to global climate action and pursue our vision for a society that fosters vibrant communities and a healthy planet, giving every individual the opportunity to thrive.

For detailed PCAF methodology, visit www.carbonaccountingfinancials.com.

⁵ Water contributions are determined according to our rent share of the building based on invoices and meter readings taken.

⁶ Category 15 specifically focuses on emissions associated with investments, with the method outlined in The Global Greenhouse Gases (‘GHG’) Accounting and Reporting Standard Part A accessible through the PCAF website. Data reliability is scored on a scale from 1 to 5, with lower scores indicating better quality. In 2025, for Commercial Real Estate loans, we applied an attribution approach using property value data at loan origination to link emissions to the loan amount. Older loans lacked data, resulting in full emissions attribution to Charity Bank, likely overstating emissions. Our calculations may evolve as we collect more data, potentially decreasing emissions with additional attribution factors, depending on the loan book’s composition.

Strategic Report (continued)

Stakeholder engagement- a section 172 statement

Charity Bank is owned by, and committed to supporting, the social sector and its directors take responsibility for promoting its success for the benefit of its key stakeholders, which Charity Bank considers to be its shareholders, borrowers, depositors, and staff.

Charity Bank facilitates positive social change across a range of social and environmental issues through the financial support we provide to our charity and social enterprise borrowers. We also aim to change the way that people think about their money and how it is used; savers and investors are attracted by the idea of their money being used to support positive social change.

While we have a straightforward loans and savings business model, we think our brand, culture, sector knowledge and reputation set us apart from other lenders. Decisions are taken by directors for the long term with the view to building a sustainable business. Our record shows that charities and social enterprises can be responsible borrowers and that our due diligence, support and credit processes are effective. Our goal is to continue to build on these strong foundations and to become the lender of choice for impact-led organisations in the UK. We aim for the quality of our products, service and support to be the best in the social banking sector.

Our staff work with our shareholders, savers and borrowers serving communities across the UK. The directors and the leadership team seek to provide a working environment in keeping with our ethical approach. Any actions by the board will always consider the interests of our staff, that they continue to be treated fairly and compassionately and that we maintain robust policies and processes to ensure diversity and equality. Staff are regularly provided with updates from senior management on the performance of the business and its social sector engagement through e-mail, newsletters and Chief Executive ('CEO') town hall meetings. Briefings also refer to the key financial and economic issues affecting Charity Bank. Charity Bank recognises the importance of its staff and ensures Charity Bank's culture, and the morale of its employees are considered in decision-making committees and through the active engagement of the Human Resources ('HR') function. Charity Bank encourages feedback through surveys and regular open communication sessions with senior managers and directors.

The directors are mindful of our impact on the environment and take positive steps to mitigate the risk of climate change through the operation of our business. Charity Bank seeks to manage its relationships with suppliers, customers and others with HR, environmental (climate risk) and supplier policies in place which are subject to regular review and oversight by board committees.

With a demonstrated commitment to the social sector and an experienced team of specialists, the directors seek to ensure that the company maintains a reputation for high standards of business conduct and that regulatory risks and conduct risks are always managed effectively.

Management of Charity Bank

Unusually for a bank, but in keeping with its former charitable status, Charity Bank's non-executive directors ('NED') of the Board are unpaid, but from 2024 have the option of claiming a fee for attending meetings. This change was motivated by our commitment to removing barriers to full participation at all levels of the bank. By offering compensation, we aim to encourage broader involvement and ensure that individuals from diverse backgrounds have the opportunity to contribute meaningfully to the bank's governance.

The majority contribute actively to the oversight of Charity Bank through membership of Board committees, supporting and challenging management. They also have direct meetings with customers, attend events and take part in the arrangements we make for our stakeholders to visit borrowers.

Day-to-day management of Charity Bank is delegated by the Board to the CEO, who is supported by the executive management team.

The Chief Executive is an Executive Director. The other members of the executive management team ('EXCO') also attend meetings of the Board and its committees as required.

Strategic Report (continued)

Risk management at Charity Bank

Charity Bank seeks to remain solvent, well capitalised, trusted and operationally stable at all times.

Charity Bank operates a three lines of defence approach to risk management.

First line of defence: Business Management	
<p>The first line of defence is responsible for implementation of Charity Bank’s strategy and for management of risk throughout the organisation. The first line consists of executive committees and line management.</p>	<p>The first line:</p> <ul style="list-style-type: none"> • Has primary responsibility for owning and managing Charity Bank’s risks; • Defines, operates, and reports on its controls; • Produces management information and reports on risks; and • Is responsible for compliance with regulation and legislation.

Second line of defence: Risk & Compliance	
<p>The second line of defence has responsibility for providing independent oversight and challenge of the first line and may provide guidance on risks as required.</p> <p>The risk function is led by the Executive Director of Risk Management (‘EDRM’), who reports to the CEO with a dual reporting line to the Risk Committee chair. The EDRM reports on risks and performance against appetite to the Risk Committee.</p> <p>As a matter of good governance, the Risk & Compliance function is not customer facing and it has no business targets.</p>	<p>The second line:</p> <ul style="list-style-type: none"> • Designs, interprets, and develops the risk appetite framework for the bank, consistent with its strategy; • Monitors the business as usual adherence to this framework; • Advises the board on risk appetite; • Supports delivery of regulatory change and monitors regulatory developments; <ul style="list-style-type: none"> ▪ Provides challenge, oversight, and assurance over the management of risks; and • Develops and supports Charity Bank’s policies.

Third line of defence: Internal Audit	
<p>The third line has responsibility for providing objective assurance across the bank of its governance, processes, controls, and risk management.</p> <p>Having regard to Charity Bank’s size and scope, the bank’s internal audit function is performed on an outsourced basis. The internal audit firm has a direct reporting line to the Audit Committee, independent of the first and second lines of defence. Its day-to-day liaison with the bank is through the Director of Risk & Compliance.</p>	<p>The third line:</p> <ul style="list-style-type: none"> • Conducts independent testing and verification of Charity Bank’s business models, controls, processes, and policies; and • Provides assurance Charity Bank’s risk management process is functioning as designed.

Strategic Report (continued)

Risk management at Charity Bank (continued)

In addition, the board and the board committees assist in risk management at Charity Bank by:

- Assisting and guiding in the development of Charity Bank's strategy;
- Providing constructive challenge to management;
- Scrutinising management's performance in meeting the goals of Charity Bank and monitoring performance;
- Assessing the integrity of financial information;
- Satisfying themselves that the risk management and financial controls of Charity Bank are robust and appropriate to the bank's size and complexity; and
- Determining the appropriate remuneration levels for the Executive Directors and other senior management, signing-off certain senior hires, and working on succession planning.

Principal risks and uncertainties

The Board recognises that Charity Bank's concentration of lending activities in one sector, its standing as a mission-led enterprise and the standards expected of such an entity, and its small size give rise to inherent risk and the need to maintain close vigilance over its activities.

In assessing the risk appetite of Charity Bank, the Board considers that the bank is exposed to three types of risk:

- Strategic risk: the risks arising from either the external environment serving to prevent Charity Bank realising its strategy, or internally from a poor choice or execution of strategy.
- Financial risk: the credit, liquidity and interest rate Charity Bank takes in its activities or transactions to drive the bank's financial performance (see pages 27 to 30).
- Operational risk: the risk of loss resulting from inadequate or failed internal processes, people and systems or from external events, and including the incidence of legal risk.

The Board takes the view that Charity Bank's principal risks and uncertainties lie in its exposures to:

- uncertainties in the political and economic environment for the social sector and changes in the government's approach to social policy;
- the ongoing upwards movements in cost of living and cost of energy, with the resulting impact on affordability;
- interest rates, particularly the Bank of England base rate;
- credit risk and the concentration risks of that exposure in one sector, with resulting lack of portfolio diversification;
- liquidity risk, particularly the need to fund increases in the loan book with more capital and deposits from savers and the mismatch between the tenor of loans and the maturity of its deposits;
- interest rate mismatches on its assets and liabilities;
- risk to Charity Bank and its borrowers arising from long-term climate change; and
- operational risk, particularly in the form of IT & cyber risks, operational resilience, and the people risks arising from its small size.

Strategic Report (continued)

Principal risks and uncertainties (continued)

Risk management at Charity Bank is enabled by:

- Operating a single, simple business model with strong risk governance;
- Having a risk management framework covering principal risks,
- Our clearly defined three lines of defence model;
- Risk management and monitoring to ensure the risk appetite is respected; and
- Having sufficient human and financial resources, including capital and liquidity, such that we are able to survive stress periods whether they be market-wide or specific to Charity Bank.

The risks to which Charity Bank is exposed are mitigated in various ways as set out below.

Political and economic environment risk (strategic and operational)

The adverse impact from continuing political and economic uncertainty on Charity Bank and social sectors remains a risk. Demand for new loans from social sector organisations has so far held up despite a lack of clarity in government policy on funding projected shortfalls in health, housing and social care budgets.

Charity Bank's operational model may in the future experience impacts to its business performance resulting from ongoing changes to the wider UK political and economic environment, and these may affect the behaviour and performance of its savers and borrowers. Such economic stresses are modelled and assessed in the capital and liquidity adequacy assessments described below.

The change in government in July 2024 and subsequent budgetary measures such as the change to employers' national insurance may affect Charity Bank and its borrowers into the future.

Charity Bank also notes the geopolitical risks which have continued to develop in 2025, such as in Eastern Europe and the Eastern Mediterranean area. Charity Bank has no direct lending in these areas and the indirect lending effects on these risks are captured under credit risk.

Credit risk and concentration risk (financial)

Charity Bank has in place a system to control its exposure to credit risk, including the taking on of new loans in line with its Credit Risk Policy and the reporting on and monitoring of its exposure to the risk of financial loss from the incidence of credit risk. The setting of credit risk policy is delegated to the Risk Committee in accordance with the risk appetite set by the Board. New loans are approved by Internal Credit Committee ('ICC'), or members of the Credit Department in accordance with their delegated authority limits. The Risk Committee, ICC, and the EDRM monitor the quality of the loan portfolio and any concentrations of risk and trends; review the quality of existing loans whose value is impaired or loans where a payment has not been received on its due date from the borrower; and consider related reports and management information.

All loan applications are assessed with reference to Charity Bank's Credit Risk Appetite and Credit Risk Policy, including the use of an internal credit grading model. In most cases, Charity Bank takes security in the form of a legal charge over fixed property assets of the borrower. The secured assets will generally be the freehold or long-term leasehold property. Credit risk is also managed through continuous engagement with borrowers. Charity Bank maintains an expected credit loss ('ECL') loan loss allowance for portfolio wide credit risks as well as specific impairments against loans considered credit or financially impaired. The impairment methodology and key assumptions are reviewed annually by the Audit Committee. Charity Bank updated its' Credit Risk Appetite in 2024 and Credit Risk Policy in 2025 to ensure they remain current and appropriate to its operations.

Strategic Report (continued)

Credit risk and concentration risk (financial) (continued)

The estimation of credit exposure for risk management purposes is complex and requires the use of models, as the exposure varies with changes in market conditions, expected cash flows and the passage of time. The assessment of credit risk of a portfolio of assets requires further estimations as to the likelihood of defaults and losses occurring. Charity Bank measures credit risk using Probability of Default ('PD'), Exposure at Default ('EAD') and Loss Given Default ('LGD').

Charity Bank uses internal credit risk gradings that reflect its assessment of the probability of default of individual counterparties. The credit grades are calibrated such that the risk of default increases as the credit risk increases (credit grade reduces). The credit grade is reviewed annually and compared to the credit grade at sanction in assessing whether a significant increase in credit risk has occurred.

UK Treasury stock and other approved investments are held within Charity Bank's high quality liquid assets ('HQLAs'). Assets and Liabilities Committee ('ALCO') approves appropriate limits for these instruments under a framework approved by the Risk Committee. Charity Bank follows a low-risk policy in relation to its treasury activities and places funds only with counterparties with sound external credit ratings.

The Risk Committee regularly reviews Charity Bank's exposure to credit risks and its system of internal control.

Charity Bank is exposed to concentration risk from its remit to lend to social sector organisations ('SSOs').

Charity Bank's exposure to this risk is mitigated in several ways, including:

- utilising sector expertise and relevant experience through its staff and its Board members;
- ensuring that lessons drawn from any loss experience have been incorporated in its credit policy; and
- diversification of exposure within the sector.

In pursuit of this goal, Charity Bank:

- sets limits on its exposure to its top twenty borrowers as a proportion of its loan book and Tier 1 capital, limits on its aggregate exposure to individual sectors, and a single borrower limit set in relation to its Tier 1 capital;
- makes its credit decisions primarily based on the ability of its borrowers to repay; and
- generally requires security over real estate assets as a secondary source of repayment.

In recent years, Charity Bank has launched a number of blended finance initiatives which have included smaller unsecured lending options, in many cases matched by grants disbursed by the bank but funded by a grant-making organisation.

As a result of its expertise in and understanding of SSOs, its cautious stance on the maximum ratio of the amount of its loan to the value of the related security, and the low volume of unsecured lending that it has undertaken, the credit quality of Charity Bank's loan exposures has remained stable and performed well despite the economic environment.

The Board expects this outcome to continue in future in light of Charity Bank's strong risk appetite and system of internal control for managing credit risk.

Strategic Report (continued)

Liquidity risk (financial)

Liquidity risk is the risk that Charity Bank does not have adequate financial resources, both as to amount and quality, to ensure that there is no significant risk that its liabilities cannot be met as they fall due.

Charity Bank is exposed to the risk of not being able to raise sufficient deposits to fund its growing loan book or to meet an unexpectedly high level of deposit withdrawals by customers. This is mitigated by:

- seeking to maintain a prudent balance of deposits with differing maturities by offering a diversified portfolio of term and notice deposit products across both direct and indirect platforms. Notice period accounts range from same day notice (easy access) to a legacy 365-day notice period account, whilst fixed term products range from six months to 5-year Community Investment Tax Relief ('CITR') related products;
- whilst Charity Bank has a diverse mix of depositors, particular efforts are made to attract "for the cause" personal depositors, charities and clubs, Credit Union and business depositors who are more likely to keep their deposits with Charity Bank when they reach maturity (evidenced by an average direct deposit retention rate of 84% in 2025);
- a large proportion of our deposit portfolio is covered by the Financial Services Compensation Scheme ('FSCS') guarantee (around 70%), with the remaining balances (excluding those relating to Credit Unions) being well diversified and spread over a large number of depositors and products (easy access, notice accounts and fixed products up to 5-year duration); and
- Charity Bank maintains access to the Bank of England's Sterling Monetary Framework.

The Internal Liquidity Adequacy Assessment Process ('ILAAP') is a firm's own internal assessment which evaluates liquidity risk, funding mismatch and the management of these risks within Charity Bank and is subject to review by the PRA. Historically, the ILAAP has been updated on an annual basis, going forwards, in line with the Small Domestic Deposit-Takers ('SDDT') regime, the ILAAP will be updated on a biennial basis.

The Risk Committee sets and reviews Charity Bank's appetite for liquidity risk in the liquidity policy, and recommends it for approval to the Board. The expression of appetite and capacity is translated into limits, thresholds and other indicators. These take into account liquidity levels (including short-term cash flow forecasting), and threats to stakeholder value and reputation. Appetite is also a determinant in corporate planning and identifying future liquidity requirements.

Management oversight of liquidity risk is undertaken at ALCO which is responsible for assisting the Chief Financial Officer to manage financial risks; recommending policies on the investment of capital and liquid resources to the Risk Committee; reviewing exposures to interest rate risk and financial counterparty risk; and monitoring that management of liquidity and capital meets business and regulatory requirements.

Risk management and mitigation arrangements are in place through reporting Charity Bank's exposure to liquidity risks by means of key performance indicators, which appear in management information packs for the Board and through regular monitoring by the Risk Committee of Charity Bank's risk profile.

Interest rate risk (financial)

Interest rate risk refers to the current or prospective risk to a bank's capital and earnings arising from adverse movements in interest rates, which affect exposures in its banking book.

The Risk Committee sets and reviews Charity Bank's appetite for interest rate risk and articulates this through a policy on Interest Rate Risk in the Banking Book ('IRRBB'). The Chief Financial Officer is responsible for this policy, and the Risk Committee approves it on behalf of the Board.

Strategic Report (continued)

Interest rate risk (financial) (continued)

The expression of appetite for each type of interest rate risk is translated into appropriate limits and thresholds by the ALCO for review and approval by the Risk Committee.

Regular management oversight of interest rate risk is undertaken through the ALCO.

EXCO has responsibility for:

- ensuring that Charity Bank offers the appropriate type and mix of loans and deposits products to its customers; and
- setting interest rates on Charity Bank's loans, deposits and loan notes.

When making decisions in respect of these responsibilities, EXCO considers the impact on Charity Bank's exposure to interest rate risk.

Risk management and mitigation arrangements are in place through reporting Charity Bank's exposure to interest rate risk by means of key performance indicators in management information packs for the Board and through regular monitoring by the Risk Committee of Charity Bank's risk profile.

Charity Bank reduces its exposure to interest rate risk by managing the maturity buckets of its assets and liabilities. In addition, in managing interest rate risks, Charity Bank considers the economic impact on its capital of a range of non-parallel shift in interest rates and the capacity of its capital to support a range of extreme interest rate stresses. Charity Bank does not currently enter into interest rate derivatives for hedging or any other purpose.

Capital risk (strategic)

Capital requirements

Charity Bank is required to hold sufficient capital to meet its minimum regulatory capital requirements at all times; and it expects to hold such further amounts to support its growth plans, enable it to withstand adverse stress scenarios and continue to meet its Total Capital Requirement ('TCR') from the PRA, and provide comfort on its resilience to depositors, borrowers, shareholders and other key stakeholders. The Bank's TCR as of 31st December 2025 is 10.36% (8.59% as at 31st December 2024).

Throughout 2025 Charity Bank has held capital in excess of its requirements. The components of the requirements are set out below.

Capital regulatory framework

Charity Bank operates under the CRD IV CRR regulatory framework and the PRA rulebook⁷ as required by its regulators: the FCA and the PRA.

In 2024, Charity Bank opted-in to the PRA's Small Domestic Deposit-Takers ('SDDT') regime, also known as 'Strong & Simple'. The SDDT regime is expected to simplify some of the regulatory requirements on banks. It takes full effect from 1 January 2027, with some aspects commencing in 2026. However, this section describes the as-is requirements applicable to the Bank.

The prudential regulatory framework applicable to Charity Bank is designed to assess the adequacy of a firm's capital resources by considering all material risks to its business, including those not covered or otherwise not adequately addressed by credit risk, market risk and operational risk, and the impact of stress tests conducted across a variety of different scenarios. Additionally, the regulatory requirements for assessing additional risks provide encouragement to firms to develop, operate and continuously improve their risk management techniques for monitoring, measuring and managing their specific material risks.

⁷ Subsequent to Brexit, parts of the Capital Requirements Regulation ('CRR') have been on-shored by the Treasury and the PRA, whilst other parts remain in effect under transitional regulations.

Strategic Report (continued)

Capital risk (strategic) (continued)

Capital regulatory framework (continued)

Charity Bank's Capital Resources requirement is split into two categories: the Pillar 1 Capital Resources Requirement ('Pillar 1') being the sum of the credit risk capital requirement, the market risk capital requirement and the operational risk capital requirement; and the Pillar 2 Capital Resources Requirement ('Pillar 2A and Pillar 2B') which includes assessments for concentration risk and interest rate risk alongside other risks, as well as buffer requirements and an internal view of the effect of selected stress events.

There are two stages to determining the final level of Pillar 2: the first being the analysis and conclusions in Charity Bank's own Internal Capital Adequacy Assessment Process ('ICAAP') assessment, and the second being the PRA's expression of its view which takes account of its oversight of Charity Bank and the results of its supervisory review meetings with Charity Bank.

The ICAAP is a firm's own internal assessment of the overall adequacy of its capital strength in the context of the material risks it has identified and of the outcome of the assessment of stress scenarios it has identified and quantified having regard to regulatory guidance. The ICAAP also includes the identification and evaluation of the impact of appropriate stress conditions, which are sets of sensitivities and scenarios designed to show the ability of Charity Bank to continue to meet its capital requirements under adverse (firm-specific and/or market-wide) conditions.

A review meeting is part of a regular supervisory review and evaluation process conducted by the PRA in order both to review and evaluate a firm's ICAAP processes and documentation, and to assess the quality of the firm's risk management systems and internal controls. Based on this, the PRA makes its own determination of the capital adequacy of the firm and sets a minimum capital requirement for the firm through the issue of its 'total capital requirement'.

Pillar 1

The Pillar 1 capital requirement is the sum of the credit risk capital requirement and the operational risk capital requirement. Under Pillar 1 Charity Bank calculates its credit risk requirement using the 'standardised approach' and its operational risk requirement in accordance with 'the basic indicator approach'. Charity Bank is not exposed to Pillar 1 market risk. Under PRA rules, Charity Bank must hold total capital equal to 8% of its total risk-weighted assets to cover its Pillar 1 capital requirements. Capital requirements for operational risk are based on a percentage of average total income in the preceding years.

Pillar 2A

The Pillar 2A capital requirement is set by the PRA as part of its supervisory review and evaluation process ('SREP') and covers additional risks not deemed to be included appropriately within the Pillar 1 capital requirement.

Charity Bank's internal assessment of its Pillar 2A capital requirement includes assessments for concentration risk and interest rate risk in the non-trading book alongside other risks.

Pillar 2B

The Pillar 2B capital requirement reflects the amount of additional capital required under the Combined Buffer Requirement (being the aggregate of the Capital Conservation Buffer and the Countercyclical Capital Buffer) in addition to a further individual buffer set by the PRA.

Pillar 2B also includes an internal assessment of capital stresses, which articulates Charity Bank's own view of the potential impact on its capital of varying stress events.

Strategic Report (continued)

Capital risk (strategic) (continued)

Pillar 2B (continued)

Charity Bank's risk-weighted assets, leverage exposure and capital ratios at the year-end were as follows:

	31 st Dec	31 st Dec
	2025	2024
	£'000	£'000
Risk-weighted assets	240,287	225,196
Leverage exposure	410,990	361,146
CRD IV capital ratios	%	%
CET1 ratio	17.33	16.67
Total capital ratio	19.58	18.82
Leverage ratio	10.13	10.39

The Common Equity Tier 1 ('CET1') ratio is the ratio of a bank's CET1 capital against its risk weighted assets, whereas the Total Capital Ratio includes both CET1 and eligible Tier 2 capital. The leverage ratio is a non-risk-based ratio which aims to ensure that a bank's assets are in line with its capital levels. For Charity Bank the leverage ratio is defined as Tier 1 capital as a percentage of total assets including a percentage of off-balance sheet exposures, but before impairments and excluding central bank claims.

For Charity Bank, the leverage exposure is defined as being total assets plus 10% of its committed loan offers.

Further details of Charity Bank's capital resources are provided in note 28 in the Notes to the Financial Statements.

Climate risk (operational and financial)

Charity Bank believes that climate change has become potentially the most significant social challenge facing the world today. Refer to page 18-23 in the Strategic Report for more information regarding the governance, strategy, risk management and the metrics relating to Charity Bank and carbon reporting.

Operational risk

Operational risk is the risk of loss or reputational damage arising from failed or inadequate processes, systems, and people, or from external suppliers and events.

Our risk management framework and operational risk review processes identify, measure, and monitor these risks. Risk champions in each department of Charity Bank maintain risk registers and detail the controls in effect to remove or mitigate the risks, these are updated quarterly.

Charity Bank uses the basic indicator approach to assess our capital requirement for operational risk.

Training is available to staff to provide additional knowledge with identification and mitigation of risks.

We also consider the following as risks to Charity Bank and its operations:

Conduct risk (operational)

Conduct risk arises where there is the potential for a poor customer outcome at any stage of the customer journey, such as through inappropriate execution of Charity Bank's activities and processes. Examples include breaches of conduct rules, poor staff behaviours, or poor culture, causing detriment to Charity Bank, its staff, or its customers.

Charity Bank manages conduct risk by encouraging appropriate behaviours and compliance with FCA regulations, as well as focusing on ensuring everything we do has customers' interests in mind.

Strategic Report (continued)

Operational risk (continued)

Conduct risk (operational) (continued)

Charity Bank has implemented the FCA's Consumer Duty rules in full and reports regularly internally and externally on its compliance.

Unknown legacy conduct issues may emerge. Regulation relating to the fair treatment of customers continues to be a focus in the financial services industry. The interpretation of fair treatment can evolve as time passes, and the decisions of today may be judged by the standards of tomorrow.

Market risk (financial)

Market risk is the risk to Charity Bank's value or profits from adverse movements in external markets, such as changes in investment values or currency rates.

At Charity Bank, we do not operate any proprietary trading activities. All of Charity Bank's assets and liabilities are denominated in sterling; as such we have no exposure to foreign exchange risk.

People risks (strategic)

Whilst its exposure is mitigated by Charity Bank's business model, the identification of staff with its mission, its supportive internal culture, and a strengthened focus of management on communication and transparency in staff relations, this risk will continue to be a challenge for a bank of its size. Hence Charity Bank draws on approved contract staff as well as specialist advice from external parties to supplement its own resources from time to time; it can and does recruit new staff from the wider financial services industry and in doing so can benefit from the appeal of its mission.

Filling vacancies is increasingly challenging and costly in the current environment and the increased timescales as well as costs mean that the risk arising from staff departures or unplanned absences is material.

Cyber risk & information security (operational)

Charity Bank uses computer systems as part of day-to-day operations, and to store most customer data. We invest in our cyber and information security infrastructure to improve services, protect customer data, and minimise the risk of disruption. As we do not offer online account servicing at the current time, we are less at risk than other banks in this regard. In 2024 we joined the Confirmation of Payee scheme. We envisage making provision for read-only online access in 2026, which will inform an updated risk assessment. The majority of staff have at least some element of remote working and this creates its own risk elements.

Strategic Report (continued)

Emerging risks

Charity Bank regularly considers emerging risks to its business, and where management and the Board consider appropriate, will add them to the principal risks above. Based on management’s current views and assessments, risks considered as emerging risks include:

Risk	Impact
Changes in customer behaviour	Reduction in demand for Charity Bank’s products resulting in a need to improve rates, with an impact on net interest margin
Challenge to attract and retain talent in a competitive market	Increase in recruitment and payroll costs
Digitalisation	Potential for Charity Bank to be “left behind” if competitors have more attractive digital offerings
Artificial intelligence and large language models	Productivity impact of not adopting, potential use in fraud, risks from “hallucinations”
Cost of living crisis potentially leading to “stagflation” (stagnation of the economy combined with inflation)	Potential higher credit losses
BOE base rate to continue its downward trajectory	Reduction in net interest margin if Charity Bank cannot pass on interest rate reductions to savers
Increase in competition for lending	Reduction in gross profit if Charity Bank cannot secure new lending in accordance with plan or has to reduce rates to win custom
Increase in competition for savings/ increase to market interest rates driven by presence of deposit aggregators/ FCA Consumer Duty	Reduction in net interest margin due to Charity Bank needing to pay more to attract deposits
Changes and updates in regulation	Increased cost of compliance and risks
Changes in government policy such as amendments to the CTR scheme or the payment of Bank Base Rate on BOE reserves	Compression of net interest margin
Increases to the Bank’s fixed cost base	Reduction of net profit

The board also recognises that reputational risk, which could have a damaging impact on Charity Bank’s operations and franchise, might arise as a secondary risk from any one of its primary risk-taking activities.

The financial statements on pages 51 to 93 were approved by the Board of Directors on 17th April 2026 and signed on its behalf.



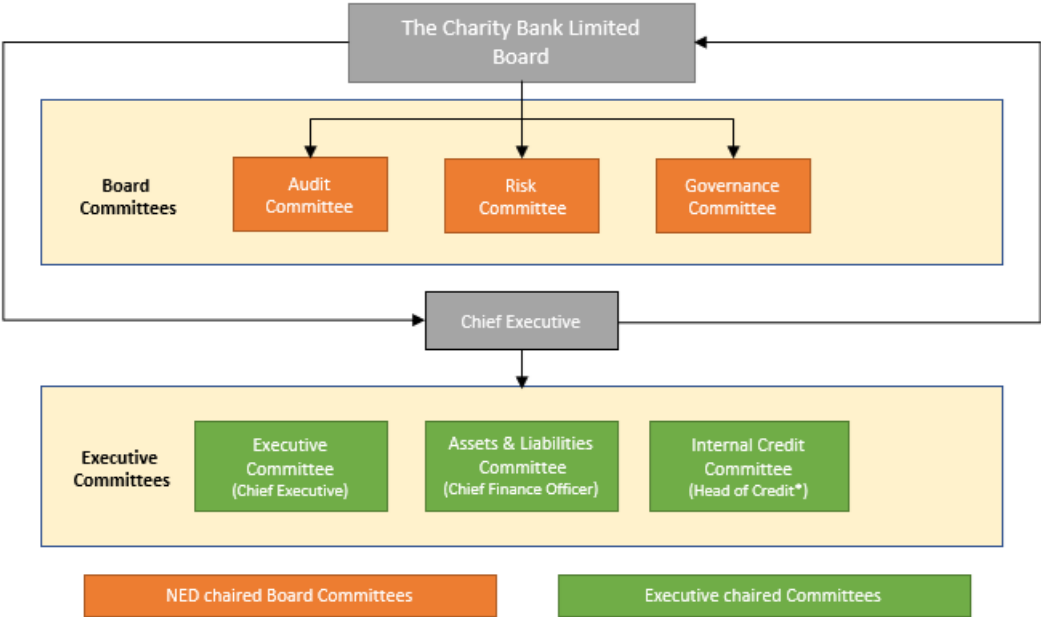
Alan Hodson
 Chair
 The Charity Bank Limited
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 Kent
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Governance Report

Charity Bank is an unlisted company and therefore the UK Corporate Governance Code (2024) (the 'Code') does not apply. However, the Board considers the Code as the benchmark for good corporate governance and takes account of its principles and provisions when reviewing the Bank's corporate governance framework.

Charity Bank is governed by a Board that is responsible for establishing and monitoring the Bank's strategy and risk appetite, and empowered to take such steps as are necessary to achieve Charity Bank's objectives. An overview of Charity Bank's governance structure is represented in the diagram below.

Charity Bank Governance Structure



* Currently either the Executive Director of Risk Management or the Senior Credit Manager.

Governance Report (continued)

Directors

The directors of the company who were in office during the year were:

Name of Director	Chair and Chairs of Committees	No. of board meetings attended during 2025
Alan Hodson	Chair of the Board & Chair of the Governance Committee	6/6
Paul Berry	Chair of the Risk Committee	6/6
Jonathan Britton OBE	Chair of the Audit Committee	6/6
Michael Crabb	Non-Executive Director	5/6
Yashmin Harun BEM	Non-Executive Director	5/6
Neil Heslop OBE*	CAF-Connected Non-Executive Director (to 8 th September 2025)	4/4
Rebecca MacDonald*	BSC-Connected Non-Executive Director	6/6
Caspar Mackay	Executive Director	6/6
Caroline Price	Non-Executive Director (to 8 th September 2025)	2/4
Dr Ambreen Shah	Non-Executive Director (to 16 th December 2025)	5/6
Edward Siegel	Executive Director	6/6
Prashant Solanky	Non-Executive Director	5/6
Toby Walter*	BSC-Connected Non-Executive Director	5/6

**Refers to non- executive directors nominated by two shareholders. All other directors are considered independent.*

Charity Bank's two substantial shareholders, Better Society Capital Limited ('BSC') and CAF Nominees Ltd (whose beneficial owner is Charities Aid Foundation), are entitled to nominate Non-Executive Directors for appointment to the Board. These individuals are defined in our Articles of Association as 'Connected Directors'.

Committee structure

Charity Bank is governed by a Board that is empowered to take such steps as are necessary to achieve Charity Bank's objectives. These include the making of appropriate arrangements for the sound management of Charity Bank's business.

The Board delegates some of its powers to the following committees to assist it in discharging its responsibilities:

- The Audit Committee ('AuditCo');
- The Risk Committee ('RiskCo'); and
- The Governance Committee ('GovCo').

Each committee committee is subject to its own terms of reference and has authority to review relevant policies, systems, controls and reporting, making recommendations to the Board for approval.

Governance Report (continued)

Committee structure (continued)

Each committee is chaired by an independent non-executive director with the relevant skills and experience. Appropriate members of management attend the committees' meetings, and the committees also spend a portion of their meetings in NED-only sessions.

- **Audit Committee:** responsible for oversight and challenge of the accounting policies and disclosures; supervising the issue and integrity of the audited financial statements of Charity Bank and the performance of the external auditors; reviewing and challenging the overall effectiveness of Charity Bank's systems, processes and controls; overseeing whistleblowing arrangements; monitoring the performance and reports of the internal audit function; and approving the annual internal audit plan.

During the year, AuditCo:

- Reviewed the Annual Report and Financial Statements and recommended them to the Board for approval;
- Approved the annual external audit plan and the remuneration of the external auditors;
- Reviewed and approved the significant areas of judgement in relation to critical accounting policies, including the measurement of the expected credit losses;
- Monitored the effectiveness of external auditors, and assessed their independence;
- Approved a policy for the provision of non-audit services by the external auditors;
- Reviewed and approved the annual internal audit plan;
- Reviewed the findings of internal audit reports and management's responses to recommendations; and
- Monitored the effectiveness of the internal audit function.

A summary of key issues arising at AuditCo is given to the Board after each meeting.

Whistleblowing

The chair of AuditCo acts as Charity Bank's whistleblowers' champion, maintaining responsibility for ensuring and overseeing the integrity, independence and effectiveness of whistleblowing policies and procedures.

Committee membership and attendance

Name of Director		No. of meetings attended during 2025
Paul Berry		4/4
Jonathan Britton OBE	Chair of the Audit Committee	4/4
Caroline Price	to 14 th April 2025	2/2
Dr Ambreen Shah	to 16 th December 2025	3/4
Prashant Solanky	from 14 th April 2025	2/2

- **Risk Committee:** responsible for the oversight of risk management systems, policies and procedures; monitoring the operation of the risk management framework; reviewing key risks (including emerging risks); overseeing and challenging liquidity and capital adequacy including regulatory documents such as the ICAAP; the ILAAP, and the Recovery Plan; recommending the setting of risk appetite statements to the Board; approving credit, liquidity, market (interest rate) risk and operational risk policies; monitoring financial crime and regulatory risks; and setting policy on asset and liability management, interest rate risk and exposures to financial counterparties; and for monitoring the work of ALCO and ICC.

Governance Report (continued)

Committee structure (continued)

During the year, RiskCo:

- Reviewed the ICAAP; the ILAAP; the Operational Resilience self-assessment; the Recovery Plan; the Solvent Exit Analysis; the Compliance Strategy; and the Risk Appetite’s early warning indicators, and recommended these to the Board for approval;
- Oversaw the identification, assessment, mitigation, monitoring and management of risks;
- Approved amendments to Charity Bank’s Investment Policy;
- Approved amendments to Charity Bank’s Senior Manager and Certification Regime Policy; and
- Reviewed and challenged the Money Laundering Reporting Officer’s compliance and financial crime regular update reports.

A summary of key issues arising at RiskCo is given to the Board after each meeting.

Committee membership and attendance

Name of Director		No. of meetings attended during 2025
Paul Berry	Chair of the Risk Committee	6/6
Jonathan Britton OBE		6/6
Mike Crabb		5/6
Yashmin Harun BEM	<i>from 14th April 2025</i>	3/5
Rebecca MacDonald	<i>to 14th April 2025</i>	1/1

- **Governance Committee:** responsible for overseeing good Board and Board committee governance; reviewing succession-planning, nominations and the skills mix of non-executive Board members and senior executives; and approving remuneration of the executive management and the reward policy for other members of staff.

During the year, GovCo:

- Reviewed the composition of the Board and made recommendations for appointments to Board and Board committees;
- Carried out a Board performance review and recommended actions to the Board as a result;
- Reviewed succession plans for the Board and senior management;
- Reviewed remuneration in relation to employees and Directors; and
- Recommended updates to the bank’s Corporate Governance Framework to the Board.

A summary of key issues arising at GovCo is given to the Board after each meeting.

Governance (continued)

Committee structure (continued)

Committee membership and attendance

Name of Director		No. of meetings attended during 2025
Mike Crabb		2/2
Alan Hodson	Chair of the Governance Committee	2/2
Rebecca MacDonald	from 14 th April 2025	1/1
Toby Walter	to 14 th April 2025	1/1

The overall responsibility for day-to-day management is delegated to the Chief Executive who is authorised to maintain an appropriate management structure. There are three executive-level committees:

- **Executive Committee (EXCO):** responsible for assisting the Chief Executive in the performance of their duties within the bounds of their authority, including consideration of business strategy and management, investment and financing, risk management and controls, and any other activities required to deliver effective management oversight of Charity Bank.
- **Assets and Liabilities Committee (ALCO):** responsible for the management of the Bank's liquidity and assisting the Chief Finance Officer in managing financial risks; recommending policies on the investment of capital and liquid resources to the Risk Committee; reviewing exposures to interest rate risk and financial counterparty credit risk; and monitoring that management of liquidity and capital meets business, risk appetite and regulatory requirements.
- **Internal Credit Committee (ICC):** responsible for considering credit applications, including novel or contentious loans, and variations in accordance with its delegated limits; managing the loan book including the higher risk accounts (designated Out of Order, Full Watch List and Internal Watch List or forborne accounts); approving the taking of impairments and write-offs.

Directors' Report

Introduction

Charity Bank is authorised by the PRA as a deposit-taking institution under the Financial Services and Markets Act 2000 (as amended by the Financial Services Act 2012) and is regulated by the FCA and the PRA. It was established in 2002 with a mission to lend to charities, community organisations and social enterprises, and in particular to those that find it difficult to secure funding from the traditional banking sector, with the support of investors and depositors who want to encourage more responsible and transparent use of their money.

Charity Bank uses financial leverage to create social leverage in the community. Since 2002, Charity Bank's innovative approach to lending and its mission to benefit society have enabled it to lend over £630 million worth of loans to hundreds of social sector organisations across the UK. It has well-established processes and controls over both the advancing of loans and the taking of deposits developed by its executive management team under the strategic direction of its board of Directors (the 'Board').

Charity Bank has experienced a low rate of loss on its loans since its foundation.

Given the stresses being faced by the social sector, Charity Bank continues to exercise close vigilance over the quality of exposures within its existing portfolio. Emerging risks are considered by Charity Bank and the Board, with more detail being provided in the Strategic Report on page 34.

The Board believes Charity Bank will see continued demand for its lending into social sector organisations as they continue to respond to the needs of their communities with the ongoing cost of living crisis. The Board is confident that Charity Bank is well-placed to respond to this demand, given its track-record of innovation, its public reputation, and its growing strength as an institution.

The Report and Financial Statements for the year ended 31st December 2025 have been prepared in accordance with UK adopted International accounting standards and the requirements of the Companies Act 2006 as applicable to companies reporting under those standards.

Share capital, reserves and dividends

As at the Balance Sheet date, Charity Bank had issued 33,620,508 ordinary shares at £0.50 each.

The Articles of Association permit payment of a dividend to shareholders at the discretion of the shareholders and Board of Directors.

A dividend was paid in June 2025 after being approved at the AGM of £988k (2024: £1.6 million).

Substantial shareholdings

As at 31st December 2025 Charity Bank was aware of the following substantial holdings in its ordinary share capital:

Shareholder name	Ordinary number of shares	Percentage of issued ordinary share capital	Percentage of voting rights
Better Society Capital Limited	16,973,812	50.49%	49.99%
CAF Nominees Ltd - beneficial owner Charities Aid Foundation	4,100,011	12.19%	12.31%

Directors' Report (continued)

Statement of directors' responsibilities in respect of the financial statements

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable laws and regulations.

Company law requires the directors to prepare financial statements for each financial year. The Report and Financial Statements for the year ended 31st December 2025 have been prepared in accordance with UK adopted International accounting standards and the requirements of the Companies Act 2006 as applicable to companies reporting under those standards.

Under company law, directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether the Report and Financial Statements for the year ended 31st December 2025 have been prepared in accordance with UK adopted International accounting standards and the requirements of the Companies Act 2006 as applicable to companies reporting under those standards;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006.

The directors are responsible for the maintenance and integrity of the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Going concern

The Board of Directors have determined that these financial statements are prepared on a going concern basis and that Charity Bank will have the ability to continue business for the foreseeable future from the date these financial statements are approved.

In making this determination the Directors have assessed a number of projections, risks and the inherent strengths of the Bank including:

- The Bank's five-year strategy and financial plan, including sensitivity analysis, which were approved by the Board in December 2025;
- The Directors have assessed the adequacy of the Bank's capital and liquidity under both base case and severe but plausible stress scenarios, including the outputs of reverse stress testing and mitigating management actions, and, in conjunction with the Bank's Supervisory Reviews, consider that the Bank have in place adequate resources to support the delivery of its strategic objectives whilst adhering to all its regulatory obligations; and
- The Directors have reviewed and approved the ILAAP, ICAAP and Recovery Plan documents and have ensured that the stress testing scenarios appropriately identify and reflect any new, emerging or developing risks including: changes in customer behaviour, model risk, digitalisation and a possible instability due to changes in the political and economic environment.

The Board therefore remain satisfied that Charity Bank have the appropriate resources to continue to operate for the foreseeable future under a going concern basis.

Directors' Report (continued)

Internal control

The Board of Directors manage the risks to which Charity Bank is exposed through a system of internal controls that have the following main elements:

- the setting of policies by the Board for the key activities of Charity Bank and its management of risks, and the review and oversight by the Board of the practices of the executive management team in applying them;
- the delegation of authority by the Board to its Committees, including the Risk and Audit Committee, and to the Chief Executive;
- an internal organisational structure characterised by functional separation of activities and decision-making;
- executive decision-making through EXCO chaired by the Chief Executive, the ICC co-chaired by the EDRM and Senior Credit Manager, and ALCO chaired by the Chief Financial Officer;
- the appointment of staff who have the requisite skills, experience and integrity; who are supported by the provision of access to training where necessary, well-designed IT systems and process manuals, and a sound system of performance management, and who are overseen by competent senior staff;
- the issue of operations manuals which set out all key procedures and approval authorities, including a credit risk policy and lending manual which prescribes the procedures for making loans;
- the allocation of responsibility for compliance with applicable laws and regulations to designated individuals and in accordance with the requirements of the FCA and the PRA;
- disaster recovery and business interruption plans and arrangements, cyber security controls, and daily back-up of data from Charity Bank's accounting and other systems;
- the regular and timely provision of management information to EXCO and to the Board in a form that is consistent with good practice in the finance industry; and
- the issue of staff policies and procedures.

Charity Bank uses a 'three lines of defence' model adapted to be proportional to the nature and scale of its business, as described on page 25.

The Board and its Committees, and the management team and its committees, provide oversight and challenge across all three lines of defence.

Risk management policy

Charity Bank considers risk under three broad categories:

- Strategic risk;
- Financial risk; and
- Operational risk.

The definitions of these risk categories are set out on page 26.

The Risk Management Policy provides a framework for ensuring that risks that could have a significant adverse impact on the ability of Charity Bank to meet its objectives are identified, measured, quantified where possible, monitored, managed and reported.

This policy sets out Charity Bank's risk management system which incorporates:

- a risk management strategy;
- risk policies;
- risk appetite framework;
- risk measurement and quantification;
- risk processes which enable it to identify, assess, manage, monitor and report the risks it is or to which it might be exposed;

Directors' Report (continued)

Risk management policy (continued)

- risk reporting to the Board and to its Committees; and
- specified roles and responsibilities held by staff.

This policy is intended to support appropriate management of risk exposures that is proportionate to the nature, scale and complexity of the risks faced by Charity Bank.

Charity Bank's risk management framework is key to the assessment by the Board of Charity Bank's capital adequacy requirements in its ICAAP and of its exposure to liquidity risk as evaluated in its ILAAP which are prepared in light of its business plans and the risks it faces.

Liquidity management

Charity Bank seeks to maintain a sufficient level of available liquidity that will enable it to repay maturing deposits as they fall due and to meet drawdowns on loan commitments as they arise.

The Board has specified Charity Bank's investment risk appetite and delegated the task of overseeing the policies implementing this appetite to the Risk Committee.

Charity Bank continues to comply with the regulatory requirement to hold a minimum level of investments in assets that qualify as HQLAs. A small proportion of Charity Bank's HQLAs are held in UK treasury gilts which were managed by Barclays Bank and King & Shaxson on behalf of Charity Bank during the period.

Investment criteria set by Charity Bank guide the investment of its excess funds which continues to follow the conservative approach adopted in the past in terms of liquidity, eligible counterparties, maturities and products in which such surplus funds can be invested.

A table summarising responsibilities for different aspects of liquidity management is provided below.

SUMMARY OF RESPONSIBILITY FOR OVERSIGHT OF LIQUIDITY MANAGEMENT		
	Policy	Day-to-day management
ASSETS		
Liquidity investments	Risk appetite is set by Board and the policies are set by the Risk Committee	Finance Team
Cash at bank		
Loans receivable		Lending services
LIABILITIES		
Deposits (CITR scheme)	Risk appetite is set by Board and the policies are set by the Risk Committee	Savings Team
Deposits (other)		
LIQUIDITY		
Liquidity management	Risk appetite is set by Board and the policies are set by the Risk Committee	Finance Team

Directors' indemnity

Charity Bank has qualifying third party indemnity provisions in its Articles of Association for the benefit of its Directors during the year and these remain in force at the date of this report.

Directors' Report (continued)

Equal opportunity and diversity

Charity Bank is committed to ensuring that all employees, job applicants and workers are treated fairly in an environment which is free from any form of discrimination with regard to all nine of the protected characteristics as outlined by the Equality Act 2010: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race (which include colour, nationality and ethnic origins), religion and or belief, sex and sexual orientation.

Charity Bank aims to ensure equality of opportunity to all and to provide employees with the opportunity to develop and realise their full potential. Charity Bank values diversity and is committed to eliminating unlawful and unfair discrimination. Appointment will always be on merit, within relevant legislative and statutory obligations.

Political and charitable donations

Charity Bank made no political donations this year (2024 – £nil). £8k of charitable contributions (2024: £830k) were made during the year to the Brighter Futures Fund and a charity supporting children with cancer. The direct grants made for the LEAP, green lending and cost of living programmes are not considered to be donations.

Employee and other stakeholders involvement

More information regarding employee and other stakeholder involvement with Charity Bank can be found in the strategic report (see page 24).

Disclosure of information to auditors

As far as each of the Directors is aware, at the date when this report was approved:

- there is no relevant audit information (as defined in the Companies Act 2006) of which the company's auditors are unaware; and
- each of the Directors has taken all the steps they ought to have taken as a Director to become aware of any relevant audit information (as defined) and to establish that the company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

PricewaterhouseCoopers LLP ('PwC') has expressed its willingness to continue in office as auditors and a resolution to reappoint them will be proposed at the forthcoming Annual General Meeting.

The financial statements on pages 51 to 93 were approved by the Board of Directors on 17th April 2026 and signed on its behalf.



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Independent auditors' report to the members of The Charity Bank Limited

Report on the audit of the financial statements

Opinion

In our opinion, The Charity Bank Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2025 and of its profit and cash flows for the year then ended;
- have been properly prepared in accordance with UK-adopted international accounting standards; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report, which comprise:

- the balance sheet as at 31 December 2025;
- the statement of comprehensive income for the year then ended;
- the cash flow statement for the year then ended;
- the statement of changes in equity for the year then ended; and
- the notes to the financial statements, comprising material accounting policy information and other explanatory information.

Our opinion is consistent with our reporting to the Audit Committee.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, as applicable to public interest entities, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

To the best of our knowledge and belief, we declare that non-audit services prohibited by the FRC's Ethical Standard were not provided.

Other than those disclosed in Note 9, we have provided no non-audit services to the company in the period under audit.

Our audit approach

Overview

Audit scope

- The scope of our audit and the nature, timing and extent of audit procedures performed were determined by our risk assessment.
- We performed audit procedures over relevant business activities of the company, using the materiality levels set out below.

Key audit matters

- Valuation of expected credit loss allowance.

Materiality

- Overall materiality: £440,000 (2024: £433,500) based approximately on 1% of Net Assets.
- Performance materiality: £330,000 (2024: £325,000).

The scope of our audit

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the financial statements.

Key audit matters

Key audit matters are those matters that, in the auditors' professional judgement, were of most significance in the audit of the financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) identified by the auditors, including those which had the greatest effect on: the overall audit strategy; the allocation of resources in the audit; and directing the efforts of the engagement team. These matters, and any comments we make on the results of our procedures thereon, were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

This is not a complete list of all risks identified by our audit.

The key audit matters below are consistent with last year.

Key audit matter	How our audit addressed the key audit matter
<p><i>Valuation of expected credit loss allowance.</i></p> <p>Refer to Note 2 - Accounting policies; Note 14 - Loans and advances to customers; Note 25 - Expected credit loss; and Note 28 - Financial risk management.</p> <p>The expected credit loss allowance represents management's estimate of expected credit losses ('ECL') at the balance sheet date.</p> <p>The identification and determination of ECL is inherently judgmental and the degree of estimation is increased as a result of the current macroeconomic and geopolitical uncertainties. The company also has limited loss experience.</p> <p>The methodology used by the company to determine the ECL allowance therefore requires a number of assumptions and judgments to be made. We believe that those of most significance, in terms of both judgmental and material nature, are as follows:</p> <ul style="list-style-type: none"> • The judgments made by management in determining the probability of default ('PD') and loss given default ('LGD') rates; • The 'staging' thresholds selected by management to determine a significant increase in credit risk ('SICR'), and hence whether a 12 month or lifetime loss provision is recorded; 	<p>We understood management's approach to determining ECL allowance. We performed the following audit procedures to assess the methodology and appropriateness of management's judgments and estimates in the context of the current economic uncertainties and our wider industry experience.</p> <p>We understood and evaluated the design and implementation of key controls related to the determination of the ECL allowance.</p> <p>We engaged our credit specialists in assessing the appropriateness of the significant assumptions and the methodology used in the ECL calculation. This included independently reperforming the calculation for the model as a whole.</p> <p>We performed substantive testing over the following areas with assistance from our credit specialists:</p> <ul style="list-style-type: none"> • We assessed the PD rates, which included a review of the methodology used to set the lifetime and 12-month default rates used and testing a sample of the underlying credit scores; • We performed sensitivity over the LGD assumptions and tested a sample of the collateral valuations to ensure they were obtained from an approved valuer and had been appropriately indexed; • Assessed the appropriateness of the thresholds used in determining a significant increase in credit risk; and • Assessed the reasonableness of forward looking assumptions used in the model and whether the

- The application of forward-looking economic assumptions used in the model; and
- The measurement of ECL on Stage 3 individually assessed loans.

weightings assigned to each scenario captured the current economic uncertainty.

For a sample of Stage 3 loans, we evaluated the specific circumstances of the borrower, post balance sheet date developments and whether key judgments were appropriate. For a risk-based sample of positions we involved valuation experts to assess the underlying collateral valuation. We reformed management's impairment calculations and tested the accuracy of key inputs used to support evidence. We evaluated whether the credit allowance disclosures made by management were compliant with the requirements of IFRS 9 and agreed the disclosures to source data.

How we tailored the audit scope

We tailored the scope of our audit to ensure that we performed enough work to be able to give an opinion on the financial statements as a whole, taking into account the structure of the company, the accounting processes and controls, and the industry in which it operates.

The company is a stand-alone entity providing banking services in the UK, and with no subsidiaries. The scope of our audit and the nature, timing and extent of audit procedures performed were determined by our risk assessment. We performed audit procedures over relevant business activities and using the materiality levels set out below.

The impact of climate risk on our audit

As a part of our audit we made enquiries of management to understand the process management adopted to assess the extent of the potential impact of climate risk on the financial statements and support the disclosures made within the financial statements. In addition to enquiries with management, we also: Evaluated the Company's qualitative and quantitative risk assessment to consider the impact of our audit risk assessment; and Considered the consistency of the disclosures in relation to climate change within the Strategic report with the financial statements and knowledge-obtained from our audit.

Materiality

The scope of our audit was influenced by our application of materiality. We set certain quantitative thresholds for materiality. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures on the individual financial statement line items and disclosures and in evaluating the effect of misstatements, both individually and in aggregate on the financial statements as a whole.

Based on our professional judgement, we determined materiality for the financial statements as a whole as follows:

Overall company materiality	£440,000 (2024: £433,500)
How we determined it	Approximately 1% of Net Assets
Rationale for benchmark applied	We believe that net assets is an appropriate benchmark as a key focus for stakeholders is whether the company has sufficient resources to supports its purpose and business activities.

We use performance materiality to reduce to an appropriately low level the probability that the aggregate of uncorrected and undetected misstatements exceeds overall materiality. Specifically, we use performance materiality in determining the scope of our audit and the nature and extent of our testing of account balances, classes of transactions and disclosures, for example in determining sample sizes. Our performance materiality was 75% (2024: 75%) of overall materiality, amounting to £330,000 (2024: £325,000) for the company financial statements.

In determining the performance materiality, we considered a number of factors - the history of misstatements, risk assessment and aggregation risk and the effectiveness of controls - and concluded that an amount at the upper end of our normal range was appropriate.

We agreed with the Audit Committee that we would report to them misstatements identified during our audit above £44,000 (2024: £43,000) as well as misstatements below that amount that, in our view, warranted reporting for qualitative reasons.

Conclusions relating to going concern

Our evaluation of the directors' assessment of the company's ability to continue to adopt the going concern basis of accounting included:

- Evaluation of management's going concern assessment;
- Evaluation of management's financial forecasts and management's stress testing of liquidity and regulatory capital, including the severity of the stress scenarios and assumptions that were used;
- Evaluation of management's assessment of its liquidity profile and risk;
- Substantiation of cash and other liquid assets held by the company, as well as its access to liquidity facilities at the Bank of England.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the company's ability to continue as a going concern.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

With respect to the Strategic report and Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

Strategic report and Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Strategic report and Directors' Report for the year ended 31 December 2025 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic report and Directors' Report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of directors' responsibilities in respect of the financial statements, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to the rules of the Financial Conduct Authority and the Prudential Regulatory Authority, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as the Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journals, and management bias in significant accounting estimates. Audit procedures performed by the engagement team included:

- Making enquiries of management and those charged with governance in relation to non-compliance with laws and regulation and fraud;
- Reviewing key correspondence with the Financial Conduct Authority and Prudential Regulation Authority;
- Assessing assumptions and judgements made by management in respect of significant accounting estimates for bias, including in relation to the impairment of loans and advances (see related key audit matter above);
- Identifying and testing selected journal entries, in particular journal entries posted by senior management or with unusual account combinations; and
- Incorporating unpredictability into the nature, timing and/or extent of our testing.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

Our audit testing might include testing complete populations of certain transactions and balances, possibly using data auditing techniques. However, it typically involves selecting a limited number of items for testing, rather than testing complete populations. We will often seek to target particular items for testing based on their size or risk characteristics. In other cases, we will use audit sampling to enable us to draw a conclusion about the population from which the sample is selected.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report. In our engagement letter, we also agreed to describe our audit approach, including communicating key audit matters.

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Other required reporting

Companies Act 2006 exception reporting

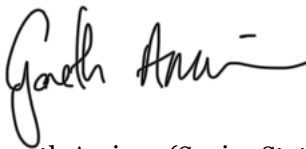
Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not obtained all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

Appointment

We were first appointed by the company for the financial year ended 31 December 2019. Our uninterrupted engagement covers 7 financial years.



Gareth Amison (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
17 April 2026

Statement of Comprehensive Income

for the year ended 31 st December 2025		2025	2024
	Notes	£'000	£'000
Interest income	4	27,885	28,476
Interest expense	4	(13,398)	(12,537)
Net interest income		14,487	15,939
Fee income	5	526	561
Other operating income	6	115	260
Net total income		15,128	16,760
Administrative expenses	7	(11,066)	(9,775)
Depreciation and amortisation	9, 16-18	(396)	(391)
Impairment reversal/ (charge)	25	58	(4)
Profit before taxation	9	3,724	6,590
Tax expense	11	(934)	(1,649)
Profit after taxation and total comprehensive income for the year		2,790	4,941

The notes and information on pages 55 to 93 form part of these financial statements.

All income and expenses are derived from continuing operations.


Balance Sheet

as at 31 st December 2025		31 st Dec	31 st Dec
		2025	2024
	Notes	£'000	£'000
Assets			
Cash and balances at banks	12	82,700	97,352
Financial assets at amortised cost	13	33,160	14,859
Loans and advances to customers	14	363,058	331,101
Prepayments		770	577
Other assets	15	325	407
Deferred tax asset	11	264	252
Property and equipment	16	177	232
Right-of-use asset	17	638	16
Intangible fixed assets	18	720	871
Total assets		481,812	445,667
Liabilities			
Customer accounts	19	421,741	387,175
Deferred income		236	341
Other liabilities	20	3,322	3,609
Current tax liability		521	781
Accruals		627	1,052
Lease liability	17	656	11
Subordinated debt	21, 24	9,555	9,346
Total liabilities		436,658	402,315
Called up share capital	22	16,810	16,810
Retained earnings		20,412	18,610
Share premium		7,932	7,932
Total equity	23	45,154	43,352
Total liabilities and shareholders' funds		481,812	445,667

These financial statements were approved by the Board of Directors and authorised for issue on 17th April 2026. They were signed on their behalf by:



Alan Hodson – Director



Jonathan Britton OBE – Director

Registered company number: 4330018

The notes and information on pages 55 to 93 form part of these financial statements.

Statement of Changes in Equity

		Share capital	Retained earnings	Share premium	Total Equity
	Note	£'000	£'000	£'000	£'000
Balance attributable to equity shareholders as at 1st January 2025		16,810	18,610	7,932	43,352
Profit for the year		-	2,790	-	2,790
Other comprehensive income		-	-	-	-
Total comprehensive income		-	2,790	-	2,790
Dividends paid	10		(988)	-	(988)
Total comprehensive income for the year		-	1,802	-	1,802
Capital received	23	-	-	-	-
Balance attributable to equity shareholders as at 31st December 2025		16,810	20,412	7,932	45,154

		Share capital	Retained earnings	Share premium	Total Equity
	Note	£'000	£'000	£'000	£'000
Balance attributable to equity shareholders as at 1st January 2024		16,621	15,235	7,707	39,563
Profit for the year		-	4,941	-	4,941
Other comprehensive income		-	-	-	-
Total comprehensive income		-	4,941	-	4,941
Dividends paid	10		(1,566)	-	(1,566)
Total comprehensive income for the year		-	3,375	-	3,375
Capital received	23	189	-	225	414
Balance attributable to equity shareholders as at 31st December 2024		16,810	18,610	7,932	43,352

The notes and information on pages 55 to 93 form part of these financial statements.

Cash Flow Statement

for the year ended 31st December 2025

	Note	2025 £'000	2024 £'000
Cash flow from operating activities⁸			
Profit before tax		3,724	6,590
Adjustment to reconcile net profit to cash flow generated from operating activities			
Interest expense		13,398	12,537
Depreciation of property and equipment		102	45
Amortisation of intangible assets		151	154
Depreciation of right-of-use asset		143	192
Movement in impairment		(106)	(227)
Corporation tax paid		(1,206)	(2,274)
		16,206	17,017
Net increase in assets relating to operating activities			
Loans and advances to customers		(32,043)	(45,526)
Financial assets		(18,309)	1,811
Other assets		78	93
Movement in prepayments		(193)	(170)
		(50,467)	(43,792)
Net increase in liabilities relating to operating activities			
Due to customers		34,566	44,212
Interest paid		(13,201)	(12,422)
Deferred income		(105)	4
Movement in accruals and accrued interest		(425)	377
Other liabilities		(84)	1,001
		20,751	33,172
Net cash (outflow)/ inflow from operating activities		(13,510)	6,397
Cash flow from investing activities			
Acquisition of fixed assets		(47)	(236)
Net cash outflow from investing activities		(47)	(236)
Cash flow from financing activities			
Principal elements of lease payment		(119)	(167)
Proceeds from issue of share capital		-	400
Proceeds from issue of subordinated loan stock		200	1,170
Interest on subordinated loan stock		(188)	(80)
Dividends paid to shareholders		(988)	(1,552)
Net cash outflow from financing activities		(1,095)	(229)
Net (decrease)/ increase in cash and cash equivalents		(14,652)	5,932
Cash and cash equivalents at the beginning of the year	12	97,352	91,420
Cash and cash equivalents at the end of the year	12	82,700	97,352

The notes and information on pages 55 to 93 form part of these financial statements.

⁸ Included within cash flows from operating activities, is total interest received of £27.4m (2024: £28.2m).

Notes to the Financial Statements

1) Basis of preparation

General information

Charity Bank is a company incorporated in the United Kingdom under the Companies Act 2006. The address of the registered office is given on page 2. The nature of Charity Bank's operations and its principal activities are set out in the Directors' report.

Basis of preparation

The Report and Financial Statements for the year ended 31st December 2025 have been prepared in accordance with UK adopted International accounting standards and the requirements of the Companies Act 2006 as applicable to companies reporting under those standards.

Going concern

The Directors consider that it is appropriate to continue to adopt the going concern basis of accounting in preparing the financial statements. As part of this process, the Directors have considered and approved the most recent budget including scenario analysis and believe Charity Bank remains a going concern on the basis that it maintains sufficient resources and can continue to operate for the foreseeable future. The Directors do not deem there to be any material uncertainties with regard to the assessment on going concern.

Basis of measurement

The financial statements have been prepared on the historical cost basis except for financial assets which are valued at amortised cost.

Significant estimates and critical judgements

Critical judgements are deemed to relate to how accounting policy is applied whereas estimates relate to quantification of amounts within the Annual Report. There are no critical judgements in this regard. The preparation of the company's financial statements requires management to make significant estimates and assumptions regarding the impairment of assets (see loan impairment in note 2, sub-section 'Impairment of loans and advances to customers held at amortised cost,' in note 14 and 25). The company believes that the estimates utilised in preparing the financial statements are reasonable, relevant and reliable. Actual results could differ from these estimates.

Measurement of the expected credit loss allowance

The measurement of the ECL allowance for financial assets measured at amortised cost requires assumptions about future economic conditions and credit behaviour. More information regarding the ECL and related sensitivities is disclosed in note 25 and 28.

Application of revised International Financial Reporting Standards ('IFRSs')

In the current year, Charity Bank has applied the following standards and amendments that are effective for an accounting period that begins on or after 1st January 2025:

- *Lack of Exchangeability*- amendments to IAS 21.

The amendments listed above do not have any impact on the amounts recognised in prior periods and are not expected to significantly affect current or future periods.

1 Basis of preparation (continued)

Application of revised International Financial Reporting Standards ('IFRSs') (continued)

Certain new accounting standards and interpretations have been published that are not mandatory for 31 December 2025 reporting periods and have not been early adopted by Charity Bank. These standards are not expected to have a material impact on Charity Bank, with the exception of IFRS 18, in the current or future reporting periods:

- *Contracts Referencing Nature-dependant Electricity*- Amendments to IFRS 9 and IFRS 7;
- *Amendments to the Classification and Measurements of Financial Instruments*- Amendments to IFRS 9 and IFRS 7;
- *Annual Improvements to IFRS*- Volume 11;
- *IFRS 19 Subsidiaries without Public Accountability: Disclosures*;
- *Translation to a Hyperinflationary Presentation Currency*- Amendments to IAS 21; and
- *IFRS 18 Presentation and Disclosure in Financial Statements*.

IFRS 18 will not impact the recognition or measurement of items in the financial statements, its impacts on presentation and disclosure are expected to be pervasive, in particular those related to the statement of financial performance and providing management-defined performance measures within the financial statements. Management are currently assessing the implications of applying the new standard on the Bank's financial statements.

2) Accounting policies

This note sets out Charity Bank's accounting policies which relate to the financial statements as a whole. All policies have been consistently applied to all the years presented unless stated otherwise.

Income recognition

a) Interest income and expense

Interest income on financial assets and interest expense on financial liabilities are recognised in 'interest income' and 'interest expense' in the Statement of Comprehensive Income using the 'effective interest rate' ('EIR') method. Interest income is calculated by applying the EIR to the gross carrying amount on loans.

The EIR is the rate that exactly discounts the expected future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period to the net carrying amount of the financial instrument. The EIR incorporates fees receivable or paid that are an integral part of the yield of an effective interest rate, transaction costs and all other premiums and discounts.

All income derives from banking business carried out in the United Kingdom.

b) Fee income

Fees are accounted for depending on the services to which the income relates to as follows:

- fees earned on the execution of a significant act are recognised in 'fee income' when the performance obligation (typically the act) is completed;
- fees earned in respect of services are recognised in 'fee income' as the performance obligation is satisfied; and
- fees which form an integral part of the 'effective interest rate' of a financial instrument are recognised as an adjustment to the effective interest rate and recorded in 'interest income'.

Financial assets

Financial assets are recognised in Charity Bank's balance sheet when it becomes a party to the contractual provisions of the instrument. All financial assets are initially recognised at fair value. Immediately after initial recognition, an ECL is recognised for financial assets measured at amortised cost.

2 Accounting policies (continued)

Financial assets (continued)

All financial assets measured at amortised cost are assessed to see if there has been a significant increase in credit risk since initial recognition. Refer to note 2, subsection "Impairment of loans and advances to customers held at amortised cost" providing more detail on the significant increase in credit risk ('SICR') and the factors considered.

i) Classification and subsequent measurement

Financial assets are classified into the following categories:

- Amortised cost; and
- Fair value through profit or loss ('FVPL').

Management determines the classification of financial assets at the time of initial recognition. Re-classification is not made between asset classes.

The classification and subsequent measurement of financial assets depend on:

- i) The business model for managing the asset; and
- ii) The cash flow characteristics of the asset
 - Amortised cost: Assets that are held for collection of contractual cash flows where the cash flows solely represent payments of principal and interest ('SPPI') and not designated at FVPL, are measured at amortised cost. The carrying amount of these assets are adjusted by any credit loss allowances recognised. Interest income from the financial assets is included in the Statement of Comprehensive Income using the EIR method.
 - Fair value through Other Comprehensive Income: Assets that are held for collection of contractual cash flows and for selling the financial assets, where the cash flows solely represent payments of principal and interest are measured at Fair Value through Other Comprehensive Income ('FVOCI').
 - Fair value through profit or loss: Financial assets that do not meet the criteria for amortised cost or FVOCI are measured at FVPL. A gain or loss is recognised in the statement of comprehensive income and presented within 'Profit/(loss) on derecognition of financial assets measured at FVPL' in the year in which it arises.

Business model: The business model reflects how the assets are managed to generate cash flows. That is, if the objective is solely to collect contractual cash flows from the assets or collect both contractual cash flows and cash flows arising from the sale of assets.

SPPI: Charity Bank assesses whether the financial asset cash flows represent solely payments of principal and interest using the SPPI test.

ii) Impairment

Charity Bank assesses on a forward-looking basis the ECL associated with its financial assets carried at amortised cost and with the exposure arising from loan commitments. A loss allowance is recognised at each reporting date. The measurement of ECL reflects:

- The unbiased and probability-weighted amount that is determined by evaluating a range of possible outcomes;
- The time value of money; and
- Reasonable and supportable information that is available without undue cost or effort at the reporting date about past events, current conditions and forecast of future economic conditions.

2 Accounting policies (continued)

Financial assets (continued)

iii) Modification

Charity Bank sometimes renegotiates or modifies the contractual cash flows of loans to borrowers. When this happens, Charity Bank assesses whether or not the new terms are substantially different from the original terms. This is done by considering, but not limited to, the following factors:

- If the borrower is in financial difficulty, whether the modification merely reduces the contractual cash flows to amounts the borrower is expected to pay;
- Whether any substantial new terms are introduced that affect the risk profile of the loan;
- Significant extension of the loan term when the borrower is not in financial difficulty;
- Significant change to the interest rate; and
- Insertion of collateral, other security or credit enhancements that significantly affect the credit risk associated with the loan.

If the terms are substantially different, the original financial asset is derecognised and Charity Bank recognises a 'new' asset at fair value and recalculates a new EIR for the asset. The date of renegotiation is consequently considered to be that date of initial recognition for the impairment calculation purposes, including if there has been a significant increase in credit risk.

Charity Bank also considers if the new financial asset is deemed to be credit-impaired at initial recognition, considering the factors of the renegotiation.

If the terms are not substantially different, there is no derecognition and the carrying amount is recalculated.

iv) Derecognition other than modification

Financial assets are derecognised when the contractual rights to receive the cash flows from the assets have expired.

Loans and fees receivable

Loans and fees receivable are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

Loans and fees receivable are initially recognised at fair value, including directly attributable transaction costs and are subsequently measured at amortised cost, using the EIR method, less any expected credit losses.

Impairment of loans and advances to customers held at amortised cost

Charity Bank's loan impairments are established to recognise expected impairment losses in its portfolio of loans carried at amortised cost. Refer to note 14 and note 28 detailing the loan loss allowance.

The actual amount of the future cash flows and the date they are received may differ from these estimates and consequently actual losses incurred may differ from those recognised in these financial statements.

In certain cases, Charity Bank may use forbearance measures to assist borrowers experiencing significant financial distress. Charity Bank's policy is to work with borrowers and their boards to seek solutions to their financial problems, and to subscribe fully to the consumer duty and six 'treating customers fairly' outcomes in its approach to recovery management. Experience suggests that borrowers, even those in severe financial difficulties, can often secure grants and other funding to overcome such problems; the accessibility to such funding is unique to the social sector. Loan rescheduling may be considered on an exceptional basis if considered appropriate by the relevant delegated authority. Any forbearance measures agreed are assessed on a case-by-case basis. Forbearance accounts are monitored regularly by the EDRM and ICC.

2 Accounting policies (continued)

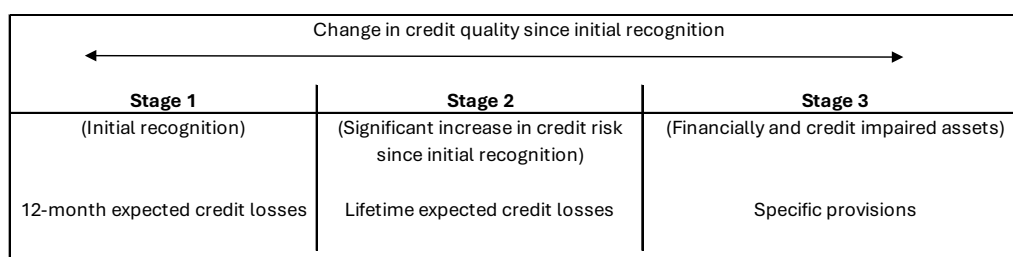
Impairment of loans and advances to customers held at amortised cost (continued)

A loan is considered financially impaired when there is evidence that events since the loan was granted have affected expected cash flows from the loan and the full value of the loan is not considered recoverable. A loan is considered credit-impaired if the borrower has gone into administration, is in payment default (out of order) or on the Full Watch List regardless of whether the full value of the loan is recoverable. Financially and credit impaired loans are by default categorised as stage 3.

IFRS 9 outlines a ‘three-stage’ model for impairment based on changes in credit quality since initial recognition as summarised below:

- A financial instrument that is not credit-impaired on initial recognition is classified in ‘Stage 1’ and its credit risk is continuously monitored.
- If a significant increase in credit risk since initial recognition is identified, the financial instrument is moved to ‘Stage 2’ but is not yet deemed to be financially or credit impaired.
- If the financial instrument is financially or credit-impaired, the financial instrument is moved to ‘Stage 3.’

The following diagram summarises the impairment requirements under IFRS 9:



Significant increase in credit risk (‘SICR’)

Charity Bank considers a financial instrument to have experienced a significant increase in credit risk when one or more of the following quantitative or qualitative criteria have been met:

- The borrower’s account has been classified as higher risk (being Out of Order, Full Watch List or Internal Watch List); or
- The borrower’s credit score has fallen by at least 15% since sanction date (or 31 December 2015, whichever is later).

Loans that are Out of Order (10 business days past-due or more) or on the Full Watch List are included in ‘Stage 3’ regardless of whether financially impaired.

Definition of default

A loan will be considered to be ‘non-performing’ or ‘credit impaired’ when it meets our definition of default – that is to say, the loan is 10 business days past-due, or the borrower is considered unlikely to repay the loan without realisation of collateral. Unlikeliness to pay is assessed through the presence of triggers including a persistent breach of debt service cover, severe liquidity concerns, insolvency, loss of a significant contract or revenue streams, or significant management/ governance issues.

A loan may also be considered to be non-performing when we have granted full forbearance (capital and interest payment holiday) measures.

2 Accounting policies (continued)

Impairment of loans and advances to customers held at amortised cost (continued)

It may not be possible to identify a single discrete event which defines an asset as ‘non-performing’ or ‘credit impaired’. Instead, the combined effect of several events may cause financial assets to become credit impaired.

Forward-looking information incorporated in the ECL allowance

The ECL allowance (collective provisioning) incorporates four forward-looking economic scenarios:

- Base Case – flat or modest gross domestic product (‘GDP’) growth with modest falls in inflation and interest rates (bank rates).
- Upside – moderate GDP growth as inflation and interest rates fall more sharply, reducing costs and debt servicing leading to higher levels of activity, investment and increases in property prices.
- Downside – mild/ moderate recession as Small and Medium-sized Enterprises (‘SME’) margins are squeezed by higher interest rates to tackle rising inflation, increasing costs and taxes, resulting in increasing levels of unemployment and bankruptcies, and modest falls in property prices.
- Severe Downside – stagflation and/ or deep recession with high levels of unemployment and bankruptcies, and significant falls in property prices.

The key assumptions adjusted in the scenarios are:

- Residential non-social housing collateral values and recovery rates (movements affect the LGD value used);
- Social housing collateral values and recovery rates (movements affect the LGD value used);
- Commercial real estate collateral values and recovery rates (movements affect the LGD value used);
- Credit scores (movements impact on the credit grade which determines the PD used. Adverse movements in the credit score can impact on the staging of the loan – a fall of 15% or more in the credit score since inception is a SICR and so a lifetime ECL is applied);
- Watch list overlay is an added stress applied to the Severe Downside scenario for borrowers with weak credit grades and a debt service coverage ratio (‘DSCR’) pre-stress defaulting to Internal Watch List, Full Watch List or Out of Order. This impacts the PD in the model (Full Watch List and Out of Order accounts default to credit grades E and F respectively). Additionally, the overlay can impact on the staging of the loan (Watch List accounts are a SICR and so a lifetime ECL is applied);
- Staging overlay is applied by calculating for each borrower whether a SICR has occurred under each scenario based on the relevant scenario assumptions and then applying the probability weightings for the scenarios to produce an overall SCIR score. SICR scores of less than 0.5 (out of 1) are Stage 1 and scores of 0.5 or more are Stage 2 or Stage 3 if financially or credit impaired.
- Probability weightings – the aggregate ECL’s for each scenario are probability weighted to give an overall ECL. The probability weighting reflects the likelihood of the scenario occurring in the next 12 months for each scenario (movements in the probability weightings for each scenario will impact on the overall ECL).

The assumptions for 2025:

Key Assumptions for Scenarios	Base Case	Upside	Downside	Severe Downside
Residential Non-Social Housing	2.5%	5.0%	-	(5.0%)
Social Housing (Residential)	1.25%	2.5%	-	(2.5%)
Commercial Property	-	7.5%	(10.0%)	(20.0%)
Credit Score	-	5.0%	(10.0%)	(25.0%)
Watch List Overlay	No	No	No	Yes
Probability Weighting	45.0%	10.0%	35.0%	10.0%

2 Accounting policies (continued)

Impairment of loans and advances to customers held at amortised cost (continued)

The assumptions for 2024 as a comparative were:

Key Assumptions for Scenarios	Base Case	Upside	Downside	Severe Downside
Residential Non-Social Housing	2.5%	5.0%	-	(5.0%)
Social Housing (Residential)	2.7%	3.7%	-	(5.0%)
Commercial Property	-	7.5%	(10.0%)	(20.0%)
Credit Score	(10.0%)	(5.0%)	(15.0%)	(25.0%)
Watch List Overlay	No	No	No	Yes
Probability Weighting	40.0%	10.0%	35.0%	15.0%

The sensitivity analysis below demonstrates the effect of a 100% probability weighting for each scenario - this analysis is for the main loan book excluding LEAP (which equates to less than 2% of the loan book).

The probability weighting sensitivity for 2025:

Probability Weighting Sensitivity	Collective Provision	Stage 1	Stage 2	Stage 3	Increase on Baseline
		£	£	£	
Baseline	489,523				
Base Case	377,799	44,104	333,695	-	(111,724)
Upside	311,856	35,483	276,373	-	(177,667)
Downside	539,450	69,978	469,472	-	49,927
Severe Downside	995,203	143,518	851,685	-	505,680

In addition, sensitivity analysis is provided below and shows how the impairment number is affected by changes in the various components of the calculation on an individual and combined basis. The loan book value used is the loans and advances to customers value before impairments.

2 Accounting policies (continued)

Impairment of loans and advances to customers held at amortised cost (continued)

Assumption	Sensitivity	Collective Provision £	% of Loan Book	Increase on Baseline	
				Collective Provision £	% of Loan Book
Baseline		489,523	0.14%		
Non-Social Housing	Reduce 5%	489,897	0.14%	374	0.00%
	Reduce 10%	490,369	0.14%	846	0.00%
Social Housing	Reduce 5%	491,190	0.14%	1,667	0.00%
	Reduce 10%	496,473	0.14%	6,950	0.00%
Commercial	Reduce 5%	547,817	0.15%	58,294	0.02%
	Reduce 10%	613,404	0.17%	123,881	0.03%
Credit score	Reduce 5%	642,921	0.18%	153,398	0.04%
	Reduce 10%	1,321,363	0.37%	831,840	0.23%

These sensitivities are absolute movements (i.e. an absolute reduction of 5% or 10% for each scenario) and hence the probability weighted average for each assumption reduces by 5% or 10%. For example, the 10% sensitivity for the credit scores reduces all the original assumptions by 10%:

Credit Score	Base Case	Upside	Downside	Severe Downside
Original	-	5.0%	(10.0%)	(25.0%)
Sensitivity	(10.0%)	(5.0%)	(20.0%)	(35.0%)

The assumptions in the scenarios are based in reference to key macroeconomic indicators such as GDP, unemployment and Bank of England base rate. Whilst historically there has not been a correlation between the macroeconomic environment and the performance of our loan book, these indicators provide context on the operating environment for our borrowers and how material changes in the macroeconomic outlook may impact on the assumptions and probability weightings in our scenarios.

Write off policy

Charity Bank writes off financial assets in whole or in part, when it has exhausted all practical recovery efforts and has concluded there is no reasonable expectation of recovery.

Financial liabilities

Financial liabilities are recognised in Charity Bank's balance sheet when it becomes a party to the contractual provisions of the instrument. Charity Bank classifies its financial liabilities as 'other liabilities'.

Management determines the classification of financial liabilities at initial recognition. Financial liabilities are initially recognised at fair value including directly attributable transaction costs and are subsequently measured at amortised cost, using the EIR method.

2 Accounting policies (continued)

Provisions and contingent liabilities

Provisions are recognised in respect of present obligations arising from past events where it is probable that outflows of resources will be required to settle the obligations and they can be reliably estimated. Contingent liabilities are possible obligations whose existence depends on the outcome of uncertain future events or those present obligations where the outflows of resources are uncertain or cannot be measured reliably. Contingent liabilities are not recognised in the financial statements but are disclosed unless they are remote.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by Charity Bank are recognised at the date the proceeds are received, net of direct issue costs.

Repurchase of Charity Bank's own equity instruments is recognised and deducted directly in 'equity'. No gain or loss is recognised in 'profit or loss' on the purchase, sale, issue or cancellation of Charity Bank's own equity instruments.

Dividends

Dividends paid on Charity Bank's ordinary shares are recognised as a reduction in equity in the period in which they are paid.

Fair value

All financial instruments are recognised initially at fair value. The fair value of a financial instrument on initial recognition is normally the transaction price.

Subsequently, the fair values of financial instruments that are quoted in an active market are based on bid price (for assets) and offer price (for liabilities). Where there is no quoted market price in an active market, fair values are determined using valuation techniques including discounting future cash flows, option pricing models and other methods used by market participants.

Property and equipment

Property and equipment are stated at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided on a straight-line basis to write off the cost of the fixed assets over their estimated useful life as follows:

Leasehold improvements	10 years (or lease period if shorter)
Equipment	3 years
Right-of-use asset	Term of the lease

At each balance sheet date, property and equipment are assessed for indications of impairment.

Intangible assets

Intangible assets are stated at cost, less amortisation and provisions for impairment. The assets are primarily the banking system which is amortised on a straight-line basis over their estimated useful life. The banking system was capitalised during October 2020 and has an estimated useful life of ten years, computer software has been calculated as three years, in a manner that reflects the pattern to which they contribute to future cash flows. At each balance sheet date, intangible assets are assessed for indications of impairment.

2 Accounting policies (continued)

Leases

A lease is recognised as a right-of-use asset with a corresponding lease liability at the date at which the leased asset is available for use. The asset and liability arising from the lease are measured on a present value basis of future lease payments. Lease payments are discounted using an interest rate implicit in the lease.

Payments associated with short-term leases or leases of low-value assets are recognised on a straight-line basis as an expense in the Statement of Comprehensive Income.

Taxation

A tax expense represents the sum of the tax currently payable and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except to the extent that it relates to items recognised in Other Comprehensive Income or directly in Equity. In this case, the tax is also recognised in Other Comprehensive Income or directly in Equity, respectively.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the Statement of Comprehensive Income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. Charity Bank's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of the assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Recognition of both deferred tax assets and deferred tax is reviewed on an annual basis at the balance sheet date.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities and there is an intention to settle the balances on a net basis.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset is realised.

Pension costs

Charity Bank appointed Standard Life as its pension provider from 1 October 2024 and all current members at the time were transferred from TPT Retirement Solutions to Standard Life on the Pension Salary Exchange Arrangement. Whilst the total maximum contribution from the Bank is 11.5%, employees have the option to increase their contributions above 5.5%.

The amount charged in the Statement of Comprehensive Income in respect of pension costs is the contribution payable in the year. Differences between contributions payable and the year-end contributions actually paid are shown as either accruals or prepayments in the balance sheet.

Cash and balances at banks

Cash and cash equivalents comprise cash and demand deposits with banks.

2 Accounting policies (continued)

Capital instruments

Charity Bank classifies a financial instrument that it issues as a financial liability or an equity instrument in accordance with the substance of the contractual arrangement. An instrument is classified as a liability if it is a contractual obligation to deliver cash or another financial asset, or to exchange financial assets or financial liabilities on potentially unfavourable terms. An instrument is classified as equity if it evidences a residual interest in the assets of Charity Bank after the deduction of liabilities. The components of a compound financial instrument issued by Charity Bank are classified and accounted for separately as financial liabilities or equity as appropriate.

Subordinated debt

Subordinated debt is recognised at amortised cost. In the event of Charity Bank's liquidation before the loans mature, the repayment of subordinated debt and outstanding interest will rank behind ordinary creditors.

LEAP programme

The LEAP lending programme launched in 2023. The first tranche of grant income was received in December 2022 which includes equity and grant income.

The **operating grant** covers the operating costs associated with starting the programme and its delivery. This grant is initially recognised on the balance sheet and released on a systematic basis and recognised as 'Other operating income.'

The **direct grant** is to be disbursed by Charity Bank to LEAP programme borrowers. These small grants will complement programme lending by funding expenditure with no clear source of repayment and/or improving loan affordability.

This grant may also be used to support investment readiness work and encourage applications that meet programme objectives on social impact and diversity. This grant is recognised on the balance sheet and is released when the grant is paid.

The **first loss grant** is to provide coverage for the LEAP loan portfolio to offset the programmes ECL and any future bad debt write offs. This grant is initially recognised on the balance sheet and released against the ECL calculated for the programme monthly and recognised in the 'Impairment charge/ (reversal)' note.

3) Segmental reporting

In the opinion of the Directors, Charity Bank carries on one principal class of business, banking, and operates almost entirely within one geographical segment, the United Kingdom. Deposits are drawn from throughout the United Kingdom together with a small amount of funds from abroad. Charity Bank lends in every region of the United Kingdom.

4) Net interest income

	2025	2024
	£'000	£'000
Interest income		
Loans and advances to customers	23,719	23,616
Cash and balances at banks	3,654	4,803
Financial assets at amortised cost	512	57
	27,885	28,476
	2025	2024
	£'000	£'000
Interest expense and similar charges		
Due to customers	13,158	12,413
Debt issued	197	115
Lease liability	43	9
	13,398	12,537

The interest income of £512k (2024: £57k) from 'Financial assets at amortised cost' relates to the UK Treasury stock. The total interest income of £27.9m (2024: £28.5m) is calculated using the EIR method and relates to income from all financial assets measured at amortised cost.

5) Fee income

	2025	2024
	£'000	£'000
Arrangement fees on loans that did not proceed	66	27
Non-utilisation fees	460	534
	526	561

6) Other operating income

	2025	2024
	£'000	£'000
Commission from the Reach Fund (Access- The Foundation for Social Investment)	19	23
Miscellaneous income and fees	53	9
Operating grant for LEAP programme	30	138
Operating grant for Cost of Living programme	-	52
Operating grant for Green Lending programme	13	38
	115	260

7) Administrative expenses

	2025	2024
Average monthly number of employees	91	82
	£'000	£'000
Wages and salaries	5,907	4,845
Social security costs	731	555
Other pension costs	612	490
Other staff costs	346	372
Total staff costs	7,596	6,262
Other administrative expenses	3,463	2,683
Contribution to BFF	7	830
	11,066	9,775

Total number of employees at 31st December 2025 was 93 (of which 89 were permanent) and at 31st December 2024 there were 83 (of which 81 were permanent). Full-time equivalents at 31st December 2025 were 90 and at 31st December 2024 were 80.

Employee emoluments

The number of staff whose annualised emoluments exceeded £60,000 as at 31st December 2025 and at 31st December 2024 were as follows:

	2025	2024
	Number	Number
£60,001 - £70,000	10	11
£70,001 - £80,000	8	8
£80,001 - £90,000	5	5
£90,001 - £100,000	7	4
£100,001 - £110,000	3	3
£110,001 - £120,000	1	1
£120,001 - £130,000	2	3
£130,001 - £140,000	3	1
£140,001 - £150,000	1	1
£150,001 - £160,000	1	-
£160,001 - £170,000	-	-
£170,001 - £180,000	-	1
£180,001 - £190,000	1	-
£190,001 - £200,000	1	1
	43	39

Employees

The Directors consider the mission of Charity Bank will be best achieved if the staff work together as a team and that the reward structure should reflect this. The current ratio between the highest and lowest paid member of staff is eight times (2024: seven times). Pension contributions have been made to Standard Life since 1 October 2024 in respect of employees and directors included above.

7 Administrative expenses (continued)

Directors

In 2025, four Non-Executive Directors (2024: 4) were reimbursed expenses totalling £9.0k (2024: £9.1k), relating primarily to attendance fees for board meetings and reimbursement of travel expenses. Emoluments are not paid to Non-Executive Directors.

Directors' remuneration

	2025	2024
	£'000	£'000
Directors' emoluments	342	310
Contribution to a defined contribution pension scheme	59	55
Medical insurance	15	14
	416	379

The highest paid director during the year received a total remuneration package of £239k (2024: £219k). Two Executive Directors received pension benefits in the year to 31 December 2025 (2024: two). Directors do not receive any share options and no share options were awarded under long term incentive plans.

Key management personnel

	2025	2024
	£'000	£'000
Emoluments	1,161	1,029
Contribution to a defined contribution pension scheme	385	230
Medical insurance	29	28
	1,575	1,287

Key management personnel comprise the Board of Directors and all members of the EXCO.

Loans and deposit accounts are held by members of the Board and Key Management Personnel. All loans are in the form of staff loans and total £3k (2024: £4k) and are unsecured.

Deposits held by key management personnel total £16k (2024: £16k) and subordinated debt held by members of the Board is £302k (2024: £302k). Deposits held by related parties comprise those held by connected individuals to Charity Bank are £75k (2024: £74k) and deposits held by connected entities are £13.7m (2024: £14.8m).

Auditors remuneration has been disclosed in note 9.

8) Pension costs

Charity Bank operates a defined contribution pension scheme for staff. Charity Bank contributed £612k during the year (2024: £490k). This amount forms part of total staff costs recorded under administrative expenses. There was a £80k (2024: £80k) outstanding contribution at the balance sheet date.

9) Profit before taxation

	2025	2024
	£'000	£'000
Profit before taxation after including the below	3,724	6,590
Depreciation - property and equipment	102	45
Depreciation - right-of-use asset	143	192
Amortisation - intangible assets	151	154
	396	391
Auditors' remuneration:		
- audit of annual financial statements	209	209
- audit-related assurance services	4	4
	213	213

10) Dividends

	2025	2024
	£'000	£'000
Ordinary shares		
Final dividend for the year ended 31 December 2025 of 3p per fully paid share (2024: 5p)	988	1,566
	988	1,566

The proposed dividends will be considered based on the 2025 profits, and if appropriate approved by the shareholders at the AGM to be held in June 2026, refer to note 29 for more information.

11) Tax expense

	2025	2024
	£'000	£'000
Current tax		
Current year- corporation tax	946	1,508
Deferred tax		
Current year	(11)	141
Previously unrecognised deferred tax asset	-	-
Tax charge for the year	934	1,649

11 Tax expense (continued)

Factors Affecting Total Tax Charge for the Current Year

The charge for the year can be reconciled to the profit per the Statement of Comprehensive Income as follows:

	2025	2024
	£'000	£'000
Profit before taxation- continuing activities	3,724	6,590
Tax on profit at standard UK tax rate of 25% (2024: 25%)	931	1,648
Effects of:		
Expenses not deductible	3	1
Rate differences	-	-
Previously unrecognised deferred tax asset	-	-
Tax charge for the year	934	1,649

Deferred tax asset

	2025	2024
	£'000	£'000
Recognised deferred tax asset		
Carried forward tax losses	233	232
Accelerated capital allowances	4	2
IFRS change in basis adjustment	(6)	(10)
Short-term temporary differences	33	28
	264	252
Deferred tax rate	25%	25%

A deferred tax asset has been recognised in the balance sheet, these assets are only recognised to the extent that future taxable profits are probable.

12) Cash and balances at banks

	2025	2024
	£'000	£'000
Cash in hand	5,907	7,666
Short-term balances with other banks	76,797	89,692
Less expected credit loss	(4)	(6)
	82,700	97,352

The Bank of England reserve account balance at 31st December 2025 was £77m (2024: £90m) and included in the 'Short-term balances with other banks' line above.

13) Financial assets

	2025	2024
	£'000	£'000
Financial assets at amortised cost		
UK Treasury Stock	33,177	14,868
Less expected credit loss	(17)	(9)
	33,160	14,859
Maturity:		
- less than three months	14,900	-
- one year or less but over three months	10,107	-
- between one year and five years	8,170	14,868
Less expected credit loss	(17)	(9)
	33,160	14,859

UK Treasury stock has been classified as amortised cost and is held to meet regulatory liquidity requirements for HQLAs.

14) Loans and advances to customers

	Performing	Impaired		Performing	Impaired	
	loans	loans	Total	loans	loans	Total
	31 st Dec	31 st Dec	31 st Dec	31 st Dec	31 st Dec	31 st Dec
	2025	2025	2025	2024	2024	2024
	£'000	£'000	£'000	£'000	£'000	£'000
Remaining maturity:						
- three months or less excluding on demand or at short notice	517	-	517	13	100	113
- one year or less but over three months	1,068	2,053	3,121	2,590	98	2,688
- five years or less but over one year	16,873	224	17,097	9,174	237	9,411
- over five years	334,552	9,249	343,801	310,989	9,292	320,281
	353,010	11,526	364,536	322,766	9,727	332,493
Less allowance for impairment	(546)	(932)	(1,478)	(972)	(420)	(1,392)
	352,464	10,594	363,058	321,794	9,307	331,101

As at 31st December 2025, Charity Bank had advanced variable and managed rate loans amounting to £341.1m (31st December 2024: £306.7m) and fixed rate loans amounting to £23.3m (31st December 2024: £25.8m) to customers. £45.6k was the balance granted as staff loans (31st December 2024: £52.1k). Revolving loan facilities were introduced in 2023, the balance at 31st December 2025 of £249k is included in variable rate loans (31st December 2024: £297k).

Total credit impaired loans and advances to customers amounted to £11.5m (31st December 2024: £9.7m), within which an allowance for specific impairment of £932k (31st December 2024: £420k) was included.

15) Other assets

	2025	2024
	£'000	£'000
Bank placements	1	1
Fees receivable	213	247
Less expected credit loss	(8)	(4)
Sundry debtors	6	7
Interest receivable on loans and advances to customers	113	156
	325	407

16) Property and equipment

	Equipment	Leasehold improvements	Total
	£'000	£'000	£'000
Cost			
At 1 st January 2025	827	213	1,040
Additions	47	-	47
At 31 st December 2025	874	213	1,087
Accumulated depreciation			
At 1 st January 2025	595	213	808
Charged in year	102	-	102
At 31 st December 2025	697	213	910
Net book value			
At 31 st December 2025	177	-	177

	Equipment	Leasehold improvements	Total
	£'000	£'000	£'000
Cost			
At 1 st January 2024	591	213	804
Additions	236	-	236
At 31 st December 2024	827	213	1,040
Accumulated depreciation			
At 1 st January 2024	550	213	763
Charged in year	45	-	45
At 31 st December 2024	595	213	808
Net book value			
At 31 st December 2024	232	-	232

17) Right-of-use asset

	2025	2024
	£'000	£'000
Right-of-use asset		
Building	638	16
Lease liability		
Current	141	11
Non-current	515	-
	656	11
Maturity:		
- less than three months	34	11
- one year or less but over three months	107	-
- between one year and five years	515	-
	656	11

The total cash outflow for the lease liability in 2025 was £119k (2024: £167k). Depreciation for right-of-use asset is disclosed in note 9 and interest on the lease liability is in note 4.

The liability is measured as the present value of future lease payments discounted using the incremental borrowing rate (which was 6.75% at year-end). The asset is measured at cost comprising of the amount of the initial measurement of the lease liability and the restoration costs. Charity Bank is exposed to potential future increases in the lease payments, when this occurs the lease liability will be reassessed and adjusted against the right-of-use asset.

Lease payments are allocated between principal and interest expense. The interest expense is charged to the profit and loss over the lease period.

18) Intangible fixed assets

	Computer software
	£'000
Cost	
At 1 st January 2025	1,937
Additions	-
At 31 st December 2025	1,937
Accumulated amortisation	
At 1 st January 2025	1,066
Charged in year	151
At 31 st December 2025	1,217
Net book value	
At 31 st December 2025	720

18 Intangible fixed assets (continued)

	Computer software
	£'000
Cost	
At 1 st January 2024	1,937
Additions	-
At 31 st December 2024	1,937
Accumulated amortisation	
At 1 st January 2024	912
Charged in year	154
At 31 st December 2024	1,066
Net book value	
At 31 st December 2024	871

19) Customer accounts

	2025	2024
	£'000	£'000
With agreed maturity dates or periods of notice by remaining maturity:		
- three months or less	222,848	192,956
- one year or less, but over three months	151,525	134,479
- more than one year but less than five years	47,337	59,740
- more than five years	31	-
	421,741	387,175

20) Other liabilities

	2025	2024
	£'000	£'000
Social security and other taxes	522	478
Cash collateral	1,364	1,178
Credit loss allowance on commitments	40	242
Other payables	30	67
Operating grant for LEAP programme	-	-
Operating grant for Green lending programme	-	13
Direct grant for LEAP programme	103	24
Direct grant for Cost of living programme	-	75
Direct grant for Green lending programme	-	684
First loss grant for LEAP programme	1,262	848
	3,322	3,609

Cash collateral held is in the form of deposits received from loan borrowers.

An expected credit loss charge has been raised on commitments in accordance with IFRS 9. Refer to note 26 for the commitments balance at 31st December 2025. The expected credit loss on commitments has been included in the 'Expected credit loss' in note 25.

20 Other liabilities (continued)

During December 2022, the first tranche for the LEAP programme was received from Access- The Foundation for Social Investment. Refer to note 6 for the income recognised relating to the operating grant.

21) Subordinated debt

	2025	2024
	£'000	£'000
Principal	9,505	9,305
Accrued Interest	50	41
	9,555	9,346
Maturity:		
- less than three months	50	116
- one year or less but over three months	1,310	-
- between one year and five years	8,195	9,230
	9,555	9,346

In the event of Charity Bank's liquidation before the loans mature, the repayment of subordinated debt and outstanding interest will rank behind ordinary creditors.

22) Called up share capital

		31 st Dec		31 st Dec
	Number of	2025	Number of	2024
	shares	£'000	shares	£'000
Authorised, issued, allotted and fully paid				
Ordinary shares of £0.50 each	33,620,508	16,810	33,620,508	16,810
	33,620,508	16,810	33,620,508	16,810

	Number of	Share	Share
	shares	capital	premium
		£'000	£'000
At 31 st December 2025	33,620,508	16,810	7,932
At 31 st December 2024	33,620,508	16,810	7,932

A dividend of £988k was paid in June 2025 (2024: £1.6m).

All of the issued ordinary shares are equity shares.

Ordinary shares carry one vote each up to a maximum of 49.9%. Any excess votes over and above the 49.9% are reapportioned across the remaining voting shares. They entitle the holder to share in the proceeds of winding up the company in proportion to the number of and amounts paid on the shares held.

23) Total equity

	At 1 st Jan 2025	Incoming resources	Profit for the year	At 31 st Dec 2025
	£'000	£'000	£'000	£'000
Called-up share capital				
Fully paid ordinary shares	16,810	-	-	16,810
Retained earnings				
Capital contribution	14,478	-	-	14,478
Accumulated profit	4,132	-	1,802	5,934
Total equity shareholders' funds	35,420	-	1,802	37,222
Share premium	7,932	-	-	7,932
Total equity shareholders' funds	43,352	-	1,802	45,154

During 2025, there was no additional share capital issued and no shareholders exercised the option of new share capital was in lieu of a dividend.

	At 1 st Jan 2024	Incoming resources	Profit for the year	At 31 st Dec 2024
	£'000	£'000	£'000	£'000
Called-up share capital				
Fully paid ordinary shares	16,621	189	-	16,810
Retained earnings				
Capital contribution	14,478	-	-	14,478
Accumulated profit	757	-	3,375	4,132
Total equity shareholders' funds	31,856	189	3,375	35,420
Share premium	7,707	225	-	7,932
Total equity shareholders' funds	39,563	414	3,375	43,352

24) Reconciliation of liabilities from financing activities

The table below details changes in Charity Bank's liabilities arising from financing activities, including both cash and non-cash changes.

		1 st Jan 2025	Cash changes	Non-cash changes	31 st Dec 2025
	Note	£'000	£'000	£'000	£'000
Lease liability	17	11	(167)	812	656
Subordinated debt	21	9,346	209	-	9,555
		9,357	42	812	10,211

		1 st Jan 2024	Cash changes	Non-cash changes	31 st Dec 2024
	Note	£'000	£'000	£'000	£'000
Lease liability	17	179	(176)	8	11
Subordinated debt	21	8,141	1,205	-	9,346
		8,320	1,029	8	9,357

25) Expected credit loss

Impairment release/ (charge)

	2025	2024
	£'000	£'000
Cash and balances at banks	2	3
Financial assets	(8)	9
Loans and advances to customers	(86)	10
Other assets	(4)	3
Loan commitments	202	(45)
First loss grant release for LEAP programme	(48)	16
	58	(4)

Closing balance of expected credit loss

	2025	2024
	£'000	£'000
Cash and balances at banks	4	6
Financial assets	17	9
Loans and advances to customers	1,478	1,392
Other assets	8	4
Loan commitments	40	242
	1,547	1,653

Refer to note 28 for more information on the ECL movement during the year and closing balances.

26) Contingent liabilities and commitments

a) *Legal issue- contingent liability*

At 31st December 2025, there were no pending legal cases or other issues in progress which might have a material impact on the financial statements of Charity Bank (2024: £nil).

b) *Off- balance sheet liabilities*

	31 st Dec	31 st Dec
	2025	2024
	£'000	£'000
Loan commitments		
Undrawn irrevocable loan commitments	54,041	48,831

Commitments comprise of amounts yet to be drawn under loan offers or agreements issued to borrowing customers or where formalities, for example, completion of security arrangements, have yet to be finalised. Refer to note 20 where an impairment has been raised for the expected credit loss on commitments in accordance with IFRS 9.

27) Related party transactions

Directors' and Key Management Personnel emoluments and transactions are disclosed in note 7.

Loans made in partnership with The Better Society Capital Limited total £14.8m (11 loans with 11 borrowers) (2024: £10.8m, 8 loans with 8 borrowers). Commitments relating to the partnership with The Better Society Capital Limited total £13.6m (2024: £4.3m). Charity Bank loans made in partnership are treated as other loans recorded in the loan portfolio earning interest in the same calculation and subject to the same risks and considerations.

28) Financial risk management

Interest rate risk

A robust understanding of the drivers and manifestation of the various interest rate risks to which Charity Bank is exposed is required to facilitate good risk management, supervision and potentially capital adequacy.

The following tables show the interest rate profiles of assets and liabilities, demonstrating the exposures to a change in rate.

As at 31 st Dec 2025	Next day	Up to 3 mths	3 – 6 mths	6 mths to 1 year	1 – 5 years	Over 5 years	No specific repricing	Total
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Assets								
Cash and balances at banks	82,700	-	-	-	-	-	-	82,700
Financial assets	-	14,883	-	10,107	8,170	-	-	33,160
Loans and advances to customers	337,437	3,530	-	927	21,164	-	-	363,058
Prepayments and other assets	-	-	-	-	-	-	1,359	1,359
Right-of-use asset	-	-	-	-	-	-	638	638
Property and equipment	-	-	-	-	-	-	177	177
Intangible fixed assets	-	-	-	-	-	-	720	720
	420,137	18,413	-	11,034	29,334	-	2,894	481,812
Liabilities								
Customer accounts	75,345	144,081	88,224	63,300	47,337	31	3,423	421,741
Accruals & deferred income	-	-	-	-	-	-	863	863
Lease liability	-	-	-	-	-	-	656	656
Other liabilities	-	2,760	521	-	-	-	562	3,843
Subordinated debt	-	-	410	900	8,195	-	50	9,555
Shareholder's funds	-	-	-	-	-	-	45,154	45,154
	75,345	146,841	89,155	64,200	55,532	31	50,708	481,812
Interest rate sensitivity gap	344,792	(128,428)	(89,155)	(53,166)	(26,198)	(31)	(47,814)	

28 Financial Risk Management (continued)

Interest rate risks (continued)

As at 31 st Dec 2024	Next day	Up to 3 mths	3 – 6 mths	6 mths to 1 year	1 – 5 years	Over 5 years	No specific repricing	Total
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Assets								
Cash and balances at banks	97,352	-	-	-	-	-	-	97,352
Financial assets	-	(9)	-	-	14,868	-	-	14,859
Loans and advances to customers	302,127	3,932	426	3,605	21,011	-	-	331,101
Prepayments and other assets	-	-	-	-	-	-	1,236	1,236
Right-of-use asset	-	-	-	-	-	-	16	16
Property and equipment	-	-	-	-	-	-	232	232
Intangible fixed assets	-	-	-	-	-	-	871	871
	399,479	3,923	426	3,605	35,879	-	2,355	445,667
Liabilities								
Customer accounts	65,806	123,586	69,294	65,185	59,740	-	3,564	387,175
Accruals & deferred income	-	-	-	-	-	-	1,393	1,393
Lease liability	-	-	-	-	-	-	11	11
Other liabilities	-	2,888	781	-	-	-	721	4,390
Subordinated debt	-	75	-	-	9,230	-	41	9,346
Shareholder's funds	-	-	-	-	-	-	43,352	43,352
	65,806	126,549	70,075	65,185	68,970	-	49,082	445,667
Interest rate								
sensitivity gap	333,673	(122,626)	(69,649)	(61,580)	(33,091)	-	(46,727)	

The majority of Charity Bank's loan portfolio is made up of variable rate loans that are linked to the Bank of England base rate, with the interest rate updating in line with base rate changes- this also includes revolving loans. The remainder of the loan book is split between a small portfolio of fixed rate loans and a legacy run-off portfolio of managed loans, whereby the rate can be changed by giving 90 days' notice to its customers.

Charity Bank has the option to change the deposit rate paid on the customer accounts with variable rate products by giving 14 days' notice to its savings customers. Customer deposit accounts included in the next day profile relate to Easy Access accounts.

For loans and advances, if base rate were to fall by 0.25%, the main group of loans that would be impacted are variable rate loans. The impact would be a reduction in interest received income of £911k p.a. (2024: £831k). There would be no impact on the income stream from fixed loans.

For Charity Bank's customer deposit accounts, if there were an increase in base rate, management would review Charity Bank's rates and take appropriate action. For every 0.25% increase in Deposit Rate, the interest paid would increase by £545k based on the customer accounts open at 31st December 2025 (2024: £485k).

28 Financial Risk Management (continued)

Contractual maturity cash flow for financial liabilities

As at 31 st Dec 2025	Next day	Up to 3 mths	3 – 6 mths	6 mths to 1 year	1 – 5 years	Over 5 years	Total
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Liabilities							
Customer accounts	80,271	139,895	90,555	64,900	52,844	32	428,497
Other liabilities	-	2,760	-	-	-	-	2,760
Subordinated debt	-	49	459	996	8,689	-	10,193
	80,271	142,704	91,014	65,896	61,533	32	441,450

As at 31 st Dec 2024	Next day	Up to 3 mths	3 – 6 mths	6 mths to 1 year	1 – 5 years	Over 5 years	Total
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Liabilities							
Customer accounts	66,836	126,036	68,910	65,851	67,701	-	395,334
Other liabilities	-	2,888	-	-	-	-	2,888
Subordinated debt	-	123	48	96	9,896	-	10,163
	66,836	129,047	68,958	65,947	77,597	-	408,385

The maturity analysis is calculated on an undiscounted basis.

Credit risk

Charity Bank is exposed to credit risk, which is the risk that counterparties will not be able to meet their obligations as they fall due. Charity Bank is exposed to both credit risk through loans and advances to its customers, and wholesale credit risk from its treasury operations.

Charity Bank uses collateral to mitigate against credit risk. Within loans and advances to customers, non-cash collateral is in the form of residential and commercial property. Collateral is independently valued on origination of the loan unless the loan to value of the collateral is less than 33.3% or for other exceptional reasons, in which case an informal valuation or estimate is accepted. The collateral is reviewed annually using indices or independently revalued in accordance with Charity Bank's Credit Risk Policy.

Some cash collateral is held by Charity Bank against a small proportion of its drawn loans. For 2025 this equated to 0.4% of the total loans and advances to customers (2024: 0.4%).

The main credit risk sensitivities on loans and advances for the main loan book for Charity Bank are as follows:

- probability of default: a decrease in the internal credit score of 10% of all borrowers would result in an increase in the collective provision of £499k; and
- loss given default: a decrease in the value of security of 5% across all loans would result in an increase in the collective provision of £51k, 10% would increase the collective provision by £111k.

28 Financial Risk Management (continued)

Expected credit loss measurement

Maximum exposure to credit risk

The following table contains an analysis of the credit risk exposures of financial assets for which an ECL allowance is recognised.

		2025				2024	
		Stage 1	Stage 2	Stage 3	Total		Total
		12-month ECL	Lifetime ECL	Lifetime ECL			
		£'000	£'000	£'000	£'000		£'000
Cash and balances at banks	Gross carrying amount	82,704	-	-	82,704		97,358
	Expected credit loss	(4)	-	-	(4)		(6)
	Carrying amount	82,700	-	-	82,700		97,352
Financial assets	Gross carrying amount	33,177	-	-	33,177		14,868
	Expected credit loss	(17)	-	-	(17)		(9)
	Carrying amount	33,160	-	-	33,160		14,859
Loans and advances to customers	Gross carrying amount	311,418	41,592	11,526	364,536		332,493
	Expected credit loss	(94)	(452)	(932)	(1,478)		(1,392)
	Carrying amount	311,324	41,140	10,594	363,058		331,101
Other assets	Gross carrying amount	333	-	-	333		411
	Expected credit loss	(8)	-	-	(8)		(4)
	Carrying amount	325	-	-	325		407
Loan commitments	Gross carrying amount	53,392	401	248	54,041		48,831
	Expected credit loss	(34)	(6)	-	(40)		(242)
	Carrying amount	53,358	395	248	54,001		48,589

Loss allowance

The loss allowance recognised in the year is impacted by many factors, as described below:

- Transfers between Stages 1 and Stages 2 or 3 due to financial instruments experiencing significant increases (or decrease) of credit risk with a consequent of a 'step up' (or 'step down') between 12-month and lifetime ECL;
- Additional allowances for new financial instruments recognised during the year as well as releases for financial instruments derecognised in the year;
- Impact on the measurement of the ECL due to changes in PDs, EADs and LGDs in the year from regularly refreshing the assumptions applied;
- Impacts on the measurement of ECL due to changes made to models and assumptions; and
- Financial assets derecognised during the year and write-offs of allowances related to assets that were derecognised during the year.

28 Financial Risk Management (continued)

Loss allowance (continued)

These tables below explain the change in the loss allowance and gross carrying amount between the beginning and end of the year due to these factors:

	Stage 1	Stage 2	Stage 3	Total
Loans and advances to customers impairment	12-month ECL	Lifetime ECL	Lifetime ECL	
	£'000	£'000	£'000	£'000
Expected credit loss at 1 st Jan 2025	102	870	420	1,392
Loans drawn and recognised	22	146	42	210
Loans repaid and derecognised	(1)	(37)	(64)	(102)
Write-offs	-	-	-	-
Change in credit risk and model	(567)	(895)	1,440	(22)
Transfer between stages				
- Transfer to Stage 1	435	(435)	-	-
- Transfer to Stage 2	103	56	(159)	-
- Transfer to Stage 3	-	747	(747)	-
Other movements	-	-	-	-
Expected credit loss as at 31st Dec 2025	94	452	932	1,478
	Stage 1	Stage 2	Stage 3	Total
Loans and advances to customers	12-month ECL	Lifetime ECL	Lifetime ECL	
	£'000	£'000	£'000	£'000
Loans and advances to customers at 1 st Jan 2025	199,922	122,844	9,727	332,493
Loans drawn and recognised	57,774	1,134	784	59,692
Loans repaid and derecognised	(37,767)	(10,700)	(2,202)	(50,669)
Interest charged	19,571	3,283	865	23,719
Write-offs	-	-	-	-
Transfer between stages				
- Transfer to Stage 1	82,868	(82,868)	-	-
- Transfer to Stage 2	(10,581)	16,242	(5,661)	-
- Transfer to Stage 3	-	(8,025)	8,025	-
Other movements	(369)	(318)	(12)	(699)
Loans and advances to customers at 31st Dec 2025	311,418	41,592	11,526	364,536

28 Financial Risk Management (continued)

Loss allowance (continued)

	Stage 1	Stage 2	Stage 3	Total
Loans and advances to customers impairment	12-month ECL	Lifetime ECL	Lifetime ECL	
	£'000	£'000	£'000	£'000
Expected credit loss at 1 st Jan 2024	82	1,204	366	1,652
Loans drawn and recognised	18	153	12	183
Loans repaid and derecognised	(19)	(21)	-	(40)
Write-offs	-	-	(250)	(250)
Change in credit risk and model	55	(568)	360	(153)
Transfer between stages				
- Transfer to Stage 1	197	(197)	-	-
- Transfer to Stage 2	(231)	231	-	-
- Transfer to Stage 3	-	68	(68)	-
Other movements	-	-	-	-
Expected credit loss as at 31st Dec 2024	102	870	420	1,392
	Stage 1	Stage 2	Stage 3	Total
Loans and advances to customers	12-month ECL	Lifetime ECL	Lifetime ECL	
	£'000	£'000	£'000	£'000
Loans and advances to customers at 1 st Jan 2024	172,112	113,183	1,672	286,967
Loans drawn and recognised	45,156	22,870	1,938	69,964
Loans repaid and derecognised	(29,799)	(16,295)	(1,091)	(47,185)
Interest charged	13,969	8,972	701	23,642
Write-offs	-	-	(250)	(250)
Transfer between stages				
- Transfer to Stage 1	22,106	(22,106)	-	-
- Transfer to Stage 2	(23,100)	23,100	-	-
- Transfer to Stage 3	(107)	(6,651)	6,758	-
Other movements	(415)	(229)	(1)	(645)
Loans and advances to customers at 31st Dec 2024	199,922	122,844	9,727	332,493

28 Financial Risk Management (continued)

Loss allowance (continued)

	Stage 1	Stage 2	Stage 3	Total
Non lending financial assets impairment	12-month ECL	Lifetime ECL	Lifetime ECL	
	£'000	£'000	£'000	£'000
Expected credit loss at 1 st Jan 2025	19	-	-	19
Financial assets purchased and recognised	12	-	-	12
Financial assets sold and derecognised	(2)	-	-	(2)
Change in credit risk	-	-	-	-
Transfer between stages				
- Transfer to Stage 1	-	-	-	-
- Transfer to Stage 2	-	-	-	-
- Transfer to Stage 3	-	-	-	-
Expected credit loss as at 31st Dec 2025	29	-	-	29
	Stage 1	Stage 2	Stage 3	Total
Non lending financial assets	12-month ECL	Lifetime ECL	Lifetime ECL	
	£'000	£'000	£'000	£'000
Non lending financial assets at 1 st Jan 2025	112,637	-	-	112,637
Financial assets purchased and recognised	18,350	-	-	18,350
Financial assets sold and derecognised	(14,773)	-	-	(14,773)
Change in credit risk	-	-	-	-
Transfer between stages				
- Transfer to Stage 1	-	-	-	-
- Transfer to Stage 2	-	-	-	-
- Transfer to Stage 3	-	-	-	-
Non lending financial assets at 31st Dec 2025	116,214	-	-	116,214

28 Financial Risk Management (continued)

Loss allowance (continued)

	Stage 1	Stage 2	Stage 3	Total
Non lending financial assets impairment	12-month ECL	Lifetime ECL	Lifetime ECL	
	£'000	£'000	£'000	£'000
Expected credit loss at 1 st Jan 2024	34	-	-	34
Financial assets purchased and recognised	1	-	-	1
Financial assets sold and derecognised	(2)	-	-	(2)
Change in credit risk	(14)	-	-	(14)
Transfer between stages				
- Transfer to Stage 1	-	-	-	-
- Transfer to Stage 2	-	-	-	-
- Transfer to Stage 3	-	-	-	-
Expected credit loss as at 31st Dec 2024	19	-	-	19
	Stage 1	Stage 2	Stage 3	Total
Non lending financial assets	12-month ECL	Lifetime ECL	Lifetime ECL	
	£'000	£'000	£'000	£'000
Non lending financial assets at 1 st Jan 2024	108,612	-	-	108,612
Financial assets purchased and recognised	6,799	-	-	6,799
Financial assets sold and derecognised	(2,774)	-	-	(2,774)
Change in credit risk	-	-	-	-
Transfer between stages				
- Transfer to Stage 1	-	-	-	-
- Transfer to Stage 2	-	-	-	-
- Transfer to Stage 3	-	-	-	-
Non lending financial assets at 31st Dec 2024	112,637	-	-	112,637

28 Financial Risk Management (continued)

Loss allowance (continued)

	Stage 1	Stage 2	Stage 3	Total
Commitments impairment	12-month ECL	Lifetime ECL	Lifetime ECL	
	£'000	£'000	£'000	£'000
Expected credit loss at 1 st Jan 2025	24	218	-	242
Commitments approved and recognised	59	5	-	64
Commitments drawn and derecognised	(111)	(11)	-	(122)
Change in credit risk and model	(43)	-	-	(43)
Transfer between stages				
- Transfer to Stage 1	120	(120)	-	-
- Transfer to Stage 2	-	-	-	-
- Transfer to Stage 3	-	(1)	1	-
Other movements	-	-	-	-
Commitments not proceeding	(15)	(85)	(1)	(101)
Expected credit loss as at 31st Dec 2025	34	6	-	40
	Stage 1	Stage 2	Stage 3	Total
Commitments	12-month ECL	Lifetime ECL	Lifetime ECL	
	£'000	£'000	£'000	£'000
Commitments at 1 st Jan 2025	36,643	11,988	200	48,831
Commitments approved and recognised	45,193	7,145	-	52,338
Commitments drawn and derecognised	(27,859)	(6,219)	(50)	(34,128)
Change in credit risk and model	-	-	-	-
Transfer between stages				
- Transfer to Stage 1	8,852	(8,852)	-	-
- Transfer to Stage 2	(400)	400	-	-
- Transfer to Stage 3	-	(248)	248	-
Other movements	-	-	-	-
Commitments not proceeding	(9,037)	(3,813)	(150)	(13,000)
Commitments at 31st Dec 2025	53,392	401	248	54,041

28 Financial Risk Management (continued)

Loss allowance (continued)

	Stage 1	Stage 2	Stage 3	Total
Commitments impairment	12-month ECL	Lifetime ECL	Lifetime ECL	
	£'000	£'000	£'000	£'000
Expected credit loss at 1 st Jan 2024	32	165	-	197
Commitments approved and recognised	23	199	-	222
Commitments drawn and derecognised	(74)	(75)	(1)	(150)
Change in credit risk and model	(21)	13	(2)	(10)
Transfer between stages				
- Transfer to Stage 1	74	(74)	-	-
- Transfer to Stage 2	(4)	4	-	-
- Transfer to Stage 3	(3)	-	3	-
Other movements	-	-	-	-
Commitments not proceeding	(3)	(14)	-	(17)
Expected credit loss as at 31st Dec 2024	24	218	-	242
	Stage 1	Stage 2	Stage 3	Total
Commitments	12-month ECL	Lifetime ECL	Lifetime ECL	
	£'000	£'000	£'000	£'000
Commitments at 1 st Jan 2024	32,189	21,041	-	53,230
Commitments approved and recognised	24,485	10,502	-	34,987
Commitments drawn and derecognised	(21,751)	(14,829)	-	(36,580)
Change in credit risk and model	-	-	-	-
Transfer between stages				
- Transfer to Stage 1	4,139	(4,139)	-	-
- Transfer to Stage 2	(244)	244	-	-
- Transfer to Stage 3	(150)	(50)	200	-
Other movements	-	-	-	-
Commitments not proceeding	(2,025)	(781)	-	(2,806)
Commitments at 31st Dec 2024	36,643	11,988	200	48,831

Other movements comprise of arrangement and legal fees being transferred to the carrying value of the loans.

28 Financial Risk Management (continued)

Credit risk by asset class

As at 31 st Dec 2025	Stage 1	Stage 2	Stage 3	Total
Loans and advances to customers at amortised cost	12-month ECL	Lifetime ECL	Lifetime ECL	
	£'000	£'000	£'000	£'000
Good quality	282,710	15,282	-	297,992
Satisfactory quality	28,679	23,890	231	52,800
Lower quality	29	2,420	10,397	12,846
Below standard	-	-	898	898
Gross carrying amount	311,418	41,592	11,526	364,536
Expected credit loss	(94)	(452)	(932)	(1,478)
Carrying amount	311,324	41,140	10,594	363,058

As at 31 st Dec 2025	Stage 1	Stage 2	Stage 3	Total
Non lending financial assets	12-month ECL	Lifetime ECL	Lifetime ECL	
	£'000	£'000	£'000	£'000
Investment grade accounts	116,214	-	-	116,214
Non investment grade accounts	-	-	-	-
Impaired	-	-	-	-
Gross carrying amount	116,214	-	-	116,214
Expected credit loss	(29)	-	-	(29)
Carrying amount	116,185	-	-	116,185

As at 31 st Dec 2025	Stage 1	Stage 2	Stage 3	Total
Commitments	12-month ECL	Lifetime ECL	Lifetime ECL	
	£'000	£'000	£'000	£'000
Good quality	47,977	351	-	48,328
Satisfactory quality	4,001	50	-	4,051
Lower quality	1,414	-	248	1,662
Below standard	-	-	-	-
Gross carrying amount	53,392	401	248	54,041
Expected credit loss	(34)	(6)	-	(40)
Carrying amount	53,358	395	248	54,001

Charity Bank uses an internal credit grading method considering financial, quality of income, qualitative and general factors.

The table below categorises the levels of credit risk, this is determined separately for each asset.

Credit risk	Internal credit grading	Investment grading
Good quality	A, B1, B2	Investment grade
Satisfactory quality	C1, C2	Non-Investment grade
Lower quality	D, E	
Below standard	F	

28 Financial Risk Management (continued)

Age analysis of past-due and impaired assets

The table below shows the age analysis of loans that are past-due and impaired assets.

Past-due and impaired

	31 st Dec	31 st Dec
	2025	2024
	£'000	£'000
Neither past-due or impaired	352,748	322,682
Past-due		
Within three months	54	35
Over three months	208	49
Total past-due	262	84
Impaired	11,526	9,727
	364,536	332,493

Charity Bank holds security that fully covered the past-due and impaired values.

Security against past-due and impaired

	31 st Dec	31 st Dec
	2025	2024
	£'000	£'000
Neither past-due or impaired	1,096,327	962,196
Past-due		
Within three months	-	-
Over three months	-	-
Total past-due	-	-
Impaired	27,460	27,822
	1,123,787	990,018

Analysis of impaired loans and advances to customers

Refer to note 14 for a detailed analysis of impairments.

Credit exposure by sector

	31 st Dec	31 st Dec
	2025	2024
	£'000	£'000
Banks	82,705	97,358
Government	33,177	14,868
Loans and advances to customers	363,058	331,101
Other	2,893	2,355
	481,833	445,682

The above sector analysis includes cash and balances at banks, financial assets, and loans and fees receivable.

A proportion, 24% (31st December 2024: 25%) of Charity Bank's total financial assets was to high quality financial institutions, the majority of which had external ratings of between A- and AA+.

28 Financial Risk Management (continued)

Liquidity risk

Charity Bank is exposed to liquidity risk. The liquidity policy is reviewed at least annually by ALCO before being reviewed by the Risk Committee, with final review and approval by the Board.

The liquidity policy requires that sufficient HQLAs are held in a form and at a level which reflects prudent banking practice and regulatory criteria to meet funding requirements under normal and abnormal circumstances. In particular, under internal policies the required levels of HQLAs in approved investments are required to be higher than the minimum levels determined by prudential regulation.

Currency profile

As at the year-end, Charity Bank was not exposed to foreign exchange risk.

Instruments held for trading

None of Charity Bank's financial instruments are held for trading purposes and no trading book is held.

Hedging

Financial instruments are not held for transactional hedging purposes and are held to maturity.

Market price risk

Charity Bank is exposed to market price risk consisting of investments in approved debt securities, principally high-quality securities issued by the UK government. These investments represent Charity Bank's policy to invest in HQLAs in accordance with regulatory requirements.

These investments are subject to market price fluctuations in response to interest rate expectations and Charity Bank is therefore exposed to potential gains or losses on these investments. The below table represents the split of our financial assets and liabilities with their relevant market value.

	31 st Dec	31 st Dec
	2025	2024
	£'000	£'000
Financial assets		
Cash and balances at banks	82,700	97,352
Financial assets at amortised cost	33,160	14,859
Loans and advances to customers	363,058	331,101
Other assets	325	407
	479,243	443,719
Financial liabilities		
Customer accounts	421,741	387,175
Other liabilities	1,364	1,178
Subordinated debt	9,555	9,346
	432,660	397,699

Categories of financial instruments

The table below represents Charity Bank assets and liabilities carrying amounts, classified by the categories as defined in IFRS 9.

28 Financial Risk Management (continued)

Fair values of financial instruments

Set out below is a year-end comparison of carrying values and fair values of all the Charity Bank's financial instruments by category. The fair values are determined as stated below.

	Carrying	Carrying	Fair	Fair
	value	value	value	value
	31 st Dec	31 st Dec	31 st Dec	31 st Dec
	2025	2024	2025	2024
	£'000	£'000	£'000	£'000
Financial assets				
Cash and balances at banks	82,700	97,352	82,700	97,352
Financial assets at amortised cost	33,160	14,859	33,128	14,311
Loans and advances to customers	363,058	331,101	371,035	336,345
Other assets	325	407	325	407
	479,243	443,719	487,188	448,415
Financial liabilities				
Customer accounts	421,741	387,175	421,741	387,175
Other liabilities	1,364	1,178	1,364	1,178
Subordinated debt	9,555	9,346	5,942	6,127
	432,660	397,699	429,047	394,480

Basis of determination of fair values

Cash and balances at banks: these consist of cash held in hand and balances held with other banks. The carrying amount of the cash balances is deemed to be a reasonable representation of the fair value.

Financial Assets at amortised cost: these comprise of financial assets. The basis of estimating the fair value of these assets is by ascertaining the market value as at the balance sheet date from quoted prices.

Loans and advances to customers: these comprise of loans and other facilities granted to non-bank customers. The fair value is calculated based on cash flows discounted using a current lending rate.

Customer accounts: these comprise of deposits made with Charity Bank by all depositors. Fair value is calculated based on the present value of future payments of principal and interest cash flows. Given that a significant proportion of customer accounts are considered to be at current market rates, the carrying value generally approximates their fair value.

Subordinated debt: as at 31st December 2025, there is one type of subordinated loan note in issue, which is a long-term debt liability. Subordinated notes are valued using a discounted cash flow technique. The discount factor is derived using management's best estimate of what the market rate would be for a debt instrument with similar characteristics taking into account what the primary market is in which such instruments would be traded.

Fair value measurement recognised in the statement of financial position

The following tables provide an analysis of financial instruments for Charity Bank that are measured subsequent to initial recognition at amortised cost and fair value through profit or loss. These are grouped into Levels 1 to 3 based on the degree to which the fair value is observable:

28 Financial Risk Management (continued)

Fair value measurement recognised in the statement of financial position (continued)

- Level 1 – fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2 – fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices)
- Level 3 – fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs). Fair value for ‘Loans and advances to customers’ is calculated by using the BOE EIR for SMEs on new loans rate with an uplift of 0.1% to calculate the present value of future repayments. ‘Subordinated debt’ uses the future interest payments and the maturity value to calculate the present value.

	Level 1	Level 2	Level 3	Total
	£'000	£'000	£'000	£'000
As at 31 st December 2025				
Financial assets				
Amortised cost				
Loans and advances to customers	-	-	371,035	371,035
Financial assets	33,128	-	-	33,128
Cash and balances at banks	82,700	-	-	82,700
Other assets	-	325	-	325
	115,828	325	371,035	487,188
Financial liabilities				
Amortised cost				
Customer accounts	-	421,741	-	421,741
Subordinated debt	-	-	5,942	5,942
Other liabilities	-	1,364	-	1,364
	-	423,105	5,942	429,047

	Level 1	Level 2	Level 3	Total
	£'000	£'000	£'000	£'000
As at 31 st December 2024				
Financial assets				
Amortised cost				
Loans and advances to customers	-	-	336,345	336,345
Financial assets	14,311	-	-	14,311
Cash and balances at banks	97,352	-	-	97,352
Other assets	-	407	-	407
	111,663	407	336,345	448,415
Financial liabilities				
Amortised cost				
Customer accounts	-	387,175	-	387,175
Subordinated debt	-	-	6,127	6,127
Other liabilities	-	1,178	-	1,178
	-	388,353	6,127	394,480

28 Financial Risk Management (continued)

Capital risk

Charity Bank's Capital Resources at the year-end were as follows:

	31 st Dec	31 st Dec
	2025	2024
	£'000	£'000
Tier 1		
Ordinary share capital	16,810	16,810
Retained earnings	17,622	13,669
Share premium	7,932	7,932
Intangible assets	(720)	(871)
Total Tier 1 capital	41,644	37,540
Tier 2 capital		
Subordinated loan notes	5,400	4,836
Total Tier 2 capital	5,400	4,836
Total capital resources	47,044	42,376

29) Post balance sheet events

Charity Bank continues to closely monitor the conflict in Iran and any potential impacts on the Bank or our customers. Charity Bank does not have any material balances with counterparties directly impacted by the conflict; however, we remain cognisant of potential stress that could arise from a prolonged period of wider economic volatility, including interest rate fluctuations and increased inflationary pressures.

Due to the timing of the situation, the conflict is considered to be a non-adjusting post balance sheet event and no adjustments have been made to the financial statements.

The Articles of Association permit the payment of a dividend to shareholders, a proposed dividend will be considered, and if appropriate approved at the AGM in June 2026 of £558k.

No adjustment has been made to the financial statements for the proposed dividend transaction.

Country by country reporting

The Capital Requirements (Country-by-Country Reporting) Regulations 2013 came into effect on 1 January 2014 and place certain reporting obligations on financial institutions within the scope of the Capital Requirements Directive ('CRD IV'). All of the activities of Charity Bank are conducted in the United Kingdom and therefore 100% of the total income, profit before tax and tax paid as well as employee figures are related to the United Kingdom.

	UK	UK
	2025	2024
Number of employees (average full-time equivalent)	91	82
Interest income (£'000)	27,885	28,476
Profit before taxation (£'000)	3,724	6,590
Tax expense (£'000)	(934)	(1,649)
Corporation tax paid (£'000)	(1,206)	(2,274)

Charity Bank has not received any direct public subsidies. The Bank manages programmes which provide funding to charities and social enterprises which may consider public subsidy for those enterprises within parameters permitted by relevant law.

1) Basis of preparation

The Report and Financial information for the year ended 31st December 2025 have been prepared in accordance with UK adopted International accounting standards and the requirements of the Capital Requirements (Country-by-Country Reporting) Regulations 2013 as applicable to companies reporting under those standards.

2) Accounting policies

This note sets out Charity Bank's accounting policies which relate to the financial information as a whole. All policies have been consistently applied to all the years presented unless stated otherwise.

Income recognition

a) Interest income and expense

Interest income on financial assets and interest expense on financial liabilities are recognised in 'interest income' and 'interest expense' in the Statement of Comprehensive Income using the 'effective interest rate' ('EIR') method. Interest income is calculated by applying the EIR to the gross carrying amount on loans.

The EIR is the rate that exactly discounts the expected future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period to the net carrying amount of the financial instrument. The EIR incorporates fees receivable or paid that are an integral part of the yield of an effective interest rate, transaction costs and all other premiums and discounts.

All income derives from banking business carried out in the United Kingdom.

Taxation

A tax expense represents the sum of the tax currently payable and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except to the extent that it relates to items recognised in Other Comprehensive Income or directly in Equity. In this case, the tax is also recognised in Other Comprehensive Income or directly in Equity, respectively.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the Statement of Comprehensive Income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. Charity Bank's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

Country by country (continued)

2 Accounting policies (continued)

Taxation (continued)

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of the assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using the balance sheet liability method.

Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Recognition of both deferred tax assets and deferred tax is reviewed on an annual basis at the balance sheet date.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities and there is an intention to settle the balances on a net basis.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset is realised.

Independent auditors' report to the directors of The Charity Bank Limited

Report on the audit of the country-by-country information

Opinion

In our opinion, The Charity Bank Limited's country-by-country information for the year ended 31 December 2025 has been properly prepared, in all material respects, in accordance with the requirements of the Capital Requirements (Country-by-Country Reporting) Regulations 2013.

We have audited the country-by-country information for the year ended 31 December 2025 in Annual Report.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)"), including ISA (UK) 800 and ISA (UK) 805, and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the country-by-country information section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the country-by-country information in the UK, which includes the FRC's Ethical Standard, to public interest entities, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Emphasis of matter - Basis of preparation

In forming our opinion on the country-by-country information, which is not modified, we draw attention to Note 1 of the country-by-country information which describes the basis of preparation. The country-by-country information is prepared for the directors for the purpose of complying with the requirements of the Capital Requirements (Country-by-Country Reporting) Regulations 2013. The country-by-country information has therefore been prepared in accordance with a special purpose framework and, as a result, the country-by-country information may not be suitable for another purpose.

Conclusions relating to going concern

Our evaluation of the directors' assessment of the company's ability to continue to adopt the going concern basis of accounting included:

- Evaluation of management's going concern assessment;
- Evaluation of management's financial forecasts and management's stress testing of liquidity and regulatory capital, including the severity of the stress scenarios and assumptions that were used;
- Evaluation of management's assessment of its liquidity diversification profile and risk; and
- Substantiation of cash and other liquid assets held by the company, as well as access to liquidity facilities at the Bank of England.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from the date on which the country-by-country information is authorised for issue.

In auditing the country-by-country information, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the country-by-country information is appropriate.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the company's ability to continue as a going concern.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Reporting on other information

The other information comprises all of the information in the Annual Report other than the country-by-country information and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the country-by-country information does not cover the other information and, accordingly, we do not express an audit opinion or any form of assurance thereon.

In connection with our audit of the country-by-country information, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the country-by-country information or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the country-by-country information or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

Responsibilities for the country-by-country information and the audit

Responsibilities of the directors for the country-by-country information

The directors are responsible for the preparation of the country-by-country information in accordance with the requirements of the Capital Requirements (Country-by-Country Reporting) Regulations 2013 as explained in the basis of preparation in note 1 and accounting policies in note 2 to the country-by-country information, and for determining that the basis of preparation and accounting policies are acceptable in the circumstances. The directors are also responsible for such internal control as they determine is necessary to enable the preparation of country-by-country information that is free from material misstatement, whether due to fraud or error.

In preparing the country-by-country information, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the country-by-country information

It is our responsibility to report on whether the country-by-country information has been properly prepared in accordance with the relevant requirements of the Capital Requirements (Country-by-Country Reporting) Regulations 2013.

Our objectives are to obtain reasonable assurance about whether the country-by-country information as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this country-by-country information.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the company/industry, we identified that the principal risks of non-compliance with laws and regulations related to breaches of the rules of the Financial Conduct Authority, Prudential Regulatory Authority, UK tax legislation and equivalent laws and regulations applicable to the company, and we considered the extent to which non-compliance might have a material effect on the country-by-country information. We also considered those laws and regulations that have a direct impact on the country-by-country information such as applicable tax legislation and the Capital Requirements (Country-by-Country Reporting) Regulations 2013. We evaluated management's incentives and opportunities for fraudulent manipulation of the country-by-country information (including the risk of override of controls) and determined that the principal risks were related to posting inappropriate journals, and management bias through judgments and assumptions in significant accounting estimates. Audit procedures performed included:

- Making enquiries of management and those charged with governance in relation to non-compliance with laws and regulation and fraud;
- Reviewing key correspondence with the Financial Conduct Authority and Prudential Regulation Authority;
- Challenging assumptions and judgments made by management in their significant accounting estimates, in particular in relation to the risk of bias in the impairment of loans and advances;
- Identifying and testing selected journal entries, in particular journal entries posted by senior management or with unusual account combinations; and
- Incorporating unpredictability into the nature, timing and/or extent of our testing.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the country-by-country information. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities for the audit of the country-by-country information is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report


This report, including the opinion, has been prepared for and only for the company's directors in accordance with the Capital Requirements (Country-by-Country Reporting) Regulations 2013 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come, save where expressly agreed by our prior consent in writing.

A handwritten signature in black ink that reads "PricewaterhouseCoopers LLP". The signature is written in a cursive, flowing style.

PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
17 April 2026

Directors, Committees and Advisors

Registered Office	Board of Directors	Internal Credit Committee
Fosse House, 182 High Street	Alan Hodson (Chair)	Ed Siegel
Tonbridge	Paul Berry	<u>Credit department</u>
Kent TN9 1BE	Jonathan Britton OBE	Caspar Mackay (Co-Chair)
Tel: 01732 441900	Michael Crabb	Orla Dobson (Co-Chair)
Email: enquiries@charitybank.org	Yashmin Harun BEM	Yaa Kudom
Website: www.charitybank.org	Neil Heslop OBE - a connected Director (to 8 th September 2025)	<u>Impact Lending and Social Investment Solutions department representatives:</u>
Registered Company No. 4330018		
PRA No. 207701	Rebecca MacDonald - a connected Director	
	Caspar Mackay	
Independent Auditors	Caroline Price (to 8 th September 2025)	Peter Hughes
Pricewaterhouse Coopers LLP	Dr Ambreen Shah (to 16 th December 2025)	Jeremy Ince
7 More London Riverside	Edward Siegel	Adam Ruffinato
London SE1 2RT	Prashant Solanky	Carolyn Sims
	Toby Walter - a connected Director	Daniel Wilson-Dodd
Principal Banker		Nathan Whitaker
NatWest (National Westminster Bank)	Audit Committee	<u>Additional Members:</u>
Newcastle-under-lyme ST5 0QX	Jonathan Britton OBE (Chair)	Debbie Harmsworth
	Paul Berry	Thomas Ralph
Investment Manager	Caroline Price (to 8 th September 2025)	Kirstie Smith
Barclays Bank	Dr Ambreen Shah (to 16 th December 2025)	
1 Churchill Place, Canary Wharf	Prashant Solanky (from 31 st March 2025)	Assets & Liabilities Committee
London E14 5HP	Alan Hodson (Observer)	
King & Shaxson		Kirstie Smith (Chair)
155 Fenchurch Street	Risk Committee	Laura Clements
London EC3m 6AL	Paul Berry (Chair)	Justin Hort
	Jonathan Britton OBE	Caspar Mackay
Executive Management Committee	Michael Crabb	Karen Moss
Edward Siegel (CEO)	Rebecca MacDonald (to 31 st March 2025)	Jacqueline Murray
Natasha Breen	Yashmin Harun BEM (from 31 st March 2025)	Mateen Musa
Justin Hort	Alan Hodson (Observer)	Martin Pinto
Mark Howland		Thomas Ralph
Chris Jones	Governance Committee	Edward Siegel
Caspar Mackay	Alan Hodson (Chair)	Carolyn Sims
Thomas Ralph	Michael Crabb	David Taylor
Carolyn Sims	Rebecca MacDonald (from 31 st March 2025)	Susan Terblanche
Kirstie Smith		Adam Thrower
Nathan Whitaker	Toby Walter (to 31 st March 2025)	



“There was no chance we’d have been able to afford the project without the loan. Charity Bank’s ethos makes it easy to work with them. They took the time to get to know us and understand what we’re doing. We’re also paying less than we would have paid with our main bank, so we’re very happy.”

Ben Dart, Chief Operating Officer at Kent Wildlife Trust

Unless indicated otherwise the photographs in this report are of our staff, savers, investors or organisations we have loaned money to. Nothing within this document should be deemed to constitute advice or a recommendation. If you are in any doubt, please seek professional advice before any course of action is taken.

Registered Office:

The Charity Bank Limited, Fosse House, 182 High Street, Tonbridge, TN9 1BE. Company registered in England and Wales No. 4330018. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Financial Services Register No. 207701. Member of the Financial Services Compensation Scheme ('FSCS').