Vida Group Holdings plc

Interim Financial Report

30 June 2026

Company Registration No. 09828204

Contents

Interim management report

This report has been prepared solely to provide the financial results for the half year to 30 June 2026 of Vida Group Holdings plc and its subsidiaries ("the Group").

Please see the Group's most recent annual report for the year ended 31 December 2025 for detailed Strategic and Corporate Governance Reports.

The Group has delivered a strong performance in the first half of 2026 with gross new mortgage lending of £840 million, 141% higher than H1 2025, and which represented 87% of the full year 2025 level, demonstrating a clear step-up in origination capability. Our strategic funding drive focussing on retail deposits has progressed ahead of expectations, increasing by £960 million in the first half of 2026, supported by Vida's award-winning savings propositions. Net interest margin improved to 2.34%, reflecting the benefits of balance sheet growth and funding mix. This positive momentum in volume growth, together with pricing discipline, has helped build ongoing underlying profitability, delivering a similar positive improvement in underlying Return on Equity.

Key performance indicators

The table below sets out key performance indicators, together with prior year performance data.

	Half year to 30 Jun 26 (unaudited)	Year to 31 Dec 25 (audited)	Half year to 30 Jun 25 (unaudited)
Total mortgage book (£m)	3,009	2,321	1,847
Gross new mortgage lending (£m)	840	962	348
Retail deposits (£m)	3,387	2,426	1,293
Net interest margin[1]	2.34%	2.29%	2.13%
Cost to income ratio[2]	77%	78%	63%
Assets under management (£'m)	3,771	3,081	2,613

Our 2026 priorities

In 2026, our focus remains on disciplined execution of our strategy, building scale through continued volume growth and maintaining momentum as one of the fastest growing specialist mortgage businesses. During the first half of the year, Vida has continued to prioritise sustainable growth, strong customer outcomes and the resilience of its operating model.

We continue to execute a strategy that extends beyond mortgage growth alone. Vida is deliberately investing in the capabilities that will define the next generation of specialist mortgage lending.

Our proprietary mortgage intelligence capability combines specialist lending expertise, modern technology architecture, advanced analytics, workflow orchestration and carefully governed Artificial Intelligence ("AI") to improve decision quality, operational efficiency and broker experience.

[1] Net Interest Margin is calculated as Net Interest Income over Gross Loans to Customers on a 7- point average for half year and 13-point average for the year basis.

[2] The underlying cost to income ratio for the year ending 31 December 25 and the half year to 30 June 2025 was 87% and 78% respectively. This is excluding the gain from the asset sale in H1'25, see note 3 to the financial statements.

Rather than replacing human judgement, technology enables underwriters to focus on the complex decisions where expertise creates the greatest value.

This approach creates increasing operating leverage as the business scales and is establishing a differentiated capability that becomes stronger with every customer interaction, every lending decision and every enhancement to the bank's data assets.

1. **Profitable, disciplined growth**

Vida has continued to grow within its specialist mortgage focus, with the mortgage loan book increasing to £3,009 million at 30 June 2026, supported by £840 million of new originations in the period. Growth has continued to be delivered selectively, in line with risk appetite and with continued focus on attractive risk-adjusted returns and high-quality customer outcomes.

2. **Differentiated decisioning and origination capability**

The Group has maintained its focus on data-led decisioning, underwriting and technology capability, supporting faster and more consistent outcomes for brokers and customers. Continued investment in platform processing and origination capability is helping Vida scale volumes while maintaining strong credit standards and disciplined underwriting.

3. **Targeted distribution and broker partnership**

Vida has continued to deepen relationships with its core broker partners through insight-led engagement, tailored propositions and ongoing product development. This has supported strong origination momentum during the first half of 2026, while maintaining high service standards and helping brokers deliver positive customer experiences.

4. **Resilient and efficient funding model**

The Group has continued to optimise its funding mix to support balance sheet resilience and new business growth. Retail deposits remain a key source of stable funding, complemented by continued access to diversified capital and wholesale funding markets, helping Vida manage funding costs efficiently and support customers throughout the life of their loans.

5. **A strong culture and engaged people**

Vida has continued to foster a performance-led, service-oriented culture, with investment in leadership, skills and colleague engagement. This remains central to the delivery of good customer outcomes, trusted service and the continued resilience of the operating model as the business scales.

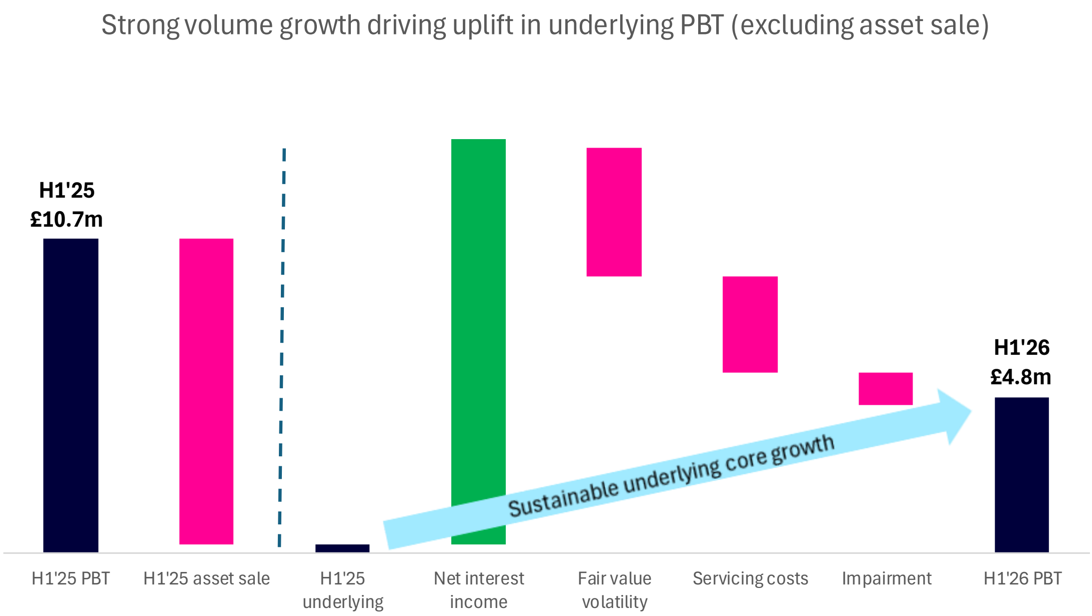
Together, these priorities reflect Vida’s position as a focused specialist mortgage bank with a proven operating model and strong culture, well positioned to deliver sustainable value for customers, colleagues and shareholders over the long term.

Financial review

The Group has now reported statutory profits for five consecutive years. The financial performance for the six months ended 30 June 2026 illustrates the increasing scalability of our unique operating model, achieved through sustained focus and determined execution. Reported profit before tax was £4.8 million for the period demonstrating underlying improvement in performance.

Higher underlying profit resulted from increased net interest income generated from significant volume growth combined with pricing discipline. Higher volumes necessitate higher servicing cost and provisioning for potential credit losses. Fair value adjustments reflect mark-to-market movements on derivatives used for risk management purposes.

Given the prior year result of £10.7 million included the benefit of the gain on sale following a portfolio transaction, the diagram below illustrates the underlying growth in profitability and the improvements in performance in H1 26, after allowing for elements noted above. This collectively delivered an underlying year-on-year increase in profit before tax.



Lending

Building on the strong progress achieved during 2025, Vida further leveraged its specialist origination, underwriting and distribution capabilities to deliver continued momentum in new lending during the first half of 2026. Gross new mortgage lending of £840 million (30 June 2025: £348 million) was 141% higher than in H1 2025 and represented 87% of total lending volumes achieved in 2025, demonstrating the scalability of Vida's operating platform and distribution model.

The mortgage loan book increased to £3,009 million at 30 June 2026 (31 December 2025: £2,302 million), driven by strong new origination volumes and £93 million of retention lending (30 June 2025: £128 million). Growth was achieved within Vida's established specialist market focus and risk appetite, with underwriting standards and credit discipline maintained throughout the period. Further lending metrics are set out in Note 9.

Funding and liquidity

Retail deposits remain central to Vida's funding strategy, providing a stable and diversified source of funding to support lending growth, enhance funding efficiency and strengthen balance sheet resilience. During the six months ended 30 June 2026, retail deposits increased by £960 million to £3,387 million, while wholesale funding liabilities reduced to £648 million. The Group continued to maintain strong liquidity and funding metrics throughout the period.

As at 30 June 2026, the Group's Net Stable Funding Ratio ("NSFR") was 126% (31 December 2025: 138%) and its Liquidity Coverage Ratio ("LCR") was 145% (31 December 2025: 163%), both remaining comfortably above the Prudential Regulation Authority's minimum requirement of 100%. Further funding metrics are set out in Notes 12 and 13.

Vida utilises securitisation as part of its funding and balance sheet management activities. During the period, the Group completed a £250 million RMBS issuance through its Tower Bridge Funding platform and completed a further £100 million issuance in July 2026. The Group will continue to consider future securitisation issuance in line with funding requirements, balance sheet growth, prevailing market conditions and regulatory considerations.

The Group maintains a diversified portfolio of High Quality Liquid Assets ("HQLA") to support liquidity resilience and meet regulatory requirements. At 30 June 2026, net HQLA totalled £1,038 million (31 December 2025: £1,071 million). The portfolio is primarily invested in UK Government Gilts and Treasury Bills, cash and balances held with central banks, supranational bonds and other highly rated liquid securities.
High Quality Liquid Asset balances at 30 June 2026 comprise:

£m	As at 30 Jun 26	As at 31 Dec 25	As at 30 Jun 25
UK Government gilts	646	538	256
Cash and balances at central banks	247	251	-
Supranational bonds	175	167	146
Covered bonds	149	115	-
Treasury bills	121	-	13
Money market deposits	-	-	343
Gross HQLA balances	1,338	1,071	758
Repos	(300)	-	-
Net HQLA balances	1,038	1,071	758

Included within HQLA are assets with a carrying value of £316 million (2025: nil) which have been pledged as collateral under repurchase agreements. Associated liabilities amounted to £300 million (2025: nil).

Asset encumbrance reduced to 24% as at 30 June 2026 (31 December 2025: 29%), reflecting the Group’s continued shift towards retail deposit funding and the reduced reliance on secured wholesale funding following the call of two securitisations during the period.

The Loan to Deposit ratio was 90% as at 30 June 2026 (31 December 2025: 96%).

Capital

The Group's Common Equity Tier 1 Ratio was 13.4% (31 December 2025: 15.2%) and Total Capital Ratio was 16.0% (31 December 2025: 18.3%), comfortably above regulatory minima. Risk Weight Assets ("RWAs") at 30 June 2026 were £1,310 million (31 December 2025: £1,106 million). Vida's Tier 2 capital issuance of £35 million in 2025 will support further growth in our customer lending whilst enabling stronger core equity returns.

Total shareholder equity increased to £199.6 million (31 December 2025 £185.5 million). Retained earnings of £93.6 million increased by £3.6 million in the first six months of 2026, and the business is confident it will continue to benefit from the support of its core shareholder, Pine Brook, for the foreseeable future. The Group may explore opportunities, subject to market conditions, to further strengthen its capital base.

Net interest income

Net interest income for the six months ended 30 June 2026 was £30.5 million (30 June 2025: £20.4 million). Net interest margin improved to 2.34% (30 June 2025: 2.13%), primarily reflecting a lower cost of funds driven by the increased proportion of retail deposit funding, together with proactive pricing strategies designed to deliver fair value customer outcomes. Vida's cost of funds reduced in the six months ended 30 June 2026 to 0.55% over the Sterling Overnight Interbank Average (SONIA) compared to 1.05% over SONIA for the 6 months ended 30 June 2025.

Administrative expenses

The Group continues to invest in people resources and its operating platform to support the growth in the business in 2026. This investment, together with an increase in servicing costs driven by higher volume, increased administrative expenses by 19% to £23.0 million for the six months ended 30 June 2026 (30 June 2025: £19.4 million). The Group's Cost to Income ratio has improved in the first six months of 2026.

Impairment charges

The Group's credit risk appetite remains unchanged and underlying portfolio credit quality remains robust with no deterioration in credit metrics evident to date.

Provisions increased in the six months ended 30 June 2026 to £8.6 million as at 30 June 2026 (31 December 2025: £7.1 million). This increase was primarily driven by loan book growth and, to a lesser extent, the adverse impact of the Iranian conflict impacting economic forecasts.

The provision coverage ratio reduced in the six months ended 30 June 2026 to 0.28% (31 December 2025: 0.31%) with loan book growth driving a higher proportion of loan balances classified as Stage 1 under IFRS9, plus the impact of routine recalibration of some IFRS9 model input parameters.

Arrears rates improved in the six months ended 30 June 2026, with loans more than three months in arrears representing 1.7% of the total portfolio balances as at 30 June 2026 (31 December 2025: 2.0%) with ROO at 2.4% (31 December 2025: 3.3%) and BTL at 1.3% (31 December 2025: 1.5%).

As at 30 June 2026, there were three ROO loans secured on properties in possession (31 December 2025: two) and fifteen BTL loans secured on properties in possession (31 December 2025: sixteen). During the six months ended 30 June 2026, there were eleven repossession sales (31 December 2025: twelve), resulting in an impairment charge of £0.5 million for the period (H1 2025: £0.2 million charge). This charge was predominantly attributable to three accounts that had previously been provided for.

Going concern

The financial statements have been prepared on a going concern basis. In evaluating the appropriateness of this basis, the directors are satisfied that the Group/Company has the resources to continue in business for the foreseeable future, covering a period of at least 12 months from the date of approval of the financial statements.

In making this assessment, the directors have considered a range of information relating to present and future, internal and external conditions, including the current financial position, capital resources and expected future cash flows. The Group's most recent financial business plan forecasts that the Group/Company will continue to be profitable and generate sufficient profit to not be reliant upon any further capital injections. Any future capital injections will be for the purposes of business growth.

Based upon its assessment of these forecasts the Board is satisfied that the Group/Company can continue to operate for the foreseeable future and that the going concern basis is appropriate.

Anthony Mooney

Director

Company registration: 09828204

7 August 2026

Independent review report to the Board of Directors of Vida Group Holdings plc

Conclusion

We have been engaged by the Vida Group Holdings PLC ("the Group") to review the condensed consolidated set of financial statements in the half-yearly financial report for the six months ended 30 June 2026 which comprises the consolidated statement of comprehensive income, the consolidated statement of financial position, the consolidated statement of changes in equity, the consolidated statement of cash flows and related notes 1 to 17.

Based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated set of financial statements in the half-yearly financial report for the six months ended 30 June 2026 is not prepared, in all material respects, in accordance with United Kingdom adopted International Accounting Standard 34, "Interim Financial Reporting".

Basis for Conclusion

We conducted our review in accordance with International Standard on Review Engagements (UK) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Financial Reporting Council for use in the United Kingdom (ISRE (UK) 2410). A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing (UK) and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

The annual financial statements of the Group are prepared in accordance with United Kingdom adopted international accounting standards. The condensed consolidated set of financial statements included in this half-yearly financial report has been prepared in accordance with United Kingdom adopted International Accounting Standard 34, "Interim Financial Reporting".

Conclusion Relating to Going Concern

Based on our review procedures, which are less extensive than those performed in an audit as described in the Basis for Conclusion section of this report, nothing has come to our attention to suggest that the directors have inappropriately adopted the going concern basis of accounting or that the directors have identified material uncertainties relating to going concern that are not appropriately disclosed.

This conclusion is based on the review procedures performed in accordance with ISRE (UK) 2410; however future events or conditions may cause the entity to cease to continue as a going concern.

Responsibilities of the directors

The directors are responsible for preparing the half-yearly financial report in accordance with United Kingdom adopted International Accounting Standard 34, "Interim Financial Reporting".

In preparing the half-yearly financial report, the directors are responsible for assessing the Group'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 Group or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the review of the financial information

In reviewing the half-yearly financial report, we are responsible for expressing to the Group a conclusion on the condensed consolidated set of financial statements in the half-yearly financial report. Our Conclusion, including our Conclusion Relating to Going Concern, is based on procedures that are less extensive than audit procedures, as described in the Basis for Conclusion paragraph of this report.

Use of our report

This report is made solely to the Group in accordance with ISRE (UK) 2410. Our work has been undertaken so that we might state to the Group those matters we are required to state to it in an independent review 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 Group, for our review work, for this report, or for the conclusions we have formed.

Deloitte LLP

Deloitte LLP

Statutory Auditor

Birmingham, United Kingdom

7 August 2026

Consolidated statement of comprehensive income

	Notes	Six months ended 30 June 2026 £'000 (Unaudited)	Six months ended 30 June 2025 £'000 (Unaudited)	Year ended 31 December 2025 £'000 (Audited)
Interest income and similar income	1	112,475	85,577	178,528
Interest expense and similar charges	2	(81,933)	(65,177)	(133,016)
Net interest income		**30,542**	**20,400**	**45,512**
Other operating income	3	562	6,231	7,035
Net fair value (loss)/gain on financial instruments	4	(1,030)	4,199	3,044
Net operating income		**30,074**	**30,830**	**55,591**
Administrative expenses	5	(23,014)	(19,435)	(43,434)
Operating profit before impairment		**7,060**	**11,395**	**12,157**
Impairment losses	6	(2,225)	(660)	(2,736)
Profit before taxation		**4,835**	**10,735**	**9,421**
Tax (charge)/credit		(1,209)	(2,684)	601
Profit after taxation		**3,626**	**8,051**	**10,022**
Other comprehensive income				
Cash flow hedge reserve gains/(losses)	7	7,085	(6,070)	(8,089)
Tax on items in other comprehensive income		-	-	(196)
Fair value through OCI Reserve		3,393	-	(279)
Total comprehensive income		**14,104**	**1,981**	**1,458**

Consolidated statement of financial position

	Notes	30 June 2026 £'000 (Unaudited)	30 June 2025 £'000 (Unaudited)	31 December 2025 £'000 (Audited)
Assets				
Cash and cash equivalents		456,245	397,180	389,545
Debt securities	8	970,103	401,401	819,770
Loans to customers	9	3,009,201	1,846,786	2,321,345
Derivative financial assets	10	7,206	17,300	12,465
Other receivables	11	114,943	64,685	71,529
Deferred taxation asset		15,299	13,565	15,299
Property, plant and equipment		1,234	1,394	1,343
Intangible assets		1,001	1,740	1,316
Total assets		**4,575,232**	**2,744,051**	**3,632,612**
Liabilities				
Retail deposits	12	3,386,502	1,293,156	2,425,702
Amounts owed to credit institutions		317,305	53,247	40,345
Debt securities in issue	13	647,962	1,161,139	942,067
Derivative financial liabilities	10	443	18,491	22,744
Other liabilities	14	21,048	29,121	15,094
Corporation tax		2,343	3,027	1,135
Total liabilities		**4,375,603**	**2,558,181**	**3,447,087**
Shareholders' equity				
Share capital	15	96,227	240,567	96,227
Other reserves	7	9,785	1,622	(693)
Retained profit/(losses)		93,617	(56,319)	89,991
Total shareholders' equity		199,629	185,870	185,525
Total liabilities and equity		**4,575,232**	**2,744,051**	**3,632,612**

Consolidated statement of changes in equity

	Called up share capital £'000	Share premium £’000	Retained earnings £’000	Other reserves £'000	Total £’000
Balance at 1 January 2026	96,227	-	89,991	(693)	185,525
Profit for the year 6 months to 30 June 2026	-	-	3,626	-	3,626
Fair value through OCI reserve	-	-	-	3,393	3,393
Amounts deferred to cash flow hedge reserve, net of tax	-	-	-	7,085	7,085
Total comprehensive income	-	-	3,626	10,478	14,104
Balance at 30 June 2026	96,227	-	93,617	9,785	199,629

	Called up share capital £'000	Share premium £’000	Retained earnings £’000	Other reserves £'000	Total £’000
Balance at 1 January 2025	**240,567**	**-**	**(64,469)**	**7,871**	**183,969**
Profit for the year	-	-	10,022	-	10,022
Tax on items in other comprehensive income	-	-	98	(196)	(98)
Fair value through OCI reserve	-	-	-	(279)	(279)
Amounts deferred to cash flow hedge reserve, net of tax	-	-	-	(8,089)	(8,089)
Total comprehensive income	-	-	10,120	(8,564)	1,556
Share capital reallocation	(144,340)	-	144,340	-	-
Balance at 31 December 2025	96,227	-	89,991	(693)	185,525

Consolidated statement of cash flows

	Notes	Six months ended 30 June 2026 £'000 (Unaudited)	Six months ended 30 June 2025 £'000 (Unaudited)	Year ended 31 December 2025 £'000 (Audited)
Net cash flows from operating activities	16	**510,922**	**1,129,414**	**1,759,522**
Purchase of property, plant and equipment		(99)	(40)	(92)
Expenditure on software development		(47)	(12)	(12)
Net cash flows from investing activities		**(146)**	**(52)**	**(104)**
(Repayment of)/proceeds from loan note issuance		(100,000)	(116,175)	100,000
Issuance of Tier 2 Subordinated liabilities		-	-	35,000
Repayment of loan notes		(193,568)	(567,013)	(1,037,181)
Repayment of lease liabilities		(177)	(235)	(478)
Movement in debt securities		(150,332)	(367,265)	(785,635)
Other movements		-	84	-
Net cash flows used in financing activities		**(444,077)**	**(1,050,604)**	**(1,688,294)**
Net increase in cash and cash equivalents		66,699	78,758	71,124
Cash and cash equivalents at 1 January		389,546	318,422	318,422
Cash and cash equivalents at end of period		**456,245**	**397,180**	**389,546**

Selected explanatory notes to the consolidated set of financial statements

These interim condensed consolidated financial statements have been prepared in accordance with International Accounting Standard 34 Interim Financial Reporting as adopted by the United Kingdom.

Please refer to the Group's most recent annual report for the year ended 31 December 2025 for notes to the consolidated financial statements that include accounting policies and significant accounting judgements which remain consistent for the interim financial reporting purposes.

1. Interest receivable and similar income

	Six months ended 30 June		Year ended 31 December
	2026	**2025**	**2025**
	£'000	**£'000**	**£'000**
	(Unaudited)	**(Unaudited)**	**(Audited)**
Interest income on loans and advances to customers	80,439	67,109	123,563
Interest income on debt securities	3,752	-	1,201
Interest income on cash and cash equivalents	5,151	1,278	15,736
On financial assets held at FVTPL[1]:			
Net income on derivative financial instruments	4,777	13,158	21,865
On financial assets held at FVOCI[2]:			
Interest income on debt securities	18,356	4,032	16,163
	112,475	85,577	178,528

2. Interest expense and similar charges

	Six months ended 30 June		Year ended 31 December
	2026	**2025**	**2025**
	£'000	**£'000**	**£'000**
	(Unaudited)	**(Unaudited)**	**(Audited)**
Interest expense and other charges	81,873	65,110	132,800
Interest on lease liabilities	37	67	123
IFRS 16 interest adjustment for variable lease components	23	-	93
	81,933	65,177	133,016

[1] "FVTPL" - fair value through profit or loss
[2] "FVTOCI" - fair value through other comprehensive income

3. Other operating income

	Six months ended 30 June		Year ended 31 December
	2026	**2025**	**2025**
	£'000	**£'000**	**£'000**
	(Unaudited)	**(Unaudited)**	**(Audited)**
Income from mortgage servicing	539	447	1,052
Income from product switch fees	23	12	37
Gain on sale of loan portfolio	-	5,772	5,946
	562	6,231	7,035

4. Net (loss)/gain from derivative financial instruments at fair value through profit or loss

	Six months ended 30 June		Year ended 31 December
	2026	**2025**	**2025**
	£'000	**£'000**	**£'000**
	(Unaudited)	**(Unaudited)**	**(Audited)**
Net (loss)/gain on derivative financial instruments	(8,633)	1,814	(7,871)
Net gain on assets held in fair value hedges	7,603	2,385	10,915
	(1,030)	4,199	3,044

5. Administrative expenses

	Six months ended 30 June		Year ended 31 December
	2026	**2025**	**2025**
	£'000	**£'000**	**£'000**
	(Unaudited)	**(Unaudited)**	**(Audited)**
Staff costs	12,497	11,015	23,464
Internal audit related assurance services	91	98	96
Non audit services	-	-	218
Lease commitment under IFRS 16	192	170	353
Operating lease rentals	7	2	11
Other administrative costs	10,227	8,150	19,292
	23,014	19,435	43,434

6. Movement in expected credit losses

	1 Jan – 30 Jun 2026 £'000 (Unaudited)	1 Jan – 30 Jun 2025 £'000 (Unaudited)	1 Jan – 31 Dec 2025 £'000 (Audited)
At the beginning of the period	7,091	4,874	4,874
Charge for the period	2,225	1,040	2,736
Provisions released on loans sold during the period	-	(380)	
Impairment losses	2,225	660	2,736
Written off in the period	(692)	(178)	(519)
Provision reclassification	(50)	-	-
At the end of the period	8,574	5,356	7,091

7. Other reserves

	30 June		31 December
	2026 £'000 (Unaudited)	2025 £'000 (Unaudited)	2025 £'000 (Audited)
Cash flow hedge reserve	6,769	1,703	(316)
Fair value through OCI reserve	3,114	17	(279)
Deferred tax on gilts	(98)	(98)	(98)
	9,785	1,622	(693)
Cash flow hedge reserve movements:			
Balance at 1 January	(316)	7,773	7,773
Effective portion of changes in fair value of interest rate swaps	(885)	(2,774)	(2,703)
Amounts transferred to the Income Statement	7,970	(3,296)	(5,386)
	6,769	1,703	(316)

The cash flow hedge reserve is the cumulative net change in the fair value of the effective portion of the interest rate swaps used to hedge the mortgage pipeline. Amounts transferred to the Income Statement relate to the amortisation of fair value from de-designated hedges. The impact on other comprehensive income for the period was £7.1m (H1 2025: £(6.1m)).

8. Debt securities

	30 June		31 December
	2026	2025	2025
	£'000	£'000	£'000
	(Unaudited)	(Unaudited)	(Audited)
UK Government securities	645,795	255,670	537,441
Supranational bonds	175,007	145,731	167,080
Covered bonds	149,301	-	115,249
	970,103	401,401	819,770

9. Loans to customers

	30 June		31 December
	2026	2025	2025
	£'000	£'000	£'000
	(Unaudited)	(Unaudited)	(Audited)
BTL loans	2,035,774	1,303,090	1,594,451
Owner-occupied loans	975,905	519,744	707,186
Second charge loans	570	767	575
Gross loans to customers	3,012,249	1,823,601	2,302,212
EIR (liability) / asset	(4,479)	9,458	576
Deferred fees	(715)	(591)	(704)
Provision for impairment losses	(8,574)	(5,356)	(7,091)
	2,998,481	1,827,112	2,294,993
Fair value adjustment for hedged risk	10,720	19,674	26,352
Net loans to customers	3,009,201	1,846,786	2,321,345

As at 30 June 2026, 68% of the mortgage book comprised BTL lending and 32% ROO lending (31 December 2025: 69% and 31% respectively). Of the BTL portfolio, 43% (31 December 2025: 43%) was attributable to professional landlords.

The following table provides a breakdown of loans to customers by indexed loan-to-value ("LTV"):

	30 June 2026 (Unaudited)				
	BTL	Owner-occupied	Second charge	Total	
	£'000	£'000	£'000	£'000	%
≤ 50%	101,729	105,714	570	208,013	6.9
>50%, ≤60%	187,668	95,890	-	283,558	9.4
>60%, ≤70%	448,648	109,084	-	557,732	18.5
>70%, ≤80%	973,998	150,989	-	1,124,987	37.3
>80%, ≤90%	292,680	309,021	-	601,701	20.0
> 90%	31,051	205,207	-	236,258	7.9
Gross loans to customers	2,035,774	975,905	570	3,012,249	100.0

	30 June 2025 (Unaudited)				
	BTL	Owner-occupied	Second charge	Total	
	£'000	£'000	£'000	£'000	%
≤ 50%	102,940	93,327	767	197,034	10.8
>50%, ≤60%	183,996	97,686	-	281,682	15.4
>60%, ≤70%	468,617	102,851	-	571,468	31.3
>70%, ≤80%	458,816	106,819	-	565,635	31.0
>80%, ≤90%	83,210	93,416	-	176,626	9.7
> 90%	5,511	25,645	-	31,156	1.8
Gross loans to customers	1,303,090	519,744	767	1,823,601	100.0

	31 December 2025 (Audited)				
	BTL	Owner-occupied	Second charge	Total	
	£'000	£'000	£'000	£'000	%
≤ 50%	98,997	96,016	575	195,588	8.5
>50%, ≤60%	179,019	98,740	-	277,759	12.1
>60%, ≤70%	472,991	108,947	-	581,938	25.3
>70%, ≤80%	658,656	119,942	-	778,598	33.8
>80%, ≤90%	169,093	192,560	-	361,653	15.7
> 90%	16,216	90,460	-	106,676	4.6
Gross loans to customers	1,594,972	706,665	575	2,302,212	100.0

The weighted average current indexed LTV stood at 71% as at 30 June 2026 (31 December 2025: 68%). The weighted average current indexed LTV for ROO was 73% and BTL 70%, in each case, as at 30 June 2026 (31 December 2025: 64% and 66% respectively). The average LTV at origination in the six months ended 30 June 2026 was 76% (2025: 78%) demonstrating our proactive management of risk.

An analysis of loans to customers by region is as follows:

	30 June (Unaudited) 2026	30 June (Unaudited) 2025	31 December (Audited) 2025
East of England	11.2%	10.7%	11.3%
East Midlands	6.2%	5.4%	5.7%
London	31.2%	36.7%	33.4%
North East	2.4%	2.3%	2.2%
North West	7.9%	6.5%	7.5%
South East	14.1%	14.3%	14.2%
South West	6.4%	5.9%	6.1%
West Midlands	7.0%	6.2%	6.6%
Yorkshire and the Humber	5.5%	4.8%	5.1%
Total England	**91.9%**	**92.8%**	**92.1%**
Scotland	4.9%	4.4%	4.8%
Wales	3.2%	2.8%	3.1%
Gross loans to customers	100.0%	100.0%	100.0%

An analysis of loans to customers by internal credit risk rating is as follows:

	Gross loans		Impairment provision	
	30 June 2026 (Unaudited) £'000	31 December 2025 (Audited) £'000	30 June 2026 (Unaudited) £'000	31 December 2025 (Audited) £'000
Stage 1	2,743,748	1,915,462	2,731	1,670
Stage 2	196,771	321,347	2,009	1,555
Stage 3	71,730	65,403	3,834	3,866
Gross loans to customers	3,012,249	2,302,212	8,574	7,091

10. Derivative financial instruments

The fair values and notional amounts of derivative instruments held are set out in the following table:

	30 June 2026 (Unaudited)		
	Notional amount £'000	Asset carrying value £'000	Liability carrying value £'000
Interest rate – not in a hedging relationship	752,000	19	14
Interest rate – fair value hedges	6,072,267	7,108	429
Interest rate – cash flow hedges	578,950	79	-
	7,403,217	7,206	443

	30 June 2025 (Unaudited)		
	Notional amount £'000	Asset carrying value £'000	Liability carrying value £'000
Interest rate – not in a hedging relationship	185,000	579	44
Interest rate – fair value hedges	2,585,400	16,620	16,465
Interest rate – cash flow hedges	335,700	101	1,982
	3,106,100	17,300	18,491

	31 December 2025 (Audited)		
	Notional amount £'000	Asset carrying value £'000	Liability carrying value £'000
Interest rate – not in a hedging relationship	487,800	860	1,338
Interest rate – fair value hedges	4,149,350	11,368	19,731
Interest rate – cash flow hedges	546,300	237	1,675
	5,183,450	12,465	22,744

11. Other receivables

	30 June		31 December
	2026 £'000 (Unaudited)	2025 £'000 (Unaudited)	2025 £'000 (Audited)
Swap collateral	82,050	37,730	42,870
Deferred deal costs	2,955	3,253	3,020
Prepayments	1,784	1,551	1,789
Other receivables	15,858	9,649	11,427
Retained Notes	12,296	12,502	12,423
	114,943	64,685	71,529

Other receivables at the half year included £12,882k (31 Dec 25: £10,857k) of accrued interest on debt securities.

12. Retail deposits

	30 June		31 December
	2026	2025	2025
	£'000	£'000	£'000
	(Unaudited)	(Unaudited)	(Audited)
Fixed rate	1,333,993	870,122	1,251,137
Variable rate	2,053,004	422,043	1,173,591
Fair value adjustment for hedged risk	(495)	991	974
	3,386,502	1,293,156	2,425,702

The deposit book as at 30 June 2026 was split with £2,060 million ISA balances and £1,327 million non-ISA balances (31 December 2025: £1,284 million and £1,142 million respectively). Customers' deposits are protected by the FSCS guarantee for a balance up to £120,000, with approximately 99.5% of Vida Bank's deposits protected under this scheme as at 30 June 2026 (31 December 2025: 99.8%).

13. Debt securities in issue

Owner-occupied and Buy-to-Let mortgages are used as security for loan notes issued through the following vehicles:

	30 June		31 December
	2026	2025	2025
	£'000	£'000	£'000
	(Unaudited)	(Unaudited)	(Audited)
Warehouse funding:			
Eagle Funding 1 Limited	-	-	100,000
	-	-	100,000
Securitisation funding:			
Tower Bridge Funding 2021-2 PLC	-	108,942	-
Tower Bridge Funding 2022-1 PLC	-	160,734	114,322
Tower Bridge Funding 2023-1 PLC	-	95,309	-
Tower Bridge Funding 2024-1 PLC	-	247,622	183,894
Tower Bridge Funding 2024-2 PLC	123,246	265,789	233,185
Tower Bridge Funding 2024-3 PLC	242,554	282,743	275,666
Tower Bridge Funding 2026-1 PLC	247,699	-	-
	613,499	1,161,139	807,067
Tier 2 Subordinated liabilities	35,000	-	35,000
Fair value adjustment for hedged risk – Tier 2	(537)	-	-
Total debt securities in issue	**647,962**	**1,161,139**	**942,067**

Asset-backed loan notes are expected to be repurchased by the Group from the outstanding Tower Bridge securitisations at the first call date. During the six-month period to 30 June 2026, the loan notes in Tower Bridge Funding 2022-1 PLC and Tower Bridge Funding 2024-1 PLC were repurchased by the Group and the Eagle Funding 1 Limited warehouse was closed.

In January 2026, Vida executed Tower Bridge Funding 2026-1 transaction raising £250 million and retaining £350 million of the Class A AAA rate Notes to support contingent liquidity resources and may be used as collateral in central bank facilities or in secured funding markets. The Bank of England confirmed in July they are eligible as Level C collateral within the Sterling Monetary Framework.

The Group transferred loans to London Bridge Mortgages 2025-1 plc and derecognised £250 million of assets as substantially all associated risks and rewards were transferred to investors. The Group retained a limited continuing involvement through retained subordinated interests. London Bridge Mortgages 2026-1 plc has been incorporated as the Group explores opportunities for a further securitisation transaction in 2026 subject to market conditions.

14. Other liabilities

	30 June		31 December
	2026	**2025**	**2025**
	£'000	**£'000**	**£'000**
	(Unaudited)	**(Unaudited)**	**(Audited)**
Accruals & payables	11,293	11,664	12,067
Lease liability	1,222	1,467	1,399
Other liabilities	7,192	15,990	1,113
Interest on Tier 2 Subordinated liabilities	1,341	-	515
	21,048	29,121	15,094

Other liabilities at half year included £nil (31 Dec 25: £nil) of amounts due for debt securities purchased pending settlement. Other liabilities include £6.7 million collateral swap liability in the SPVs (31 Dec 25: £nil).

15. Share capital

	Shares authorised, issued and fully paid	Nominal Value
Ordinary shares	**Number**	**£'000**
Par value per share £0.40 (2025: £1)		
At 30 June 2026	240,566,728	96,227
At 31 December 2025	240,566,728	96,227
Reallocation of share capital	-	(144,340)
At 30 June 2025	240,566,728	240,567

Effective 10 December 2025, the nominal value of each ordinary share was reduced from £1.00 to £0.40, resulting in a reduction of £144,340k in share capital and a corresponding increase in the retained earnings. The change did not affect the number of shares in issue or total equity.

16. Net cash flows from operating activities

	Six months ended 30 June		Year ended 31 December
	2026	**2025**	**2025**
	£'000	**£'000**	**£'000**
	(Unaudited)	**(Unaudited)**	**(Audited)**
Profit for the period	3,626	8,051	10,022
Adjustments for non-cash items:			
Taxation (charge)/credit for the period	1,209	2,684	(406)
Movement in deferred tax	-	-	(1,734)
Depreciation of property, plant and equipment	39	26	57
Amortisation of intangible assets	362	462	886
Amortisation of right of use asset	168	170	353
Movement in fair value hedge	1,030	(4,198)	(3,044)
Movement in reserves	3,392	-	(279)
	9,826	**7,195**	**5,855**
Changes in working capital:			
(Increase)/decrease in loans to customers	(703,440)	38,894	(428,986)
Increase in retail deposits	962,268	1,118,977	2,251,539
Increase/(decrease) in amounts owed to credit institutions	276,960	(21,007)	(33,909)
Increase in receivables	(43,415)	(33,146)	(40,181)
(Decrease)/increase in accruals and payables	(684)	898	219
Increase/(decrease) in other liabilities	6,080	14,505	(303)
Net decrease in derivatives and hedged items	3,327	3,099	4,091
Increase/(decrease) in tax liability	-	(1)	1,197
Cash flows from operations	**501,096**	**1,122,219**	**1,753,667**
Net cash flows from operating activities	**510,922**	**1,129,414**	**1,759,522**

17. Subsequent Events

In July 2026, Vida executed the Tower Bridge Funding 2026-2 transaction raising £100 million and retaining £500 million of the Class A AAA rate Notes.