



# Annual Report and Accounts **2025**

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# Key Performance Indicators

Founded in 1867, Loughborough Building Society remains true to the ideals of the group of local businessmen who got together to provide the people of Loughborough and District with opportunities to save and borrow money.

For over 150 years the Society has been helping people to buy their homes and save for their future and is proud to have remained an independent, mutual provider of mortgages and savings.

As a mutual building society, we're owned by our customers – our savers and borrowers. To us you're more than a customer; you're a member and an individual.

Unlike banks, being a mutual business means we don't have shareholders or dividends to pay. The Society is able to take a long-term view and balance the needs of its members for competitive interest rates with the requirement to make enough profit to support capital and allow for continuing investment in new services and expertise.

The Board manages the Society and oversees the agreed strategy using a variety of performance and control reports, including the use of key performance indicators. The table below show progress over the last three years across a number of key performance indicators.

|                            | 2025           | 2024    | 2023    |
|----------------------------|----------------|---------|---------|
| Reserves                   | <b>£26.0m</b>  | £26.6m  | £26.4m  |
| (Loss) / Profit before tax | <b>£(0.7)m</b> | £0.1m   | £0.8m   |
| Liquid assets              | <b>£84.2m</b>  | £63.8m  | £63.1m  |
| Mortgage assets            | <b>£513.1m</b> | £481.1m | £456.7m |
| Share balances             | <b>£516.1m</b> | £483.4m | £391.9m |
| Management expenses        | <b>1.68%</b>   | 1.64%   | 2.03%   |

# Directors' Report

The Board is pleased to present their 158th Annual Report, together with the Annual Accounts and Annual Business Statement of Loughborough Building Society for the year ended 31 October 2025.

## Business Objectives and Activities

The principal business activity of the Society is the provision of long-term residential mortgages to borrowers, financed by personal savings from members, in keeping with traditional building society principles and values. The business objectives are to promote savings and home ownership across England and Wales through a variety of mortgage and savings products which cater for a wide range of customer needs. This objective is achieved through a competitive interest rate structure on a variety of straightforward products, combined with consistently reliable and personal service, to meet the needs of our members and safeguard their interests.

## Business Review

### Economic Conditions

One of the major influences on Society performance is the economy, which in 2025 saw the continuation of reductions in Bank base rate from 5% at the Society's prior year end to 4% at 31 October 2025. There remains considerable geopolitical uncertainty with volatile US trade tariffs, combined with the ongoing conflict in Ukraine continuing to drive some market volatility in the near-term inflation and interest rate outlook. The forecast for UK growth remains weak, which together with a more benign inflation outlook should support further modest reductions in base rate in 2026.

To help protect the Society's savers in a falling base rate environment it has passed on only a proportion of the reduction in base rate to its variable rated savings accounts. In taking these decisions the Society has to manage the need to provide fair priced savings products to members with the need to manage net interest margin to maintain its long term financial stability.

Our experience to date is that there has been no material change in mortgage arrears, despite many existing borrowing members having to pay a higher rate as their existing mortgage deals mature. However, the Board remains alert to the continuing level of uncertainty within the economy and the potential for this to result in an increase in arrears rates. Where borrowers experience financial difficulty, the Society always looks to work with borrowers to provide short term flexibility on repayment options.

## Lending and Saving

Competition has been intense for a number of years in both lending and saving markets. The view that UK base rate will fall further has resulted in a reduction in mortgage pricing across the market, particularly for fixed rate products.

For savers competition in the wider market kept savings rates high, despite the 1% cumulative reduction in base rate in the period since 31 October 2024. The Society's objectives remain to reward its savers with sustainable and fair pricing that equally work for existing customers as well as attracting new ones. It is a price taker in both mortgage and savings markets. However, a focus on mortgage lending in markets that provide higher returns and growth in the overall size of the mortgage book has supported a modest improvement in the level of net interest margin that the Society has been able to deliver.

In 2025 the Society delivered gross mortgage lending of £125m, (2024: £92m), with this increase in lending supported by the successful deployment of a new mortgage origination system in Q3 2024. The Society anticipates lower levels of gross lending in 2026 as it focuses resources on the safe and successful migration to a new core operating platform. The level of gross lending achieved in 2025, together with the retention of existing mortgage balances, resulted in net mortgage book growth of £32m (2024: £24m).

This is the ninth consecutive year in which the Society has seen mortgage book growth, and this continues to allow a greater level of investment in service, resources and systems for the benefit of existing and future members. In 2026 the Society will complete the transformation of our IT systems. These new systems will support the delivery of a modern, resilient operating system that will provide a platform for future growth.

The Society's mortgage lending has benefited from continuing to expand its broker operations in the year. Despite the volatility in market pricing, the Society has maintained its customer service standards across the year both to brokers and its own direct advice offering.

Growth was also achieved in the Society's share and deposit balances with net savings receipts of £51m representing another year of strong savings growth (2024: £91m). Most of the Society's savings business continues to be conducted through the branch network, although the Society has used commercial cash platforms strategically over recent years for short term 'bursts' in raising funds. Growth has also been

built primarily on the Society's range of good value and straightforward savings products. In the prior year the Society fully repaid its borrowing from the Bank of England. It has no borrowing outstanding from the Bank at 31 October 2025.

As in the prior year, all mortgage balances are funded by member share accounts.

The Society makes use of the wholesale money markets to provide diversity within its funding strategy. The Society has available Bank of England funding facilities which provide guaranteed emergency funds in the unlikely event of such funding being required.

### **Profitability**

In terms of financial results this has been a mixed year for the Society. Trading wise it has been difficult to manage net interest margin. In the year to 31 October 2025 Bank base rates fell from 5% to 4%. Mortgage rates generally have tracked this reduction whereas savers rates across the market did not. This is good news for savers but not for Society profitability. Others in our sector have experienced the same challenge. These 'higher for longer' saver rates and lower lending rates have negatively impacted our profitability.

Added to this the extended time and temporary costs of preparing for business core system change and higher inflation has led to management expenses rising in the year by just over £1m. Most of that cost relates to the system change work. Taken together the Society has reported a pre-tax loss of £0.7m.

Members should also note half of the reported loss of £0.7m occurs from accounting for the fair value movement of hedging instruments (swaps). This is an accounting loss rather than a real cash loss.

The Society transacts derivatives to mitigate the risk to income from movements in interest rates. These are held at fair value in the accounts, with the movement in fair value recognised in the Income Statement. Changes in fair value are primarily due to timing differences, which will tend to zero as the asset or liability reaches maturity and so should not be considered part of the underlying profitability.

The Society continues to strike a balance between growing the business, providing a reasonable return to investing members and making investments in new services and expertise.

### **Impairment**

The Income Statement shows an impairment charge of £10k during the year, compared to a credit of £0.2m in 2024. In

the current year, the strength of the wider housing market, together with the Society considering that the easing of the cost-of-living crisis has lowered the probability of customers defaulting on their mortgages has resulted in a decrease in the Society's collective impairment assessment, despite an increase in the overall size of the mortgage portfolio. This has been offset by an increase in the Society's specific impairment assessment due to a small number of mortgages that are specifically provided for having higher levels of arrears.

Although arrears remain low, both across the market generally and for the Society in particular, the Board remain cautious about the recoverability of recent house price gains in the event of a general market deterioration and have provided accordingly.

Provision is made for individual cases either in possession, or where the level of arrears or other known information about the case is such that individual consideration is appropriate. The level of individual impairment at the end of the year was £268,000 (2024: £164,000).

The Society also maintains an allowance for collective impairment, which assesses loan cases for potential loss, should they become re-possessed and applies publicly available propensity to default (PD) data.

In the Society's case, PD data published by the Fitch ratings agency is used for this purpose. In spite of the inflationary pressure seen in recent years the Fitch PDs have not deteriorated, and neither of these matters have had a noticeable impact on the Society's allowance for loan impairment. Over the year the provision for collective impairment shows a reduction from £744,000 in 2024 to £650,000. This reduction is due to modest house prices increases in 2025 more than offsetting the growth in the overall size of the Society's mortgage portfolio.

### **Branch Network**

Together with its agency outlet in Southwell, the branch network remains the route by which the Society continues to undertake the majority of its savings transactions with customers.

Customer feedback constantly tells us how important this personal contact is for our members and the Board is happy to reaffirm its commitment to its branches and the staff who work there. As banks continue to shrink their branch networks in our heartland the Society will evaluate opportunities as they arise to expand into communities where it would assist with growth ambitions and widening the membership offering.

## Society Staff

The Board wishes to place on record its appreciation for the work of the Society's staff during another busy year with high numbers of mortgage applications and launching new savings and mortgage accounts to customers, together with considerable work connected with the upcoming migration to a new core operating platform.

The Board is proud of them all for what they have achieved and knows how much their efforts are appreciated by our members.

## Climate Change

The Society recognises the importance of taking responsibility for the environmental impact of our business and the products and services that we offer to members, with the Society's work in this area being led by the Finance Director. The Society moved to new head office premises in June 2024 and as part of refurbishing this property steps were taken to ensure the installation of environmentally optimum means of heating and cooling the premises. Additionally, highly energy efficient LED lighting is deployed throughout the building and solar panels have been installed to source some of our business's energy requirements. Electric charging points are provided for staff members that own electric vehicles to charge their vehicles.

The Society has now spent sufficient time in its new Head Office to determine the impact on energy usage and the associated climate impact. In 2026 a full carbon footprint assessment will be commissioned, with the results being used to determine what steps can be taken to reduce emissions further.

## Principal Risks and Uncertainties

Building societies operate in a highly competitive and regulated market with significant uncertainties arising from the general economic environment, in particular the demand for borrowing and the availability of funding.

The Society has a cautious approach to its risk appetite which helps to protect members' interests and reduce exposure to the risks and uncertainties facing the business. Processes, policies and controls are in place to reduce these risks to acceptable levels.

All major areas of risk are reviewed by the Risk Committee and, where appropriate, other Board committees as detailed in the Corporate Governance Report on pages 10 to 14. The Society maintains a comprehensive risk register, sets a risk appetite target against each risk identified and takes actions and implements controls until the level of residual risk

is acceptable. Progress is also monitored through the Risk Committee.

Many of the risks faced are those associated with any business striving to prosper in a competitive market, including margin pressures, regulatory and compliance developments.

The principal business risks to which the Society is exposed are outlined below. The Society has stress tested its Business Plan for these risks and considers that it has appropriate management control processes and sufficient capital and liquidity resources to allow it to withstand such impacts.

The principal business risks to which the Society is exposed are:

- **Credit Risk**, this relates to the risk that mortgage customers or treasury counterparties, to whom the Society has placed money, may default on their obligation to pay.
- **Interest Rate Risk**, this is the risk that income or expenditure, arising from the Society's assets or liabilities, varies due to changes in interest rates. In the year to 31 October 2025 a further 1% reduction in base rate was implemented by the Monetary Policy Committee at the Bank of England. As mortgage and savings rates have responded differently to these decreases the Society has been, and continues to be exposed to, differing income and costs in the two sides of its balance sheet.
- **Liquidity Risk**, this relates to the Society's ability to meet its financial obligations as they fall due. Times of significant uncertainty, such as caused by the recent cost of living crisis or geo-political uncertainty can increase liquidity risk as providers of funding, both retail customers and institutions, may withdraw from markets because of their own security concerns. The Society monitors its liquidity daily and conducts stress tests on its ability to fund its operations and meet liabilities as they fall due. The Society has been able to fund itself effectively throughout the year, maintaining an active presence in both retail and institutional markets. It also has access to Bank of England schemes that would provide emergency funding should the unlikely need arise.
- **Operational Risk**, this is the risk of a loss arising from inadequate or failed internal processes or systems, human error, key supplier failure, external events including cyber risks, or the failure of a third-party supplier to provide the contracted services.
- **Regulatory Risk**, this is the risk that the volume and complexity of regulatory requirements and related costs reduce the Society's capital and ability to compete over a

period of time. Regulatory changes are closely monitored, actioned where appropriate and reported to the Board.

- **Conduct Risk**, this is the risk that the Society does not treat its customers fairly or provides inappropriate products for customers.
- **Strategic Risk**, this is the risk of the Society entering unprofitable markets, offering unprofitable products or being unable to keep up with changes in customer expectations. The Board has a strategic duty to ensure that the Society makes an adequate amount of profit to maintain capital ratios at a level sufficient to provide long term financial strength and stability for all members.
- **Concentration Risk**, this is the risk of loss due to a large individual or connected exposure that could be affected by common factors including geographical location. The Board sets limits for maximum exposures to both borrowers and treasury counterparties.
- **Reputational Risk**, as a deposit taking institution, it is essential that the Society safeguards its members' funds and ensures that events do not arise which could damage our reputation and lead to a loss of public confidence.
- **Climate Risk** is the risk of adverse impacts on the Society's business caused by climate change. These risks have been identified as being physical and transitional. Physical risks could create a direct impact, such as properties over which the Society holds a mortgage becoming uninhabitable or unsaleable due to increased risk of flooding. Transition risks could include developments such as potential disruption to certain sectors of the economy as society moves from higher to lower levels of carbon production in energy generation.

The Society commissioned a statistical analysis of its mortgage book to understand the potential impact of climate risk on existing accounts. This analysis suggests that direct, physical risks may not present a significant risk to the Society's business, but that transitional risks, especially the remediation costs of converting low energy efficiency homes to a better standard of energy efficiency may be substantial. The impact of this has been fully incorporated into the Society's annual assessment of its capital position and the impact on this of various stress scenarios.

In addition to the risks outlined above, some risks arise from the very nature of being a building society. Primarily these are the raising of funds from savers and lending to mortgage borrowers and other counterparties. These financial risks are closely monitored and controlled by the Board, supported by its committees.

Further details of the Society's approach to financial risk management, including the use of financial instruments for risk

management purposes and the key risks faced, are detailed in note 24 to the Accounts.

The management of risk and strategic direction are key activities for the success of the business. The Board, aided by a number of committees, is responsible for ensuring that an up to date and effective risk management structure is in place covering all aspects of the business.

## Regulation

The Society is authorised by the Prudential Regulation Authority (PRA) and regulated by the Financial Conduct Authority (FCA) and the PRA.

## Going Concern

The Board has prepared forecasts of the Society's capital position, financial position and liquidity for the period ending twelve months from the date of approval of these financial statements. These forecasts also consider the effect on the Society's business, financial position, capital and liquidity of operating under stressed but plausible operating conditions, including the impacts of changing interest rates and other increases to the cost of living.

As a result of this, the Board is satisfied that the Society has adequate resources to continue in business for the period of at least twelve months from the approval of annual report and accounts. Accordingly, the accounts continue to be prepared on a going concern basis.

## Culture

The Chair promotes a culture of open debate and sets the direction of the Board, facilitating and encouraging effective contribution and challenge from Directors, and maintaining constructive relations between Non-Executive and Executive Directors. Evidence is contained within Board and Board Committee minutes which are approved by all Committee members.

The Board and its committees monitor culture using a range of assessment measures and by seeking the views of the Internal Audit firm as it carries out its work across the year. The Society's values and personal performance framework promote our target culture. They also encourage and reward behaviours that are in the best interests of our Members and fellow employees. The performance framework requires examples of behaviours that demonstrate the target culture.

## Liquid Assets

Liquid assets in the form of cash and investments amounted to £84m (2024: £63m) representing 14.6% (2024: 12.1%) of

shares and borrowings. Liquidity requirements are reviewed by the Board on an ongoing basis and annually as part of the Society's Individual Liquidity Adequacy Assessment Process (ILAAP), ensuring that the Society has at all times adequate resources to meet its commitments as they fall due. The ILAAP is reviewed by the Assets and Liabilities Committee before being approved by the Board. The Society has maintained an adequate level of high quality liquid assets (in the form of deposits with the Bank of England), as required for all deposit taking institutions by the PRA. The Society meets its regulatory requirements under Capital Requirements Directive (CRD) for the liquidity coverage ratio. The Society is also a member of the Bank of England's Sterling Monetary Framework which is a source of short-term collateralised borrowing.

### Loans and Advances

The total number of mortgages completed during the year was 766 (2024: 693) plus 26 (2024: 38) further advances on existing accounts, the total amount advanced being £125m (2024: £92m).

### Mortgage Arrears and Forebearance

At the end of the year, there were three (2024: two) cases where mortgage repayments were twelve months or more in arrears. There were two (2024: one) cases in the Society's possession at the year end. These are taken into possession by the Society with the intention of being disposed in the short term to satisfy the outstanding loans.

The Society uses forbearance measures to assist those borrowers experiencing financial difficulty. Where the Society considers there is a possibility of a loss in such cases, a provision has been made in accordance with the Society's accounting policy for losses. There were two cases (2024: six cases) with balances outstanding of £141,000 (2024: £224,000) where forbearance measures such as transfer to interest only and deferred payments were in place at the year end.

### Profits and Capital

The Board seeks to achieve a level of profit and capital that is in line with the Society's mutual status. For the year to 31 October 2025 the loss after tax transferred to general reserve was £668,000 (2024: profit £223,000) The reasons for the loss transferred to the general reserve are explained in the Business Review section of this report.

Capital, which consists primarily of accumulated profits, is required to protect members and other stakeholders in the event of unexpected losses and to support future development. As a mutual organisation, the Society has no external shareholders and so no need to maximise profits,

instead being able to focus on providing long term value to members through competitively priced products and services.

At all times during the year the Society has held regulatory capital in excess of the Society's total capital requirement. This requirement amounted to £17.0m (2024 £16.5m). All of which was covered by CET1 capital. The Society has no Pillar 2A capital requirement.

The Board meets the requirements of the PRA Rulebook under which the Society conducts an assessment of the adequacy of its capital and resources through an Internal Capital Adequacy Assessment Process, (ICAAP). The Board approves and adopts the ICAAP on an annual basis, after detailed consideration by the Risk Committee.

### Directors

The following served as Directors during the year and up to the date of signing this report:

#### Executive Directors

|                                      |   |
|--------------------------------------|---|
| G. Brebner BSc, ACA                  | Chief Executive                                       |
| R. Broadbent BSc, ACA                | Finance Director                                      |
| M. Wade MSc,<br>CMgr CMI, Assoc CIPD | Customer Services Director                            |
| S. Lee BA, ACA                       | Risk and Compliance Director<br>and Society Secretary |

#### Non-Executive Directors

|                                     |                             |
|-------------------------------------|-----------------------------|
| H.E. Sachdev FCMA                   | Chair of Board              |
| R.W. Barlow BA, FCA                 | Senior Independent Director |
| R.L. Curtis                         |                             |
| C.J. Ashton ACMA, CF, Dip PFS, SMP  |                             |
| Z. Ali BSc, ACA                     | Appointed 1 January 2025    |
| C. Roe                              | Appointed 1 June 2025       |
| S.M.S. Choudhry<br>PhD, FCSI, FLIBF | Resigned 9 December 2024    |
| J.E. Pilcher ACIB, FCT              | Retired 31 May 2025         |

The role of the Non-Executive Director is vital to the governance of the Society and comes with increasing time demands and regulatory expectations, which have again been met with dedication and commitment by all Board members.

### Donations

There were no donations for political purposes.

The Society supports a number of local community based charities and makes a donation to Rainbows Hospice for Children and Young People, for each vote cast at its Annual General Meeting. A donation of £1,500 was made to this charity in the year.

## **Auditor**

A resolution to continue with Forvis Mazars LLP as auditors to the Society will be proposed at the forthcoming AGM.

On behalf of the Board

**Helen Sachdev,**

**Chair of the Board**

13 January 2026

The Board is responsible for the governance of the Society on behalf of the members. The Board is committed to good practice in corporate governance and has regard to the principles of the UK Corporate Governance Code 2024 (the Code) issued by the Financial Reporting Council.

The Code applies to listed UK companies, but the Board agrees with and supports its general principles. This report explains how the Society has regard to the principles of the Code insofar as it applies to a building society.

## Code Section I – Board leadership and company purpose

*Principle A – A successful company is led by an effective and entrepreneurial board, whose role is to promote the longterm sustainable success of the company, generating value for shareholders and contributing to wider society.*

*Principle B – The board should establish the company's purpose, values and strategy, and satisfy itself that these and its culture are aligned. All directors must act with integrity, lead by example and promote the desired culture.*

*Principle C – The board should ensure that the necessary resources are in place for the company to meet its objectives and measure performance against them. The board should also establish a framework of prudent and effective controls, which enable risk to be assessed and managed.*

*Principle D – In order for the company to meet its responsibilities to shareholders and stakeholders, the board should ensure effective engagement with, and encourage participation from, these parties.*

*Principle E – The board should ensure that workforce policies and practices are consistent with the company's values and support its long-term sustainable success. The workforce should be able to raise any matters of concern.*

## Board comment

The Board's principal functions are to focus on strategic issues, to provide policies and parameters within which the business is to be managed, to review business and financial performance on a regular basis and to ensure that effective systems and controls are in place for risk management. All of these functions have the aim of creating security and long-term value for members. The Board is also aware of the Society's role as a mutually owned business and believes that ensuring such businesses remain sustainable provides important choice and competition in the financial services sector.

The Board meets ten times a year and there is a formal schedule of matters that are reserved for the Board meeting. Board members have full and timely access to all of the information that they require to discharge their duties effectively.

The Statement of Directors' Responsibilities on page 20 sets out the Board's responsibilities in relation to the preparation of the Society's Annual Report and Accounts. A statement that the Society's business is a going concern is included in the Directors' Report on page 4.

As a mutual organisation the Society has members rather than shareholders. The Society seeks the views of members in a variety of ways. The Society circulates members with a magazine, "Hi Society", twice each year. These measures serve to increase the understanding of members' issues and keep in touch with members' opinions.

Each year the Society sends details of the Annual General Meeting (AGM) to all members who are entitled to vote. Members are encouraged to vote by completing a proxy form and returning it to the Society or by attending the AGM itself. Members are offered a choice as to how they may cast their vote, either by postal proxy, on-line voting or attendance at the AGM. For a number of years, the Society has encouraged members to vote by linking the number of votes cast to a donation to charity. The Society will donate 30 pence per postal vote and £1 per on-line vote, up to a maximum of £1,000.

Board Directors are present at the AGM unless there are exceptional circumstances that prevent attendance. Board Directors are available to meet with members both before and after the meeting and to answer questions on both a formal and informal basis.

All Directors are given appropriate training on induction and following their appointment are encouraged to attend events, seminars and training courses to maintain an up to date knowledge of the industry and the regulatory framework within which the Society operates.

The Chair, with the assistance of the Chief Executive, ensures that all Directors receive clear, timely and accurate information for the effective conduct of business, including an established list of items for review and regular financial updates.

All Directors are entitled to seek independent professional advice, in respect of their role as a Director of the Society, at the Society's expense.

The Society maintains liability insurance cover for all Directors.

The Board delegates, to a number of committees, specific issues to discuss in greater depth than would be possible during Board meetings. Each committee has Terms of Reference that are approved by the Board, and which are available from the Society's Secretary on request. Details of the committees are set out below.

### **Audit and Compliance Committee**

This Committee considers regulatory compliance matters, internal and external audit arrangements, adequacy of internal controls and financial reporting. Full details of the work of this Committee can be found in the Audit and Compliance Committee Report on pages 15 to 16.

### **Assets and Liabilities Committee**

The remit of this Committee is to monitor financial, liquidity and treasury risks on both sides of the balance sheet, including the use of derivatives for fixed rate products. The Committee reviews in detail financial projections and the Individual Liquidity Adequacy Assessment Process (ILAAP). The Committee also oversees the work plan for the monthly Management Assets and Liabilities Committee (MALCO) and reviews its output.

In the year to 31 October 2025 the Committee met at least quarterly. The Committee also reviews the structure of interest rates and the treasury activities of the Society.

The following Directors served during the year: G. Brebner (Chair from 9 December 2024), H.E. Sachdev, J.E. Pilcher, C.J. Ashton, S.M.S. Choudhry (Chair from 18 July 2024 to 9 December 2024), M. Wade, R.M. Broadbent, S.E. Lee, Z Ali and C Roe.

### **Nominations Committee**

The Nominations Committee is responsible for making recommendations on appointments to the Board, to ensure that it comprises sufficient Directors who are fit and proper, independent and who can meet the collective and individual responsibilities of Board members efficiently and effectively.

The Committee annually reviews Board succession planning in the light of the challenges and opportunities facing the Society and reviews the skills and expertise the Board will require in future.

The following Non-Executive Directors served during the year: H.E. Sachdev (Chair), R.L. Curtis and R.W. Barlow.

### **Remuneration Committee**

The Remuneration Committee is responsible for determining the remuneration policies and practices of the Society, within a framework agreed with the full Board, with due regard to the Remuneration Code. The Committee also considers the recommendations of the Executive Directors relating to the remuneration of all Society staff, before approving any overall increase in the level of staff remuneration.

The policy is described in the Directors' Remuneration Report on pages 17 to 19.

The following Non-Executive Directors served during the year: R.L. Curtis (Chair), H.E. Sachdev, Z. Ali, C.J. Ashton and R.W. Barlow.

### **Risk Committee**

The Risk Committee is responsible for the oversight and challenge of the Society's risk management framework to identify, manage and mitigate key risks within the organisation. The Committee will, as required, review and recommend risk strategy, policies and risk limits in accordance with the overall risk appetite of the Society.

The Committee meets at least quarterly and also considers the Credit Policy and the Internal Capital Adequacy Assessment Process (ICAAP).

The following Non-Executive Directors served during the year: J.E. Pilcher (Chair until 1 May 2025), R.W. Barlow and C.J. Ashton (Chair from 2 May 2025) and C. Roe. In addition, the Executive Directors attend by invitation.

### **IT Programme Board**

The IT Programme Board is responsible for monitoring and controlling the progress of the remaining IT change work to be carried out in 2026. The committee acts as a decision-making body for the work in scope and provides direction and support to the individual projects. It can agree changes in deliveries and the overall timescale.

The following Directors served during the year: C.J. Ashton (Chair), G. Brebner, M. Wade and R. M. Broadbent.

### **Attendance at Board and Committee Meetings**

The number of Board and Committee meetings attended by each Director during the year is shown over. Figures in brackets indicate the number of meetings which the Director was eligible to attend.

|   | Board      | Audit and Compliance | Assets and Liabilities | REMCO  | Nominations | Risk  | IT Programme Board |
|---|------------|----------------------|------------------------|--------|-------------|-------|--------------------|
| H.E. Sachdev                            | 11 (12)    | *                    | 5 (5)                  | 6 (6)  | 2 (2)       | *     | *                  |
| G. Brebner                              | 12 (12)    | **                   | 5 (5)                  | Note 1 | Note 1      | **    | 12 (12)            |
| C.J. Ashton                             | 11 (12)    | 3 (3)                | 1 (1)                  | 3 (3)  | *           | 4 (4) | 12 (12)            |
| J.E. Pilcher<br>(to 31 May 2025)        | 6 (6)      | *                    | 3 (3)                  | *      | *           | 3 (3) | *                  |
| S.M.S. Choudhry<br>(to 9 December 2024) | 2 (2)      | *                    | 1 (1)                  | *      | *           | 0 (0) | *                  |
| R.L. Curtis                             | 11 (12)*** | 6 (6)                | *                      | 6 (6)  | 2 (2)       | *     | *                  |
| R.W. Barlow                             | 12 (12)*** | 6 (6)                | *                      | 6 (6)  | 2 (2)       | 7 (7) | *                  |
| Z. Ali<br>(from 1 January 2025)         | 9 (10)***  | 4 (4)                | 4 (4)                  | 3 (3)  | *           | *     | *                  |
| C. Roe<br>(from 1 June 2025)            | 4 (5)***   | 1 (1)                | 1 (1)                  |        | *           | 4 (4) | *                  |
| M. Wade                                 | 11 (12)*** | **                   | 5 (5)                  | *      | *           | **    | 12 (12)            |
| R.M. Broadbent                          | 12 (12)*** | **                   | 5 (5)                  | *      | *           | **    | 12 (12)            |
| S.E. Lee                                | 11 (12)*** | **                   | 3 (3)                  | *      | Note 2      | **    | *                  |
| Number of meetings                      | 12         | 6                    | 5                      | 6      | 2           | 7     | 12                 |

\* Not a member of the Committee

\*\* Executive Directors are attendees of the Committee

\*\*\* An out of cycle Board meeting was held during the year to approve the Society's updated financial plan. Those directors unable to attend provided feedback to the Chair in advance of the meeting

**Note 1** CEO attends Nominations and Remuneration Committees

**Note 2** Society Secretary attends Nominations Committee

## Code section 2 – Division of responsibilities

*Principle F – The chair leads the Board and is responsible for its overall effectiveness in directing the company. They should demonstrate objective judgement throughout their tenure and promote a culture of openness and debate. In addition, the chair facilitates constructive board relations and the effective contribution of all non-executive directors, and ensures that directors receive accurate, timely and clear information.*

*Principle G – The board should include an appropriate combination of executive and non-executive (and, in particular, independent non-executive) directors, such that no one individual or small group of individuals dominates the board's decision making. There should be a clear division of responsibilities between leadership of the board and the executive leadership of the company's business.*

*Principle H – Non-executive directors should have sufficient time to meet their board responsibilities. They should provide constructive challenge, strategic guidance, offer specialist advice and hold management to account.*

*Principle I – The board, supported by the company secretary, should ensure that it has the policies, processes, information, time and resources*

## Board comment

The offices of Chair and Chief Executive are distinct and held by different people. The main role of the Chair is to lead the

Board and to ensure that it operates effectively. The Chief Executive's role is to put into effect the strategies agreed by the Board and the general operational management of the Society.

The Chair sets the Board's agenda and ensures that sufficient time is available for discussion of all agenda items. The Chair promotes a culture of openness and encourages effective discussion between both Executive and Non-Executive Directors.

The Board acts in the best interests of members by providing independent and constructive advice and challenge to management. The Board includes a mix of skilled and well informed Non-Executive Directors who provide the expertise for an effective annual review of strategy.

At 31 October 2025, the Board was made up of six Non-Executive Directors, including the Chair, Deputy Chair/ Senior Independent Director, and four Executive Directors. The Board views all the Non-Executive Directors as being independent in character. The size and composition of the Board is subject to regular review to ensure both adequate succession and that the Board has the necessary skills and experience to direct the Society's activities.

The Senior Independent Director is available to members if they have concerns regarding their membership of the Society where contact, through the normal channels of either Chair or Executive Directors, has failed to resolve or for which it is

considered inappropriate. The Society's Senior Independent Director throughout the year was R.W. Barlow.

The Board has appointed Rachel Curtis as its Consumer Duty Champion. In this role Rachel attends regular management meetings where the Society's delivery of good outcomes to members is reviewed.

All Directors are informed of the expected time commitment prior to their appointment. All Directors undertake that they can commit sufficient time to properly carry out their role. This is confirmed in the annual review process.

Directors must seek approval from the Board before accepting any other directorships. The attendance of Directors at the various Board committees is shown in the table above.

### **Code section 3 – Composition, succession and evaluation**

*Principle J – Appointments to the board should be subject to a formal, rigorous and transparent procedure and an effective succession plan should be maintained for board and senior management. Both appointments and succession plans should be based on merit and objective criteria and, within this context, should promote diversity of gender, social and ethnic backgrounds, cognitive and personal strengths.*

*Principle K – The Board and its committees should have a combination of skills, experience and knowledge. Consideration should be given to the length of service of the board as a whole and membership regularly refreshed.*

*Principle L – Annual evaluation of the board should consider its composition, diversity and how effectively members work together to achieve objectives. Individual evaluation should demonstrate whether each director continues to contribute effectively.*

### **Board comment**

The Society has a recruitment policy, agreed by the Board, which details the process by which new Directors are appointed. This process is led by the Nominations Committee. Generally, recruitment of Directors is carried out using professional search firms to identify and evaluate suitable candidates who match the forward needs of the Society, tests of probity and meet the requirements of our regulators. All appointments are made on merit, against objective criteria and with due regard for the benefits of diversity on the Board, including gender.

As part of its responsibility for its customers, the Board enlists the independent judgement of its Non-Executive Directors who have a wealth of relevant skills and experience, the majority within financial services, accounting or housing

sectors, to ensure that regulatory and financial compliance is maintained at all times.

All Directors are subject to conduct rules laid down by the Society's regulators, the PRA and FCA, and must satisfy the fit and proper requirements and are also subject to all aspects of the Senior Managers Regime.

Each year all of the Directors are subject to a formal appraisal. The Chief Executive carries out an appraisal of the other Executive Directors based on a range of business and personal objectives agreed at the beginning of each year. The Chair carries out the Chief Executive's appraisal, with performance also being measured against a range of business and personal objectives. The Remuneration Committee then discuss these appraisals prior to the review of salary and benefits.

The Chair carries out an appraisal of the Non-Executive Directors, basing the assessment on each Director's contribution to the Board's performance, using criteria such as attendance, performance at meetings and additional training and development. The Chair's performance is assessed by the Non-Executive Directors, led by the Senior Independent Director and taking into account the views of Executive Directors. This assessment takes place without the Chair being present. The review pays special attention to the way in which the Chair leads the Board and the effectiveness of the Board in formulating the Society's strategy. The effectiveness of the Board and of the Board committees is reviewed annually, with a formal discussion at the first Board meeting after the Society's Annual General Meeting. The discussion considers the Society's performance, the comments of both Internal and External Audit and the results of any reviews or themed visits carried out by the regulators.

The Society's Rules provide that all new Directors are subject to election by the members at the Annual General Meeting held in the next financial year following the Director's appointment. The Rules also provide that all Directors must put themselves forward for re-election at least once every three years.

The Code recommends that independent Directors are subject to annual re-election. The Board has considered this guidance and is of the opinion that the current term of three years is appropriate, subject to continued satisfactory performance, to ensure continuity of experience on the Board. Independent Directors are not normally expected to serve more than three full three-year terms. Any total term lasting for more than nine years will be approved only after careful consideration and then only on the basis of annual re-election.

## Code section 4 –

### Audit, risk and internal control

*Principle M – The board should establish formal and transparent policies and procedures to ensure the independence and effectiveness of internal and external audit functions and satisfy itself on the integrity of financial and narrative statements.*

*Principle N – The board should present a fair, balanced and understandable assessment of the company's position and prospects.*

*Principle O – The board should establish procedures to manage risk, oversee the internal control framework, and determine the nature and extent of the principal risks the company is willing to take in order to achieve its long term strategic objectives.*

### Board comment

The overall risk management of the Society is carried out through the Risk Committee, as described on page 11. The Society's Assets and Liabilities Committee deals specifically with financial and treasury risks. The Society has established an IT Programme Board to oversee the operational risks associated with the IT Change Programme.

The Board has delegated the responsibility for managing the systems of internal control to senior management. The internal control systems cannot provide absolute assurance against material misstatement or loss. The Society's Internal

Audit function is outsourced to RSM Risk Assurance Services LLP (RSM) who provide independent assurance to the Board regarding the effectiveness of internal controls through the Audit and Compliance Committee.

The Board is satisfied that RSM had sufficient and appropriate resources to perform the Internal Audit function. Based upon the performance of Internal Audit procedures during 2024/25, RSM concur with the Board's assessment that the control framework applied within Loughborough Building Society is effective, and consistent with the Society's business model and risk profile.

The Board has ultimate responsibility for the effectiveness of the Society's risk management and internal control. The risk appetite and risk management framework are reviewed at least annually.

The Board considers that the Annual Report and Accounts, taken as a whole, is fair, balanced and understandable and contains the information necessary for members to assess the Society's performance, business model and strategy.

The Society has an Audit and Compliance Committee which considers regulatory and compliance matters, the adequacy of internal controls, reviews both internal and external audit reports, assesses the effectiveness of the internal and external auditors and agrees the annual internal audit plan. Details of the Committee and the work it has carried out during the year are given in the Audit and Compliance Committee Report on pages 15 to 16.

## Code section 5 – Remuneration

*Principle P – Remuneration policies and practices should be designed to support strategy and promote long term sustainable success. Executive remuneration should be aligned to company purpose and values and be clearly linked to the successful delivery of the company's long term strategy.*

*Principle Q – A formal and transparent procedure for developing policy on executive remuneration and determining director and senior management remuneration should be established. No director should be involved in deciding their own remuneration outcome.*

*Principle R – Directors should exercise independent judgement and discretion when authorising remuneration outcomes, taking account of company and individual performance, and wider circumstances.*

The Directors' Remuneration Report on pages 17 to 19 explains how the Society complies with the provisions of the Code dealing with remuneration.

**Helen Sachdev,  
Chair of the Board  
13 January 2026**

# Audit and Compliance Committee Report

The Audit and Compliance Committee acts with authority delegated to it by the Board to have oversight of the Society's regulatory and compliance matters, financial reporting, adequacy of internal controls and the effectiveness of both internal and external audit. This report gives details of the responsibilities of the Audit and Compliance Committee and the work performed over the year.

## Committee responsibilities

The primary responsibilities of the Committee are as follows:

- Review the effectiveness of systems of internal control.
- Review of regulatory and compliance matters.
- Review, monitor and assess the integrity of the financial statements, including significant reporting issues and judgements and advise the Board as to whether the Annual Report and Accounts, taken as a whole, gives a fair, balanced and understandable assessment of the Society's position;
- Monitor and review the performance of the internal audit function.
- Oversee the relationship with the external auditor, review the independence of the external auditor and assess the effectiveness of the external audit process;
- Agree and approve the annual internal audit plan and external audit plans and remuneration;
- Monitor the provision of non-audit services by the external auditor; and
- Ensure that the Society has an effective whistle-blowing policy.

## Membership and attendance

The Audit and Compliance Committee consists of three Non-Executive Directors. The following Non-Executive Directors served during the year: R.W. Barlow (Chair), R.L. Curtis, C.J. Ashton (to 1 February 2025) and Z. Ali (from 1 January 2025). In addition, the Executive Directors, and representatives from the external auditor and the outsourced internal auditor attend by invitation.

Both Roger Barlow and Zayna Ali have recent relevant financial experience and the Audit and Compliance Committee as a whole has competence relevant to the sector.

The Committee meets at least quarterly, and at least once each year with the external auditor and the internal auditor without Executive Directors or senior management being present. Following each Committee meeting, the minutes of the meeting are distributed to the Board.

## Estimation uncertainty in relation to the financial statements

The Committee examined and challenged the key assumptions and areas of estimation uncertainty made in the preparation of the financial statements. These were principally as follows:

- Loan loss provisioning: the Society calculates impairment provisions by use of the methodology and estimation uncertainty as noted in the Accounting Policies in Note 1 to the accounts. The Committee has challenged the accounting judgements taken by management and has monitored the quality of the Society's loan book and has reviewed the appropriateness of the overall level of impairment provision. This has taken account of the impact of the changing interest rate environment and its impact on forbearance, house price indexation (HPI), arrears and default as data has emerged. The Committee is satisfied with the provisioning methodology and the amounts provided.
- Effective Interest Rate (EIR) adjustments: interest income is recognised using a constant yield over the expected behavioural life of mortgage loans. The Committee reviewed the assumptions and methodology behind the models used to determine effective lives and EIR adjustments and concluded that these were satisfactory.
- Hedge accounting: the Society applies hedge accounting in accordance with IAS 39. The designated fair value macro hedges require matching, hedge documentation and effectiveness assessment and testing. The hedged instrument and the underlying hedged item are stated at fair value. The Committee has considered the appropriateness of the hedging arrangements in respect of hedging instruments and the underlying hedged items and has agreed that hedge accounting had been applied appropriately in accordance with IAS 39.

## Internal Audit

The Committee monitors the activities and effectiveness of internal audit and agrees the annual internal audit plan and fee. At each meeting the internal auditor presents a summary audit status report and a report on the progress of each individual audit performed in the quarter. The Committee has regard to the level of internal audit resources applied, the implications of any internal audit recommendations and the tracking of outstanding actions.

During the year, the internal audit plan covered the following areas:

- Mortgage Underwriting
- Recovery Plan & Resolution Pack
- Regulatory Reporting
- Operational Resilience / Disaster Recovery and Business Continuity Testing
- Cyber Risk Management
- Marketing & Financial Promotions
- Mortgage sales (introducers / training & competence framework)

The Society has outsourced its internal audit function to RSM Risk Assurance Services LLP.

### **System of Internal Control**

The Society has in place internal controls and a risk management framework to safeguard the Members' and the Society's assets. The Committee is responsible for reviewing the effectiveness and appropriateness of these processes. The following aspects of internal control were reviewed by the Committee during the year:

- Regular compliance monitoring and evaluation of compliance risks
- Whistleblowing policy
- Anti-money laundering policy
- Fraud policy

The work of the Committee gave assurance to the Society's Board that there were no material breaches of control or regulatory standards during the year.

### **External Audit**

During the year Forvis Mazars LLP were the Auditors of the Society.

The Committee evaluated and approved the scope and content of the external audit plan and approved the level of

fees. The Committee monitored the effectiveness of the external auditor and the progress of external audit work against plan, with regard to the resources, competency and independence of the audit team. This review concluded that the work performed by Forvis Mazars LLP was independent, objective and effective.

Any proposal to employ external auditors to perform non-audit functions is reviewed by the Committee with regard to audit objectivity and independence. The external auditors currently provide three (2024: three) non-audit services, being the provision of an annual client money and custody assets (CASS limited assurance) opinion, the audit of the Society's summary financial statement and the section 68 opinion.

The Committee meets privately with the external auditor at least once a year without the Executive being present. At this meeting the external auditor can openly discuss the perceived risks to the Society, the transparency, openness and proficiency of management, whether there has been any restriction of scope and confirm audit independence.

### **Audit Committee Effectiveness**

The Committee conducts an annual review of its own effectiveness as noted in the Corporate Governance Report under Code Principal L. The Committee concluded that it operated effectively and in accordance with its terms of reference.

**Roger Barlow**  
**Chair of Audit and Compliance Committee**  
**13 January 2026**

# Directors' Remuneration Report

The purpose of this report is to inform members, in line with good corporate governance practice, of the policy for the remuneration of the Society's Executive Management and its Non-Executive Directors. It provides details of the elements of Directors' remuneration and explains the process for setting them.

An advisory resolution will be put to this year's Annual General Meeting, inviting members to vote on the Directors' Remuneration Report.

## Policy

The Remuneration Committee reviews and recommends the policy and practice on the remuneration of Executive Directors and senior management group to the Board. The Committee takes into account relevant factors from the UK Corporate Governance Code and the Society complies with the relevant and applicable aspects of the FCA Remuneration Code.

The policy is designed to ensure that senior Executive remuneration reflects performance and allows the Society to attract, motivate and retain high calibre, qualified Executives. These Executives are required to have the skills and experience needed to lead a business of this nature and complexity and develop it for the long-term benefit of our members, in an increasingly regulated and competitive market. In setting reward structures, the policy is to encourage continuous improved performance without undue risk taking.

In order to achieve this, the Committee seeks to ensure that remuneration levels are fair and competitive, reflecting market comparatives from similar financial institutions and each individual's personal development and contribution to the Society's performance.

The members of the Remuneration Committee are noted in the table on page 12 of the Annual Report and Accounts. Meetings of the Committee are also attended by the Chief Executive, as appropriate. The Chief Executive withdraws from the meeting when their remuneration and benefits are being considered.

The Chief Executive assesses the individual performance of the other Executive Directors against specific corporate and individual objectives and makes recommendations to the Remuneration Committee.

## Executive Directors' Remuneration

Remuneration of the Society's Executive Directors can be comprised of a number of elements: basic salary, annual incentives, contributions to pension schemes and other benefits.

Where performance related pay is agreed, targets are set at levels to incentivise exceeding the planned performance of the Society either in the short or medium term. All schemes have a maximum amount they could pay if the upper most measures were all met or exceeded. Failure to meet the performance measures set would usually result in no performance related payment being made.

## Chair of the Board and Non-Executive Director fees

The remuneration of the Chair of the Board is agreed by the remuneration committee at a meeting where the Chair is not present. The remuneration of the remaining Non-Executive Directors is set by the Chief Executive and Chair of the Board. Such levels of remuneration are set having considered the level of time commitment and responsibilities required for Board, Board Committee and other duties. The Society uses external benchmarking data to ensure that the fees are proportionate to the duties and responsibilities carried out.

## Salary

Basic salaries are paid at an appropriate level to take account of job content and responsibilities, external market competitiveness and individual performance in the role.

## Annual Performance Pay

In light of the Society's profitability the Executives proposed and the Remuneration Committee agreed, to not set any variable pay scheme for the Executive Directors in the year. For the previous year, although some of the current year performance scheme objectives were met, the Executives requested that no payment be made as profit levels were too low. The Committee agreed to this request and no payment was made.

## Medium Term Incentives

The Society does not currently operate a medium term incentive scheme.

## Pension Benefits

The Society operates a contributory money purchase scheme and makes contributions for all qualifying staff, including the Executive Directors.

## Other Benefits

The Society provides other taxable benefits to Executive Directors comprising car allowance, and health care provision. The Society also operates a death in service scheme for all employees. The scheme provides a lump sum of four times basic salary in the event of death in service.

## Service Contracts

All Executive Directors are employed on service contracts, which, in the case of G. Brebner, can be terminated by the Society following a maximum of 12 months' notice and by the Executive Director on 12 months' notice. In the cases of M. Wade, S. Lee and R. Broadbent, service contracts can be terminated by the Society following a maximum of 6 months' notice and by the Executive Director on 6 months' notice.

## Directors' Remuneration

### Executive Directors (audited information)

| 2025          | Salary<br>£000 | Annual<br>Performance<br>Pay<br>£000 | Pension<br>Contributions<br>£000 | Benefits<br>£000 | TOTAL<br>£000 |
|---------------|----------------|--------------------------------------|----------------------------------|------------------|---------------|
| G. Brebner    | 227            | -                                    | 27                               | 14               | 268           |
| R Broadbent   | 164            | -                                    | 20                               | 8                | 192           |
| S. Lee        | 138            | -                                    | 17                               | 8                | 163           |
| M. Wade       | 147            | -                                    | 17                               | 8                | 172           |
| <b>TOTALS</b> | <b>676</b>     | <b>-</b>                             | <b>81</b>                        | <b>38</b>        | <b>795</b>    |

| 2024          | Salary<br>£000 | Annual<br>Performance<br>Pay<br>£000 | Pension Contributions<br>£000 | Benefits<br>£000 | TOTAL<br>£000 |
|---------------|----------------|--------------------------------------|-------------------------------|------------------|---------------|
| G. Brebner    | 220            | -                                    | 26                            | 14               | 260           |
| R Broadbent   | 159            | -                                    | 19                            | 8                | 186           |
| S. Lee        | 127            | -                                    | 15                            | 8                | 150           |
| M. Wade       | 137            | -                                    | 16                            | 8                | 161           |
| <b>TOTALS</b> | <b>643</b>     | <b>-</b>                             | <b>76</b>                     | <b>38</b>        | <b>757</b>    |

## Non-Executive Directors' Remuneration

Non-Executive Directors are remunerated solely by fees. They do not have service contracts and they do not receive any salary, pension, incentives or other taxable benefits. The Board's policy is to review the fees annually. The fees paid reflect the responsibility undertaken and the time spent on Society affairs including membership of Board committees. Secondly fees are set to ensure the Society can continue to attract new Non-Executive Directors with suitable expertise to serve on the Board and its Committees.

### Non-Executive Directors (audited information)

|                              | At 31 October 2025  | At 31 October 2024  | 2025<br>Fees<br>£000 | 2024<br>Fees<br>£000 |
|------------------------------|---|---|----------------------|----------------------|
| H.E. Sachdev                 | Chair of the Board  | Chair of the Board  | 53                   | 51                   |
| J.E. Pilcher <sup>1</sup>    | N/A   | Chair of Risk Committee   | 23                   | 38                   |
| R.L. Curtis                  | Chair of Remuneration Committee   | Chair of Remuneration Committee   | 33                   | 32                   |
| R.W. Barlow                  | Chair of Audit and Compliance<br>Committee and Senior<br>Independent Director | Chair of Audit and Compliance<br>Committee and Senior<br>Independent Director | 44                   | 43                   |
| C.J. Ashton                  | Chair IT Programme Board and<br>Chair of Risk Committee                       | Chair IT Programme Board  | 38                   | 33                   |
| S.M.S. Choudhry <sup>2</sup> | N/A   | Chair of ALCO   | 3                    | 30                   |
| Z. Ali <sup>3</sup>          | Board member  | N/A   | 29                   | -                    |
| C. Roe <sup>4</sup>          | Board member  | N/A   | 13                   | -                    |
| <b>TOTALS</b>                |   |   | <b>236</b>           | <b>227</b>           |

<sup>1</sup>J.E. Pilcher retired 31 May 2025

<sup>2</sup>S.M.S. Choudhry resigned 9 December 2024

<sup>3</sup>Z. Ali appointed 1 January 2025

<sup>4</sup>C. Roe appointed 1 June 2025

Rachel Curtis

Chair of Remuneration Committee

13 January 2026

# Statement of Directors' Responsibilities

## Directors' responsibilities in respect of the Annual Report, the Annual Business Statement, the Directors' Report and the annual accounts

The Directors are responsible for preparing the Annual Report, Annual Business Statement, Directors' Report and the annual accounts in accordance with applicable law and regulations.

The Building Societies Act 1986 ("the Act") requires the Directors to prepare annual accounts for each financial year. Under that law they have elected to prepare the annual accounts in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 the Financial Reporting Standard applicable in the UK and Republic of Ireland.

The annual accounts are required by law to give a true and fair view of the state of affairs of the Society at the end of the financial year and of the income and expenditure of the Society for the financial year.

In preparing these annual accounts, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the annual accounts; and
- prepare the annual accounts on the going concern basis unless it is inappropriate to presume that the Society will continue in business.
- Directors to prepare, for each financial year, an Annual Business Statement and a Directors' Report, each containing prescribed information relating to the business of the Society.

## Directors' responsibilities for accounting records and internal controls

The Directors are responsible for ensuring that the Society:

- keeps proper accounting records that disclose with reasonable accuracy at any time the financial position of the Society, in accordance with the Act; and
- takes reasonable care to establish, maintain, document and review such systems and controls as are appropriate to its business in accordance with the rules made by the Financial Conduct Authority and Prudential Regulation Authority under the Financial Services and Markets Act 2000.

The Directors have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Society and to prevent and detect fraud and other irregularities.

The Directors have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Society and to prevent and detect fraud and other irregularities.

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the Society's website. Legislation in the UK governing the preparation and dissemination of annual accounts may differ from legislation in other jurisdictions.

**Helen Sachdev,**  
**Chair of the Board**  
**13 January 2026**

# Independent Auditor's Report to the Members of Loughborough Building Society

## Opinion

We have audited the annual accounts of Loughborough Building Society (the 'Society') for the year ended 31 October 2025 which comprise the Income Statement, the Statement of Financial Position, the Statement of Changes in Members' Interest, the Cash Flow Statement and Notes to the annual accounts, including a summary of significant accounting policies.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the annual accounts:

- give a true and fair view of the state of the Society's affairs as at 31 October 2025 and of the Society's income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Building Societies Act 1986.

## Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the "Auditor's responsibilities for the audit of the annual accounts" section of our report. We are independent of the Society in accordance with the ethical requirements that are relevant to our audit of the annual accounts in the UK, including the Financial Reporting Council's ("FRC") Ethical Standard as applied to public interest entities, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Conclusions relating to going concern

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

Our audit procedures to evaluate the directors' assessment of the Society's ability to continue to adopt the going concern basis of accounting included but were not limited to:

- Undertaking an initial assessment at the planning stage of the audit to identify events or conditions that may cast

significant doubt on the Society's ability to continue as a going concern;

- Making enquiries of the directors to understand the period of assessment considered by them, the assumptions they considered and the implication of those when assessing the Society's future financial performance;
- Challenging the appropriateness of the directors' key assumptions in their forecasts by reviewing supporting and contradictory evidence in relation to these key assumptions and assessing the directors' consideration of severe but plausible scenarios. This included assessing the Society's latest Internal Capital Adequacy Assessment Process ('ICAAP') and Internal Liquidity Adequacy Assessment Process ('ILAAP') and its reverse stress testing;
- Engaging our internal prudential regulatory experts to challenge the appropriateness of the stress scenarios used to assess our capital and liquidity positions, drawing on the most recent ICAAP and ILAAP;
- Assessing the historical accuracy and arithmetic accuracy of the forecasts prepared by the directors;
- Performing sensitivity analysis by incorporating various stress scenarios into our challenge of management's assessment, to assess the impact on the capital and liquidity position of the Society;
- Inspecting regulatory correspondence with the PRA and FCA for the full year and up to the date of signing the annual report and accounts;
- Meeting with the PRA on a bi-lateral basis;
- Considering the consistency of the directors' forecasts with other areas of the annual accounts and our audit; and
- Evaluating the appropriateness of the directors' disclosures in the annual accounts on going concern.

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 Society's ability to continue as a going concern for a period of at least twelve months from when the annual accounts are authorised for issue.

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

## Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the annual accounts of the current period and include the most

significant assessed risks of material misstatement (whether or not due to fraud) we identified, 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 were addressed in the context of our audit of the annual accounts as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We summarise below the key audit matters in forming our audit opinion above, together with an overview of the principal audit procedures performed to address each matter and our key observations arising from those procedures.

These matters, together with our findings, were communicated to those charged with governance through our Audit Completion Report.

| Key Audit Matter   | How our scope addressed this matter   |
|--|---|
| <p><b>Credit Risk – Allowance for impairment losses on loans and advances to customers</b></p> <p><i>Refer to Note 1.7 and 1.14 for the accounting policy and Note 15 of the annual report and accounts.</i></p> <p><i>The Society holds £513m (2024: £485.3m) of loans and advances to customers against which an impairment provision of £0.9m (2024: £0.9m) is held at the year end.</i></p> <p>Credit risk is an inherently judgemental area due to the use of subjective assumptions, and a high degree of estimation in arriving at the year-end provisions. The total impairment provision of the Society consists of an individual provision on loans with default indicators and a collective provision on the performing portfolio, both of which are of loans secured against residential and commercial properties.</p> <p>In determining individual provisions, management estimates the expected recovery based on projected cashflows from the sale of collateral. This assessment incorporates a combination of assumptions, including the forced-sale discount (“FSD”) and the estimated recovery period, to arrive at the projected recovery amount.</p> <p>The Society has limited actual loss experience on which to base its impairment assessment on the loan portfolio, resulting in management judgement being required in deriving assumptions to be applied in the assessment. In addition, the impairment model is spreadsheet based with manual intervention required to assess the impairment provisions.</p> <p>The collective impairment provision is derived from a model that uses a number of key assumptions including probability of default (“PD”) which uses the data from an external credit rating agency. In particular, the collective impairment assessment is most sensitive to movements in the FSD, indexation of property valuations, and the PD assumptions.</p> | <p>Our audit procedures included, but were not limited to:</p> <ul style="list-style-type: none"> <li>• Evaluating the design and implementation, and testing the operating effectiveness, of the key controls in relation to the credit process (loans origination and approval, loan redemptions and arrears monitoring);</li> <li>• Critically assessing how management has performed the accounting estimate, relating to the individual and collective provisions including the reasonableness of external and internal data used, and considering whether this is consistent with our understanding of the Society’s portfolio;</li> <li>• Testing the accuracy of the key assumptions such as PD, FSD and estimated recovery period using the limited actual loss experience of the Society and where relevant comparing the key assumptions against reliable external data;</li> <li>• Performing an independent recalculation of individual provisions by applying a combination of internal and external data, and comparing the results with management’s calculations;</li> <li>• Performing an independent re-performance of the collective impairment provision using the Society’s collective impairment methodology;</li> <li>• Engaging our internal credit modelling experts to assess the reasonableness of the PD assumption applied by the Society in estimating collective impairment;</li> <li>• Developing an auditor’s range estimate of the collective provision using internal and external data relevant to the Society’s loan portfolio;</li> <li>• Performing a stand-back assessment of the resulting individual and collective impairment provision estimates taking into consideration the overall credit risk profile of the portfolio including collateralisation; and</li> <li>• Assessing the adequacy of the disclosures relating to allowance for impairment losses on loans and advances to customers.</li> </ul> <p><b>Our observations</b></p> <p>Based on the procedures performed, we found the allowance for impairment losses on loans and advances to customers to be reasonable and in compliance with the requirements of FRS 102.</p> |

| Key Audit Matter   | How our scope addressed this matter   |
|--|---|
| <p><b>Revenue Recognition – Effective Interest rate ('EIR')</b></p> <p><i>Refer to Note 1.3 and 1.14 for the accounting policy, and Notes 2 and 14 for the annual accounts disclosures.</i></p> <p><i>The Society holds EIR adjustments of £1.5m (2024: £1.7m) recognised within loans and advances to customers.</i></p> <p>Interest income substantially arises from contractual interest. Under the EIR method, interest earned, and fee income and expenses are spread over the expected lives of the loans.</p> <p>EIR is an inherently subjective area due to the level of judgement required in determining which cash flows require spreading and over what time period. There is complexity involved in modelling these judgements over the expected life of mortgages, which the Society manages through a suite of spreadsheet models.</p> <p>The most significant area where we identified greater levels of management judgement is the expected life and redemption profile of the loans. Given the level of judgement involved in determining the expected life of loans, there exists a potential opportunity for management to manipulate the recognition of interest income.</p> <p>The Society's expected life assessment is informed by historical loan redemption experience and management's retention strategy.</p> <p>Modelling of reversionary interest income and early redemption charges ('ERC') are complex in nature and require management judgement in arriving at an accounting estimate.</p> | <p>Our audit procedures included, but were not limited to:</p> <ul style="list-style-type: none"> <li>• Evaluating the design and implementation of the key control in respect of approval of assumptions used in the model and performed full substantive procedures;</li> <li>• Challenging the reasonableness of the Society's expected life assumptions against actual customer redemption behaviour;</li> <li>• Challenging the basis of management's judgements in respect of the cash flows included in the model;</li> <li>• Re-performing the EIR calculation and comparing it with management's results;</li> <li>• Performing a stand back assessment of the key assumption used in calculating the EIR adjustment;</li> <li>• Comparing the Society's expected life assumptions with those used by comparable lenders with similar portfolios to critically assess the reasonableness and relevance of assumptions applied;</li> <li>• Testing the accuracy and method by which ERC and reversionary interest are modelled in the EIR calculations; and</li> <li>• Assessing the adequacy of the disclosure relating to EIR.</li> </ul> <p><b>Our observations</b></p> <p>Based on the audit procedures performed, we found the EIR adjustment on loans and advances to customers is not materially misstated for the year ended 31 October 2025.</p> |

## Our application of materiality and an overview of the scope of our audit

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

annual account line items and disclosures and in evaluating the effect of misstatements, both individually and on the annual accounts as a whole. Based on our professional judgement, we determined materiality for the annual accounts as a whole as follows:

|  |  |
|--|--|
| <b>Overall materiality</b>             | £259,500 (2024: £265,000)  |
| <b>How we determined it</b>            | 1% of net assets (2024: 1% of net assets)  |
| <b>Rationale for benchmark applied</b> | <p>We consider that net assets is the most appropriate benchmark to use for the Society, whose strategy is to provide mortgages, savings products and other financial services for the mutual benefit of members and customers and not one of profit maximisation.</p> <p>Further, net assets as a benchmark is supported by the fact that regulatory capital is a key benchmark for management and regulators, where net assets is an approximation of regulatory capital resources.</p>  |
| <b>Performance materiality</b>         | <p>Performance materiality is set to reduce to an appropriately low level the probability that the aggregate of uncorrected and undetected misstatements in the annual accounts exceeds materiality for the annual accounts as a whole.</p> <p>Performance materiality of £181,650 (2024: £185,500) was applied in the audit based on 70% (2024: 70%) of overall materiality.</p> <p>We considered several factors in determining performance materiality including, the level and nature of uncorrected and corrected misstatements in the prior year and the robustness of the control environment and concluded that an amount towards the upper end of our normal range was appropriate.</p> |
| <b>Reporting threshold</b>             | <p>We agreed with the directors that we would report to them misstatements identified during our audit above £7,785 (2024: £7,950) as well as misstatements below that amount that, in our view, warranted reporting for qualitative reasons.</p>  |

As part of designing our audit, we assessed the risk of material misstatement in the annual accounts, whether due to fraud or error, and then designed and performed audit procedures responsive to those risks. In particular, we looked at where the directors made subjective judgements such as making assumptions on significant accounting estimates.

We tailored the scope of our audit to ensure that we performed sufficient work to be able to give an opinion on the annual accounts as a whole. We used the outputs of a risk assessment, our understanding of the Society, its environment, controls and critical business processes, to consider qualitative factors in order to ensure that we obtained sufficient coverage across all annual accounts line items.

### Other information

The other information comprises the information included in the annual report and accounts, other than the annual accounts and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the annual accounts does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the annual accounts, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the annual accounts or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the annual accounts 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 in this regard.

### Opinions on the Annual Business Statement and the Directors' Report

In our opinion, based on the work undertaken in the course of the audit:

- the Annual Business Statement and the Directors' Report have been prepared in accordance with the Building Societies Act 1986;
- the information in the Directors' Report for the financial year is consistent with the accounting records and the annual accounts; and
- the information given in the Annual Business Statement (other than the information on which we are not required to report) gives a true representation of the matters in respect of which it is given.

In light of the knowledge and understanding of the Society and its environment obtained in the course of the audit, we have not identified any material misstatements in the Directors' Report.

### Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Building Societies Act 1986 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the Society; or
- the Society's annual accounts are not in agreement with the accounting records; or
- we have not received all the information and explanations and access to documents we require for our audit.

### Responsibilities of Directors

As explained more fully in the statement of directors' responsibilities set out on page 20, the directors are responsible for the preparation of the annual accounts and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of annual accounts that are free from material misstatement, whether due to fraud or error.

In preparing the annual accounts, the directors are responsible for assessing the Society'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 Society or to cease operations, or have no realistic alternative but to do so.

### Auditor's responsibilities for the audit of the annual accounts

Our objectives are to obtain reasonable assurance about whether the annual accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's 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 annual accounts.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

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.

Based on our understanding of the Society and its industry, we identified that the principal risks of non-compliance with laws and regulations related to regulatory and supervisory requirements of the Prudential Regulatory Authority ('PRA') and the Financial Conduct Authority ('FCA'), and we considered the extent to which non-compliance with these laws and regulations might have a material effect on the annual accounts.

To help us identify instances of non-compliance with these laws and regulations, and in identifying and assessing the risks of material misstatement in respect to non-compliance with laws and regulations, our procedures included but were not limited to:

- Gaining an understanding of the legal and regulatory framework applicable to the Society, the industry in which it operates, and considering the risk of acts by the Society which were contrary to the applicable laws and regulations including fraud;
- Inquiring of the directors, management and, where appropriate, those charged with governance, as to whether the Society is in compliance with laws and regulations, and discussing their policies and procedures regarding compliance with laws and regulations;
- Inspecting correspondence with relevant licensing or regulatory authorities, including the PRA and FCA;
- Inspecting minutes of directors' meetings in the year and up to the date of signing;
- Meeting with the PRA on a bi-lateral basis;
- Discussing amongst the engagement team the identified laws and regulations, and remaining alert to any indications of non-compliance; and
- Focusing on areas of laws and regulations that could reasonably be expected to have a material effect on the annual accounts from our general commercial and sector experience and through discussions with the directors, from inspection of the Society's regulatory and legal correspondence, and review of minutes of the Board of Directors, Risk Committee and Audit and Compliance Committee during the year and up to the signing date of annual report and accounts.

We also considered those other laws and regulations that have a direct impact on the preparation of annual accounts, such as the Building Societies Act 1986 and UK tax legislation.

In addition, we evaluated the directors' and management's incentives and opportunities for fraudulent manipulation of the annual accounts, including the risk of management override of controls, and determined that the principal risks related to posting manual journal entries to manipulate financial performance, management bias through judgements and assumptions in significant accounting estimates, in particular in relation to loan loss provisions and EIR (which we pinpointed to accuracy) and significant one-off or unusual transactions.

Our procedures in relation to fraud included but were not limited to:

- Making enquiries of the directors and management on whether they had knowledge of any actual, suspected or alleged fraud;
- Gaining an understanding of the internal controls established to mitigate risks related to fraud;
- Discussing amongst the engagement team the risks of fraud;
- Addressing the risks of fraud through management override of controls by performing journal entry testing; and
- Being sceptical to the potential of management bias through judgements and assumptions in significant accounting estimates.

The primary responsibility for the prevention and detection of irregularities including fraud rests with both those charged with governance and management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

The risks of material misstatement that had the greatest effect on our audit, including fraud, are discussed under "Key audit matters" within this report.

A further description of our responsibilities is available on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

## **Other matters which we are required to address**

Following the recommendation of the Audit and Compliance Committee, we were appointed by the directors on 23 June 2022 to audit the annual accounts for the year ended 31 October 2022 and subsequent financial periods. The period of total uninterrupted engagement is four years, covering the years ended 31 October 2022 to 31 October 2025.

The non-audit services prohibited by the FRC's Ethical Standard were not provided to the Society and we remain independent of the Society in conducting our audit.

Our audit opinion is consistent with our additional report to the Audit and Compliance Committee.

## **Use of the audit report**

This report is made solely to the Society's members as a body in accordance with section 78 of the Building Societies Act 1986. Our audit work has been undertaken so that we might state to the Society's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Society and the Society's members as a body for our audit work, for this report, or for the opinions we have formed.

**Michael Davidson (Senior Statutory Auditor)**  
for and on behalf of Forvis Mazars LLP  
Chartered Accountants and Statutory Auditor  
5 Floor  
3 Wellington Place  
Leeds  
LS1 4AP  
13 January 2026

# Income Statement

for the year ended 31 October 2025

|  | Notes | 2025<br>£000 | 2024<br>£000 |
|--|-------|--------------|--------------|
| Interest receivable and similar income                   | 2     | 30,532       | 29,866       |
| Interest payable and similar charges                     | 3     | (20,934)     | (20,954)     |
| Net interest income                                      |       | 9,598        | 8,912        |
| Fees and commissions receivable                          |       | 23           | 12           |
| Fees and commissions payable                             |       | (101)        | (101)        |
| Other operating income net of charges                    |       | (38)         | (17)         |
| Net (loss) from derivative financial instruments         | 4     | (369)        | (192)        |
| Total net income   |       | 9,113        | 8,614        |
| Administrative expenses                                  | 5     | (9,095)      | (8,404)      |
| Depreciation and amortisation                            | 16,17 | (684)        | (318)        |
| Operating profit before impairment losses and provisions |       | (666)        | (108)        |
| Impairment credit / (charge)                             | 15    | (10)         | 212          |
| (Loss) / profit before tax                               |       | (676)        | 104          |
| Tax credit   | 9     | 8            | 119          |
| <b>(Loss) / profit for the financial year</b>            |       | <b>(668)</b> | <b>223</b>   |

## Other comprehensive (expense) / income

for the year ended 31 October 2025

|   | 2025<br>£000 | 2024<br>£000 |
|---|--------------|--------------|
| <b>(Loss) / profit for the financial year</b>       | <b>(668)</b> | <b>223</b>   |
| Total comprehensive (expense) / income for the year | (668)        | 223          |

The loss for the financial year arises from continuing operations. Both the loss for the financial year and total comprehensive expense for the year are attributable to the members of the Society.

The notes on pages 32 to 60 form an integral part of these financial statements.

# Statement of Financial Position

at 31 October 2025

|  | Notes | 2025<br>£000   | 2024<br>£000   |
|--|-------|----------------|----------------|
| <b>Assets</b>  |       |                |                |
| Liquid assets  |       |                |                |
| Cash in hand and balances with the Bank of England           | 10    | 75,544         | 58,980         |
| Loans and advances to credit institutions                    | 11    | 5,727          | 4,823          |
| Debt securities  | 12    | 2,962          | -              |
| Derivative financial instruments                             | 13    | 631            | 2,811          |
| Loans and advances to customers                              | 14    | 513,078        | 481,145        |
| Tangible fixed assets  | 16    | 5,195          | 5,603          |
| Intangible assets  | 17    | 2,486          | 1,838          |
| Other debtors  | 18    | 852            | 810            |
| Deferred tax asset   | 23    | -              | 23             |
| <b>Total assets</b>  |       | <b>606,475</b> | <b>556,033</b> |
| <b>Liabilities</b>   |       |                |                |
| Shares   | 19    | 516,116        | 483,445        |
| Amounts owed to credit institutions                          | 20    | 2,010          | 5,070          |
| Amounts owed to other customers                              | 21    | 59,435         | 38,218         |
| Derivative financial instruments                             | 13    | 2,016          | 665            |
| Other liabilities  | 22    | 711            | 1,997          |
| Deferred tax liability                                       | 23    | 217            | -              |
| <b>Total liabilities</b>                                     |       | <b>580,505</b> | <b>529,395</b> |
| <b>Reserves</b>  |       |                |                |
| General reserve  |       | 25,970         | 26,638         |
| <b>Total reserves attributable to members of the Society</b> |       | <b>25,970</b>  | <b>26,638</b>  |
| <b>Total reserves and liabilities</b>                        |       | <b>606,475</b> | <b>556,033</b> |

The notes on pages 32 to 60 form an integral part of these financial statements.

These accounts were approved by the Board of Directors on 13 January 2026 and signed on its behalf:

Helen Sachdev  
Chair of the Board

Roger Barlow  
Chair of Audit and Compliance Committee

Gary Brebner  
Chief Executive

# Statement of Changes in Members' Interests

for the year ended 31 October 2025

|  | <b>General<br/>reserve</b> | <b>Total</b>  | General<br>reserve | Total  |
|--|----------------------------|---------------|--------------------|--------|
|  | <b>2025</b>                | <b>2025</b>   | 2024               | 2024   |
|  | <b>£000</b>                | <b>£000</b>   | £000               | £000   |
| Balance at 01 November                                     | <b>26,638</b>              | <b>26,638</b> | 26,415             | 26,415 |
| <b>Total comprehensive (expense) / income for the year</b> |                            |               |                    |        |
| (Loss) / profit for the financial year                     | <b>(668)</b>               | <b>(668)</b>  | 223                | 223    |
| <b>Total comprehensive (expense) / income for the year</b> | <b>(668)</b>               | <b>(668)</b>  | 223                | 223    |
| <b>Balance at 31 October</b>                               | <b>25,970</b>              | <b>25,970</b> | 26,638             | 26,638 |

# Cash Flow Statement

for the year ended 31 October 2025

|   | Notes | 2025<br>£000   | 2024<br>£000   |
|---|-------|----------------|----------------|
| <b>Cash flows from operating activities</b>                               |       |                |                |
| (Loss) / profit before tax  |       | (676)          | 104            |
| <i>Adjustments for</i>  |       |                |                |
| Depreciation and amortisation   |       | 684            | 318            |
| Change in fair value of derivative financial instruments and hedged items |       | (448)          | 1,849          |
| Impairment charge / (credit) on loans and advances                        |       | 10             | (212)          |
| <b>Operating (loss) / profit before working capital changes</b>           |       | <b>(430)</b>   | <b>2,059</b>   |
| <b>Changes in operating assets and liabilities</b>                        |       |                |                |
| Decrease / (increase) in prepayments, accrued income and other assets     |       | 156            | (479)          |
| (Decrease) in accruals, deferred income and other liabilities             |       | (1,684)        | (3,384)        |
| (Increase) in loans and advances to customers                             |       | (27,848)       | (20,128)       |
| Increase in shares  |       | 32,804         | 86,805         |
| Increase / (decrease) in amounts owed to other credit and other customers |       | 18,307         | (60,441)       |
| (Increase) in loans and advances to credit institutions                   |       | (1,355)        | -              |
| Taxation paid   |       | -              | (247)          |
| <b>Net cash generated by operating activities</b>                         |       | <b>19,950</b>  | <b>4,185</b>   |
| <b>Cash flows from investing activities</b>                               |       |                |                |
| Purchase of debt securities   | 12    | (12,950)       | -              |
| Maturity of debt securities   | 12    | 9,988          | -              |
| Purchase of tangible fixed assets   | 16    | (82)           | (2,328)        |
| Purchase of intangible assets   | 17    | (842)          | (1,186)        |
| <b>Net cash (used in) investing activities</b>                            |       | <b>(3,886)</b> | <b>(3,514)</b> |
| <b>Net increase in cash and cash equivalents</b>                          |       | <b>16,064</b>  | <b>671</b>     |
| Cash and cash equivalents at 01 November                                  |       | 63,500         | 62,829         |
| <b>Cash and cash equivalents at 31 October</b>                            |       | <b>79,564</b>  | <b>63,500</b>  |
| <b>Cash and cash equivalents comprise:</b>                                |       |                |                |
| Cash in hand and balances at the Bank of England                          | 10    | 75,192         | 58,677         |
| Loans and advances to credit institutions repayable on demand             | 11    | 4,372          | 4,823          |
|   |       | <b>79,564</b>  | <b>63,500</b>  |

# Notes to the Financial Statements

## I Accounting policies

### **1.1 General information and basis of preparation**

Loughborough Building Society (the "Society") is a building society incorporated in the United Kingdom. The address of the registered office is given on the back cover of this report. The Society has no ultimate controlling party or parent.

Loughborough Building Society has prepared these annual accounts in accordance with the Building Societies Act 1986, the Building Societies (Accounts and Related Provisions) Regulations 1998 and Financial Reporting Standard 102 the Financial Reporting Standard applicable in the UK and Republic of Ireland ("FRS 102"). The Society has also chosen to apply the recognition and measurement provisions of IAS 39 Financial Instruments: Recognition and Measurement (as adopted for use in the UK). In December 2019, the FRC issued Amendments to FRS 102 – Interest Rate Benchmark.

The presentation currency of these annual accounts is sterling. All amounts in the annual accounts have been rounded to the nearest £1,000.

The accounts have been prepared on a going concern basis as outlined in the Directors' report on page 4.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these annual accounts.

Judgements made by the Directors, in the application of these accounting policies that have a significant effect on the annual accounts and estimates with a significant risk of material adjustment in the next year are discussed in section 1.14 below.

### **1.2 Measurement convention**

The annual accounts are prepared on the historical cost basis except for the following: derivative financial instruments and financial instruments classified as available-for-sale are stated at fair value; land and buildings are stated at deemed cost.

### **1.3 Interest receivable and similar income and interest payable and similar charges**

Interest income and expense are recognised in profit or loss using the effective interest method. The 'effective interest rate' is the rate that exactly discounts the estimated future cash payments and receipts through the expected life of the financial asset or financial liability (or, where appropriate, a shorter period) to the carrying amount of the financial asset or financial

liability. When calculating the effective interest rate, the Society estimates future cash flows considering all contractual terms of the financial instrument, but not future credit losses.

The calculation of the effective interest rate includes transaction costs and fees paid or received that are an integral part of the effective interest rate. Transaction costs include incremental costs that are directly attributable to the acquisition or issue of a financial asset or financial liability.

Interest income and expense presented in the income statement and other comprehensive income include:

- Interest on financial assets and financial liabilities measured at amortised cost calculated on an effective interest basis; and
- Interest on available-for-sale investment securities calculated on an effective interest basis.

Fair value changes on derivatives held for risk management purposes are presented in net gains or losses from derivative financial instruments in the income statement.

### **1.4 Fees and commission**

Fees and commission income and expense that are integral to the effective interest rate on a financial asset or financial liability are included in the measurement of the effective interest rate (see 1.3).

Other fees and commissions are recognised as the related services are performed.

### **1.5 Expenses**

#### **Operating leases**

Payments made under operating leases are recognised in the profit and loss account on a straight-line basis over the term of the lease.

### **1.6 Taxation**

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the income statement except to the extent that it relates to items recognised directly in other comprehensive income, in which case it is recognised directly in other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

# Notes to the Financial Statements (continued)

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the annual accounts. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense. Deferred tax assets are recognised where it is probable that future taxable profits will be available against which the timing differences can be utilised.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the reporting date. Deferred tax balances are not discounted.

## 1.7 Financial instruments

### Recognition

The Society initially recognises loans and advances, deposits and debt securities issued on the date on which they are originated. All other financial instruments are recognised on the trade date, which is the date on which the Society becomes a party to the contractual provisions of the instrument.

A financial asset or financial liability is measured initially at fair value plus, for an item not at fair value through profit or loss, transaction costs that are directly attributable to its acquisition or issue.

### Classification

#### Financial assets

The Society classifies its financial assets into one of the following categories:

- **Loans and receivables**

'Loans and advances' are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and that the Society does not intend to sell immediately or in the near term.

Loans and advances are initially measured at fair value plus incremental direct transaction costs, and subsequently measured at their amortised cost using the effective interest method.

- **Available-for-sale**

Available-for-sale investments are non-derivative investments that are designated as available-for-sale or

are not classified as another category of financial assets. Available-for-sale investments comprise debt securities.

Interest income is recognised in profit or loss using the effective interest method (see 1.3). Impairment losses are recognised in profit or loss.

Fair value changes of financial assets classified as available for sale, other than impairment losses, are recognised in other comprehensive income and presented in the available-for-sale reserve within capital reserves. When the investment is sold, the gain or loss accumulated in the available-for-sale reserve is reclassified to profit or loss.

- **At fair value through profit and loss**

Derivative financial instruments are recognised at fair value. The gain or loss on remeasurement to fair value is recognised immediately in profit or loss. However, where derivatives qualify for hedge accounting, recognition of any resultant gain or loss depends on the nature of the item being hedged.

On initial designation of the hedge, the Society formally documents the relationship between the hedging instruments and hedged items, including the risk management objective and strategy in undertaking the hedge, together with the method that will be used to assess the effectiveness of the hedging relationship. The Society makes an assessment, both at inception of the hedge relationship and on an ongoing basis, of whether the hedging instruments are expected to be highly effective in offsetting the changes in the fair value of the respective hedged items during the period for which the hedge is designated.

- **Held-to-Maturity**

Held-to-Maturity investments are non-derivative investments that are designated as held-to-maturity. Held-to-Maturity investments comprise the Society's portfolio of treasury bills. All held-to-maturity investments are measured at amortised cost after initial recognition. Impairment losses are recognised in the Income Statement as they are incurred.

Interest income is recognised in the income statement using the effective interest method.

# Notes to the Financial Statements (continued)

These hedging relationships are discussed below.

## **Fair value hedges**

Where a derivative financial instrument is designated as a hedge of the variability in fair value of a recognised asset or liability or an unrecognised firm commitment, all changes in the fair value of the derivative are recognised immediately in profit or loss. The carrying value of the hedged item is adjusted by the change in fair value that is attributable to the risk being hedged (even if it is normally carried at cost or amortised cost) and any gains or losses on remeasurement are recognised immediately in the income statement. If hedge accounting is discontinued and the hedged financial asset or liability has not been derecognised, any adjustments to the carrying amount of the hedged item are amortised into profit or loss on a straight line over the remaining life of the hedged item.

On initial designation of the hedge, the Society formally documents the relationship between the hedging instrument(s) and the hedged item(s). The Society makes an assessment, both at inception of the hedge relationship and on an ongoing basis, of whether the hedging instrument(s) is/are expected to be highly effective in offsetting the changes in the fair value of the respective hedged item(s) during the period for which the hedge is designated, and whether the actual effectiveness results of each hedge are within a range of 80%–125%.

## **Financial liabilities**

The Society classifies its financial liabilities, other than derivatives, as measured at amortised cost. Derivatives are measured at fair value through profit or loss.

## **Derecognition**

The Society derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Society neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

On derecognition of a financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset derecognised) and the sum of (i) the consideration received (including any new asset obtained less any new liability assumed) and (ii) any cumulative gain or loss that had been recognised in other comprehensive income is recognised in profit or loss.

The Society derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire.

## **Measurement**

### **Amortised cost measurement**

The 'amortised cost' of a financial asset or financial liability is the amount at which the financial asset or financial liability is measured at initial recognition, minus principal repayments, plus or minus the cumulative amortisation using the effective interest method of any difference between the initial amount recognised and the maturity amount, minus any reduction for impairment.

### **Fair value measurement**

'Fair value' is the amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction.

When available, the Society measures the fair value of an instrument using the quoted price in an active market for that instrument. A market is regarded as active if transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

If there is no quoted price in an active market, then the Society uses valuation techniques that maximise the use of relevant observable inputs and minimise the use of unobservable inputs. The chosen valuation technique incorporates all of the factors that market participants would take into account in pricing a transaction.

The best evidence of the fair value of a financial instrument at initial recognition is normally the transaction price – i.e. the fair value of the consideration given or received. If the Society determines that the fair value at initial recognition differs from the transaction price, then the financial instrument is initially measured at fair value. Subsequently, that difference is recognised in profit or loss on an appropriate basis over the life of the instrument but no later than when the valuation is wholly supported by observable market data or the transaction is closed out.

# Notes to the Financial Statements (continued)

## **Identification and measurement of impairment**

At each reporting date, the Society assesses whether there is objective evidence that financial assets not carried at fair value through profit or loss are impaired. A financial asset or a group of financial assets is 'impaired' when objective evidence demonstrates that a loss event has occurred after the initial recognition of the asset(s) and that the loss event has an impact on the future cash flows of the asset(s) that can be estimated reliably.

Objective evidence that financial assets are impaired includes:

- significant financial difficulty of the borrower or issuer;
- default or delinquency by a borrower;
- the restructuring of a loan or advance by the Society on terms that the Society would not consider otherwise;
- indications that a borrower or issuer will enter bankruptcy; and
- observable data relating to a group of assets such as adverse changes in the payment status of borrowers or issuers in the group, or economic conditions that correlate with defaults in the group.

The Society considers evidence of impairment for loans and advances at both an individual asset and a collective level. All loans and advances are assessed for individual impairment based on their arrears position. Those found not to be individually impaired are then collectively assessed for any impairment that has been incurred but not yet identified. Loans and advances that are not individually significant are collectively assessed for impairment by grouping together loans and advances with similar risk characteristics.

In assessing collective impairment, the Society uses statistical modelling of historical trends of the probability of default, the timing of recoveries and the amount of loss incurred, and makes an adjustment if current economic and credit conditions are such that the actual losses are likely to be greater or less than is suggested by historical trends. Default rates, loss rates and the expected timing of future recoveries are regularly benchmarked against actual outcomes to ensure that they remain appropriate.

Impairment losses on assets measured at amortised cost are calculated as the difference between the carrying amount and the present value of estimated future cash flows discounted at the asset's original effective interest rate.

If the terms of a financial asset are renegotiated or modified or an existing financial asset is replaced with a new one due

to financial difficulties of the borrower, then an assessment is made of whether the financial asset should be derecognised.

A range of forbearance options is available to support customers who are in financial difficulty and are in arrears or who are pre-delinquency or anticipate that they may enter into arrears. The purpose of forbearance is to support customers who have temporary financial difficulties and help them get back on track. The main options offered by the Society include:

- Change to payment date and / or frequency;
- Reduced monthly repayment;
- An arrangement to clear outstanding arrears;
- Capitalisation of arrears;
- Change of repayment type; and
- Extension of mortgage term.

Customers requesting a forbearance option will need to provide information to support the request which will include an affordability assessment, bank statements, proof of income, e.g. payslips, accounts, benefit statements etc. in order that the request can be properly assessed. Where consent is obtained, a credit search will also be carried out. If the forbearance request is granted the account is monitored in accordance with the Society's Forbearance and Impairment Policy. At the appropriate time the forbearance option that has been implemented is cancelled, with the exception of capitalisation of arrears, and the customer's normal contractual payment is restored.

Impairment losses are recognised in the income statement and reflected in an allowance account against loans and receivables. Interest on the impaired assets continues to be recognised through the unwinding of the discount. If an event occurring after the impairment was recognised causes the amount of impairment loss to decrease, then the decrease in impairment loss is reversed through the income statement.

Impairment losses on available-for-sale investment securities are recognised by reclassifying the losses accumulated in the available-for-sale reserve. The cumulative loss that is reclassified from the reserve to profit or loss is the difference between the acquisition cost, net of any principal repayment and amortisation, and the current fair value, less any impairment loss previously recognised in profit or loss. Changes in impairment attributable to application of the effective interest method are reflected as a component of interest income.

# Notes to the Financial Statements (continued)

If, in a subsequent period, the fair value of an impaired available-for-sale debt security increases and the increase can be related objectively to an event occurring after the impairment loss was recognised, then the impairment loss is reversed through profit or loss; otherwise, any increase in fair value is recognised through other comprehensive income.

## 1.8 Cash and cash equivalents

For the purposes of the Cash Flow Statement, cash comprises cash in hand and unrestricted loans and advances to credit institutions repayable on demand. Cash equivalents comprise highly liquid unrestricted investments that are readily convertible into cash with an insignificant risk of changes in value with original maturities of less than three months.

## 1.9 Tangible fixed assets

Tangible fixed assets are stated at historical cost less accumulated depreciation with the exception of freehold buildings which are stated at deemed cost.

Where parts of an item of tangible fixed assets have different useful lives, they are accounted for as separate items of tangible fixed assets, for example land is treated separately from buildings and is not depreciated.

The Society assesses at each reporting date whether tangible fixed assets are impaired.

Depreciation is charged to the income statement on a straight-line basis over the estimated useful lives as follows:

### Freehold Land and Buildings:

- Freehold buildings 50 years

### Equipment, Fixtures, Fittings and Vehicles:

- Freehold refurbishment 8 years
- Computer hardware 3 to 7 years
- Motor vehicles 4 years
- Office equipment, fixtures and fittings 3 to 5 years

Depreciation methods, useful lives and residual values are reviewed if there is an indication of a significant change since the last annual reporting date in the pattern by which the Society expects to consume an asset's future economic benefits.

## 1.10 Intangible assets

Purchased software and costs directly associated with the development of computer software are capitalised as intangible assets which will generate future economic benefits and where costs can reliably be measured. Intangible assets that are acquired by the Society are stated at cost less accumulated amortisation and less accumulated impairment losses.

### Amortisation

Amortisation is charged to the income statement on a straight-line basis over the estimated useful lives of intangible assets. Intangible assets are amortised from the date they are available for use. The estimated useful lives are as follows:

- Software 7 to 10 years

The Society reviews the amortisation period and method when events and circumstances indicate that the useful life may have changed since the last reporting date.

## 1.11 Impairment excluding financial assets and deferred tax assets

The carrying amounts of the Society's non-financial assets, other than deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. The recoverable amount of an asset is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

An impairment loss is recognised if the carrying amount of an asset exceeds its estimated recoverable amount. Impairment losses are recognised in profit or loss.

An impairment loss is reversed if and only if the reasons for the impairment have ceased to apply.

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

# Notes to the Financial Statements (continued)

## **1.12 Employee benefits**

The Society operates a defined contribution pension scheme. The Society makes a contribution of between 7.0% and 12.0% (2024: 7.0% and 12.0%) of individuals' basic gross pay into employees' Personal Pension schemes. Contributions to the scheme are charged to the income statement in the year in which they are payable. There were no outstanding or prepaid contributions at either the beginning or end of the financial year.

## **1.13 Provisions for liabilities and charges**

A provision is recognised in the statement of financial position when the Society has a present legal or constructive obligation as a result of a past event, that can be reliably measured and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are recognised at the best estimate of the amount required to settle the obligation at the reporting date.

## **1.14 Accounting estimates and judgements**

The preparation of the financial statements requires certain judgements, assumptions and estimates that affect the reported amounts of assets and liabilities. These are regularly evaluated and are based on historical experience, expectations of future events and other factors. The following accounting estimates have a higher level of estimation uncertainty.

- Effective interest rate

The effective interest rate applied to the mortgage book affects the carrying value of those assets. One of the key components of the Effective Interest Rate is the expected mortgage life and in particular, the expected life relative to the term of the initial scheme the customer takes on inception of the mortgage, as this determines how long the customer is likely to spend paying standard variable rate. Expected lives relative to initial product life has been assessed as being between -10 and +8 months. In determining the expected life of mortgage assets, the Society uses historical redemption data as well as management judgement. The expected life of mortgage assets is reassessed annually.

The reassessment of expected lives for the year ended 31 October 2025 resulted in a reduction in the value of the loans disclosed on the Statement of Financial Position by £131,000.

A one month increase in the effective life profile of mortgage assets would result in an increase in the value of loans on the Statement of Financial Position of approximately £124,000 (2024: £157,000).

A 0.5% reduction in the future rate of SVR accrual would result in a reduction of the value of loans on the Statement of Financial Position of approximately £31,000. (2024: £50,000)

- Impairment losses on loans and advances to customers

The Society reviews the mortgage book quarterly to assess impairment. In determining whether an impairment loss should be recorded, the Society has to use its judgement. Impairment provisions are calculated using historical arrears experience, modelled credit risk characteristics and expected cash flows. Estimates are applied to determine prevailing market conditions (e.g. interest rates and house prices), customer behaviour (e.g. default rates) and the length of time to complete the sale of properties in possession and the expected sale proceeds. The accuracy of the impairment provision would therefore be affected by unexpected changes to these assumptions, as follows:

- The propensity to default used in the assessment for impairment is between 2.0% and 10.0%, depending on the nature of the loan. If the propensity to default increased by 25% (i.e. to between 2.5% and 12.5%), the collective provision would increase by £164,000 (2024: £40,000).
- If the forecast selling price applied in our provisioning model increased by 5% the overall provision requirement would decrease by £281,000. A 5% decrease in the forecast selling price applied in the provisioning model would result in an increase in the overall provision requirement of £327,000.

# Notes to the Financial Statements (continued)

## 2 Interest receivable and similar income

|  | 2025<br>£000 | 2024<br>£000 |
|--|--------------|--------------|
| On loans fully secured on residential property | 24,974       | 22,064       |
| On other loans                                 | 173          | 182          |
| On debt securities                             | 247          | -            |
| On liquid assets                               | 2,628        | 3,312        |
| Interest income on derivatives                 | 2,510        | 4,308        |
|  | 30,532       | 29,866       |

## 3 Interest payable and similar charges

|   | 2025<br>£000 | 2024<br>£000 |
|---|--------------|--------------|
| On shares held by individuals   | 19,056       | 17,966       |
| On amounts owed to credit institutions, other customers and derivatives | 1,878        | 2,988        |
|   | 20,934       | 20,954       |

## 4 Net (loss) from derivative financial instruments

|  | 2025<br>£000 | 2024<br>£000 |
|--|--------------|--------------|
| Derivatives in designated fair value hedge relationships | (369)        | (192)        |

The net fair value loss includes a net gain of £146,000 (2024: £80,000) which was recognised on the cancellation of certain interest rate swap contracts.

# Notes to the Financial Statements (continued)

## 5 Administrative expenses

|   | 2025<br>£000 | 2024<br>£000 |
|---|--------------|--------------|
| Wages and salaries                          | 3,992        | 3,709        |
| Social security costs                       | 474          | 397          |
| Contributions to defined contribution plans | 372          | 394          |
|   | <b>4,838</b> | 4,500        |
| Other administrative expenses               | 4,257        | 3,904        |
|   | <b>9,095</b> | 8,404        |

Fees payable to the Society's auditors and its associates for the audit of the Society's annual accounts (excluding VAT):

|                      | 2025<br>£000 | 2024<br>£000 |
|----------------------|--------------|--------------|
| Total audit fees     | 212          | 208          |
| Total non-audit fees | 12           | 10           |
|                      | <b>224</b>   | 218          |

The non-audit fees for both years are in respect of other assurance services. Other assurance services include CASS limited assurance, the audit of Society's Summary Financial Statements and Section 68 opinion. The audit fee for 2025 disclosed above included £20,000 of overruns that related to the prior year audit (2024: £32,000).

## 6 Employee numbers

The average number of persons employed by the Society (including Executive Directors) during the year, analysed by category, was as follows:

|                | 2025      | 2024 |
|----------------|-----------|------|
| Head Office    |           |      |
| Full time      | 64        | 55   |
| Part time      | 13        | 10   |
|                | <b>77</b> | 65   |
| Branch Offices |           |      |
| Full time      | 10        | 17   |
| Part time      | 10        | 8    |
|                | <b>20</b> | 25   |

# Notes to the Financial Statements (continued)

## 7 Directors' remuneration

Directors' emoluments are set out within the Directors' Remuneration Report. The Board has identified that those staff whose professional activities have a material impact on the Society's risk profile are three Executive Directors: the Chief Executive Officer, Customer Services Director and Finance Director.

Total Directors' emoluments for the year amounted to £1,031,000 (2024: £984,000).

## 8 Directors' loans and transactions

### i) Loans to Directors

At 31 October 2025 there were no (2024: no) outstanding mortgage loans granted in the ordinary course of business to Directors and their connected persons.

A register is maintained at the Head Office of the Society, in accordance with the requirements of Section 68 of the Building Societies Act 1986, which shows details of all loans, transactions and arrangements with Directors and their connected persons. A statement of the appropriate details contained in the register, for the financial year ended 31 October 2025, will be available for inspection at the Society's Head Office for a period of 15 days up to and including the Annual General Meeting.

### ii) Other Directors' transactions

Directors are required to hold share accounts with the Society. All accounts have the same terms and conditions as available to customers of the Society. The savings balances are not detailed in the register unlike loans and transactions above, due to their sensitive nature. The aggregate amount of all savings balances at 31 October 2025 was £48,309 (2024: £45,987).

### iii) Related party transactions

There were no other related party transactions during the year.

# Notes to the Financial Statements (continued)

## 9 Tax (credit)

|   | 2025<br>£000 | 2024<br>£000 |
|---|--------------|--------------|
| <i>Current tax</i>                                      |              |              |
| Current tax on income for the period                    | -            | -            |
| Adjustment to tax charge in respect of previous periods | (247)        | (17)         |
| Total current tax (credit)                              | (247)        | (17)         |
| <i>Deferred tax</i>                                     |              |              |
| Origination and reversal of timing differences          | 239          | (102)        |
| Total tax (credit) in income statement                  | (8)          | (119)        |

|                                    | 2025                   |                         |                      | 2024                   |                         |                      |
|------------------------------------|------------------------|-------------------------|----------------------|------------------------|-------------------------|----------------------|
|                                    | Current<br>tax<br>£000 | Deferred<br>tax<br>£000 | Total<br>tax<br>£000 | Current<br>tax<br>£000 | Deferred<br>tax<br>£000 | Total<br>tax<br>£000 |
| Recognised in the income statement | (247)                  | 239                     | (8)                  | (17)                   | (102)                   | (119)                |
| Total tax (credit)                 | (247)                  | 239                     | (8)                  | (17)                   | (102)                   | (119)                |

### Reconciliation of effective tax rate

|   | 2025<br>£000 | 2024<br>£000 |
|---|--------------|--------------|
| (Loss) / profit for the year  | (676)        | 104          |
| Tax on (loss) / profit at standard UK corporation tax rate of 25% (2024: 22.5%) | (169)        | 26           |
| Expenses not deductible   | -            | 9            |
| Accelerated capital allowances  | 15           | (137)        |
| Adjustments to tax charge in respect of previous periods                        | (247)        | (17)         |
| Deferred tax not recognised   | 393          | -            |
| Total tax (credit) in income statement  | (8)          | (119)        |

Both the current and prior year deferred tax positions were calculated based on the rate enacted at the Statement of Financial Position date of 25%.

Following the preparation of the financial statements for the year ended 31 October 2024, upon finalising the corporation tax return for the same period, the Society elected to treat the Software additions under the regime applicable to tangible plant and machinery. As a result, the Society was able to claim tax relief for 100% of the expenditure in the year. The effect being the creation of a tax loss that was carried back to the prior period and that resulted in corporation tax of £247k becoming repayable. The decision also gave rise to a deferred tax liability as a result of the Net Book Value of the assets exceeding the Tax Written Down Value.

# Notes to the Financial Statements (continued)

## 10 Cash in hand and balances with the Bank of England

|   | 2025<br>£000  | 2024<br>£000  |
|---|---------------|---------------|
| Cash in hand  | 136           | 225           |
| Balances with the Bank of England                                     | 75,056        | 58,452        |
| Total included in "Cash and cash equivalents" per cash flow statement | 75,192        | 58,677        |
| Accrued interest  | 352           | 303           |
|   | <b>75,544</b> | <b>58,980</b> |

## 11 Loans and advances to credit institutions

|  | 2025<br>£000 | 2024<br>£000 |
|--|--------------|--------------|
| Repayable on demand                                  | 4,372        | 4,823        |
| In not more than three months                        | 1,355        | -            |
| In more than three months but not more than one year | -            | -            |
| Total loans and advances to credit institutions      | 5,727        | 4,823        |
| Total included within cash and cash equivalents      | 4,372        | 4,823        |

The above figures include accrued interest of £5,000 (2024: £nil). Loans and advances to credit institutions in respect of derivative financial instruments transacted for the purposes of interest rate risk management are not disclosed as cash or cash equivalents.

## 12 Debt securities

Movements in debt securities during the year are summarised as follows:

|                          | 2025<br>£000 | 2024<br>£000 |
|--------------------------|--------------|--------------|
| At 01 November           | -            | -            |
| Additions                | 12,950       | -            |
| Maturities               | (9,988)      | -            |
| Interest income received | -            | -            |
| At 31 October            | <b>2,962</b> | -            |

The Directors consider the securities held as liquid assets are held with the intention of use on a continuing basis in the Society's activities and are therefore classified as 'liquid assets' in the Statement of Financial Position. Accordingly, Debt Securities are accounted for as being Held to Maturity.

During the year, the Society transacted a number of debt securities in the form of Treasury Bills solely for the purposes of interest rate risk management arising from the net fixed rate liabilities in the savings book with the interest received being derived from the resulting economic hedge. The Society did not undertake any debt security transactions during the prior year.

# Notes to the Financial Statements (continued)

## 13 Derivative financial instruments

|   | 2025                              |                               |                               | 2024                              |                               |                               |
|---|-----------------------------------|-------------------------------|-------------------------------|-----------------------------------|-------------------------------|-------------------------------|
|   | Notional principal amount<br>£000 | Positive market value<br>£000 | Negative market value<br>£000 | Notional principal amount<br>£000 | Positive market value<br>£000 | Negative market value<br>£000 |
| Derivatives not in a designated hedge – interest rate swaps       | 15,500                            | 2                             | -                             | 10,250                            | 13                            | -                             |
| Derivatives designated as fair value hedges – Interest rate swaps | 256,000                           | 629                           | 2,016                         | 232,000                           | 2,798                         | 665                           |
|   | <b>271,500</b>                    | <b>631</b>                    | <b>2,016</b>                  | <b>242,250</b>                    | <b>2,811</b>                  | <b>665</b>                    |

The replacement cost for derivative financial instruments is the same as the positive market value.

## 14 Loans and advances to customers

|  | 2025<br>£000   | 2024<br>£000   |
|--|----------------|----------------|
| Loans fully secured on residential property  | 510,765        | 482,787        |
| Loans fully secured on land  | 2,382          | 2,512          |
| Provision for impairment losses  | (918)          | (908)          |
| Fair value adjustment for hedged risk  | 849            | (3,246)        |
|  | <b>513,078</b> | <b>481,145</b> |
| The remaining maturity of loans and advances to customers from the reporting date is as follows: |                |                |
| On call and at short notice  | 840            | 1,064          |
| In not more than three months  | 216            | 32             |
| In more than three months but not more than one year   | 2,411          | 2,067          |
| In more than one year but not more than five years   | 18,301         | 22,502         |
| in more than five years  | 492,228        | 456,388        |
|  | <b>513,996</b> | <b>482,053</b> |
| Less: allowance for impairment (note 15)   | (918)          | (908)          |
|  | <b>513,078</b> | <b>481,145</b> |

The maturity analysis above is based on contractual maturity not expected redemption levels. The value of loans fully secured on residential property and loans fully secured on land includes £1,479,000 (2024: £1,740,000) relating to the asset balance derived from the effective interest rate calculation.

At 31 October 2025, the Society had pledged £38,573,000 (2024: £50,481,000) of mortgage assets in encumbered collateral arrangements to the Bank of England as collateral under the Index Long Term Repo (ILTR) Scheme.

# Notes to the Financial Statements (continued)

## 15 Allowance for impairment

|                       | Loans fully secured on residential property<br>£000 | Loans fully secured on land<br>£000 | Total<br>£000 |
|-----------------------|---|-------------------------------------|---------------|
| At 01 November 2024   |   |                                     |               |
| Individual impairment | 164   | -                                   | 164           |
| Collective impairment | 667   | 77                                  | 744           |
|                       | <b>831</b>  | <b>77</b>                           | <b>908</b>    |
| Income statement      |   |                                     |               |
| Individual impairment | 104   | -                                   | 104           |
| Collective impairment | (93)  | (1)                                 | (94)          |
|                       | <b>11</b>   | <b>(1)</b>                          | <b>10</b>     |
| At 31 October 2025    |   |                                     |               |
| Individual impairment | 268   | -                                   | 268           |
| Collective impairment | 574   | 76                                  | 650           |
|                       | <b>842</b>  | <b>76</b>                           | <b>918</b>    |
|                       | Loans fully secured on residential property<br>£000 | Loans fully secured on land<br>£000 | Total<br>£000 |
| At 01 November 2023   |   |                                     |               |
| Individual impairment | 54  | -                                   | 54            |
| Collective impairment | 916   | 150                                 | 1,066         |
|                       | <b>970</b>  | <b>150</b>                          | <b>1,120</b>  |
| Income statement      |   |                                     |               |
| Individual impairment | 110   | -                                   | 110           |
| Collective impairment | (249)   | (73)                                | (322)         |
|                       | <b>(139)</b>  | <b>(73)</b>                         | <b>(212)</b>  |
| At 31 October 2024    |   |                                     |               |
| Individual impairment | 164   | -                                   | 164           |
| Collective impairment | 667   | 77                                  | 744           |
|                       | <b>831</b>  | <b>77</b>                           | <b>908</b>    |

# Notes to the Financial Statements (continued)

## 16 Tangible fixed assets

|                                    | Freehold<br>Land and<br>Buildings<br>£000 | Equipment,<br>Fixtures<br>Fittings and<br>Vehicles<br>£000 | Total<br>£000 |
|------------------------------------|---|--|---------------|
| <b>Cost</b>                        |   |  |               |
| Balance at 01 November 2024        | 3,507                                     | 2,990  | 6,497         |
| Additions                          | -   | 82   | 82            |
| Disposals                          | -   | (60)   | (60)          |
| Balance at 31 October 2025         | 3,507                                     | 3,012  | 6,519         |
| <b>Depreciation and impairment</b> |   |  |               |
| Balance at 01 November 2024        | 288                                       | 606  | 894           |
| Depreciation charge for the year   | 60  | 430  | 490           |
| Disposals                          | -   | (60)   | (60)          |
| Balance at 31 October 2025         | 348                                       | 976  | 1,324         |
| <b>Net book value</b>              |   |  |               |
| At 01 November 2024                | 3,219                                     | 2,384  | 5,603         |
| <b>At 31 October 2025</b>          | <b>3,159</b>                              | <b>2,036</b>   | <b>5,195</b>  |

The net book value of land and buildings occupied by the Society for its own activities is £3,159,000 (2024: £3,219,000).

Management have performed an impairment assessment on the carrying value of its new and previous head office premises. This concluded that the recoverable amount is greater than the carrying value, therefore no impairment is deemed necessary.

## Notes to the Financial Statements (continued)

### 17 Intangible fixed assets

|                                    | Software<br>£000 |
|------------------------------------|------------------|
| <b>Cost</b>                        |                  |
| Balance at 01 November 2024        | 1,875            |
| Additions                          | 842              |
| Disposals                          | -                |
| Balance at 31 October 2025         | <u>2,717</u>     |
| <b>Amortisation and impairment</b> |                  |
| Balance at 01 November 2024        | 37               |
| Amortisation for the year          | 194              |
| Disposals                          | -                |
| Balance at 31 October 2025         | <u>231</u>       |
| <b>Net book value</b>              |                  |
| At 01 November 2024                | <u>1,838</u>     |
| <b>At 31 October 2025</b>          | <u>2,486</u>     |

Intangible fixed assets represent software costs incurred in developing the Society's core operating system. The Society's policy is that these costs are amortised over a seven-to-ten-year period.

# Notes to the Financial Statements (continued)

## 18 Other Debtors

|                                | 2025<br>£000 | 2024<br>£000 |
|--------------------------------|--------------|--------------|
| Prepayments and accrued income | 605          | 810          |
| Corporation tax                | 247          | -            |
|                                | <b>852</b>   | <b>810</b>   |

## 19 Shares

|  | 2025<br>£000   | 2024<br>£000   |
|--|----------------|----------------|
| Held by individuals                    | 516,061        | 483,506        |
| Fair value adjustments for hedged risk | 55             | (61)           |
|  | <b>516,116</b> | <b>483,445</b> |

Shares are repayable with remaining maturities from the balance sheet date as follows:

|  |                |                |
|--|----------------|----------------|
| Accrued interest                                       | 9,685          | 9,933          |
| On demand  | 245,169        | 185,602        |
| In not more than three months                          | 72,997         | 58,315         |
| In more than three months but not more than six months | 88,427         | 113,213        |
| In more than six months but not more than one year     | 66,094         | 28,831         |
| In more than one year but not more than five years     | 33,744         | 87,551         |
|  | <b>516,116</b> | <b>483,445</b> |

## 20 Amounts owed to credit institutions

|  | 2025<br>£000 | 2024<br>£000 |
|--|--------------|--------------|
| Accrued interest                                     | 10           | 70           |
| With agreed maturity dates or periods of notice      |              |              |
| In not more than three months                        | 1,500        | 2,000        |
| In more than three months but not more than one year | 500          | 3,000        |
|  | <b>2,010</b> | <b>5,070</b> |

## 21 Amounts owed to other customers

|  | 2025<br>£000  | 2024<br>£000  |
|--|---------------|---------------|
| Accrued interest                                     | 721           | 811           |
| Repayable on demand                                  | 6,879         | 9,194         |
| With agreed maturity dates or periods of notice      |               |               |
| In not more than three months                        | 40,704        | 13,075        |
| In more than three months but not more than one year | 11,131        | 15,138        |
|  | <b>59,435</b> | <b>38,218</b> |

## Notes to the Financial Statements (continued)

### 22 Other liabilities

|                 | 2025<br>£000 | 2024<br>£000 |
|-----------------|--------------|--------------|
| Corporation tax | -            | -            |
| Other creditors | 711          | 1,997        |
|                 | <u>711</u>   | <u>1,997</u> |

Within Other creditors, the Society held cash collateral against its hedging contracts of £Nil (2024: £1,405,000).

### 23 Deferred taxation

The elements of deferred taxation are as follows:

|  | 2025<br>£000 | 2024<br>£000 |
|--|--------------|--------------|
| Difference between accumulated depreciation and capital allowances | 586          | (54)         |
| Short term timing differences                                      | (9)          | 15           |
| Capital gains  | (360)        | 16           |
| Net deferred tax liability / (asset)                               | <u>217</u>   | <u>(23)</u>  |

The deferred deferred tax liability / (asset) has been provided at a rate of 25% (2024: 25%) which is the rate applicable when the deferred tax asset is expected to crystallise.

# Notes to the Financial Statements (continued)

## 24 Financial instruments

A financial instrument is a contract which gives rise to a financial asset of one entity and a financial liability of another entity. The Society is a retailer of financial instruments in the form of mortgage and savings products. The Society also uses wholesale financial instruments to invest liquid asset balances, raise wholesale funding and to manage the risks arising from its operations.

The Society uses derivatives in the form of interest rate swaps to hedge balance sheet exposures arising from fixed rate mortgage lending and savings products. The Society does not run a trading book.

### Categories of financial assets and liabilities

Financial assets and liabilities are measured on an on-going basis either at fair value or at amortised cost. Note 1.7 'Financial instruments' describes how the classes of financial instruments are measured, and how income and expenses, including fair value gains and losses, are recognised. The tables below analyse the Society's assets and liabilities by financial classification:

#### Carrying values by category

|   | Held at amortised cost           |  |                                | Held at fair value  |                                  | Total<br>£000 |
|---|----------------------------------|--|--------------------------------|---|----------------------------------|---------------|
|   | Loans and<br>receivables<br>£000 | Financial<br>assets and<br>liabilities at<br>amortised<br>cost<br>£000 | Available-<br>for-sale<br>£000 | Derivatives<br>designated<br>as fair<br>value<br>hedges<br>£000 | Unmatched<br>derivatives<br>£000 |               |
| <b>Financial assets</b>                           |                                  |  |                                |   |                                  |               |
| Cash in hand and balances<br>with Bank of England | -                                | 75,544   | -                              | -   | -                                | 75,544        |
| Loans and advances to credit<br>institutions      | 5,727                            | -  | -                              | -   | -                                | 5,727         |
| Debt securities                                   | -                                | 2,962  | -                              | -   | -                                | 2,962         |
| Derivative financial instruments                  | -                                | -  | -                              | 631   | -                                | 631           |
| Loans and advances to customers                   | 513,078                          | -  | -                              | -   | -                                | 513,078       |
| Total financial assets                            | 518,805                          | 78,506   | -                              | 631   | -                                | 597,942       |
| Non-financial assets                              | -                                | 8,533  | -                              | -   | -                                | 8,533         |
| Total assets                                      | 518,805                          | 87,039   | -                              | 631   | -                                | 606,475       |
| <b>Financial liabilities</b>                      |                                  |  |                                |   |                                  |               |
| Shares  | -                                | 516,116  | -                              | -   | -                                | 516,116       |
| Amounts owed to credit institutions               | -                                | 2,010  | -                              | -   | -                                | 2,010         |
| Amounts owed to other customers                   | -                                | 59,435   | -                              | -   | -                                | 59,435        |
| Derivative financial instruments                  | -                                | -  | -                              | 2,016   | -                                | 2,016         |
| Total financial liabilities                       | -                                | 577,561  | -                              | 2,016   | -                                | 579,577       |
| Non-financial liabilities                         | -                                | 928  | -                              | -   | -                                | 928           |
| Reserves  | -                                | -  | -                              | -   | -                                | 25,970        |
| Total reserves and liabilities                    | -                                | 578,489  | -                              | 2,016   | -                                | 606,475       |

# Notes to the Financial Statements (continued)

## Carrying values by category

31 October 2024

|  | Held at amortised cost        |  | Held at fair value         |   |                               | Total          |
|--|-------------------------------|--|----------------------------|---|-------------------------------|----------------|
|  | Loans and receivables<br>£000 | Financial assets and liabilities at amortised cost<br>£000 | Available-for-sale<br>£000 | Derivatives designated as fair value hedges<br>£000 | Unmatched derivatives<br>£000 |                |
| Financial assets                               |                               |  |                            |   |                               |                |
| Cash in hand and balances with Bank of England | -                             | 58,980   | -                          | -   | -                             | 58,980         |
| Loans and advances to credit institutions      | 4,823                         | -  | -                          | -   | -                             | 4,823          |
| Derivative financial instruments               | -                             | -  | -                          | 2,811   | -                             | 2,811          |
| Loans and advances to customers                | 481,145                       | -  | -                          | -   | -                             | 481,145        |
| <b>Total financial assets</b>                  | <b>485,968</b>                | <b>58,980</b>  | <b>-</b>                   | <b>2,811</b>  | <b>-</b>                      | <b>547,759</b> |
| Non-financial assets                           | -                             | 8,274  |                            |   |                               | 8,274          |
| <b>Total assets</b>                            | <b>485,968</b>                | <b>67,254</b>  | <b>-</b>                   | <b>2,811</b>  | <b>-</b>                      | <b>556,033</b> |
| Financial liabilities                          |                               |  |                            |   |                               |                |
| Shares   | -                             | 483,445  | -                          | -   | -                             | 483,445        |
| Amounts owed to credit institutions            | -                             | 5,070  | -                          | -   | -                             | 5,070          |
| Amounts owed to other customers                | -                             | 38,218   | -                          | -   | -                             | 38,218         |
| Derivative financial instruments               | -                             | -  | -                          | 665   | -                             | 665            |
| <b>Total financial liabilities</b>             | <b>-</b>                      | <b>526,733</b>   | <b>-</b>                   | <b>665</b>  | <b>-</b>                      | <b>527,398</b> |
| Non-financial liabilities                      | -                             | 1,997  |                            |   |                               | 1,997          |
| Reserves                                       | -                             | -  | -                          | -   | -                             | 26,638         |
| <b>Total reserves and liabilities</b>          | <b>-</b>                      | <b>528,730</b>   | <b>-</b>                   | <b>665</b>  | <b>-</b>                      | <b>556,033</b> |

## Valuation of financial instruments carried at fair value

The Society holds certain financial assets and liabilities at fair value, grouped into Levels 1 to 3 of the fair value hierarchy (see below). Fair values are determined using the following fair value hierarchy that reflects the significance of the inputs in measuring fair value:

### Level 1

The most reliable fair values of financial instruments are quoted market prices in an actively traded market. The Society's Level 1 portfolio mainly comprises debt securities for which traded prices are readily available.

### Level 2

These are valuation techniques for which all significant inputs are taken from observable market data. These include valuation models used to calculate the present value of expected future cash flows and may be employed when no active market exists and quoted prices are available for similar instruments in active markets. The Society's Level 2 portfolio comprises interest rate swaps for which traded prices are readily available and there are no other assumptions.

# Notes to the Financial Statements (continued)

## Level 3

These are valuation techniques for which one or more significant inputs are not based on observable market data. Valuation techniques include net present value by way of discounted cash flow models. The Society does not have any Level 3 type assets or liabilities.

The table below summarises the fair values of the Society's financial assets and liabilities that are accounted for at fair value, analysed by the valuation methodology used by the Society to derive the financial instruments fair value:

| <i>31 October 2025</i>             | Level 1<br>£000 | Level 2<br>£000 | Level 3<br>£000 | Total<br>£000 |
|------------------------------------|-----------------|-----------------|-----------------|---------------|
| <b>Financial assets</b>            |                 |                 |                 |               |
| Available-for-sale                 |                 |                 |                 |               |
| Debt securities                    | -               | -               | -               | -             |
| Fair value through profit and loss |                 |                 |                 |               |
| Interest rate swaps                | -               | 631             | -               | 631           |
|                                    | -               | 631             | -               | 631           |
| <b>Financial liabilities</b>       |                 |                 |                 |               |
| Fair value through profit and loss |                 |                 |                 |               |
| Interest rate swaps                | -               | 2,016           | -               | 2,016         |
|                                    | -               | 2,016           | -               | 2,016         |
| <br><i>31 October 2024</i>         |                 |                 |                 |               |
| <b>Financial assets</b>            |                 |                 |                 |               |
| Available-for-sale                 |                 |                 |                 |               |
| Debt securities                    | -               | -               | -               | -             |
| Fair value through profit and loss |                 |                 |                 |               |
| Interest rate swaps                | -               | 2,811           | -               | 2,811         |
|                                    | -               | 2,811           | -               | 2,811         |
| <b>Financial liabilities</b>       |                 |                 |                 |               |
| Fair value through profit and loss |                 |                 |                 |               |
| Interest rate swaps                | -               | 665             | -               | 665           |
|                                    | -               | 665             | -               | 665           |

## Financial assets pledged as collateral

The Society's financial assets pledged as collateral for liabilities are detailed in the table below:

|                                 | 2025<br>£000 | 2024<br>£000 |
|---------------------------------|--------------|--------------|
| Loans and advances to customers | 38,573       | 50,481       |

In 2025 the Society pledged mortgage loans totalling £38,573,000 as collateral against the loans received from the Bank of England under the Long-Term Index Repo Scheme, with £nil of such loans being outstanding on 31 October 2025 (31 October 2024 £nil).

# Notes to the Financial Statements (continued)

## 24 Financial instruments (continued)

### Credit risk

Credit risk is the risk that a borrower or counterparty of the Society will cause a financial loss for the Society by failing to discharge an obligation.

The Society observes a Credit Policy in respect of all mortgage loan applications. Liquid asset exposures are managed according to the counterparty limits in the Society's Liquidity Policy. The policies are reviewed regularly and are approved by the Board.

The Society's maximum credit risk exposure is detailed in the table below:

|   | 2025<br>£000   | 2024<br>£000   |
|---|----------------|----------------|
| Cash in hand and balances at the Bank of England  | 75,544         | 58,980         |
| Loans and advances to credit institutions         | 5,727          | 4,823          |
| Debt securities                                   | 2,962          | -              |
| Derivative financial instruments                  | 631            | 2,811          |
| Loans and advances to customers                   | 513,078        | 481,145        |
| Total statement of financial position exposure    | 597,942        | 547,759        |
| Off balance sheet exposure – mortgage commitments | 15,601         | 23,945         |
|   | <b>613,543</b> | <b>571,704</b> |

### Concentration risk

The tables below give an analysis of the Society's treasury asset concentration:

| Concentration by Fitch credit rating    | 2025<br>£000  | 2024<br>£000  |
|---|---------------|---------------|
| AA+ to AA-                              | 79,546        | 58,756        |
| A+ to A-                                | 1,226         | 4,908         |
| Below A- and unrated Building Societies | 3,461         | 139           |
|   | <b>84,233</b> | <b>63,803</b> |

| Concentration by Industry sector | 2025<br>£000  | 2024<br>£000  |
|----------------------------------|---------------|---------------|
| Banks                            | 8,825         | 5,048         |
| Central Bank                     | 75,408        | 58,755        |
|                                  | <b>84,233</b> | <b>63,803</b> |

The above treasury assets equal the total of liquid assets shown within the Statement of Financial Position.

# Notes to the Financial Statements (continued)

## Credit quality analysis of loans and advances to customers

The tables below set out information about the credit quality of financial assets and the allowance for impairment / loss held by the Society against those assets.

|   | 2025  | 2024                                |
|---|---|-------------------------------------|
|   | Loans fully secured on residential property<br>£000 | Loans fully secured on land<br>£000 |
| <b>Neither past due nor impaired</b>      | <b>494,601</b>                                      | <b>2,382</b>                        |
| Past due but not impaired                 |   |                                     |
| Up to 3 months                            | 6,366   | -                                   |
| Over 3 months                             | 4,037   | -                                   |
|   | <b>505,004</b>                                      | <b>2,382</b>                        |
| <b>Individually impaired</b>              |   |                                     |
| Not past due                              | 30  | -                                   |
| Up to 3 months                            | 5,787   | -                                   |
| Over 3 months                             | 793   | -                                   |
|   | <b>511,614</b>                                      | <b>2,382</b>                        |
| <b>Total balances gross of provisions</b> | <b>511,614</b>                                      | <b>2,382</b>                        |
| <b>Allowance for impairment</b>           |   |                                     |
| Individual                                | 268   | -                                   |
| Collective                                | 574   | 76                                  |
|   | <b>842</b>  | <b>76</b>                           |
| <b>Total allowance for impairment</b>     | <b>842</b>  | <b>76</b>                           |
| <b>Total balances net of provisions</b>   | <b>510,772</b>                                      | <b>2,306</b>                        |

Individual assessments are made of all mortgage loans where objective evidence indicates that losses are likely (for example when loans are past due) or the property is in possession, or where fraud or negligence has been identified. The status "past due but not impaired" includes any asset where a payment due is received late or missed but no individual provision has been made against that asset because of no calculated loss in the event of default. Further information is given in accounting policy note 1.7 to the accounts.

### Assets obtained by taking possession of collateral

There was one new case (2024: none) of a financial asset being obtained during the year by taking possession of collateral held as security against loans and new advances. The value of collateral held for the financial asset taken into possession was £291,000 (2024: £nil).

### Collateral held and other credit enhancements

The Society holds collateral and other credit enhancements against certain of its credit exposures. The table below sets out the principal types of collateral held against different types of financial assets.

|                                 | Percentage of exposure that is<br>subject to collateral requirements |           | Principal type of<br>collateral held |
|---------------------------------|--|-----------|--------------------------------------|
|                                 | 2025<br>%  | 2024<br>% |                                      |
| Loans and advances to customers | 100  | 100       | Property                             |

## Notes to the Financial Statements (continued)

The table below shows the gross loans and advances to customers by geographical concentration.

|                          | 2025           |            | 2024           |            |
|--------------------------|----------------|------------|----------------|------------|
|                          | £000           | %          | £000           | %          |
| East Anglia              | 47,422         | 9          | 45,554         | 10         |
| East Midlands            | 129,228        | 25         | 130,268        | 28         |
| Greater London           | 21,733         | 4          | 21,500         | 4          |
| North                    | 17,439         | 4          | 15,016         | 3          |
| North West               | 73,348         | 14         | 62,991         | 13         |
| Outer South East         | 58,088         | 11         | 55,054         | 11         |
| South West               | 40,430         | 8          | 35,324         | 7          |
| Wales                    | 22,514         | 4          | 20,838         | 4          |
| West Midlands            | 53,797         | 11         | 48,461         | 10         |
| Yorkshire and Humberside | 49,997         | 10         | 47,047         | 10         |
|                          | <b>513,996</b> | <b>100</b> | <b>482,053</b> | <b>100</b> |

The tables below stratify credit exposures from gross residential mortgage loans and advances to retail customers by ranges of loan-to-value (LTV) ratio. LTV is calculated as the ratio of the loan balance to the value of the collateral. The valuation of the collateral excludes any adjustments for obtaining and selling the collateral. The value of the collateral for residential mortgage loans is based on the collateral value at origination updated based on changes in house price indices by reference to the Lloyds / Halifax Regional House Price Index.

|   | 2025           | 2024           |
|---|----------------|----------------|
|   | £000           | £000           |
| Loans fully secured on residential property – LTV ratio |                |                |
| Up to 50%   | 202,930        | 196,138        |
| >50 – 70%   | 127,528        | 133,112        |
| >70 – 90%   | 139,364        | 128,945        |
| >90 – 100%  | 41,792         | 21,355         |
|   | <b>511,614</b> | <b>497,550</b> |
| Loans fully secured on land                             | 2,382          | 2,503          |
|   | <b>513,996</b> | <b>482,053</b> |

## Notes to the Financial Statements (continued)

### *Forbearance*

Borrowers who experience payment difficulties are offered a forbearance strategy dependent on their particular circumstances. Discussions take place with the customer as to forbearance strategies as appropriate. The options available are: temporary concession – a temporary reduction in payment or a temporary transfer to interest-only; arrangements – an agreed formal repayment plan to clear arrears; and re-structuring of the loan – including extending the term of the loan and capitalisation of arrears.

The table below analyses residential mortgage borrowers with renegotiated terms at the year end date:

|                      | 2025<br>Number | 2024<br>Number |
|----------------------|----------------|----------------|
| Temporary concession | 2              | 3              |
| Loan re-structuring  | -              | 3              |
|                      | <hr/>          | <hr/>          |
|                      | 2              | 6              |

In total £141,000 (2024: £224,000) of mortgage loans are subject to forbearance. Individual impairment provisions of £nil (2024: £nil) are held in respect of these mortgages.

### *Liquidity risk*

'Liquidity risk' is the risk of failing to meet demands and commitments to provide funds to customers and other third parties. The objective of liquidity is to help smooth mismatches between maturing assets and liabilities thereby maintaining public confidence in the solvency of the Society. The Society's policy is to maintain sufficient liquid funds at all times to ensure that liabilities can be met as they fall due.

Monitoring of liquidity is performed daily. Compliance with Liquidity Policy is reported to ALCO and to the Board. A series of stress tests is conducted on a monthly basis and reported quarterly to ALCO. These include a firm-specific, market-wide and combined stress in accordance with the PRA's requirements. The approach to liquidity is set out in the Society's Individual Liquidity Adequacy Assessment Process (ILAAP) as approved by the Board.

The Society's liquid resources comprise call accounts, high quality liquid asset balances at the Bank of England, certificates of deposit and time deposits. At the end of the year the ratio of liquid assets to shares and deposits was 14.6% (2024: 12.1%).

## Notes to the Financial Statements (continued)

### Maturity analysis for financial assets and financial liabilities

The tables below set out the remaining contractual maturities of the Society's financial liabilities and financial assets. In practice, contractual maturities are not always reflected in actual experience. For example loans and advances to customers tend to repay ahead of contractual maturity and customer deposits (for example shares) are likely to be repaid later than on the earliest date on which repayment can be required.

31 October 2025

|  | On demand<br>£000 | Not more than three months<br>£000 | More than three months but not more than one year<br>£000 | More than one year but not more than five years<br>£000 | More than five years<br>£000 | No specific maturity and loss provision<br>£000 | Total<br>£000  |
|--|-------------------|------------------------------------|---|---|------------------------------|---|----------------|
| Cash in hand and balances with the Bank of England | 75,544            | -                                  | -   | -   | -                            | -   | 75,544         |
| Loans and advances to credit institutions          | 4,372             | 1,355                              | -   | -   | -                            | -   | 5,727          |
| Debt securities                                    | -                 | 992                                | 1,970   | -   | -                            | -   | 2,962          |
| Derivative financial instruments                   | -                 | 5                                  | 270   | 356   | -                            | -   | 631            |
| Loans and advances to customers                    | 840               | 216                                | 2,411   | 18,301  | 492,228                      | (918)   | 513,078        |
| Tangible and intangible assets and other assets    | -                 | -                                  | -   | -   | -                            | 8,533   | 8,533          |
| <b>Total assets</b>                                | <b>80,756</b>     | <b>2,568</b>                       | <b>4,651</b>  | <b>18,657</b>   | <b>492,228</b>               | <b>7,615</b>                                    | <b>606,475</b> |
| Shares   | 250,164           | 75,176                             | 156,198   | 34,578  | -                            | -   | 516,116        |
| Amounts owed to credit institutions                | -                 | 1,509                              | 501   | -   | -                            | -   | 2,010          |
| Amounts owed to other customers                    | 6,953             | 41,158                             | 11,324  | -   | -                            | -   | 59,435         |
| Derivative financial instruments                   | -                 | 1                                  | 60  | 1,955   | -                            | -   | 2,016          |
|  | 257,117           | 117,844                            | 168,083   | 36,533  | -                            | -   | 579,577        |
| Other liabilities                                  | -                 | -                                  | -   | -   | -                            | 928   | 928            |
| Reserves   | -                 | -                                  | -   | -   | -                            | 25,970  | 25,970         |
| <b>Total liabilities</b>                           | <b>257,117</b>    | <b>117,844</b>                     | <b>168,083</b>  | <b>36,533</b>   | <b>-</b>                     | <b>26,898</b>                                   | <b>606,475</b> |
| Net liquidity gap                                  | (176,361)         | (115,276)                          | (163,432)   | (17,876)  | 492,228                      | (19,283)  | -              |

# Notes to the Financial Statements (continued)

31 October 2024

|  | On demand<br>£000 | Not more than three months<br>£000 | More than three months but not more than one year<br>£000 | More than one year but not more than five years<br>£000 | More than five years<br>£000 | No specific maturity and loss provision<br>£000 | Total<br>£000  |
|--|-------------------|------------------------------------|---|---|------------------------------|---|----------------|
| Cash in hand and balances with the Bank of England | 58,980            | -                                  | -   | -   | -                            | -   | 58,980         |
| Loans and advances to credit institutions          | 4,823             | -                                  | -   | -   | -                            | -   | 4,823          |
| Derivative financial instruments                   | -                 | 19                                 | 267   | 2,525   | -                            | -   | 2,811          |
| Loans and advances to customers                    | 1,064             | 32                                 | 2,067   | 22,502  | 456,388                      | (908)   | 481,145        |
| Tangible and intangible assets and other assets    | -                 | -                                  | -   | -   | -                            | 8,274   | 8,274          |
| <b>Total assets</b>                                | <b>64,867</b>     | <b>51</b>                          | <b>2,334</b>  | <b>25,027</b>   | <b>456,388</b>               | <b>7,366</b>                                    | <b>556,033</b> |
| Shares   | 190,295           | 58,707                             | 144,242   | 90,201  | -                            | -   | 483,445        |
| Amounts owed to credit institutions                | -                 | 2,019                              | 3,051   | -   | -                            | -   | 5,070          |
| Amounts owed to other customers                    | 9,307             | 13,410                             | 15,501  | -   | -                            | -   | 38,218         |
| Derivative financial instruments                   | -                 | 40                                 | 127   | 498   | -                            | -   | 665            |
|  | 199,602           | 74,176                             | 162,921   | 90,699  | -                            | -   | 527,398        |
| Other liabilities                                  | -                 | -                                  | -   | -   | -                            | 1,997   | 1,997          |
| Reserves   | -                 | -                                  | -   | -   | -                            | 26,638  | 26,638         |
| <b>Total liabilities</b>                           | <b>199,602</b>    | <b>74,176</b>                      | <b>162,921</b>  | <b>90,699</b>   | <b>-</b>                     | <b>28,635</b>                                   | <b>556,033</b> |
| <b>Net liquidity gap</b>                           | <b>(134,735)</b>  | <b>(74,125)</b>                    | <b>(160,587)</b>  | <b>(65,672)</b>   | <b>456,388</b>               | <b>(21,269)</b>                                 | <b>-</b>       |

## Notes to the Financial Statements (continued)

The tables below set out maturity analysis for financial liabilities that show the remaining contractual maturities at undiscounted amounts. The analysis of gross contractual cash flows differs from the analysis of residual maturity due to the inclusion of interest calculated at current rates, for the average period until maturity on the amounts outstanding at the statement of financial position date.

### 31 October 2025

|                                     | On demand      | Not more than three months<br>£000 | More than three months but not more than one year<br>£000 | More than one year but not more than five years<br>£000 | More than five years<br>£000 | Total<br>£000  |
|-------------------------------------|----------------|------------------------------------|---|---|------------------------------|----------------|
| <b>Financial liabilities</b>        |                |                                    |   |   |                              |                |
| Shares                              | 250,164        | 75,910                             | 160,132   | 36,475  | -                            | 522,681        |
| Amounts owed to credit institutions | -              | 1,524                              | 510   | -   | -                            | 2,034          |
| Amounts owed to other customers     | 6,953          | 41,185                             | 11,374  | -   | -                            | 59,512         |
| Derivative financial instruments    | -              | 1                                  | 60  | 1,955   | -                            | 2,016          |
|                                     | <b>257,117</b> | <b>118,620</b>                     | <b>172,076</b>  | <b>38,430</b>   | <b>-</b>                     | <b>586,243</b> |

### 31 October 2024

|                                     | On demand      | Not more than three months<br>£000 | More than three months but not more than one year<br>£000 | More than one year but not more than five years<br>£000 | More than five years<br>£000 | Total<br>£000  |
|-------------------------------------|----------------|------------------------------------|---|---|------------------------------|----------------|
| <b>Financial liabilities</b>        |                |                                    |   |   |                              |                |
| Shares                              | 190,295        | 59,052                             | 147,211   | 96,377  | -                            | 492,935        |
| Amounts owed to credit institutions | -              | 2,051                              | 3,167   | -   | -                            | 5,218          |
| Amounts owed to other customers     | 9,307          | 13,477                             | 15,718  | -   | -                            | 38,502         |
| Derivative financial instruments    | -              | 40                                 | 127   | 498   | -                            | 665            |
|                                     | <b>199,602</b> | <b>74,620</b>                      | <b>166,223</b>  | <b>96,875</b>   | <b>-</b>                     | <b>537,320</b> |

Note: derivative financial instruments represent forward interest payable to maturity on swap contracts.

# Notes to the Financial Statements (continued)

## 24 Financial instruments (continued)

### Market risk

'Market risk' is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprise three types of risk; currency risk, interest rate risk and other price risk. As a retailer of financial instruments in the form of mortgage and savings products, the principal element of market risk affecting the Society is interest rate risk. This risk arises due to actual, or potential, changes in the general level of interest rates, changes in the relationship between short-term and long-term interest rates and divergence of rates on different bases across different balance sheet items (basis risk). The Society only deals with products in sterling so is not directly affected by currency risk. The Society's products are also only interest orientated products so are not exposed to other pricing risks.

The management of interest rate risk is based on a full statement of financial position gap analysis, which is prepared on a monthly basis, including a forecast for the month ahead, and presented quarterly to ALCO. The gap analysis is subject to a stress test of 2% shift in interest rates and the results measured against the risk appetite for market risk which is currently set at 3% of general reserves. Basis risk is also monitored in line with a Board approved risk appetite.

The following is an analysis of the Society's sensitivity to a +2% parallel shift in market interest rates, i.e. assuming no asymmetrical movement in yield curves and a constant financial position.

|   | 2025<br>£000 | 2024<br>£000 |
|---|--------------|--------------|
| <b>Sensitivity of projected net interest income profit and equity to a +2% parallel shift</b> |              |              |
| At 31 October   | 296          | 937          |
| Average for the period  | 484          | 666          |
| Maximum for the period  | 1,315        | 968          |
| Minimum for the period  | 117          | 109          |

### Derivatives held for risk management

The Society uses derivatives to assist in the management of certain risks it faces.

### Fair value hedges of interest rate risk

The Society uses interest rate swaps to hedge its exposure to changes in the fair values of its exposure to market interest rates on fixed rate funding and loans and advances.

The fair values of derivatives designated as fair value hedges are as follows:

|                    | 2025           |                     | 2024           |                     |
|--------------------|----------------|---------------------|----------------|---------------------|
|                    | Assets<br>£000 | Liabilities<br>£000 | Assets<br>£000 | Liabilities<br>£000 |
| Instrument type:   |                |                     |                |                     |
| Interest rate swap | 631            | 2,016               | 2,811          | 665                 |

### Capital

The Society's policy is to hold a strong capital base to maintain member, creditor and market confidence and to support future development and growth. The principal component of capital is the retained earnings in General Reserve and it is important for the Society to sustain adequate levels of profitability in order to safeguard the capital base. Capital adequacy is measured under the Internal Capital Adequacy Assessment Process (ICAAP). The Prudential Regulatory Authority (PRA) sets a minimum Internal Capital Guidance (ICG) and the Society aims to maintain capital in excess of this level. During the year, the Society has complied with its capital requirements at all times.

# Notes to the Financial Statements (continued)

## 25 Operating leases

There are no leasehold commitments at 31 October 2025 (2024: nil).

## 26 Country-by-country reporting

Financial institutions that are within the scope of CRD IV are required under Article 89 to disclose information on the source of the firm's income and the location of its operations. The annual reporting requirements for the Society as at 31 October 2025 are as follows:

|   |   |
|---|---|
| Name  | Loughborough Building Society   |
| Nature of activities                                | Mortgage lender, deposit taker and provider of savings accounts       |
| Geographical location                               | The Society is registered and trades solely within the United Kingdom |
| Turnover  | Turnover, represented by total net income, was £9m                    |
| Number of employees on a full-time equivalent basis | 97  |
| Loss before tax                                     | £676,000  |
| UK corporation tax paid in the year                 | £Nil  |
| Public subsidies received                           | None  |

# Annual Business Statement

## 1 Statutory Percentages

|               | 2025  | 2024 | Statutory Limit |
|---------------|-------|------|-----------------|
|               | %     | %    | %               |
| Lending limit | 0.63  | 0.69 | 25.00           |
| Funding limit | 10.64 | 8.22 | 50.00           |

The above percentages have been calculated in accordance with the provisions of the Building Societies Act 1986.

The Lending Limit measures the proportion of business assets not in the form of loans fully secured on residential property. Business assets are the total assets of the Society as shown on the Statement of Financial Position plus impairment provisions, less tangible and intangible fixed assets, derivatives and liquid assets. Loans fully secured on residential property are the amount of principal owing by borrowers and interest accrued on derivatives not yet payable, plus FRS 102 adjustments. This is the amount as shown in the Statement of Financial Position plus impairment provisions.

The Funding Limit measures the proportion of shares and borrowings not in the form of shares held by individuals.

The statutory limits are as laid down under the Building Societies Act 1986 and ensure that the principal purpose of the building society is that of making loans which are secured on residential property and are funded substantially by its members.

## 2 Other Percentages

|  | 2025   | 2024  |
|--|--------|-------|
|  | %      | %     |
| <b>As a percentage of shares and borrowings:</b> |        |       |
| Gross capital                                    | 4.50   | 5.06  |
| Free capital                                     | 3.28   | 3.79  |
| Liquid assets                                    | 14.58  | 12.11 |
| <b>As a percentage of mean total assets:</b>     |        |       |
| (Loss) / profit the financial year               | (0.12) | 0.04  |
| Management expenses                              | 1.68   | 1.60  |

The above percentages have been prepared from the Society's accounts and are unaudited and in particular:

'**Shares and borrowings**' represent the total of shares, amounts owed to credit institutions and amounts owed to other customers.

'**Gross capital**' represents the aggregate reserves as shown in the Statement of Financial Position.

'**Free capital**' represents the aggregate of gross capital and collective impairment provision, less tangible and intangible fixed assets.

'**Mean total assets**' represents the average of total assets at the beginning and end of the year.

'**Liquid assets**' represents the total of cash in hand, balances with the Bank of England, loans and advances to credit institutions and debt securities.

'**Management expenses**' represents the aggregate of administrative expenses, depreciation and amortisation.

# Annual Business Statement

## 3 Calculation of the Society's key performance indicators

### TOTAL ASSETS

This shows the growth in total assets of the Society as reported on the Statement of Financial Position on page 29.

### MORTGAGE ASSETS

This shows the net change in the Society lending book after impairment provisions and after fair value adjustments. This figure is reported on the Statement of Financial Position as loans and Advances to Customers.

### LIQUID ASSETS

Liquid assets is the total of cash in hand and balances with the Bank of England, loans and advances to credit institutions and debt securities, as disclosed on the Statement of Financial Position.

### GROSS LENDING

This figure shows the total amount of mortgage lending each year prior to repayments, redemptions and other movements.

### SHARE BALANCES

This represents the total deposited by individuals with the Society at the end of each financial year. It is reported on the Statement of Financial Position as Shares.

### TOTAL CAPITAL

Capital is a measure of financial strength, of an entity's ability to absorb future operational losses if and when they arise, and of its ability to support future growth. This is represented on the Statement of Financial Position by the General reserve and the Available-for-sale reserve and primarily comprises capital from retained profits.

### PROFIT BEFORE TAX

Profit before tax is the net amount earned after taking into account all expenses but before tax charges.

### NET INTEREST MARGIN

This ratio expresses the interest received from loans and liquid assets, minus the interest paid on financial liabilities (principally share accounts, but also deposits by market counterparties) as a percentage of average financial assets.

### MANAGEMENT EXPENSES %

This ratio is the total of administrative expenses, depreciation and amortisation, expressed as a percentage of the simple average of total assets at the beginning and end of the financial year. It assists the Board in understanding the relationship between profitability and the size of the balance sheet.

# Annual Business Statement

## 3 Information relating to the Directors at 31 October 2025

| Name                               | Date of appointment | Business occupation                                 | Other Directorships   |
|------------------------------------|---------------------|---|---|
| H.E. Sachdev<br>Chair of the Board | 01.03.17            | Non-Executive Director                              | WOMBA Limited<br>Wilmington plc   |
| G Brebner                          | 13.07.09            | Building Society Chief Executive                    | None  |
| R.W. Barlow                        | 01.03.19            | Non-Executive Director                              | Anexo Group Plc<br>Sapien Partnership Limited   |
| M. Wade                            | 28.03.22            | Customer Services Director                          | None  |
| R. Broadbent                       | 07.11.22            | Finance Director                                    | None  |
| Z. Ali                             | 01.01.25            | Non-Executive Director                              | Royal National Institute of Blind People<br>Guardhouse Holdings Limited<br>Draper Commercial Limited<br>Draper Property Limited |
| R.L. Curtis                        | 01.12.18            | Chief Executive Officer                             | Inicio AI Limited<br>RLJC Property Limited<br>RCB Property Limited<br>Coaching & Consultancy Limited                            |
| C.J. Ashton                        | 01.03.20            | Non-Executive Director                              | Al Rayan Bank PLC<br>St Anne's Community Services<br>Monument Bank Limited  |
| C. Roe                             | 01.06.25            | Non-Executive Director                              | Stonebridge Mortgage Solutions Limited<br>CH Roe Limited  |
| S. Lee                             | 01.03.23            | Risk & Compliance Director<br>and Society Secretary | None  |

Documents may be served on the above named Directors c/o Forvis Mazars LLP at the following address:  
30 Old Bailey, London EC4M 7AU

All Executive Directors are employed on service contracts. These can be terminated by the Society following a maximum of 12 months' notice in the case of G. Brebner, and six months' in the case of M. Wade, R Broadbent and S Lee. The contracts may be terminated by each Executive Director, by 12 months' notice in the case of G. Brebner and 6 months' notice in the case of M. Wade, R. Broadbent and S Lee.

# The Loughborough Building Society



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**website: [www.theloughborough.co.uk](http://www.theloughborough.co.uk)**

**Registered office: 56 Woodgate, Loughborough, Leicestershire LE11 2TZ**

The Society is authorised by the Prudential Regulation Authority and regulated  
by the Financial Conduct Authority and the Prudential Regulation Authority.

Financial Services Register number: 157258.

Established 1867