

**UN AUDITED FINANCIAL STATEMENTS AND OTHER DISCLOSURES FOR THE PERIOD ENDED 30<sup>TH</sup> SEPTEMBER 2020**

I STATEMENT OF FINANCIAL POSITION		September 2020	June 2020	March 2020	December 2019	September 2019	II STATEMENT OF COMPREHENSIVE INCOME		September 2020	June 2020	March 2020	December 2019	September 2019	III OTHER DISCLOSURES				
		Shs 000	Shs 000	Shs 000	Shs 000	Shs 000			Shs 000	Shs 000	Shs 000	Shs 000	Shs 000	September 2020	June 2020	March 2020	December 2019	September 2019
		(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Unaudited)			(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Unaudited)
<b>A ASSETS</b>							<b>1.0 INTEREST INCOME</b>							<b>1.0 NON-PERFORMING LOANS AND ADVANCES</b>				
1 Cash (both Local & Foreign)		128,642	126,467	137,117	83,367	104,600	1.1 Loans and advances	202,738	134,025	65,006	345,741	223,491	(a) Gross Non-performing loans and advances	818,316	817,408	820,814	882,862	477,565
2 Balances due from Central Bank of Kenya		884,326	283,880	298,744	328,213	523,935	1.2 Government securities	949,477	820,452	289,172	654,256	691,770	(b) Less Interest in Suspense	9,160	34,089	-	-	2,737
3 Kenya Government and other securities held for dealing purposes		-	-	-	-	-	1.3 Deposits and placements with banking institutions	109,319	76,988	38,582	164,573	189,598	(c) <b>Total Non-Performing Loans and Advances (a-b)</b>	<b>809,156</b>	<b>783,319</b>	<b>820,814</b>	<b>882,862</b>	<b>474,828</b>
4 Financial Assets at fair value through profit and loss Investment Securities:		-	-	-	-	-	1.4 Other Interest Income	-	-	8,196	84,128	-	(d) Less Loan Loss Provision	364,985	312,078	221,268	211,808	73,313
a) Held to Maturity:		10,542,673	11,080,245	10,605,705	7,933,844	8,275,739	<b>1.5 Total Interest Income</b>	<b>1,261,535</b>	<b>831,466</b>	<b>401,966</b>	<b>1,548,998</b>	<b>1,040,859</b>	(e) <b>Net Non-Performing Loans and Advances (c-d)</b>	<b>444,171</b>	<b>471,241</b>	<b>599,546</b>	<b>671,055</b>	<b>401,515</b>
i. Kenya Government securities		1,625,692	2,278,969	2,153,909	2,120,062	2,129,856	<b>2.0 INTEREST EXPENSE</b>						(f) Discounted Value of Securities	444,171	471,241	599,546	671,055	401,515
ii. Other securities		8,916,981	8,801,276	8,451,796	5,813,782	6,145,884	2.1 Customer deposits	280,809	182,931	91,591	354,114	263,996	(g) <b>Net NPLs Exposure (e-f)</b>	-	-	-	-	-
b) Available for sale:		-	-	-	-	-	2.2 Deposits and placement from banking institutions	347,751	222,634	102,325	445,138	333,732	<b>2.0 INSIDER LOANS AND ADVANCES</b>					
i. Kenya Government securities		-	-	-	-	-	2.3 Other interest expenses	-	-	-	-	-	(a) Directors, Shareholders and Associates	61,125	60,267	70,904	97,322	105,855
ii. Other securities		-	-	-	-	-	2.4 Total interest expenses	628,560	405,564	193,916	799,252	597,788	(c) <b>Total Insider Loans and Advances and other facilities</b>	<b>61,125</b>	<b>60,267</b>	<b>70,904</b>	<b>97,322</b>	<b>105,855</b>
6 Deposits and balances due from local banking institutions		7,408	6,517	81,982	93,296	116,041	<b>2.0 NET INTEREST INCOME/(LOSS)</b>	<b>632,970</b>	<b>425,901</b>	<b>208,050</b>	<b>749,446</b>	<b>443,071</b>	<b>3.0 OFF-BALANCE SHEET ITEMS</b>					
7 Deposits and balances due from banking institutions abroad		5,517,850	2,618,082	3,499,708	3,231,908	3,091,116	<b>4.0 NON-INTEREST INCOME</b>						(a) Letters of credit, guarantees, acceptances	491,916	368,298	845,799	820,592	908,081
8 Tax recoverable		-	-	10	173	703	4.1 Fees and commissions on loans and advances	16,146	9,319	8,248	11,657	36,636	(b) Forwards, swaps and options	2,889,294	3,207,933	897,009	2,170,663	3,779,978
9 Loans and advances to customers (net)		3,304,801	3,302,360	2,873,303	3,629,616	2,994,316	4.2 Other fees and commissions	27,862	20,847	4,215	41,238	30,539	(c) Other contingent liabilities	-	-	-	-	-
10 Balances due from banking institutions in the group		-	-	-	-	-	4.3 Foreign exchange trading income/(loss)	306,689	188,488	53,624	137,667	88,616	(d) <b>Total Contingent Liabilities</b>	<b>3,381,210</b>	<b>3,206,230</b>	<b>1,742,808</b>	<b>2,991,255</b>	<b>4,688,059</b>
11 Investments in associates		-	-	-	-	-	4.4 Dividend Income	-	-	-	-	-	<b>4.0 CAPITAL STRENGTH</b>					
12 Investments in subsidiary companies		-	-	-	-	-	4.5 Other Income	3,535	1,952	633	2,440	34,919	(a) <b>Core capital</b>	<b>2,367,454</b>	<b>2,335,397</b>	<b>2,277,400</b>	<b>2,241,806</b>	<b>2,241,498</b>
13 Investments in joint ventures		-	-	-	-	-	<b>4.6 Total Non-interest Income</b>	<b>354,233</b>	<b>220,605</b>	<b>67,200</b>	<b>195,002</b>	<b>190,710</b>	(b) Minimum Statutory Capital	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
14 Investment properties		-	-	-	-	-	<b>TOTAL OPERATING INCOME</b>	<b>987,207</b>	<b>646,506</b>	<b>275,069</b>	<b>942,448</b>	<b>633,781</b>	(c) Excess (a-b)	1,367,454	1,335,397	1,277,400	1,241,806	1,241,498
15 Property and equipment		62,856	68,473	74,932	78,298	86,006	<b>6.0 OTHER OPERATING EXPENSES</b>						(d) Supplementary Capital	-	-	-	-	-
16 Prepaid lease rentals		-	-	-	-	-	6.1 Loan loss provision	160,851	91,454	11,099	190,104	52,135	(e) <b>Total Capital (e+d)</b>	<b>2,367,454</b>	<b>2,335,397</b>	<b>2,277,400</b>	<b>2,241,806</b>	<b>2,241,498</b>
17 Intangible assets		3,204	3,680	4,251	4,829	5,637	6.2 Staff costs	249,017	156,741	72,512	347,832	277,842	(f) <b>Total risk weighted assets</b>	<b>8,189,671</b>	<b>8,455,686</b>	<b>7,851,858</b>	<b>8,837,363</b>	<b>6,919,527</b>
18 Deferred tax asset		313,998	313,998	313,998	313,998	351,988	6.3 Directors' emoluments	13,139	8,747	3,777	10,900	7,576	(g) <b>Core Capital/Total deposits Liabilities</b>	<b>31.7%</b>	<b>30.4%</b>	<b>38.1%</b>	<b>32.3%</b>	<b>37.6%</b>
19 Other assets		1,040,377	1,236,402	863,171	390,777	420,422	6.4 Rental charges	39,127	26,041	4,385	52,451	39,122	(h) Minimum statutory Ratio	8.0%	8.0%	8.0%	8.0%	10.5%
<b>21 TOTAL ASSETS</b>		<b>21,806,135</b>	<b>19,040,103</b>	<b>18,752,922</b>	<b>16,088,319</b>	<b>15,970,502</b>	6.5 Depreciation charge on property and equipment	21,730	15,762	7,839	30,523	22,815	(i) Excess/(Deficiency)	23.7%	22.4%	30.1%	24.3%	27.1%
<b>B LIABILITIES</b>							6.6 Amortisation charges	1,616	1,141	578	4,954	4,147	(j) <b>Core Capital / total risk weighted assets</b>	<b>28.9%</b>	<b>27.6%</b>	<b>29.0%</b>	<b>25.4%</b>	<b>32.4%</b>
22 Balances due to Central Bank of Kenya		456,531	951,311	-	-	-	6.7 Other operating expenses	153,621	97,044	61,945	200,108	113,704	(k) Minimum Statutory Ratio	10.5%	10.50%	10.50%	10.50%	10.50%
23 Customer deposits		7,472,142	7,671,964	5,981,441	6,932,933	5,957,338	<b>Total Other Operating Expenses</b>	<b>639,102</b>	<b>396,929</b>	<b>162,115</b>	<b>636,870</b>	<b>517,343</b>	(l) Excess (Deficiency) (j-k)	18.4%	17.1%	18.5%	14.9%	21.9%
24 Deposits and balances due to local banking institutions		3,322,647	1,437,099	830,158	555,883	412,228	<b>Profit/(Loss) before tax and exceptional items</b>	<b>348,105</b>	<b>249,578</b>	<b>112,955</b>	<b>105,578</b>	<b>116,438</b>	(m) <b>Total Capital/total risk weighted assets</b>	<b>28.9%</b>	<b>27.6%</b>	<b>29.0%</b>	<b>25.4%</b>	<b>32.4%</b>
25 Deposits and balances due to foreign banking institutions		7,645,015	6,187,638	9,358,807	6,110,881	7,128,101	<b>7.0 Exceptional items</b>	-	-	-	-	-	(n) Minimum statutory Ratio	14.5%	14.5%	14.5%	14.5%	14.5%
26 Other money market deposits		-	-	-	-	-	<b>9.0 Profit/(Loss) after exceptional items</b>	<b>348,105</b>	<b>249,578</b>	<b>112,955</b>	<b>105,578</b>	<b>116,438</b>	(o) Excess/(Deficiency) (m-n)	10.4%	13.1%	14.5%	10.9%	17.9%
27 Borrowed funds		-	-	-	-	-	10.0 Current tax	96,809	62,394	41,767	-	-	(p) Adjusted Core Capital/Total Deposit Liabilities*	32.1%	30.8%	38.5%	32.7%	38.2%
28 Balances due to banking institutions in the group		-	-	-	-	-	10.1 Deferred tax	-	-	-	37,990	-	(q) Adjusted Core Capital/Total Risk Weighted Assets*	29.3%	27.9%	29.4%	25.7%	32.9%
29 Tax payable		-	-	-	-	-	12.0 Profit/(Loss) after tax and exceptional items	251,296	187,183	71,188	67,588	116,438	(r) Adjusted Total Capital/Total Risk Weighted Assets*	29.3%	27.9%	29.4%	25.7%	32.9%
30 Dividends payable		-	-	-	-	-	13.0 Minority Interest	-	-	-	-	-						
31 Deferred tax liability		-	-	-	-	-	14.0 Profit/(Loss) after tax, exceptional items and Minority Interest	251,296	187,183	71,188	67,588	116,438						
32 Retirement benefit liability		-	-	-	-	-	<b>Other Comprehensive Income</b>											
33 Other liabilities		416,698	363,102	269,522	246,816	172,819	15.1 Gains/(Losses) from translating the financial statements of foreign operations	-	-	-	-	-						
<b>34 TOTAL LIABILITIES</b>		<b>19,313,033</b>	<b>16,611,114</b>	<b>16,439,928</b>	<b>13,846,513</b>	<b>13,670,785</b>	15.2 Fair value changes in available for sale financial assets	-	-	-	-	-						
<b>C SHAREHOLDERS' FUNDS</b>							15.3 Revaluation surplus on Property, plant and equipment	-	-	-	-	-						
35 Paid up/Assigned capital		1,261,713	1,261,713	1,261,713	1,261,713	1,261,713	15.4 Share of other comprehensive income of associates	-	-	-	-	-						
36 Share premium/(discount)		2,384,754	2,384,754	2,384,754	2,384,754	2,384,754	15.5 Income tax relating to components of other comprehensive income	-	-	-	-	-						
37 Revaluation reserves		(1,153,366)	(1,217,479)	(1,333,474)	(1,404,661)	(1,346,750)	<b>16.0 Other Comprehensive Income for the year net of tax</b>	-	-	-	-	-						
38 Retained earnings/Accumulated losses		-	-	-	-	-	<b>17.0 Total comprehensive income for the year</b>	<b>251,296</b>	<b>187,183</b>	<b>71,188</b>	<b>67,588</b>	<b>116,438</b>						
39 Statutory loan loss reserves		-	-	-	-	-												
40 Other Reserves		-	-	-	-	-												
41 Proposed dividends		-	-	-	-	-												
42 Capital grants		-	-	-	-	-												
<b>43 TOTAL SHAREHOLDERS' FUNDS</b>		<b>2,493,102</b>	<b>2,428,989</b>	<b>2,312,994</b>	<b>2,241,806</b>	<b>2,299,717</b>												
44 Minority Interest		-	-	-	-	-												
<b>45 TOTAL LIABILITIES AND SHAREHOLDERS' FUNDS</b>		<b>21,806,135</b>	<b>19,040,103</b>	<b>18,752,922</b>	<b>16,088,319</b>	<b>15,970,502</b>												

**EARNINGS PER SHARE - BASIC & DILUTED**  
\*The adjusted capital ratios includes the expected credit loss provisions added back to capital in line with the CBK Guidance Note issued in April 2018 on implementation of IFRS 9

The above statement of financial position, statements of comprehensive income and other disclosures are extracts from the books of the institution.  
These financial statements and other disclosures can be accessed on the institution's website <http://ubagroup.com/countries/ke/>  
They may also be accessed at the institution's head office located at 1st floor, Apollo Centre, Ring Road, Woodvale Close, Westlands.

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