SKIPTON
BUILDING SOCIETY
Since 1853

MINUTES OF THE 173RD ANNUAL GENERAL MEETING (AGM) OF SKIPTON BUILDING SOCIETY HELD AT THE PRINCIPAL OFFICE, THE BAILEY, SKIPTON ON MONDAY 27 APRIL 2026 AT 2:00PM AND ONLINE, VIA LIVESTREAM

The Society Chair, Gwyn Burr, was in the Chair. The meeting was attended by the board and the Secretary together with 52 eligible members of the Society in The Bailey, Skipton, and 262 eligible members joining the meeting online, via the live stream.

1. CHAIR'S OPENING REMARKS

1.1 The Chair introduced herself, and the rest of the board and other senior group colleagues in attendance, and welcomed members to the meeting, both in the room and via the online live stream of the event. The Chair set out the housekeeping points relating to the meeting and voting procedures and, after confirming that the meeting was quorate, she formally declared the meeting open.

2. CHAIR'S ADDRESS

2.1 The Chair reflected on the Society's progress during 2025, as it headed towards its 174th year, and noted another successful year for the Skipton Group, which had been delivered against a backdrop of continued global and domestic economic uncertainty. The Chair reaffirmed the Society's purpose to help people have a home, save for the future and build long-term financial wellbeing, and highlighted the importance of integrity, stability and being forward looking, consistent with the Society's mutual values.

2.2 The Society had continued to invest in strategy, governance, risk management and internal culture, to ensure it remained resilient and relevant in a rapidly changing environment of evolving customer expectations and advancing technology. Progress had been made on environmental sustainability, which included the Society's commitment to net zero and its role in supporting the decarbonisation of UK housing, alongside wider work to reduce its own environmental footprint. The Society continued its commitment to diversity and inclusion, and progress could be seen in representation across senior leadership.

2.3 Governance changes during the year were outlined, which included leadership changes within Group companies. On the Society board, eight directors were standing for re-election and Graham Lindsay, Senior Independent Director, was standing for election to the board. Denis Hall, who had served as Chair of the Board Risk Committee, would be retiring from the board in July 2026 and the Chair thanked him for his service and provided details around his successor.

2.4 The Chair highlighted the Society's ongoing commitment to community impact through its charitable giving, donations made through existing charity partnerships with Refuge and Age UK and the forthcoming selection of a new charity partner.

2.5 The Chair then invited the Group Chief Executive, Stuart Haire, to address the meeting.

3. GROUP CHIEF EXECUTIVE OFFICER'S ADDRESS

3.1 Stuart Haire (SAH) reflected on the continued relevance of the Society's purpose since its founding in 1853. The scale of challenges faced by members had increased, and the Society's role remained focussed on supporting home ownership, saving and financial resilience. During the year the Society had supported approximately 26,000 first-time buyers into home ownership, which represented around half of new lending, and had held approximately 78,000 financial advice conversations to support members with informed financial decision-making.

3.2 Further editions of the Skipton Group Home Affordability Index had been launched, which demonstrated the increasing affordability barriers faced by first-time buyers. He emphasised the continued importance of innovation and referred to the Track Record and Income Booster mortgage products, and the role of the Lifetime ISA, alongside further research, engagement with Government and policymakers and advocacy for fairer access to home ownership.

3.3 Across the wider Group, Connells had facilitated approximately 86,000 property exchanges and increased letting under management to over 128,000 properties, maintaining a significant share of the UK property market. Continued investment into the home buying and selling process included a forthcoming pilot through Legal Marketing Services of new streamlined digital conveyancing.

3.4 Specialist and international businesses in the Skipton Group, including Skipton Business Finance, Skipton International and Jade, had invested in systems, controls and capabilities to support sustainable growth and income diversification. SAH emphasised the importance of continued modernisation, simplifying processes and removing friction for both members and colleagues.

3.5 The Society remained financially strong, operationally resilient and guided by its clear sense of purpose. SAH thanked colleagues across the Group for their contribution and support in delivering Skipton's strategy and introduced the Group Chief Financial Officer to report on financial performance.

4. **GROUP CHIEF FINANCIAL OFFICER'S ADDRESS**

4.1 Paul Chambers (PC) reported that the Group had delivered a strong financial performance in 2025 with profit before tax of £275m, which had supported reinvestment in the business, ongoing financial resilience and continued support for members. Strong capital and liquidity positions had been maintained.

4.2 The Society had completed a partial buy back of its Permanent Interest-Bearing shares (PIBs) which, together with competitive savings rates, had reduced short-term profit in 2025 in favour of longer-term value for members.

4.3 Savings balances had grown to £30.5bn and savings rates had paid above the market average, which had returned £196m of value to members. New mortgage lending totalled £6.9bn during the year, and the Group mortgage portfolio had grown to £33.3bn. The net interest margin had been maintained at 1.29%, supported by lower funding costs due to the Bank of England reducing interest rates during the year. Membership had grown by 4% to over 1.32m members.

4.4 PC concluded by thanking members for their trust in the Society and colleagues across the Group for their contribution.

5. **MEMBERS' QUESTIONS**

5.1 The Chair thanked Paul Chambers and invited member's questions through the live stream, and in the room. Laura Harvey, Group Corporate Affairs Director, facilitated the question and answer session and presented online questions to the Chair on behalf of the members attending remotely. The Chair first responded to a number of questions which had been submitted in advance of the AGM.

5.2 The first question related to the Society's commitment to donate 1% of profits to charity. The Chair confirmed that the Society's approach to charitable giving was aligned with that of its peers and remained subject to ongoing review by the board. The 1% commitment represented a significant contribution, and the three-year partnerships enabled partner charities to plan activities effectively.

5.3 The second question concerned artificial intelligence (AI) and the future of cash transactions. The Chair agreed that AI was a widely discussed topic and confirmed that the board recognised both the opportunities and risks arising from rapid technological developments. AI was expected to influence ways of working but would not impact the Society's purpose and the Society had no plans to end cash transactions.

5.4 In response to an online question regarding directors' renumeration, the Chair confirmed that salaries were set using external benchmarks and advice from independent renumeration consultants, Deloittes. Reward packages were designed to attract and retain the best senior talent to ensure the Society's long-term success and financial sustainability.

5.5 An online member questioned no longer being able to telephone their local branch directly, and the Chair explained that calls were routed to a centralised team of colleagues trained to resolve most enquiries and who could arrange branch appointments for customers when needed.

5.6 A member in the room queried the sustainability of the Society's net zero carbon reduction commitment. The Chair agreed with the member's assertion on the value of specialist independent advice and with an organisation's responsibility to actively understand and mitigate its environmental impacts. She added that the Society would continue to evaluate its approach.

5.7 A further question from a member in the room related to the ongoing use of passbooks for savings accounts. The Chair confirmed that there were no plans to withdraw passbooks, which continued to be valued by many members.

5.8 An online member asked about the benefits and risks of having a New Zealand-based company, Jade, within the Skipton Group. SAH explained that Jade provided the technology which underpinned the Society's core systems, and its position in the Group enhanced resilience and stability. It also provided unique insights into other industry sectors and geographical jurisdictions, which supported knowledge sharing and innovation opportunities between Skipton Group firms.

5.9 In response to an online question from a member regarding the branch network, the Chair confirmed that whilst there were no plans to expand the network further, the Society remained committed to its existing branches and continued to invest in refurbishment and upgrades.

5.10 An online member referred to geopolitical instability, including the conflict in Iran, and asked about the impact on the Society. The Chair referred to the Society's 173-year history and experience of periods of volatility. She reiterated the Society's strong position and ongoing oversight by the leadership team. Capital and liquidity were subject to ongoing assessments, which included tests against scenarios of increased economic stress.

5.11 A member in the room asked how the Society ensured that member complaints were handled independently and with due diligence. SAH explained that complaints were, where appropriate, resolved promptly at the first interaction. Members also had access to a formal complaints process which complied with Financial Conduct Authority rules, and which gave access to independent arbitration through the Financial Ombudsman Service, if a resolution could not be reached.

5.12 A member in the room asked about the maintenance and refurbishment of Connells branches. The Chair confirmed that Connells' new Chair and Chief Executive Officer had invested in a programme of updates which included both facilities and technology. In response to a further question from the member, the Chair confirmed that Connells did not hold a shareholding in Rightmove.

5.13 The Chair thanked all members for their questions.

6. **<u>VOTING</u>**

6.1 The Chair advised that voting was open to eligible members online and in the room and that the board recommended that members voted in favour of all the items of business. She then read each of the items of business, as listed on the notice of meeting and noted below, and invited members present in the room and online to record their votes:

1	To receive the Annual Report & Accounts
2	To re-appoint Ernst & Young LLP as auditors
3	To approve the Directors' Remuneration Report for the year ended 31 December 2025
4.1	To elect Graham John Lindsay
4.2	To re-elect Gwyneth Victoria Burr
4.3	To re-elect Paul Stuart Chambers

4.4	To re-elect Iain Alexander Cummings
4.5	To re-elect Steven James Davis
4.6	To re-elect Hasintha Imalee Gunawickrema
4.7	To re-elect Stuart Arthur Haire
4.8	To re-elect Denis Arthur Hall
4.9	To re-elect Heather Louise Jackson

6.2 Whilst not a formal item of business at the meeting, the Chair then invited members to vote for the Society's next charity partner from the shortlist of Barnardo's, Help for Heroes and Shelter.

6.3 The votes completed in the room were collected and the Chair confirmed that the scrutineers would then conduct the counting of the votes.

6.4 The Chair then declared the formal business of the meeting concluded and the meeting closed.

6.5 Preliminary results from the 59,979 proxy votes received prior to the meeting were then shared on screens in the room and online. The Chair noted that 48.9% of these votes had been cast online and that the preliminary results demonstrated that an overwhelming majority of members were supportive of the board and its current business strategy for success. She advised that the final results would be published on the Skipton.co.uk website the following day and displayed in the Society's branches.

6.6 The Chair invited members in the room to meet with the directors after the meeting, and thanked members both in the room and via the live stream for their time and continued support of the Society.

6.7 The Chair then closed the meeting.

Gwyn Burr

Gwyn Burr - Chair