

# **Fixed Income Investor Update**

**May 2025**

**Aldermore**







# **Overview & Strategy**

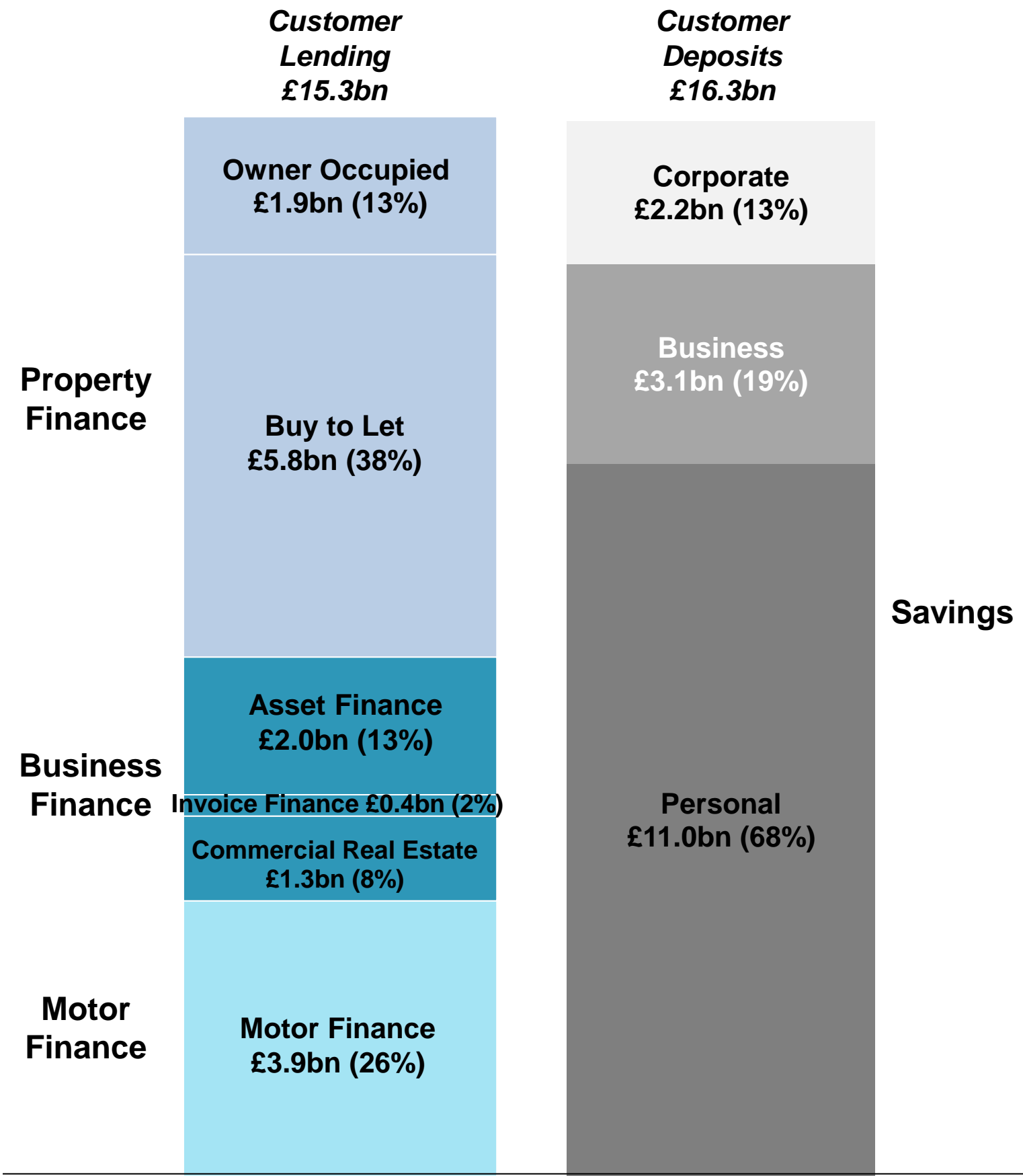


# Multi-specialist lending and savings provider

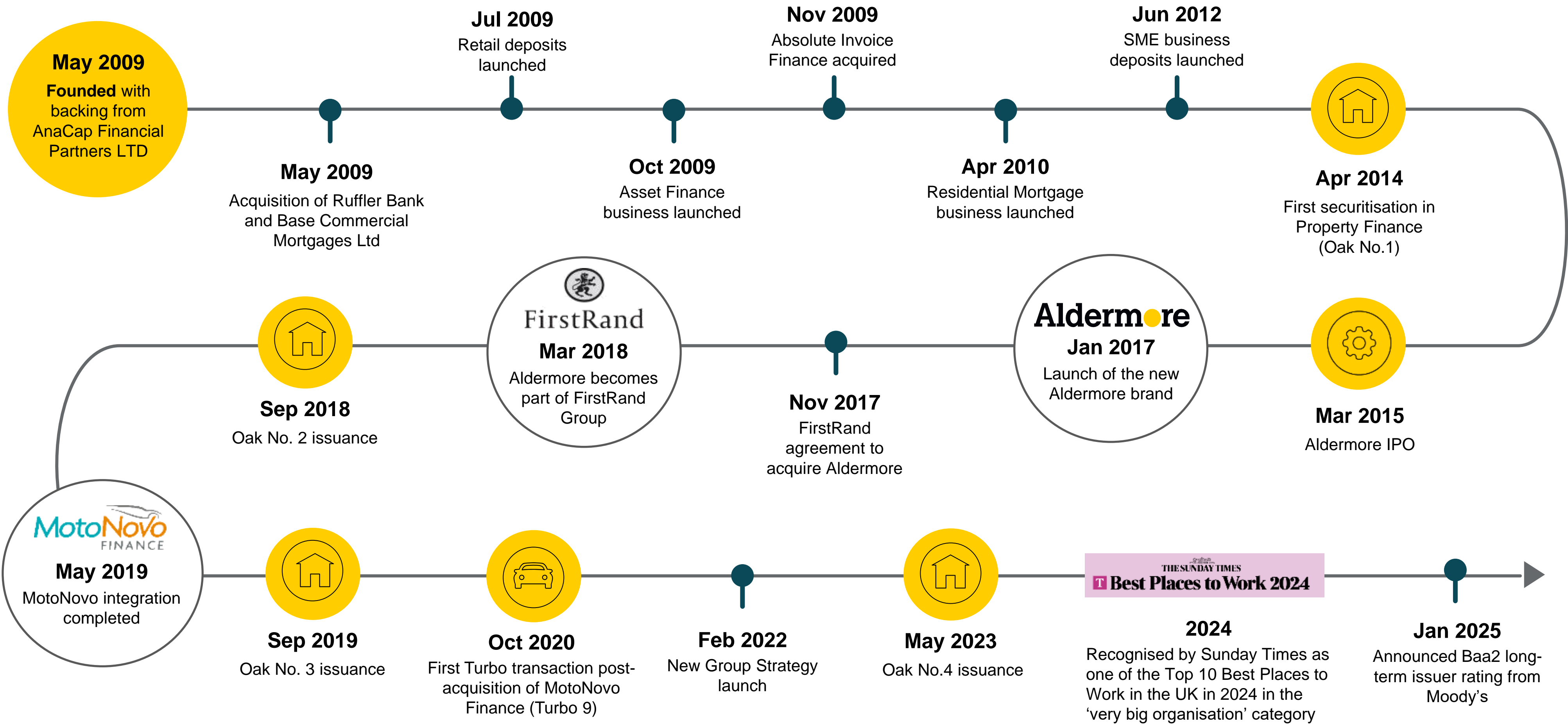
Aldermore

Organised into three lending divisions and Savings

<div><div></div><div><b>Property Finance</b></div><div>Profitably growing in existing market segments and new subsegments where we can back more people, with expansion into targeted adjacencies</div></div>	<div><div></div><div><b>Business Finance</b></div><div>Leveraging structuring skillset to focus on bigger opportunities with mid-sized enterprises</div></div>	<div><div></div><div><b>Motor Finance</b></div><div><div>Doubling down on growth in core market and improving returns</div><div>Capitalising on electric vehicle market growth and associated ecosystems</div></div></div>	<div><div></div><div><b>Savings</b></div><div>Diversifying our core offering to drive growth in the retail / SME deposit market while continuing to optimise cost of funds and liquidity profile</div></div>
Buy to Let and Owner-Occupied	Asset Finance, Commercial Real Estate and Invoice Finance	Used HP and PCP Finance and Dealer Stock Funding	Personal, Business and Corporate savings
Distribution predominantly through broker network	Distribution split between direct and broker network	Strong relationships with dealer partners	Predominantly online opening and servicing
+44 Broker NPS +38 Customer NPS	+26 Broker NPS +58 Customer NPS	+76 Dealer NPS +63 Customer NPS	+67 Personal NPS +52 Business NPS

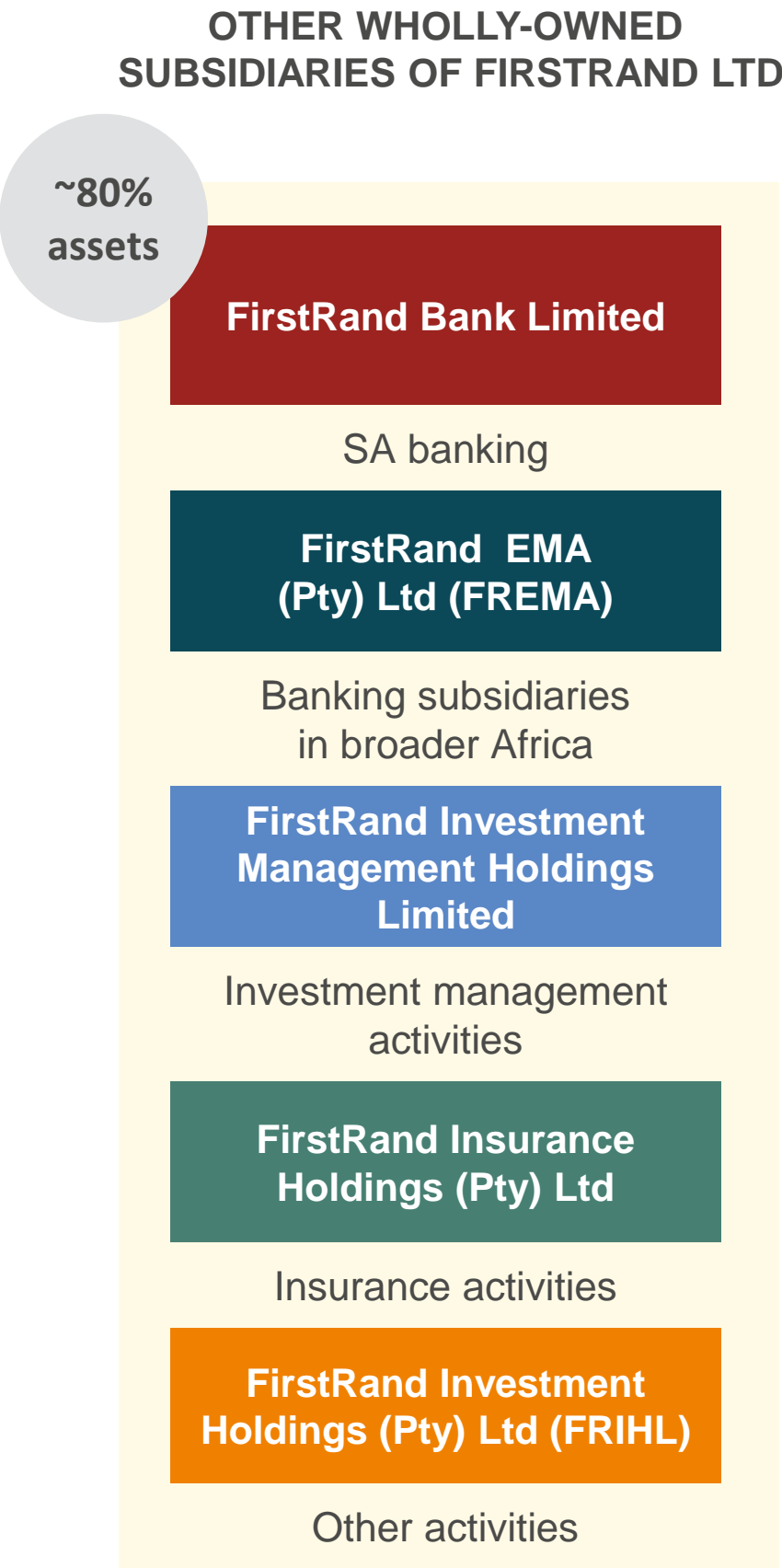
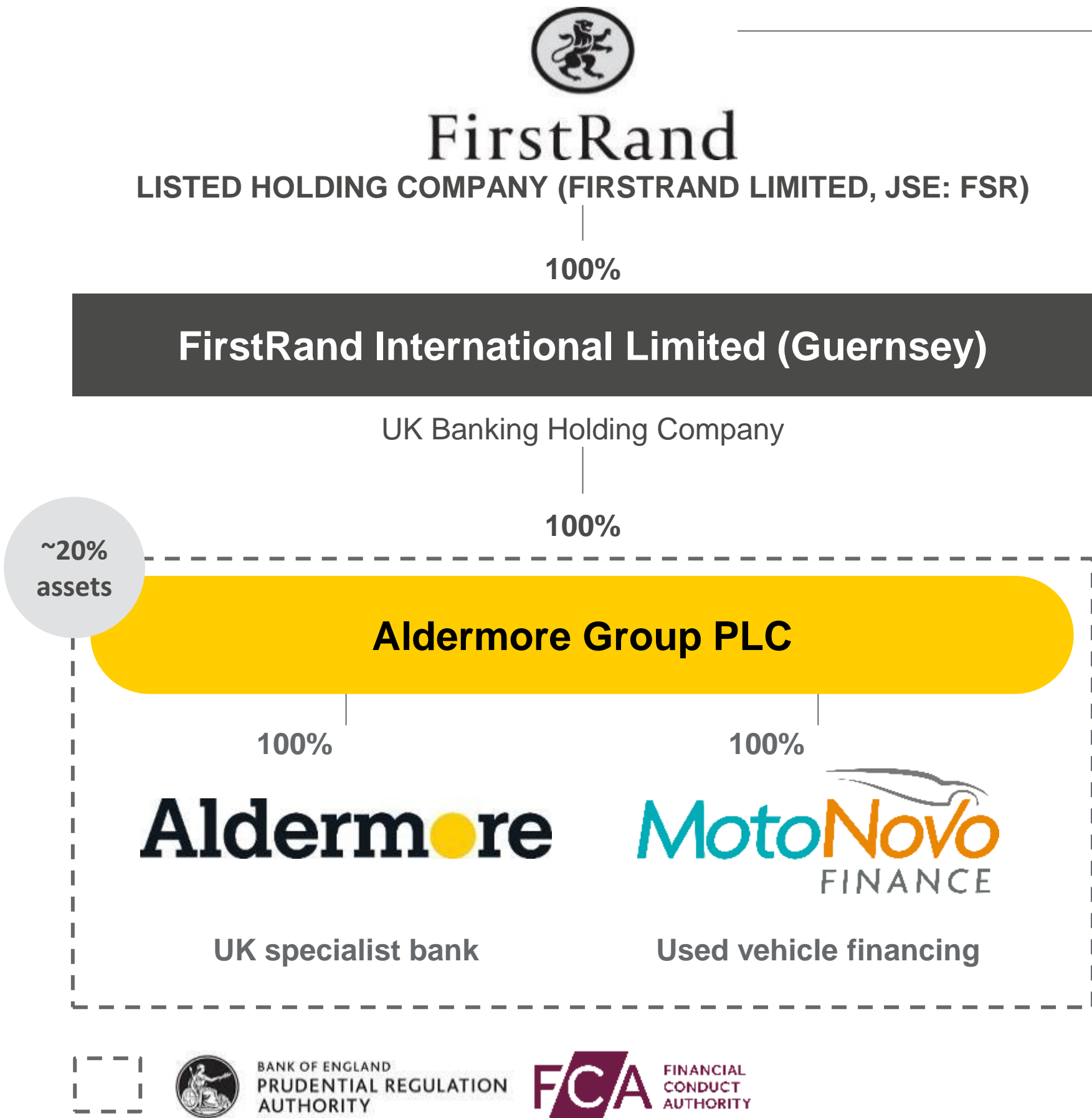


# Successful story of organic and inorganic growth





# Supportive ownership structure



## FirstRand<sup>1</sup>

- One of the largest financial services groups in Africa by market capitalisation (c.\$24bn)
- Normalised total assets \$129.9bn
- Normalised net asset value \$10.7bn

## Aldermore’s investment case for FirstRand

- Attractive margins
- Diversified asset portfolio outside of FirstRand’s traditional markets
- Scalable deposit franchise
- Small share of very large profit pools in the UK – opportunity to appropriately scale

## Note:

- Aldermore Group PLC (“the Group”) is a sister company of FirstRand Bank (“FRB”) Limited.
- Aldermore is subject to standalone capital and liquidity requirements as prescribed by the PRA
- The Group sources own funding via scalable savings franchise and proven access to wholesale markets
- Aldermore’s current AT1 and Tier 2 capital provided by FRB, with plans to diversify issuance



Source: Aldermore Group PLC Data.

1. Data for the year ended 30 June 2024, conversion rate \$1 = R18.22

# Benefits to Aldermore Group of FirstRand ownership



## Access to **best-in-class financial resource management** disciplines

- Product returns assessed on **marginal, and fully allocated cost** basis
- **Consistent pricing framework** and models implemented
- **Earnings volatility** and reporting developed



## Close collaboration **across the group**

- Able to **tap technical resources at FirstRand** including Treasury, Risk modelling and Internal Audit
- **FirstRand supporting on key initiatives** such as BCBS239 and ESG strategy
- **Utilise FirstRand expertise to inform and refine strategies** for capital issuance and securitisations
- In **IT**, leverage **info security** expertise, **threat intelligence** and **tooling**



## **Stable, strongly capitalised and highly liquid parent**

- FirstRand Group normalised Return on Equity of 20.1%, CET1 ratio of 13.5%<sup>1</sup>
- Aldermore Group current AT1 and Tier 2 **capital is internally sourced**, with plans to diversify issuance
- **Contingent liquidity lines** in place

1. Data for the year ended 30 June 2024

# **Significant business progress underpinned by purpose-led strategy**

## **Purpose**

**To back  
more  
people to  
go for it,  
in life and  
business**

**The purpose-led strategy is delivering for all stakeholders**

**We have reorganised the business around the 'Modernise and Focus' strategy**

**Strong financial performance and disciplined balance sheet growth**

**Robust capital and liquidity position, including strong organic capital generation**

**Achieved a Moody's Baa2 long-term issuer rating with a stable outlook**

**Medium-term target CET1 ratio range of 13% - 14%**

**Medium-term Return on Equity target of 14% - 15%**

# Strategy is set to continue delivering a more resilient and profitable group



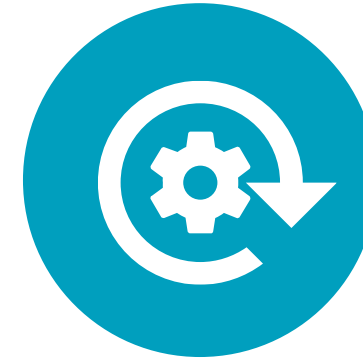
## Less Risk

- **Reinvigoration of the Risk function** ongoing
- **Simplification** of Risk frameworks, policies and processes and supplier contracts renegotiated
- **Enhance Cyber security maturity**, breaches avoided
- **Business savings** re-platformed



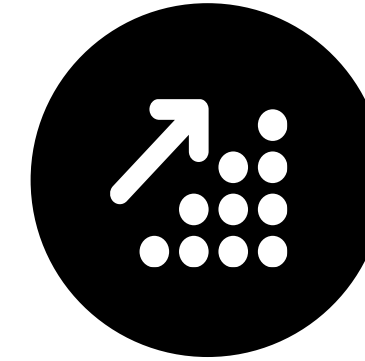
## More Agility

- **Rapid Property product launches**, live in <5 days (from 4 weeks)
- **New savings products** – across personal and business with pricing agility improved
- **Excellent progress made on improving legacy IT estate**, a crucial step in risk reduction and improved agility



## More Efficiency

- **50 bots live** in Customer Experience, **75+FTE** capacity and transformed leadership capability
- **Doubled operational capacity** in Property
- **Focused participation**, average deal size up in Business Finance across all lines
- **Focus on improved returns** in Motor

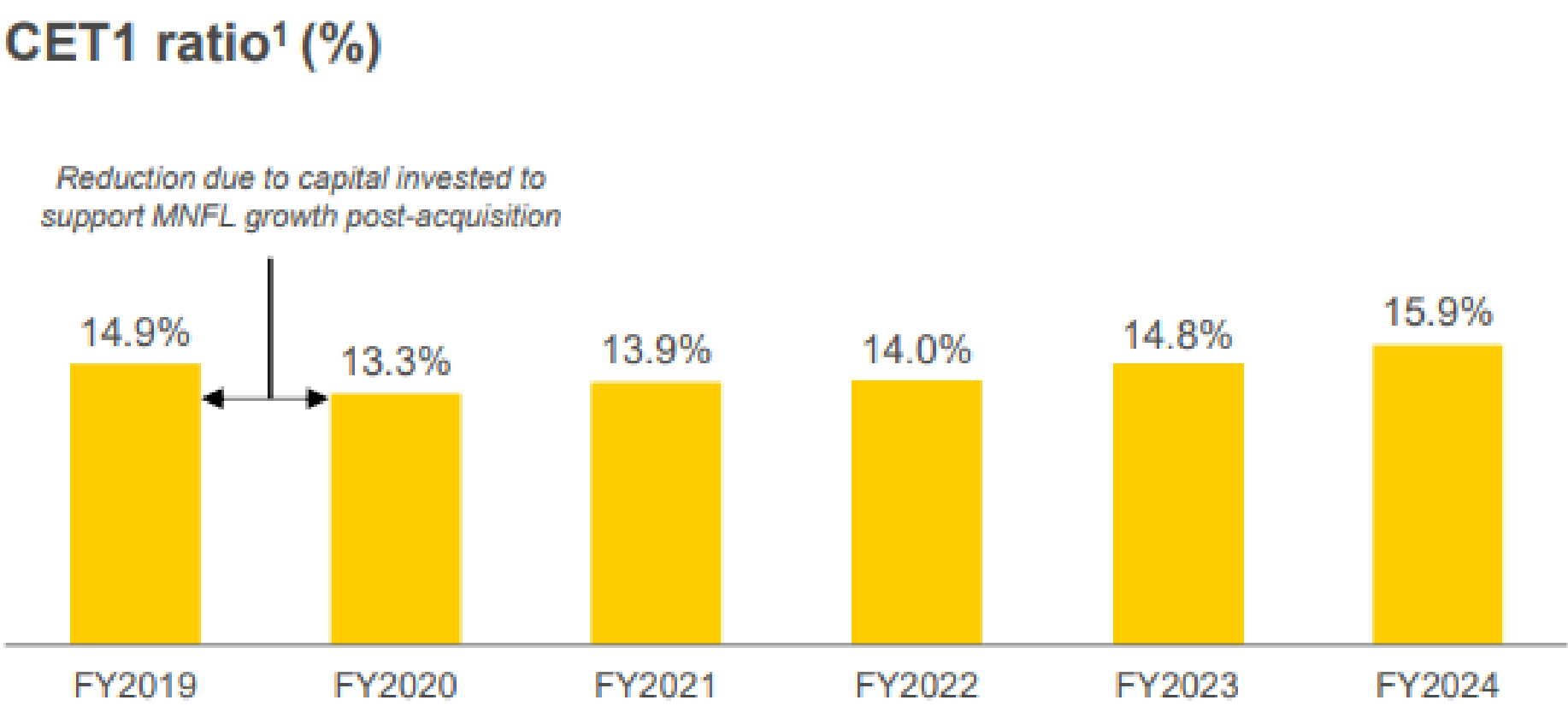
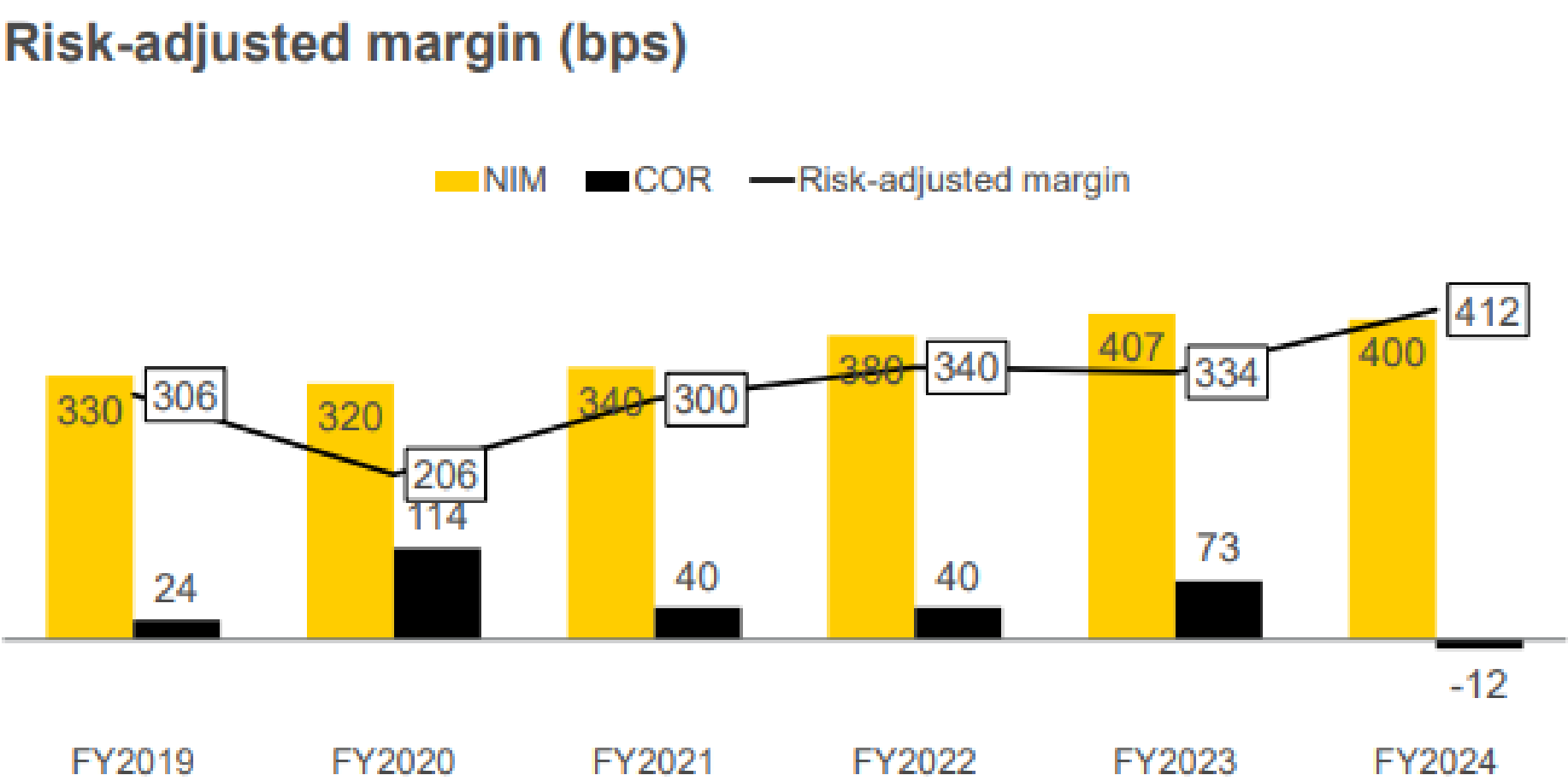
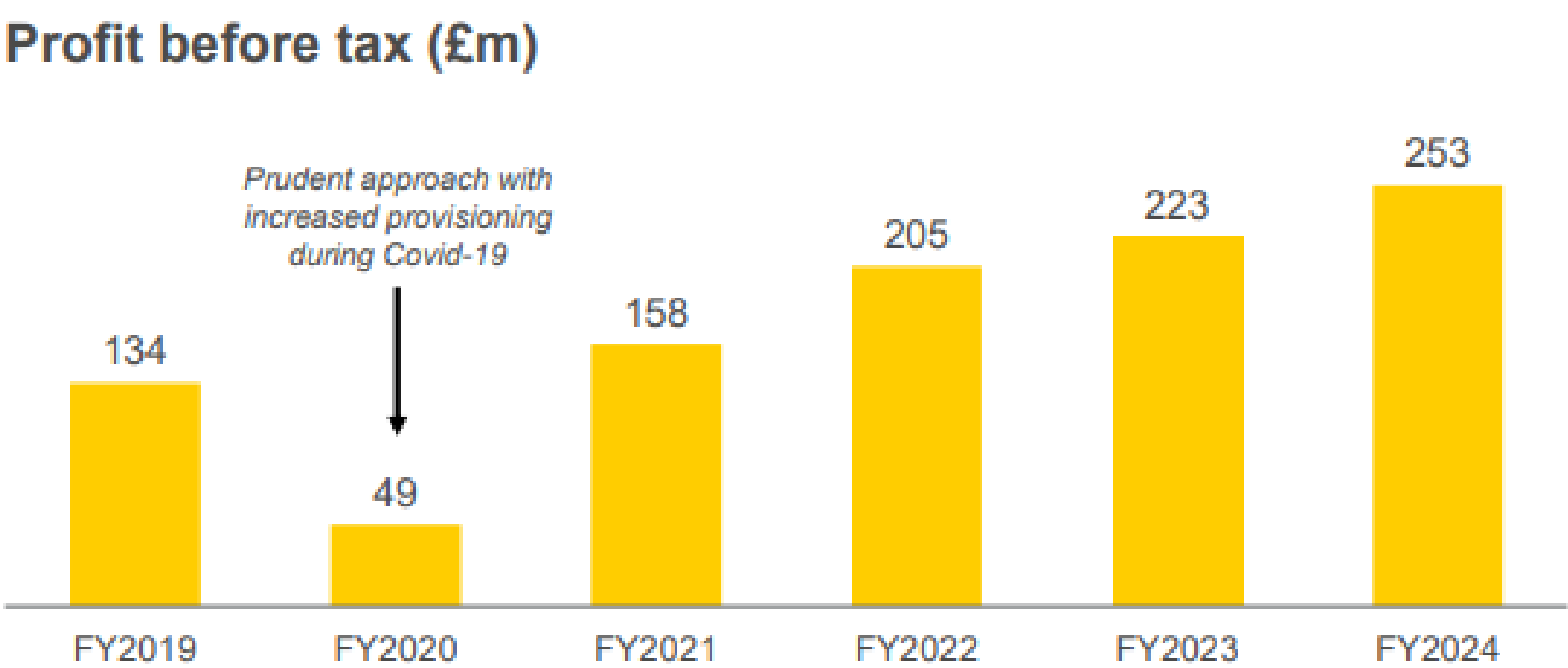
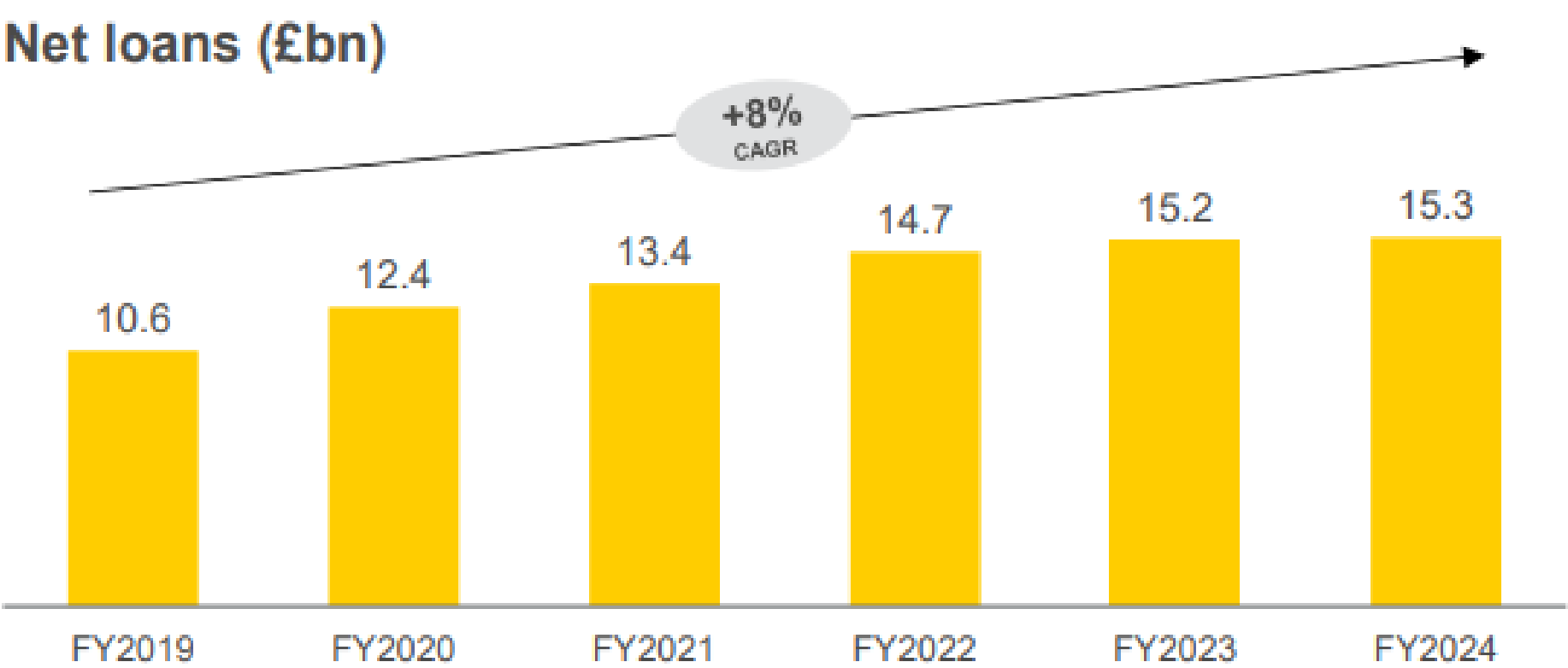


## More Growth

- **Diversifying funding**, new products and wider wholesale options access
- Increased focus on **core Motor segments**
- **Growth markets in Property**, including both Owner Occupied and Buy to Let
- **Business Finance expansion** in agriculture



# Proven track record of sustainable and profitable growth



1. Calculated on an IFRS9 transitional basis

# Strong financial performance and business momentum

## Financial Performance Highlights 6 months to 31 December 2024

<div>Profit Before Tax (Statutory)</div> <div>£119.4m</div> <div>FY24: £253.1m (+14% YoY)</div>	<div>Net Lending</div> <div>£15.7bn</div> <div>FY24: £15.3bn (+1% YoY)</div>	<div>Customer Deposits</div> <div>£16.6bn</div> <div>FY24: £16.3bn (+8% YoY)</div>
<div>Net Interest Margin</div> <div>3.81%</div> <div>FY24: 4.00% (-0.07% YoY)</div>	<div>Cost-to-Income ratio</div> <div>55.8%</div> <div>FY24: 59.9% (+10.4% YoY)</div>	<div>Cost of Risk</div> <div>0.14%</div> <div>FY24: (0.12)% (-0.85% YoY)</div>
<div>Liquidity Coverage Ratio</div> <div>204%</div> <div>FY24: 241% (-24% YoY)</div>	<div>CET 1 Ratio<sup>1</sup></div> <div>16.2%</div> <div>FY24: 15.9% (+1.1% YoY)</div>	<div>Return On Equity</div> <div>10.0%</div> <div>FY24: 11.8% (-0.3% YoY)</div>

## Business Highlights

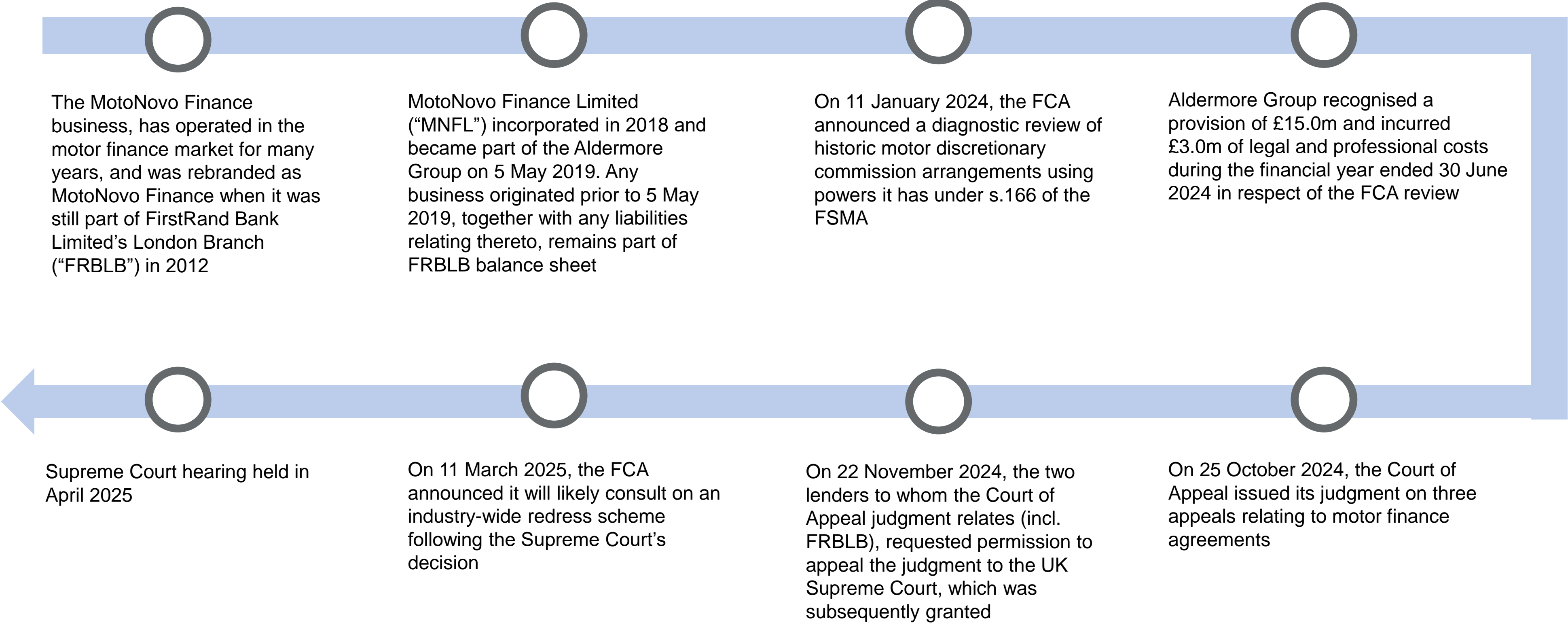
- 10% growth in BTL gross customer lending balances
- Increased market share of completions in specialist owner occupied lending
- Reshaped Asset Finance market presence, focusing on specialist car and transportation, wholesale and specialist equipment
- Winner of Car Finance Provider of the year 2024<sup>2</sup>
- Launched new Regular Saver and Easy Access ISA products
- New Business Savings portal launched to improve customer experience

All metrics on this slide are based on statutory results

1. CET1 ratio is IFRS 9 transitional basis

2. Awarded by 'Credit Awards'

# Motor Finance – Historic commission arrangements





# **Divisional Overview**



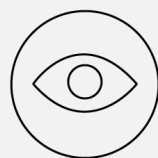
# Property Finance



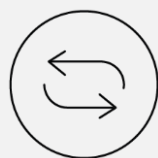
**c.43k** mortgage customers and  
**£7.8bn** balances



**>15k** registered brokers



**Net Promoter Score +44** for brokers and  
**+38** for customers, evidencing strong service



**>50%** of customers stay with us after maturity,  
with most taking a new loyalty product

## Property Finance Propositions

**Owner Occupied**

**Standard Mortgage Range**  
( $\leq 80\%$  LTV)

*Standard Prime Owner Occupied up to 80% LTV for purchase and re-mortgage*

**High LTV Mortgage Range**  
( $> 80\%$  LTV)

*For first time buyers and home movers up to 95% LTV and re-mortgages up to 90% LTV<sup>1</sup>*

**Cascade – Level 1, 2 & 3**

*Owner Occupier L1&2 up to 95% LTV (Level 3 up to 80%) for customers who have demonstrated credit repair after an adverse life event; subject to risk-based pricing and enhanced underwriting<sup>2</sup>*

**Buy to Let**

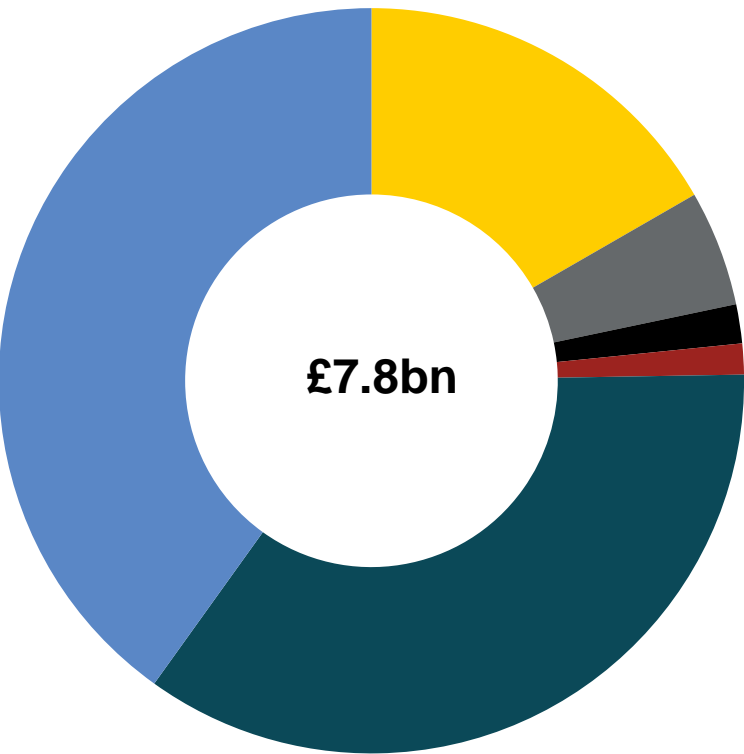
**Residential Buy to Let**

*Single individual residential units*

**Specialist Buy to Let**

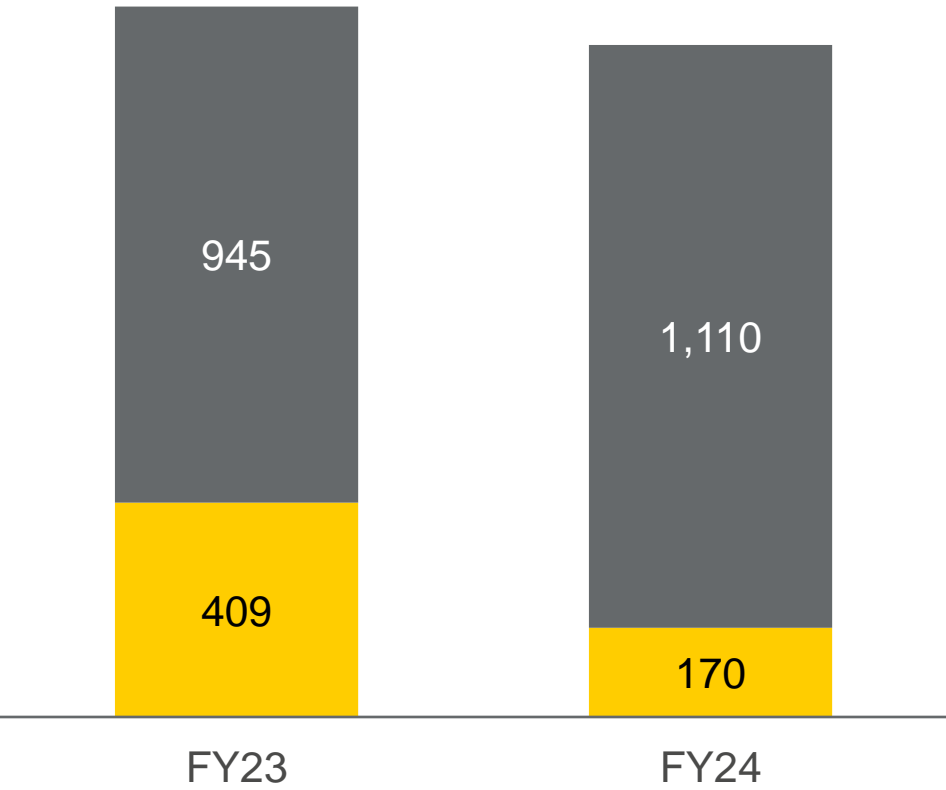
*Multi-property units and/or using limited companies houses of multiple occupancy, multi-unit freeholds*

## Property Finance Balance Composition (FY2024)



- Standard OO (17%)
- High LTV OO (5%)
- Help to Buy (2%)
- Other OO (1%)
- Retail BTL (35%)
- Specialist BTL (40%)

## Gross Originations (£m)



- Owner Occupied
- Buy To Let

Data for the year ended 30 June 2024

1. Owner Occupied loans with an LTV over 80% (excluding fees) have a Mortgage Indemnity Guarantee (MIG).

2. The Cascade range is risk-based pricing defined by amount of adverse credit that is acceptable. We currently operate 3 levels of criteria and pricing.

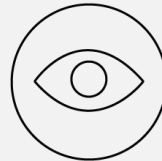
# Business Finance



**c.30k** customers and  
**£3.6bn** balances



**53%** of AF business via brokers\*  
**55%** of CRE business\*  
**11%** of IF business\*



Net Promoter Score **+58** for  
customers and **+26** for brokers  
evidencing strong service

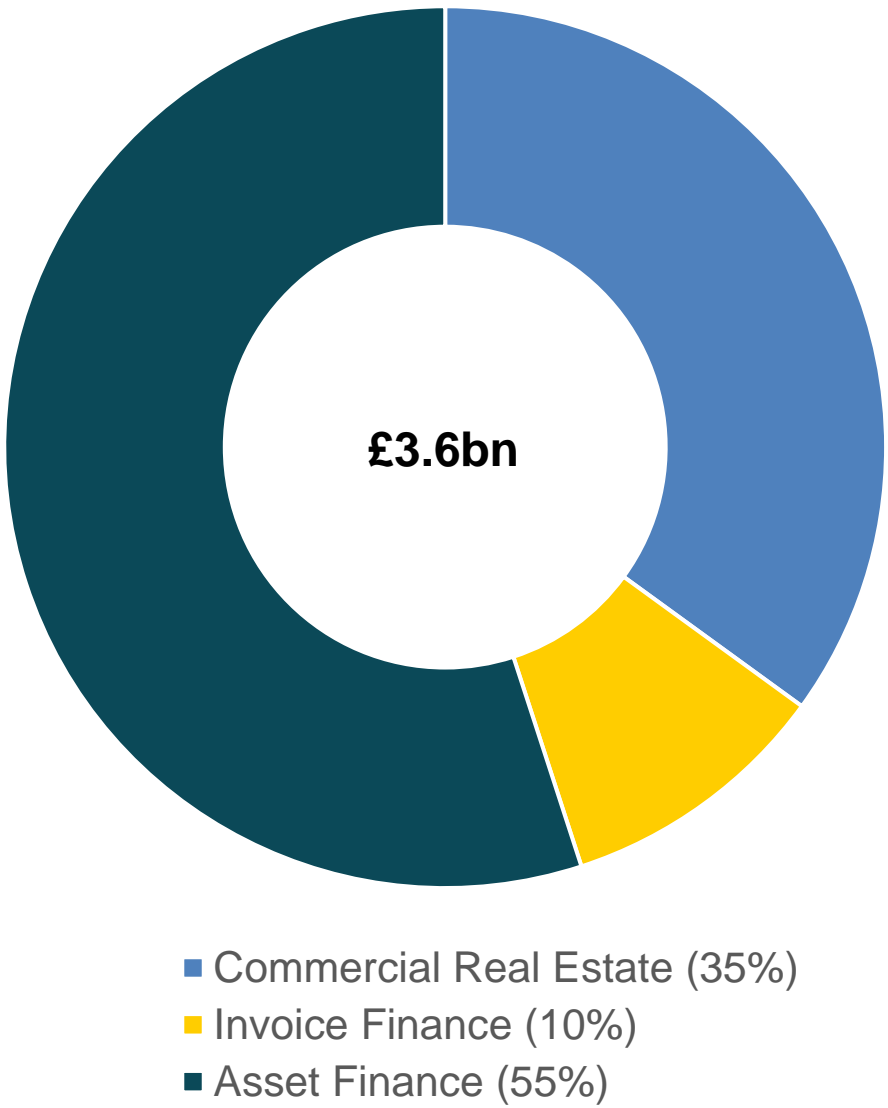


Asset Finance average customer balance **£82k**  
CRE average loan size **£1.2m**  
Invoice Finance average loan size **£0.8m**

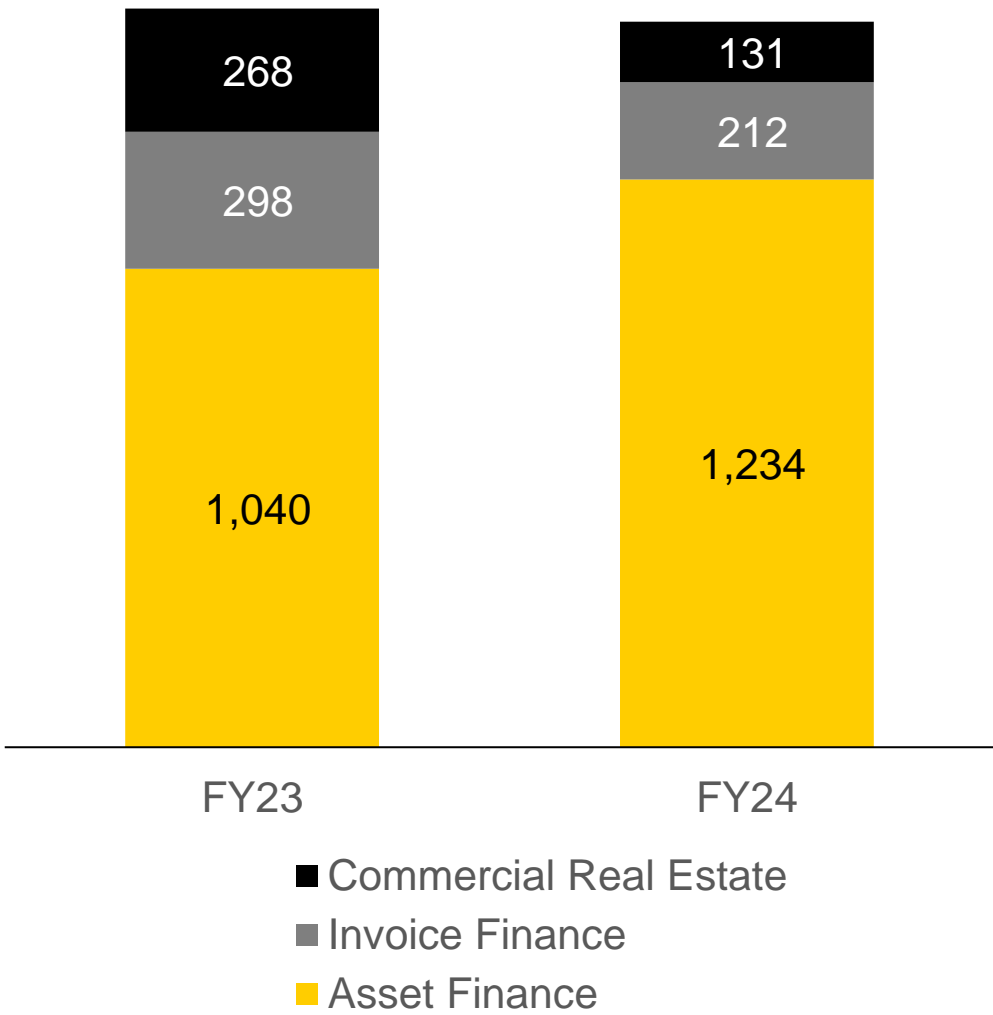
## Business Finance Propositions

Asset Finance	Invoice Finance	Commercial real Estate
Wholesale	Core IF	Commercial Mortgages
<i>Including Block financing. Expanding sector coverage now including energy &amp; infrastructure</i>	<i>Focus on Asset backed lending and invoice discounting. Managed exit from factoring ongoing</i>	<i>Primarily commercial investment and CommRes targeted at larger transaction sizes, over £3m</i>
Specialist cars & Transport	Football	Property Development
<i>High value car finance and fleet lending where we are a known market leader</i>	<i>Financing of player transfer and TV rights money for selected Premier league and Championship clubs</i>	<i>Exposures are aligned to sector risk appetite and limited to 15% of overall CRE portfolio</i>
Specialist equipment		
<i>Targeted approach to specific sectors including construction and agriculture</i>		

## Business Finance Balance Composition (FY2024)



## Gross Originations (£m)





# Motor Finance



**c.450k** Motor customers, **c.1.6k** Motor dealerships, **£3.9bn** balances



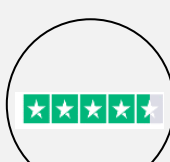
**83%** business transacted directly through dealerships, **17%** generated through brokers



**#3** in Used Car Finance  
**#2** in LCV Finance



**Net Promoter Score +76** for Dealers and **+63** for Customers



Trustpilot “Excellent”  
**4.7/5**

## Motor Finance Propositions

### Hire Purchase (HP)

*Borrower owns the vehicle post the payments on the finance agreement, including the option to purchase fee*

### HP Balloon

*A business HP agreement enabling borrowers to spread vehicle costs over 36 to 48 months to suit their budget, featuring a final balloon payment that reduces monthly repayments compared to standard HP agreements.*

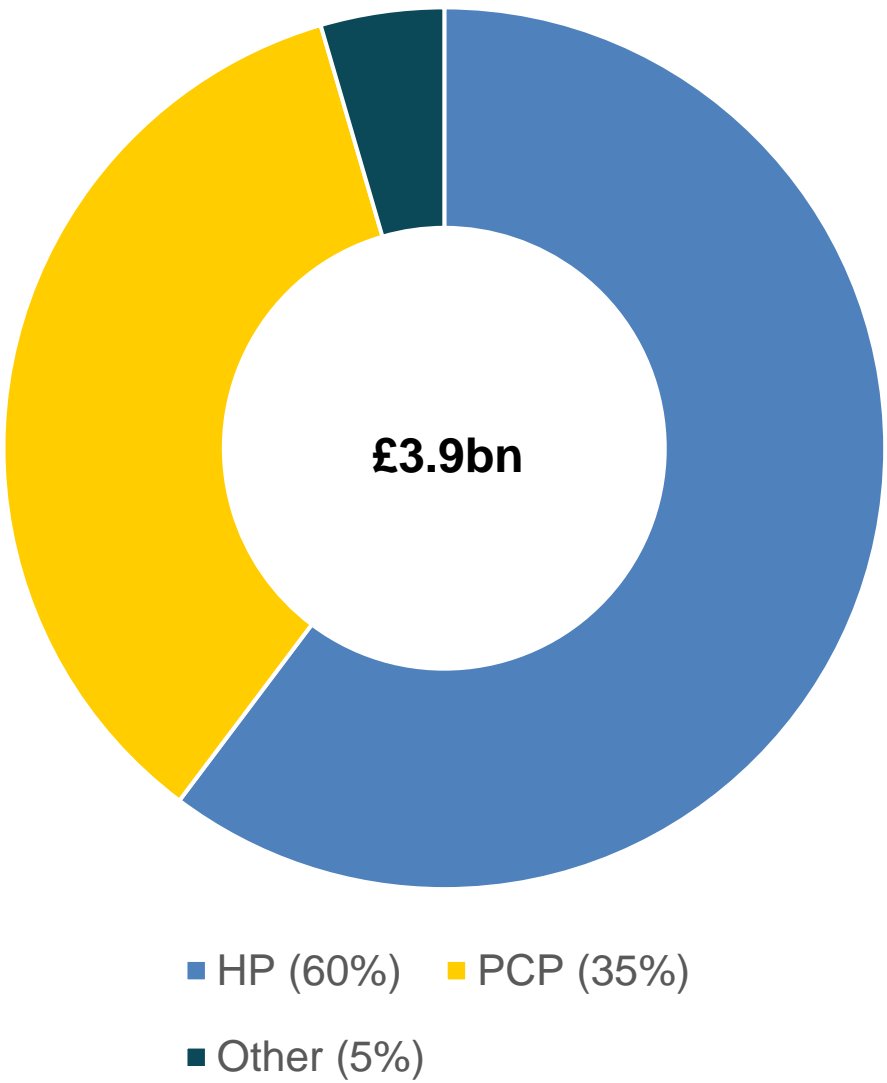
### Personal Contract Purchase (PCP)

*Borrower has the option to own the vehicle post the payments on the finance agreement, including the final balloon payment or Guaranteed Minimum Future Value (GMFV). Alternatively, the borrower can return the vehicle to the lender.*

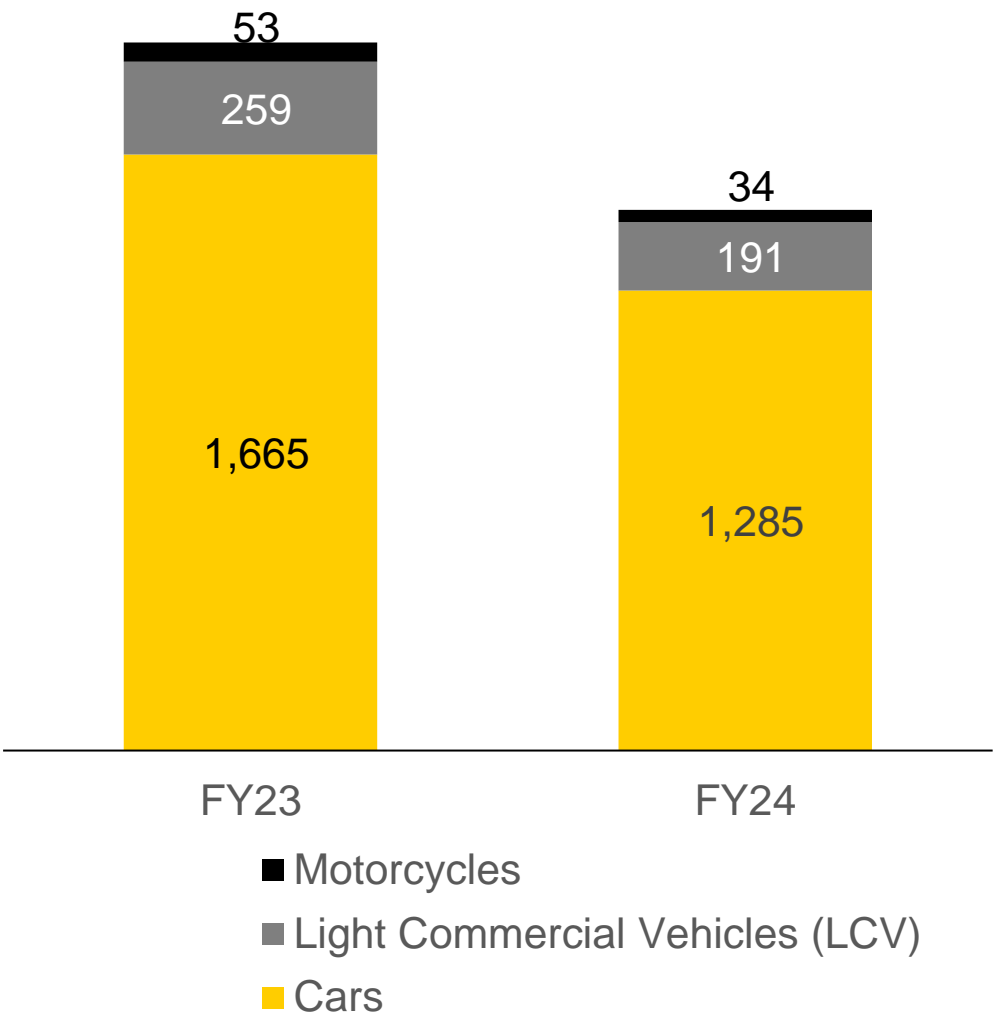
### Fleet Funding

*A short tenure product to help dealers by providing finance against their stocked vehicle floor plans, where lending is secured against the vehicle asset.*

## Motor Finance Balance Composition (FY2024)



## Gross Originations (£m)



# Savings



**£16.3bn** Balances and  
**80%** of group funding



**>80%** of deposit are  
covered by FSCS



Trustpilot “Excellent”  
**4.5/5**



**Personal**  
Avg. Balance: **£36k**



**Business**  
Avg. Balance: **£85k**



**Corporate**  
Min. Balance: **£1m**

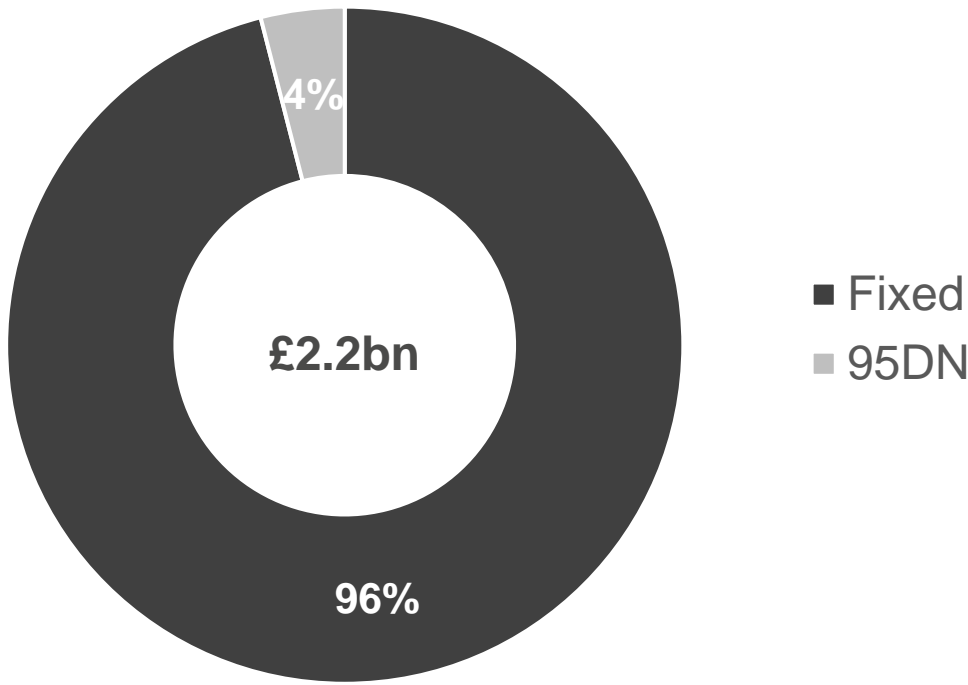
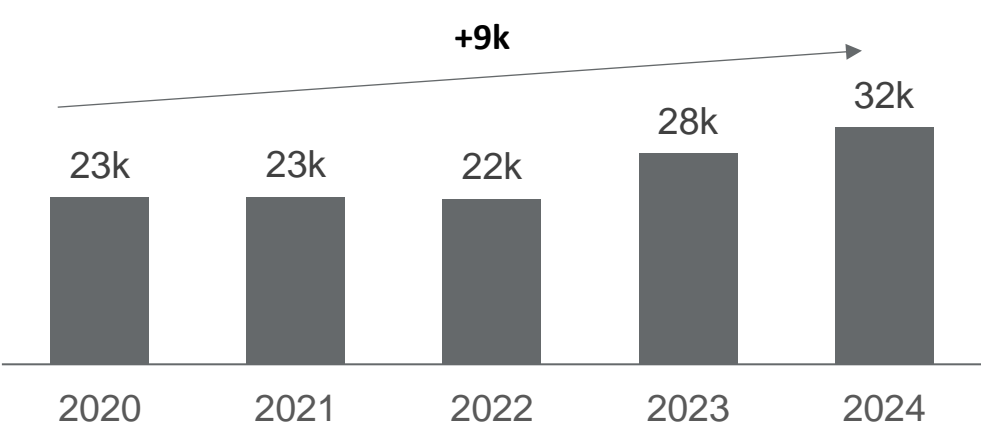
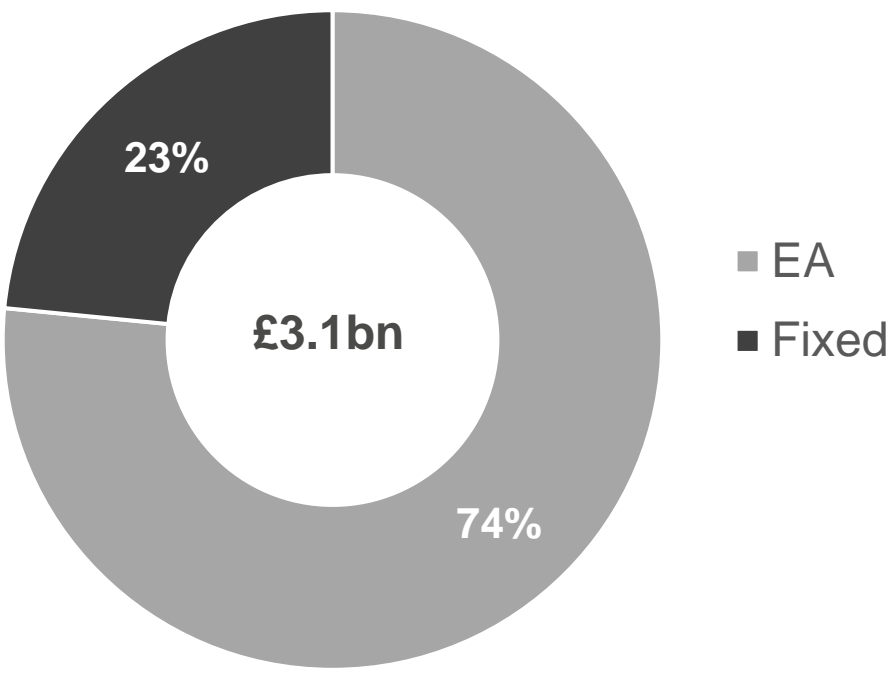
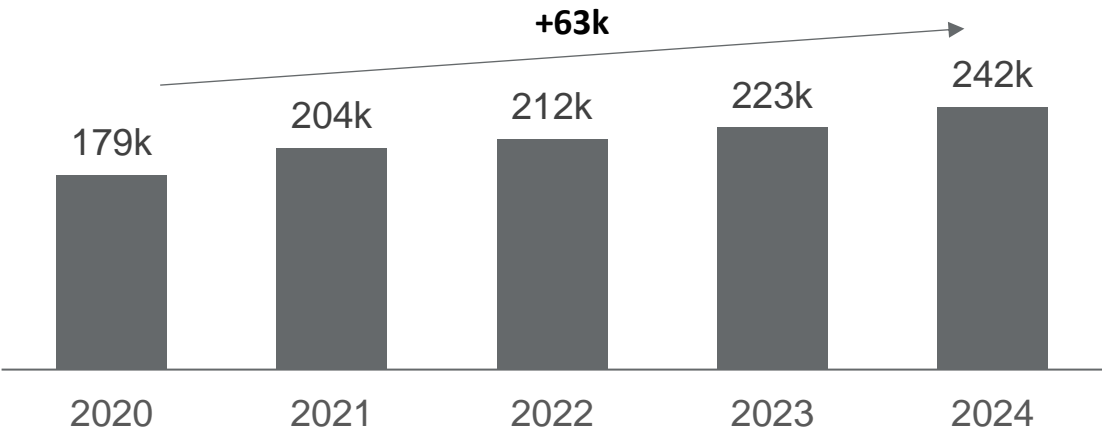
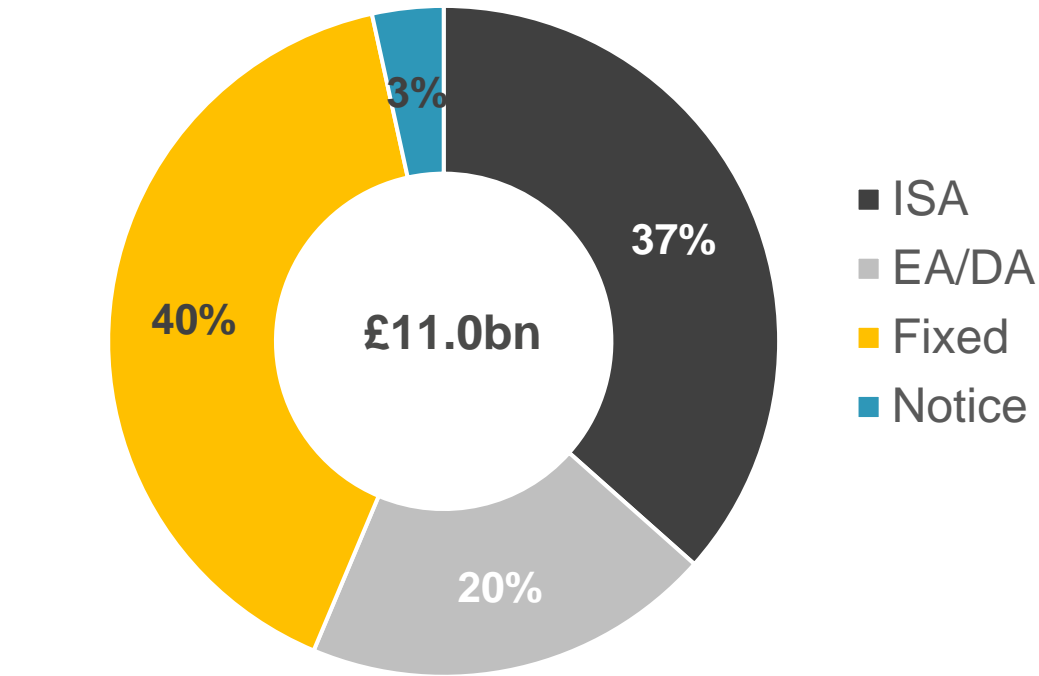
## Personal

## Business

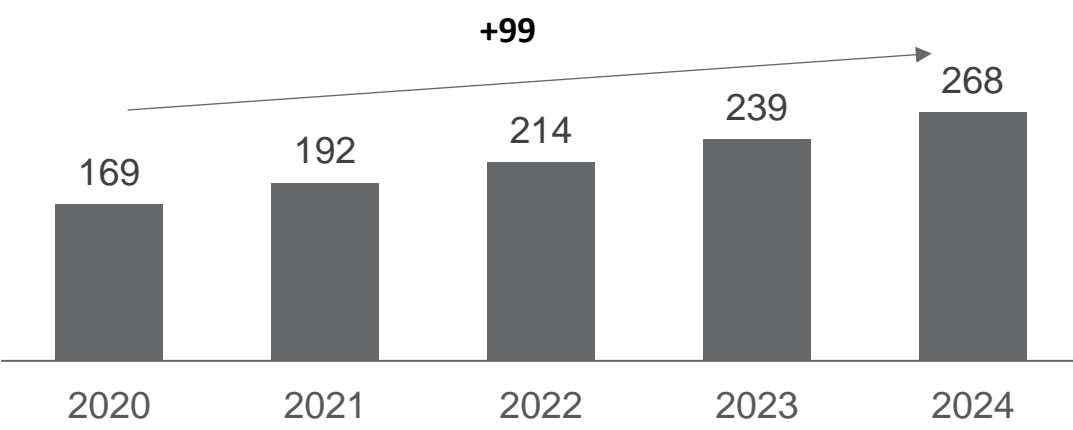
## Corporate

Product Suite

Customers



77% of which is retail deposits sourced via deposit aggregator channels





# **Financial Update**





# Robust financial performance

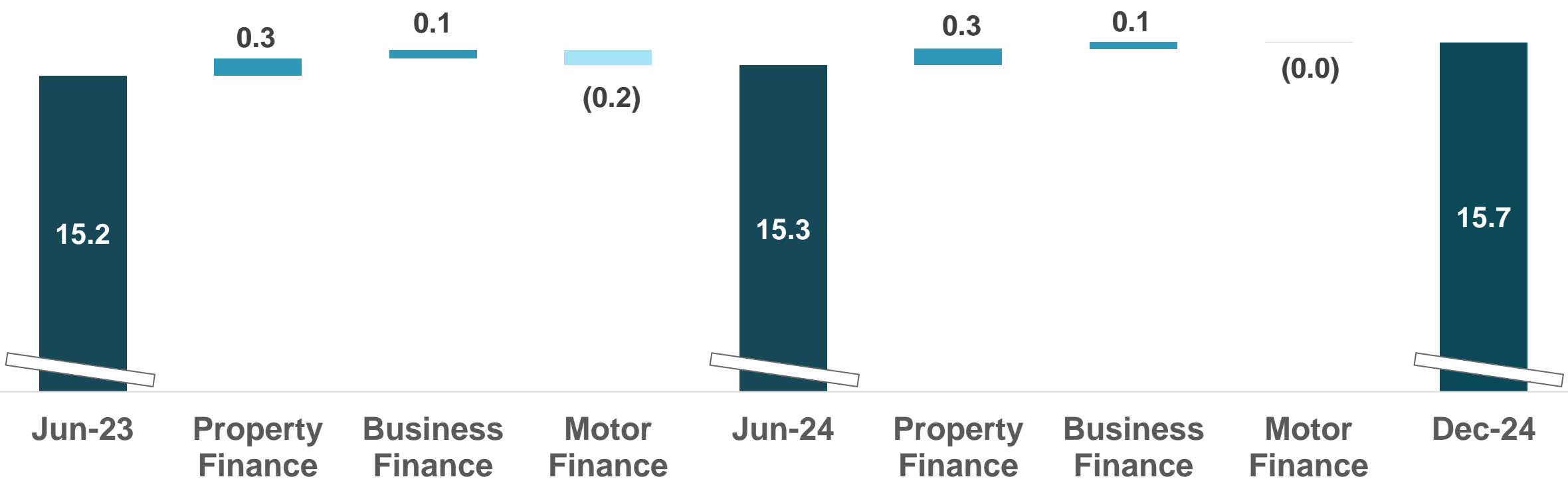
Group Financial Performance (£ million)	H1 2025	FY2024	FY2023
<i>Income Statement</i>			
Net interest income	297.1	604.3	621.0
Other operating income	(1.3)	(18.5)	43.7
<b>Total income</b>	<b>295.8</b>	<b>585.8</b>	<b>664.7</b>
Operating expenses	(165.2)	(351.0)	(328.9)
Impairment releases / (losses)	(11.2)	18.3	(113.3)
<b>Profit before tax</b>	<b>119.4</b>	<b>253.1</b>	<b>222.5</b>
<i>Key Performance Indicators</i>			
Net interest margin (%)	3.81%	4.00%	4.07%
Cost / income ratio (%)	55.8%	59.9%	49.5%
Cost of risk (bps)	14bps	(12)bps	73bps
Return on equity (%)	10.0%	11.8%	12.0%
<i>Group Balance Sheet (£ million)</i>			
Customer lending balances	15,711	15,337	15,167
Customer deposit balances	16,618	16,307	15,033
<i>Group Capital and Liquidity (%)</i>			
CET1 ratio <sup>1</sup>	16.2%	15.9%	14.8%
Total capital ratio <sup>1</sup>	18.8%	18.4%	17.4%
Liquidity coverage ratio	204%	241%	265%

- H1 2025 Group profit before tax of £119.4m (FY24: £253.1m)
- H1 2025 Return on equity of 10.0% (FY24: 11.8%)
- Total income £297m, impacted by pressure on pricing as interest rates being to fall, with NIM reducing in the period
- Careful cost management against a backdrop of continued inflationary pressure. The Group's operating expenses also continue to reflect investment in customer and colleague experience, as well as a programme of investment in the Group's technology estate
- An impairment charge of £11m recognised, in line with expectations and reflecting the more stable economic environment
- The Group drove targeted portfolio growth in sub-segments of the market which offer attractive, through-the-cycle returns
- Customer deposits growth primarily driven by Personal Savings and Corporate franchises
- Capital and liquidity position remains robust

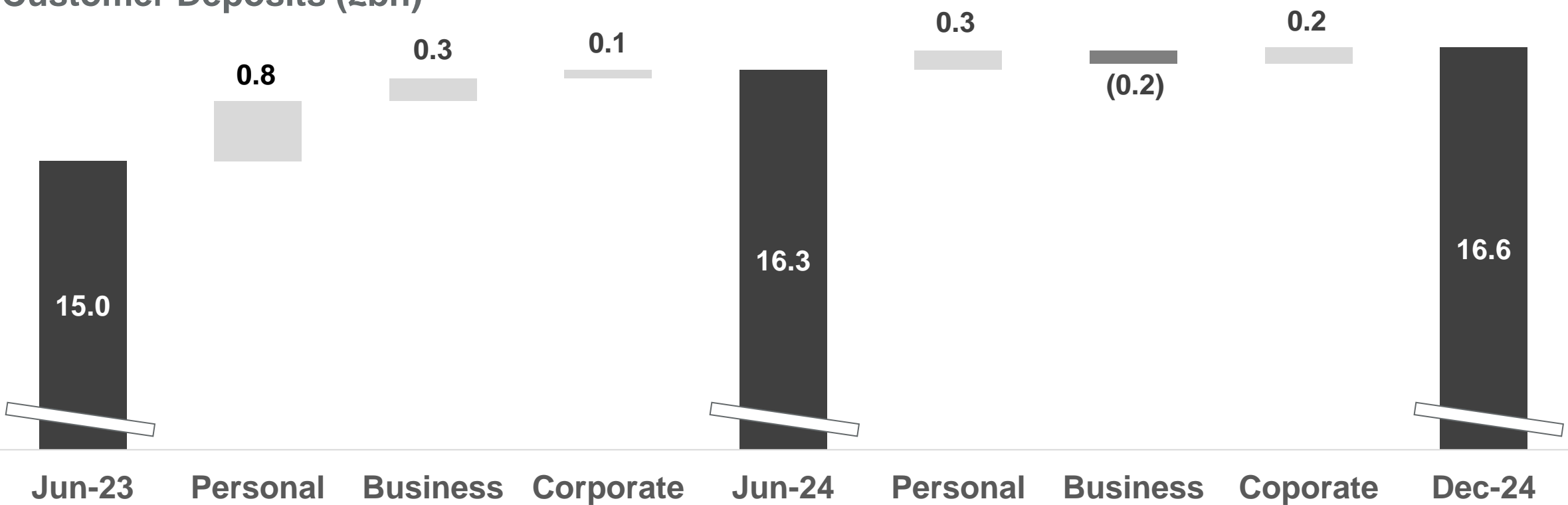
1. CET1 and Total capital ratios are presented on an IFRS9 transitional basis

# Disciplined balance sheet growth

Customer Lending (£bn)



Customer Deposits (£bn)



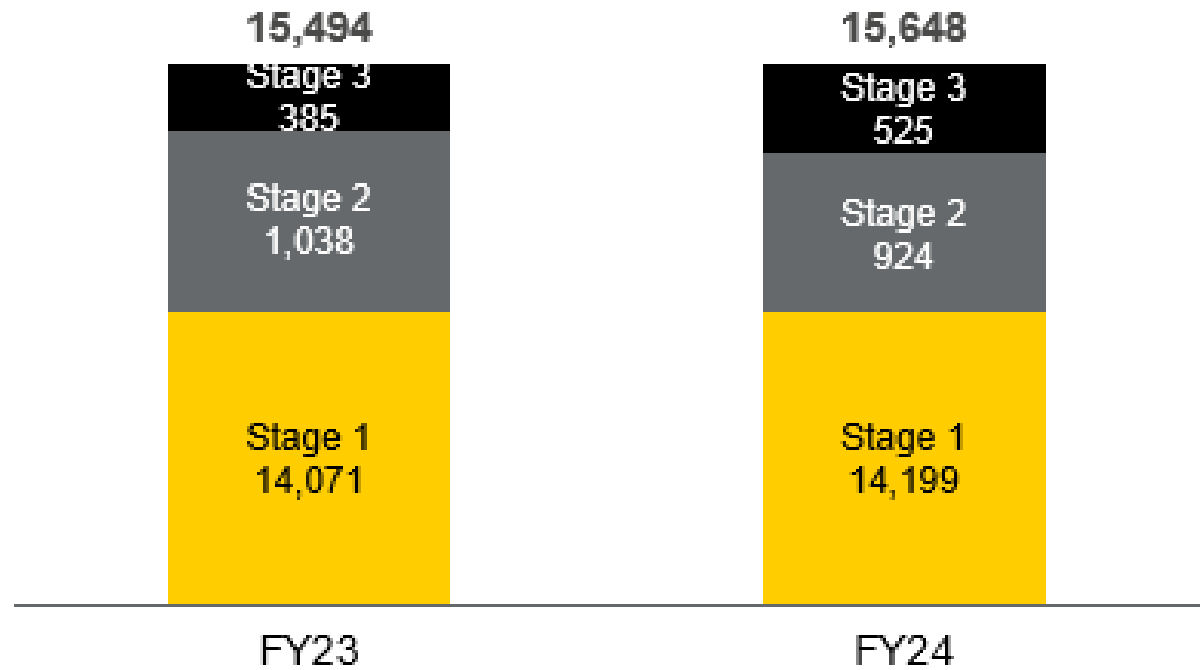
- Controlled growth in lending, prioritising through-the-cycle returns ahead of in-year portfolio growth
- Property growth is led by Specialist Buy to Let, partly offset by a reduction in Owner Occupied that was impacted by muted purchase markets
- Targeted growth in Asset Finance, partly offset by a managed reduction in Commercial Real Estate
- Motor Finance net lending reflects a challenging market for used cars and prioritisation of returns

- Customer deposit growth supported by each of the deposit franchises
- Despite strong competition, Personal savings growth was led by strong demand for fixed rate products in a higher rate environment
- Business savings supported by the launch of a new customer platform, delivering greater processing efficiency
- Corporate deposits continue to represent an important source of funding diversification

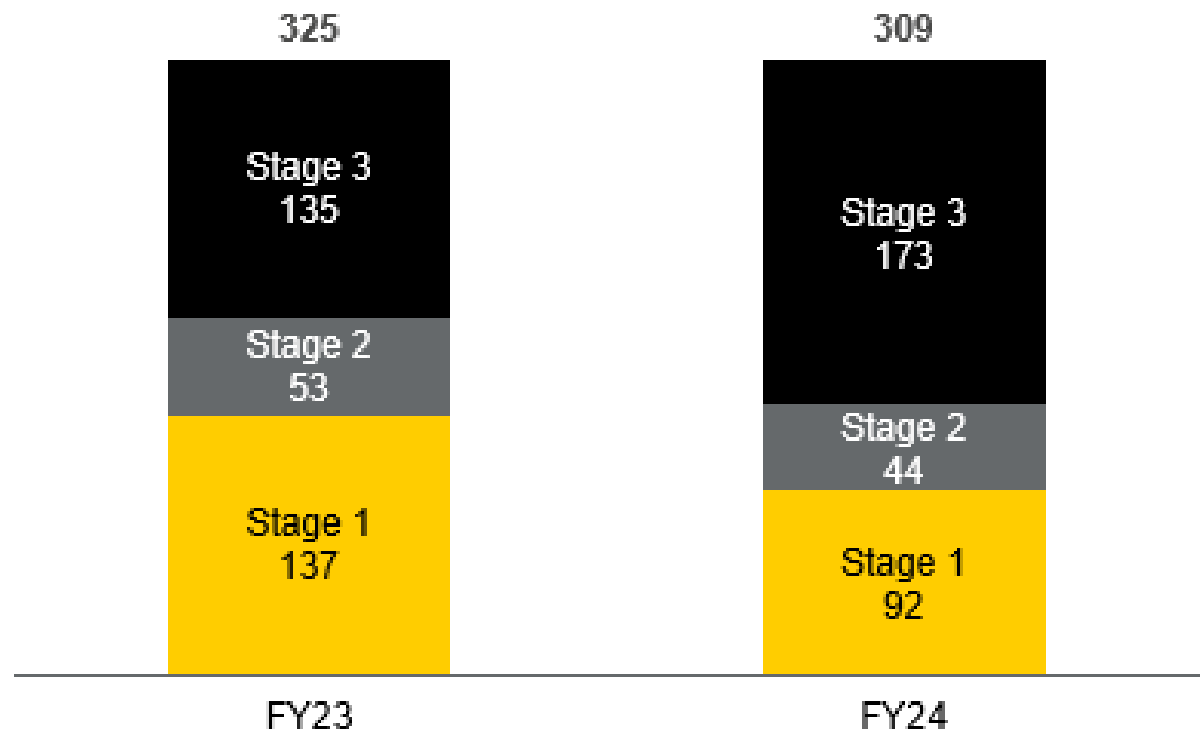
# Resilient credit performance

Financial year ended (£m)	Jun-23	Jun-24
Gross Loans	15,494	15,648
Expected Credit Loss	(325)	(309)
Provision Coverage (%)	2.1%	2.0%
NPLs	388	525
NPL Ratio (%)	2.5%	3.3%
NPL Coverage (%)	35.1%	32.9%
Cost of Risk (bps)	73	(12)

Gross Loans by Stage (£m)



Expected Credit Loss Provision by Stage (£m)



- Portfolio credit performance has remained resilient despite cost-of-living pressures
- Arrears and NPLs trends are broadly in-line with expectation
- The Group’s provision coverage reflects the transition through uncertain macroeconomic period
- Macroeconomic stabilisation in FY24 driving a net impairment release



# Diversified, Granular and Secured Loan Portfolio

FY24	Proportion of Net Loan Book (%)	Indexed LTV (%)	NPL (%) <sup>1</sup>	CoR (bps) <sup>2</sup>	Average Cust. Balance
Owner Occupied	13%	61%	6.7%	(24) bps	£176k
Buy to Let	38%	64%	2.6%	(42) bps	£321k
Asset Finance	13%	n/a	1.4%	4 bps	£82k
Invoice Finance	2%	n/a	1.2%	16 bps	£792k
Commercial Real Estate	8%	65%	3.7%	58 bps	£1.2m
Motor Finance	26%	92%	3.9%	2 bps	£8k

Data for the year ended 30 June 2024  
 All financial numbers are presented on a statutory basis  
<sup>1</sup> NPL equates to IFRS 9 (Stage 3 ECL)  
<sup>2</sup> Negative CoR is due to release of impairment charge in light of improved macroeconomic forecasts

# **Capital, Funding & Liquidity**



# Capital ratios are strong, with scope for stack optimisation

30 June 2024	CET1	Additional Tier 1	Tier 2	Total
Total RWAs (£m) <sup>1</sup>	£10,246m			
Actual Ratio (%) <sup>2</sup>	15.9%	--	--	18.4%
Optimised Pillar 1 (%)	4.50%	1.50%	2.00%	8.00%
Optimised Pillar 2A (%)	0.88%	0.29%	0.39%	1.56%
Regulatory Combined Buffer <sup>3</sup>	4.50%	--	--	4.50%
Minimum requirement (%)	9.88%	--	--	14.06%
Requirement optimised (%)	9.88%	1.79%	2.39%	14.06%
Requirement optimised (£m)	£1,102m	£183m	£245m	£1,441m
Capital Resources (£m)	£1,627m	£161m	£100m	£1,888m
Surplus / (deficit) (£m)	£525m	(£22m)	£(145)m	£447m

- Strong earnings underpin organic capital generation (£186m attributable profit for FY24, +8% on prior year)
- Strong leverage (9.7%) and capital ratios, with notable CET1 headroom above internal targets and regulatory requirements – modest RWA growth reflects muted lending balance growth
- Efficient AT1 stack, all issued internally to FirstRand Bank
- Inefficient Tier 2 stack, with scope to optimise. The Group has obtained a Moody's credit rating and established an EMTN programme, supporting future diversification of capital issuance and wholesale funding

## Long Term Issuer Rating

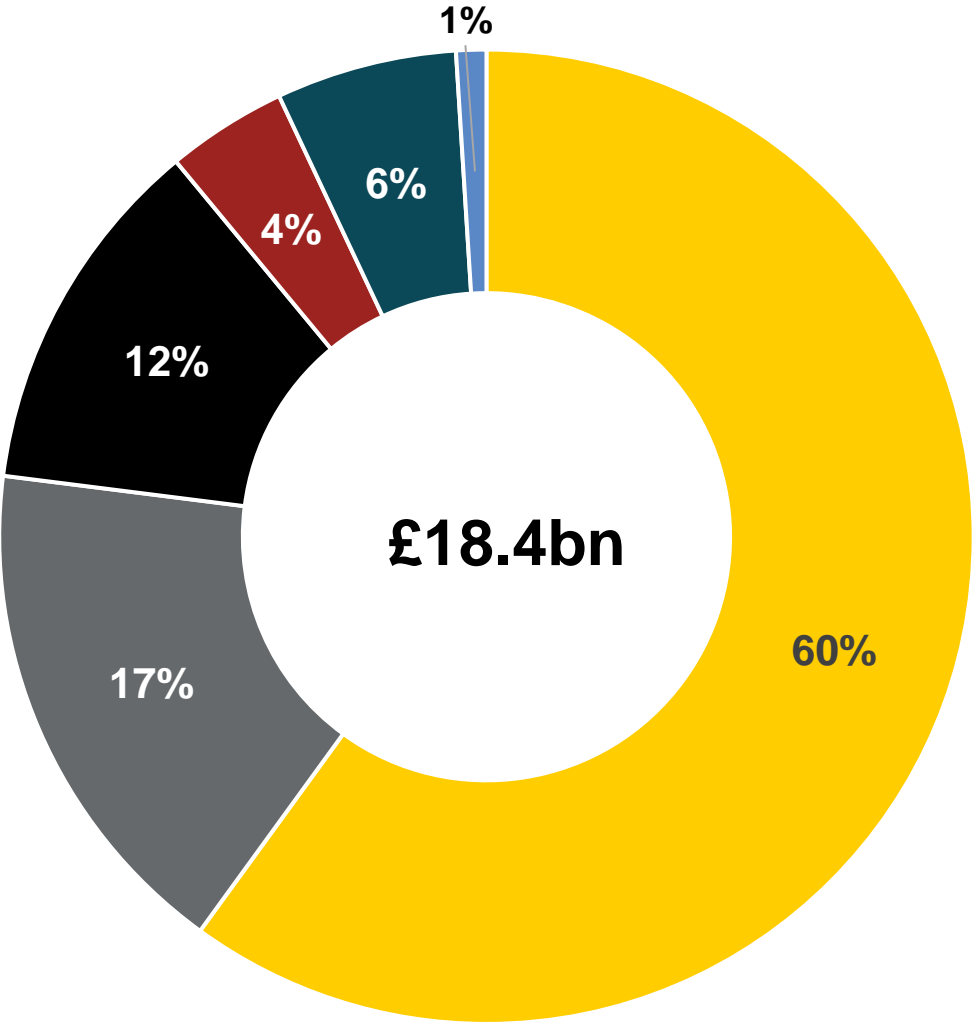
**MOODY'S**  
RATINGS

- Received Baa2 long term issuer credit rating with a stable outlook in January 2025
- Moody's ratings reflect Aldermore's:
  - Focused business model;
  - Controlled credit growth;
  - Stable profitability;
  - High provision coverage and sector diversification;
  - Adequate-risk based capitalisation and large liquidity buffers; and
  - Experienced management team

1. RWAs calculated using the regulatory Standardised Approach  
2. Capital ratios are reported on an IFRS 9 transitional basis  
3. Regulatory combined buffer is made up of 2.5% CCOB and 2% UK CCyB

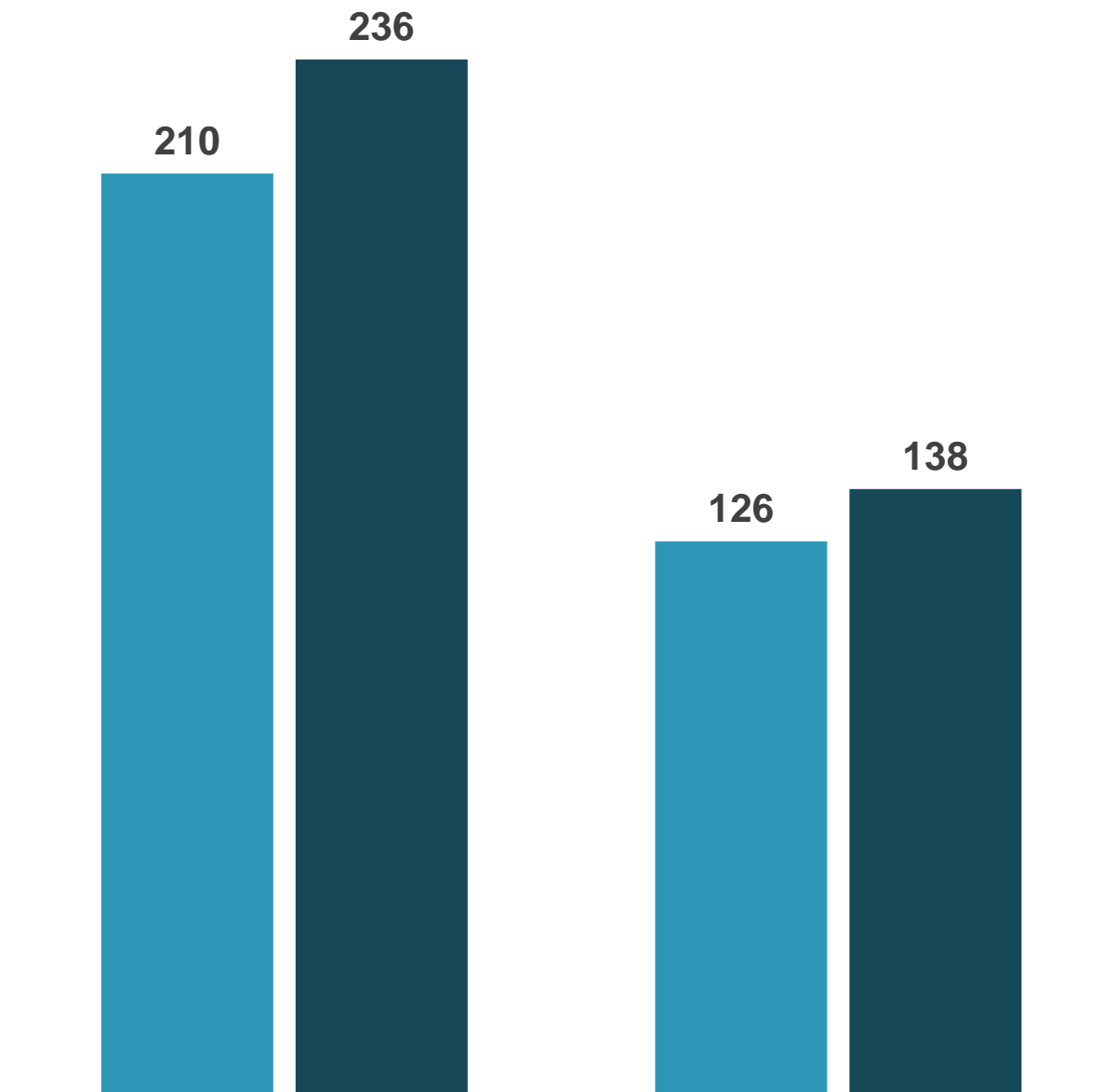
# Funding and Liquidity

Diversified funding platform, with proven access to public wholesale funding



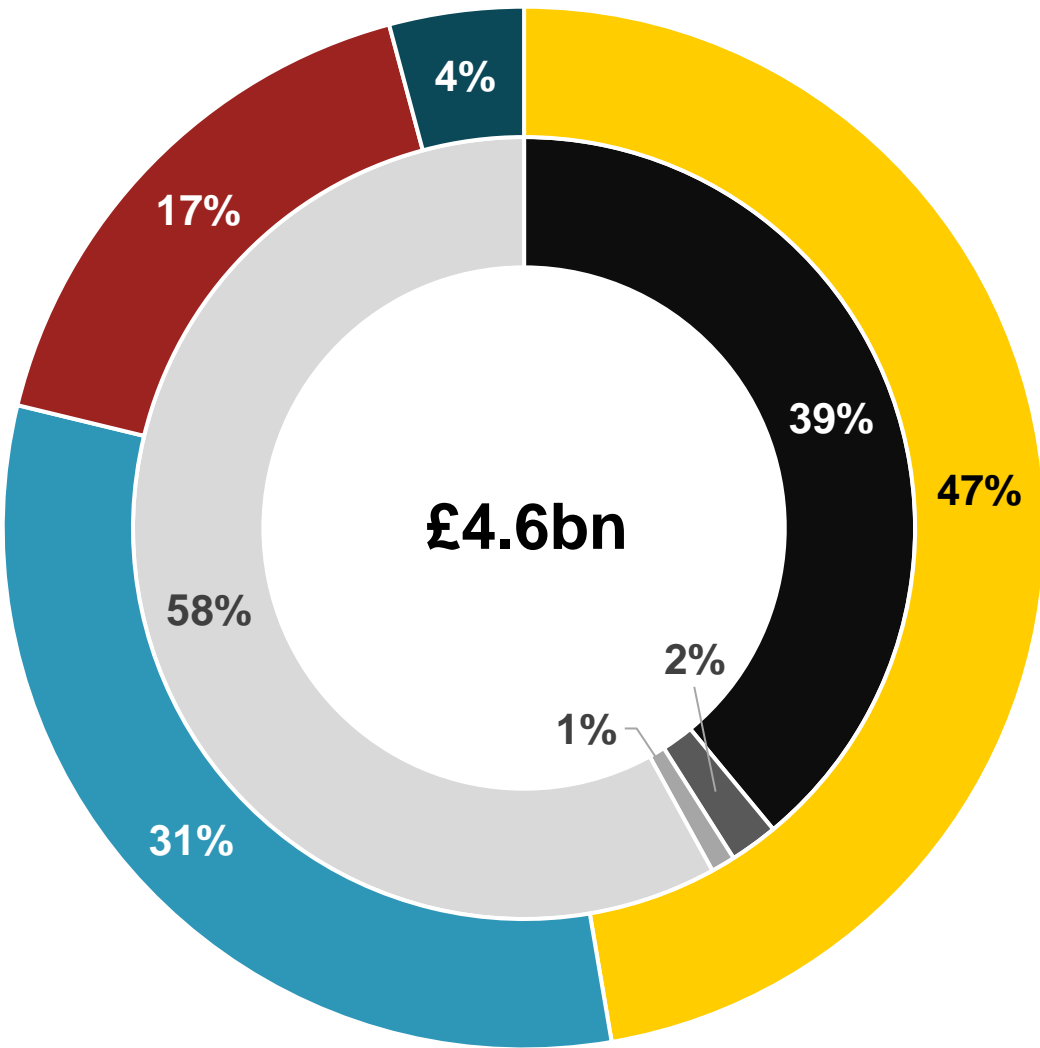
- Personal Savings
- Business Savings
- Corporate Savings
- Secured Wholesale Funding
- TFSME
- Capital and subordinated debt

Prudently managed LCR and NSFR (%)



TFSME maturities pre-funded, with £0.5bn currently outstanding

Liquidity buffer covers c.25% of funding liabilities<sup>1</sup>



- Bank of England Reserve Account
- UK gilts and Treasury bills, other Sovereign, and Supranational
- Covered bonds
- Asset backed securities
- AAA
- AA+
- AA
- AA-



# Appendix





# Experienced Leadership Team

## Executive Directors



**Steven Cooper CBE**  
*CEO*

Aldermore Group CEO since 2021. Former CEO at C. Hoare & Co. Before this spent 30 years at Barclays, leading several of its major businesses including Barclaycard Business Solutions, Personal Banking for UK & Europe, and UK Business Banking.



**Ralph Coates**  
*CFO*

Aldermore Group CFO since May 2022. Former CFO at TSB for 5 years, Finance Director at the Bank of England, and Finance Director of Barclays UK Retail & Business Bank.

## Executives



**Michelle Mott**  
*Chief Risk Officer*

Joined Aldermore in February 2024 with over 20 years experience in Risk. Previously at Commonwealth Bank of Australia where she was CRO and Executive GM of the Group’s enterprise risk function from 2019.



**Nick Ulycz**  
*Chief Operating Officer*

Joined Aldermore in January 2022 as Chief People Officer, but since May 2024 has taken on the role of Chief Operating Officer. Prior to this he was COO at D&G.



**Danielle Soto**  
*MD: Business Finance and Savings*

Joined Aldermore in January 2022. Holding 20 years of financial services experience built at Barclays, most recently as MD for Mortgage and Premier Distribution.



**Ross Dalzell**  
*MD: Property*

Joined Aldermore in October 2022. Over 20 years of Financial Services experience. Previously at Barclays where he was MD for Business Banking Relationships.



**Reg Dhanjal**  
*General Counsel*

Joined Aldermore in 2022. Over 25 years' experience advising on corporate, commercial, compliance and regulatory matters. Previously at WorldFirst, Ant Group and Partner at Pinsent Masons.



**Lisa Hannah**  
*MD: Commercial Shared Services & Group Chief of Staff & Chief People and Communications Officer*

Joined Aldermore from Barclays Bank in July 2022. Holds 29 years of experience, latterly as Director of Communications.

# Approach to ESG and Sustainability

Aldermore’s ESG & Sustainability plans are action focused and align to the Aldermore strategy and purpose. The below shows chosen areas of societal impact that align to broader ambitions of aiding sustainable development within the UK market.



## Performance highlights

- October 2022 saw us become a signatory to the United Nation’s **Principles for Responsible Banking** and in March 2024 we published our first progress report.
- In September 2023 we completed our **first UK Government Climate-Related Financial Disclosure** which outlined our approach to Climate Risk, with full Net Zero roadmaps completed for operational and financed emissions in May 2024.
- In 2024, we published our third annual '**Report to Society**' detailing how our strategy and purpose is delivered through core business activities to create positive impact for stakeholders.
  - **Fostering future skills:** We invested almost £330,000 in apprenticeship development to attract, retain and develop a diverse demographic of talent.
  - **Demonstrated socio-economic impact:** Our 2023 financing assisted the £88m socio-economic impact made by Norwich City Football Club on the city and surrounding area.
  - **Introduced our first colleague sustainability training programme:** With bespoke mandatory training for all colleagues and specialist training rolled out to over 200 mid-to-senior leaders.