PILLAR III
DISCLOSURES

2021

Principality
Building Society
Cymdeithas Adeiladu

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Contents

1. Key Regulatory Metrics

	Common Equity Tier 1 Capital £m	Common Equity Tier 1 Capital %
Dec-2021[1]	**626.8**	**34.0**
Dec-2020	595.4	27.1
Dec-2019	563.8	26.2

	Tier 1 Capital £m	Tier 1 Ratio %
Dec-2021	**626.8**	**34.0**
Dec-2020	595.4	27.1
Dec-2019	581.8	27.0

	Total Regulatory Capital £m	Total Capital Ratio %
Dec-2021	**626.8**	**34.0**
Dec-2020	595.4	27.1
Dec-2019	601.2	27.9

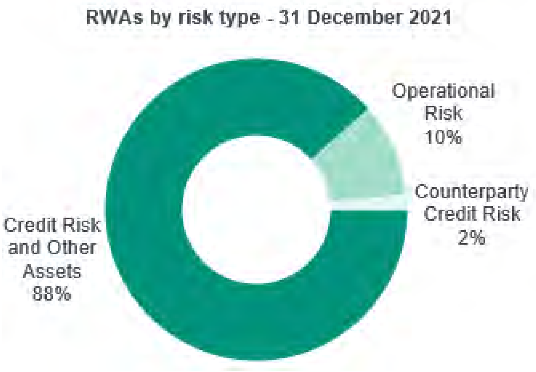
	Leverage Exposure £m	Leverage Ratio (Transitional Position) %
Dec-2021	**11,287.2**	**5.6**
Dec-2020	11,573.5	5.1
Dec-2019	11,165.9	5.2

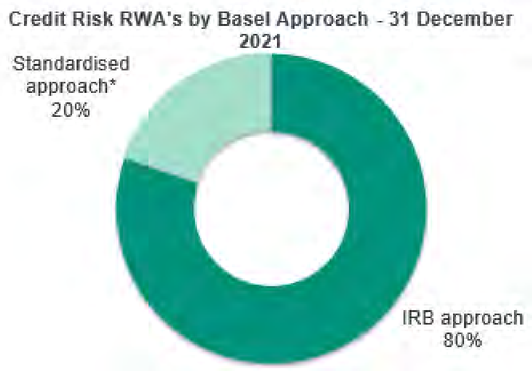
	Leverage Exposure £m	Leverage Ratio (End State Position) %
Dec-2021	**11,287.2**	**5.6**
Dec-2020	11,573.5	5.1
Dec-2019	11,165.9	5.1

	UK Leverage Exposure £m	UK Leverage Ratio %
Dec-2021[2]	**9,627.4**	**6.5**

[1] During 2020, the PRA implemented the Capital Requirements Regulation (CRR) Quick Fix package, in response to the Covid-19 pandemic. The two changes relevant to the Society were new transitional arrangements for the capital impact of IFRS 9 expected credit loss provisions and the non-deduction of certain software assets from the Common Equity Tier 1 (CET 1) ratio. On 30 December 2020, the PRA announced their intention to consult on the revised treatment of software assets, with the intention of reversing the change. The change will be reversed on 1 January 2022. Without this change the CET 1 ratio would have been 33.52% as at 31 December 2021 and the leverage ratio would have been 5.45%. Rates calculated under these regulations have not been used for business decisions.

[2] From 1 January 2022 the UK Leverage Ratio will be the primary Leverage Ratio as per PRA rules. This ratio has been affected by the Capital regulations as above, without these rules it would have been 6.38% at 31 December 2021.





*Detail on scope of permission is covered in Section 2.3.4

2. Overview

2.1 Introduction

The Capital Requirements Directive IV (CRD IV), commonly known as Basel III, came into effect on 1 January 2014 and transitional rules are in place until 1 January 2025. This document is prepared under the current Basel III rules including all transitions in place for the year ending 31 December 2021, compared with 2020 results prepared on an equivalent basis. Additionally the document states the position of the core building society and its subsidiary undertakings (the Society) as if the final Basel III rules were applied (known as the End State Basel III position).

2.2 Overview of Basel III

The three pillar framework of Basel II remains in place but the Basel III regulation introduced some changes to the detailed requirements within each pillar on the day it came into force.

- **Pillar 1** – This is the minimum capital requirement and defines rules for the calculation of credit, market and operational risk capital requirements under the following approaches:
  - **Standardised approach:** assesses capital requirements using prescribed standard industry-wide risk weightings based on a detailed classification of asset types.
  - **Internal Ratings Based approach (IRB):** assesses capital requirements using firm specific data and internal models to calculate risk weightings. The IRB approach is further sub-divided into three approaches:
    - **Advanced IRB (A-IRB):** where internal calculations of probability of default (PD), loss given default (LGD) and credit conversion factors are used to model risk exposures.
    - **Foundation IRB (F-IRB):** where internal calculations of PD, but prescribed standardised parameters for LGD and credit conversion factors are used.
    - **Specialised Lending Exposures:** where prescribed parameters for risk weightings and expected loss are set based on an internally calculated risk grade.
- **Pillar 2** – This is the supervisory review process which requires firms to undertake an Individual Capital Adequacy Assessment Process (ICAAP) for Pillar 1 and other risks not captured within Pillar 1 (see Section 4.1) and to agree total capital requirements with the regulator.
- **Pillar 3** – This outlines market discipline such as requirements for disclosure of risk and capital information as specified in the Basel rules to promote transparency and good risk management, allowing the market to assess and compare the capital adequacy of firms.

Basel III requires more detailed Pillar 3 disclosures and includes generic templates to be adopted by larger financial institutions over the course of the transition to allow improved comparability and transparency between institutions covered by the Basel Accords. The generic templates are not applicable for the Society due to size; however, the Society has strengthened its disclosures in recent years in response to the requirements for larger institutions and continues to review disclosure requirements.

Basel III has strengthened the rules on the quality of capital required to ensure loss absorption is adequate and to allow financial institutions to deal with shocks and stresses related to financial and economic factors. Basel III requires that the quality of capital to cover Pillar 1 capital requirements is improved in terms of its ability to absorb losses, meaning that more of the Pillar 1 capital requirement must be met from Common Equity Tier 1 (CET1).

2.3 Basis of preparation

The sole purpose of these disclosures is to give information on the basis of calculating capital requirements and on the management of risks faced by the Society. This is in accordance with the rules laid out in the Prudential Regulation Authority (PRA) Handbook and CRD IV.

All calculations that include elements of own funds are prepared in line with Basel III regulation unless explicitly stated.

2.3.1 Frequency of disclosure

Disclosures are issued annually. Unless otherwise stated all figures are as at 31 December 2021, the Society's financial year end.

2.3.2 Presentation of risk data

This document discloses assets in terms of risk exposures and capital requirements. For the purposes of Pillar 3, credit exposure is defined as the estimate of the amount at risk in the event of a default (before any recoveries) or through the decline in value of an asset. This estimate takes account of contractual commitments related to undrawn amounts. In contrast, an asset in the Society's statement of financial position is reported as a drawn balance only. This is the main reason that exposure values in the Pillar 3 report will differ from asset values as reported in the 2021 Annual Report and Accounts prepared in accordance with International Financial Reporting Standards (IFRS).

2.3.3 Scope of application

The Basel III Framework applies to the Society. This is enforced by the PRA and Financial Conduct Authority (FCA) through regulation. The Society is made up of the following trading entities:

- Principality Building Society; and
- Nemo Personal Finance Limited

Principality Building Society consolidates funding vehicles, Friary No.4 Plc, Friary No.5 Plc and Friary No.6 Plc into the Society. These companies are not wholly owned by the Society but the Society retains substantially all of the risk and reward of the assets, and therefore the Society's interests in these entities are, in substance, no different than if they were 100% held subsidiary undertakings.

Full details of the Society's subsidiary undertakings are included in note 20 to the 2021 Annual Report and Accounts.

There are no differences in the basis of consolidation for accounting and regulatory capital purposes. Full details of the basis of consolidation can be found in note 1 to the 2021 Annual Report and Accounts.

Restrictions on transfer of funds or regulatory capital

There are no legal or regulatory restrictions that constitute a material limitation on the ability of subsidiaries to pay dividends or the ability to transfer funds or regulatory capital within the Society.

2.3.4 Scope of permission of Internal Ratings Based Approach

The Society received PRA approval to adopt the IRB approach for credit risk in 2013. The IRB approach has been applied to first charge Retail and Commercial portfolios since 1 October 2013. The decision made during 2015 to cease new lending in Nemo Personal Finance Limited, the Society's secured personal lending business, and focus the Society's resources on the core Retail and Commercial businesses has resulted in the Society's second charge mortgages remaining on the standardised approach with the approval of the PRA.

The disclosures in this document cover both the IRB approach and the standardised approach, which applies to the secured personal lending portfolio, Residential Social Landlords (RSL) and treasury portfolios together with operational risk.

2.3.5 Location of risk disclosures

These disclosures have been reviewed by the Society's Audit Committee and are published on the Society's website alongside the Annual Report and Accounts (www.principality.co.uk).

2.3.6 Verification and sign-off

These disclosures are not subject to external audit except where they are equivalent to those prepared under accounting requirements for inclusion in the Society's audited Annual Report and Accounts. They are reviewed internally by the Audit Committee in accordance with the Society's policies on disclosure and its financial reporting and governance process.

2.3.7 Remuneration

The responsibilities and decision-making process for determining remuneration policy, the link between pay and performance and the design and structure of remuneration, including the performance pay plans, have been disclosed in the Remuneration Committee Report in the 2021 Annual Report and Accounts.

Supplementary tables have been included in **Appendix A** to meet the requirements of Pillar 3 disclosures on remuneration, analysing the split of remuneration between fixed and variable remuneration for those categories of staff whose professional activities have a material impact on the Society's risk profile.

3. Capital Resources

3.1 Total Regulatory Capital and Reconciliation to Accounting Capital

As at 31 December 2021 and throughout the year, the Society complied with the capital requirements set out by the PRA. The following table shows the breakdown of the total available capital for the Society under the Basel III rules:

	Notes	Dec-2021 £m	Dec-2020 £m
General reserves	1	645.5	593.4
Fair value through OCI Reserve (IFRS 9)	2	0.8	1.2
Total Accounting Capital		**646.3**	**594.6**
Adjustments for Regulatory Capital:-			
Intangible assets	3	(12.8)	(4.3)
Additional Value Adjustment (AVA)	4	(0.2)	(0.2)
Provision deductions	5	(5.1)	-
IFRS 9 transitional adjustment	6	1.0	5.3
Pension Assets	7	(2.4)	-
Common Equity Tier 1 Capital		**626.8**	**595.4**
Total Tier 1 Capital		**626.8**	**595.4**
Total Tier 2 Capital		**-**	**-**
Total Regulatory Capital Resource		**626.8**	**595.4**

Notes and general information on Capital Resources

1 The general reserve represents the Society's accumulated profits.

Further details of the general reserve are provided in the Statement of Changes in Members' Interests in the 2021 Annual Report and Accounts.

2. The Society holds unrealised gains and losses at fair value through Other Comprehensive Income (OCI). Under CRR Article 35 unrealised gains and losses at fair value should be included in own funds.

3. Intangible assets include internally generated software development costs. This adjustment to the regulatory capital was implemented as part of the CRR Quick Fix that came into force in 2020, which allows for a smaller deduction for such software assets. 2021 reflects an increase on 2020 due to the balances that have been amortised during 2021. This rule is to be reversed as per PRA guidance in January 2022. Without the change the adjustment would be a deduction of £26.0m (2020: £25.4m). Further details of the intangible assets are provided in note 21 to the 2021 Annual Report and Accounts.

4. Additional Value Adjustment (AVA) is the prudential valuation of all assets held at fair value multiplied by a prescribed percentage under the simplified calculation method which, as per CRR Article 34, is deducted from CET1 capital.

5. Provision deductions arise from the use of the IRB approach. The calculation is the difference between the expected losses from the IRB portfolios and the amount of provisions held for those same portfolios. CRR Article 36 states this deduction is taken from CET1 capital. At 31 December 2021 provisions deductions were £5.1m in comparison to 2020 where they were reported as zero as provisions exceeded expected losses.

6. The introduction of IFRS 9 provisioning at the start of 2018 included a transitional adjustment to smooth the potential impact and volatility of the new provisioning method on capital availability. This adjustment is based on the amount of extra provisions required due to the change of accounting standard taking into account any tax benefits, the result of which is multiplied by a scalar which decreases each year until 2025 at which point the transitional adjustment will be removed. Transitional arrangements have been updated as part of the CRR "Quick Fix" package. Further detail in section 4.1 below.

7. Defined benefit pension fund assets are deducted from CET1 capital resources net of any associated deferred tax liabilities. As at 31 December 2021 the net impact of the adjustment was a reduction in CET1 capital of £2.4m. Further details of the defined benefit pension is provided in note 11 to the 2021 Annual Report and Accounts.

The Society does not deduct its deferred tax assets (£2.3m) that rely on future profitability from CET1. This is in line with CRR Article 48 which states that, if such assets fall below a threshold of 10% of CET1, they need not be deducted.

4. Capital Adequacy

4.1 Capital Management

The Society uses a mixture of IRB and standardised approaches to calculate the Pillar 1 minimum capital requirement as follows:

- Retail IRB – Society first charge retail mortgages
- Specialised Lending Exposures – Commercial lending
- Standardised – Second charge mortgages, Registered Social Landlord exposures, Treasury exposures and other assets

Details of the methodologies used are included in Section 7.

Pillar 1 capital adequacy is monitored through the Board, the Finance Committee (FC), Executive Risk Committee (ERC) and Board Risk Committee (BRC). Capital forecasts are formally reviewed and approved at least annually with Pillar 2 risks considered annually as part of the ICAAP.

The Society's minimum capital level is that which the Board considers necessary to protect unsecured creditors from loss and reflects the Society's planned activity as a whole, set in the competitive and economic environment in which it operates. The assessment of the minimum capital requirement is a combination of model outputs from standardised and IRB systems, supplemented by the use of other risk models, together with judgement exercised by the Board.

Internal Capital Adequacy Assessment Process

The Society conducts an ICAAP to assess its capital adequacy and determine the levels of capital required to support the current and future risks faced by the Society. The ICAAP covers all material solvency risks to determine the impact of stress scenarios which are intended to meet internal and regulatory requirements. The capital requirements are presented to the Board for approval with the most recent review being completed and approved by the Board in June 2021. The ICAAP is used by the PRA to determine and set the Society's Total Capital Requirement (TCR) and PRA buffer, if required. The TCR was last recalibrated by the PRA after the Society's Supervisory Review and Evaluation Process (SREP) visit in 2017, with the recalibration from the visit coming into effect in January 2018. The Society's 2020 ICAAP was subject to SREP in Q4 2021 and PRA feedback is expected in Q1 2022 (unavailable prior to disclosure).

Updated requirements were confirmed by the PRA in December 2020 to reflect changes to the TCR as a result of the countercyclical capital buffer changing from 'in the region of' 1% to 2%. At 31 December 2021 the Society's Pillar 1 and 2A TCR as a proportion of Risk Weighted Asset (RWA) equates to 12.8% of which 7.2% has to be covered by CET1 capital. The Society is not permitted by the PRA to provide any further details regarding the individual components in respect of Pillar 2A.

The Society manages its capital above the minimum TCR threshold, including a capital buffer (further detail on which is included in Section 5.3), at all times. Capital levels for the Society are reported to, and monitored by, the Board on a regular basis.

Regulatory environment

The Society remains confident in its ability to address the requirements associated with the implementation of emerging regulation over the planning horizon.

Future developments include changes to the definition of default and model cyclicality as part of IRB. The Credit Risk Control Unit (CRCU) is currently redeveloping Retail IRB models (initially submitted in April 2021) and working closely with the regulator to address developing expectations. Focussed work and regulatory engagement is likely to continue into 2022.

The regulator has requested that IRB firms still relying on incumbent IRB models after January 2022 should apply a post model adjustment (PMA). This should reflect the expected eventual uplift in risk weights and associated pillar 1 capital requirements brought about by the new regulations. Further progress on redevelopment will continue in early 2022 and this work will ensure the continued suitability of the uplift that will be assessed at regular intervals.

Regulatory environment (continued)

The future of the capital requirements framework is under review. Further developments include Minimum Required Eligible Liabilities (MREL), the phase out of LIBOR, Pillar 2a requirements, addition of further capital floors and revisions to the standardised capital calculations.

These developments in 2021 have led to an update to the approach to setting of MREL. The update will apply from 1 January 2022 and will not have an impact upon the Society. Further detail on MREL is included in Section 5.5.

Regulators phased out the use of LIBOR (London Interbank Offered Rate) at the end of 2021. We are impacted due to our exposures to LIBOR assets and liabilities, particularly in the commercial lending portfolio and associated derivatives.

The Society set up a LIBOR transition programme, the aim of which was to ensure the Society transitions its current LIBOR exposures to an alternative benchmark rate. Work began on the project in 2019 and has progressed throughout 2021 to ensure a smooth transition by the required deadline. As at 31 December 2021, there are only two LIBOR linked swaps which will be rebased in early 2022 and £335.9m of LIBOR linked Commercial loans, with transition of the final tranche expected to complete in April 2022.

The PRA announced in 2021 that a number of changes brought in due to the Covid-19 pandemic were to be unwound. One of these was a change to the regulatory measures relating to Pillar 2a requirements. In 2022 all firms will be set an individual variable amount for Pillar 2a capital. Further to this, changes to the Counter-Cyclical Capital Buffer (CCyB) and its return to 1% is discussed in section 5.3 below.

All changes have been considered and continue to be assessed as further details are made available by the regulatory bodies. The Society is satisfied that current forecast levels of capital are sufficient to meet associated requirements.

IFRS 9

In line with accounting requirements of IFRS, the Society calculates provisions under IFRS 9. The PRA advised that all financial institutions should make use of a transitional adjustment to smooth the potential impact and volatility of the new provisioning method; the Society makes use of the transition. Transitional arrangements for capital impact of IFRS 9 Expected Credit Loss (ECL) accounting.

The CRR 'Quick Fix' package introduced new transitional arrangements for the capital impact of IFRS 9 ECL provisions. For relevant provisions raised from January 2020, the CET1 add-back percentages are set at 100% in 2021, 75% in 2022, 50% in 2023, and 25% in 2024. Further information on IFRS 9 is available in notes 1 and 18 of the 2021 Annual Report and Accounts.

Capital Requirement

The Society's capital requirement under Pillar 1 is calculated by applying appropriate risk weightings to each class of exposure, then applying a fixed 8% multiplier.

	Dec-21 Average Risk Weights %	Dec-2021 £m	Dec-2020 £m
Retail financial services	10%	70.9	83.5
Secured personal lending	37%	2.9	3.9
Retail financial services - Past due items	182%	3.4	2.9
Secured personal lending - Past due items	100%	0.7	0.7
Retail exposures classes		**77.9**	**91.0**
Commercial lending - Non housing association	84%	44.0	48.5
Commercial lending - Housing association	35%	5.1	5.3
Commercial lending - Impaired/past due items*	0%	-	-
Commercial exposure classes		**49.1**	**53.8**
Financial institutions	2%	2.3	3.3
Other exposure classes		**2.3**	**3.3**
Fixed and other assets	102%	3.2	13.0
Other		**3.2**	**13.0**
Credit risk minimum capital requirement		**132.5**	**161.1**
Operational risk		14.9	14.6
CVA		0.1	0.1
Total minimum capital required		**147.5**	**175.8**
Total own funds		626.8	595.4
Excess of own funds over minimum capital requirement under Pillar 1		**479.3**	**419.6**

*Impaired/past due items for commercial specialised lending are risk weighted at 0% as prescribed by CRD IV, these loans also attract an expected loss of 50% of the balance.

4.2 Movements in RWA

During the year, the impact of a decrease in Other Asset risk weights and the movement in risk profile has led to an overall decrease in RWAs.

	£m
Position as at 31 December 2020	**2,197.5**
Decrease due to net mortgage book decline	(5.0)
Decrease due to reduction in treasury assets	(4.0)
Movement in risk profile	(227.0)
Change due to Other Assets	(123.2)
Change in impact of netting	2.2
Increase in Operational Risk	3.5
Decrease of CVA	(0.2)
Position as at 31 December 2021	**1,843.8**

The decrease in Other Asset risk weights of £123.2m is predominantly due to the year on year decrease in the fair value adjustment asset on the Society's balance sheet of £114.0m together with an £8m reduction from internally adjusted software amortisation.

The movement in risk profile of £227.0m only includes loans that were active at 31 December 2020 and still active at 31 December 2021. This movement is largely attributed to substantial increases in HPI during 2021 together with capital repayments in the period.

The increase in operational risk of £3.5m is solely down to the formulaic calculation of risk weights for operational risk which relies on the average income over the past 3 years which has increased due to external factors, for more information see the Financial Review in the 2021 Annual Report and Accounts.

5. Continued Impact of Basel III

The Basel III rules, referred to as CRD IV, took effect across Europe on 1 January 2014. The key impacts to the Society are outlined below.

5.1 Quality of Capital

The objectives of the rules are to increase the ability of financial institutions to deal with shocks and stresses related to financial and economic factors. To achieve the objectives the definition of capital was restated and in particular includes specific requirements relating to the ability of firms to absorb losses. CET1 is regarded as the highest quality of capital and Basel III rules state that a greater proportion of the Pillar I capital requirement must be met from CET1 (as of 1 January 2015, 4.5% of the total 8.0%).

5.2 Impact

The continued impact of Basel III has been fully assessed to demonstrate that the Society will remain well capitalised over its planning horizon. The table below shows the Society's capital position prepared in accordance with the Basel III rules to date, transitional rules for the coming year and the final position.

Common Equity Tier 1 (CET1) capital: instruments and reserves	**Notes**	**Basel III 31.12.2021 £m**	**Adjustments £m**	**Transitional Basel III Rules 01.01.22 £m**	**End Transition Rules 01.01.25 £m**
General and other reserves		646.3	-	646.3	646.3
Common Equity Tier 1 (CET1) capital before regulatory adjustments		**646.3**	**-**	**646.3**	**646.3**
Common Equity Tier 1 (CET1) capital: regulatory adjustments					
Additional value adjustments		(0.2)	-	(0.2)	(0.2)
Intangible assets		(12.8)	-	(12.8)	(12.8)
Negative amounts resulting from the calculation of expected loss amounts		(5.1)	-	(5.1)	(5.1)
Defined-benefit pension fund assets (negative amount)		(2.4)	-	(2.4)	(2.4)
IFRS 9 transitional adjustment	1	1.0	(0.3)	0.7	-
Total regulatory adjustments to Common Equity Tier 1 (CET1)		(19.5)	(0.3)	(19.8)	(20.5)
Common Equity Tier 1 (CET1) capital		**626.8**	**(0.3)**	**626.5**	**625.8**
Additional Tier 1 (AT1) capital		-	-	-	-
			-		
Tier 1 capital (T1 = CET1 + AT1)		**626.8**	**(0.3)**	**626.5**	**625.8**
Total capital (TC = T1 + T2)		**626.8**	**(0.3)**	**626.5**	**625.8**
Total risk weighted assets		**1,843.8**	**-**	**1,843.8**	**1,843.8**

Capital ratios and buffers	Basel III 31.12.2021	Adjustments	Transitional Basel III Rules 01.01.2022	End Transition Rules 01.01.2025
Common Equity Tier 1 (as a percentage of total risk exposure amount)	34.0%	(0.0%)	34.0%	33.9%
Tier 1 (as a percentage of total risk exposure amount)	34.0%	(0.0%)	34.0%	33.9%
Total capital (as a percentage of total risk exposure amount)	34.0%	(0.0%)	34.0%	33.9%
Institution specific buffer requirement				
Common Equity Tier 1 available to meet buffers (as % of risk exposure amount)			21.2%	21.2%
Amounts below the thresholds for deduction (before risk weighting)				
Deferred tax assets arising from temporary differences	2.3	-	2.3	2.3
Applicable caps on the inclusion of provisions in Tier 2				
Cap on inclusion of credit risk adjustments in T2 under standardised approach	4.6	-	4.6	4.6
Cap for inclusion of credit risk adjustments in T2 under IRB approach	8.1	-	8.1	8.1

Notes and General Information on Basel III Impacts

1. IFRS 9 Transition is still in effect at 1 January 2022 when final Basel III rules become effective and will go to zero from 2025.

5.3 Capital buffers

To encourage adequate build-up of loss absorbing capital that can be used in times of stress, Basel III requires the use of CET1 capital buffers, expressed as a percentage of total RWAs. A Capital Conservation Buffer (CCB) of 2.5% can be supplemented by regulators with a Counter-Cyclical Capital Buffer (CCyB).

The CCB has been transitioning into effect since 2016 and as of 1 January 2019 is fully transitioned meaning that the CCB is now 2.5%.

The amount of capital required for the CCyB was raised to 1% of RWAs in November 2018. The Financial Policy Committee (FPC) had announced that a further 1% increase to 2% of total RWAs would take effect from December 2020. The FPC has stated that they expect a CCyB in the region of 2% when risks are judged to be neither subdued nor elevated in the UK economy. Subsequently in 2020, in response to the Covid-19 pandemic, the FPC reduced the CCyB to 0% with immediate effect. The rate remains at 0% as at 31 December 2021 with confirmation from the FPC that the re-introduction of a 1% CCyB will take effect in December 2022 and to 2% in 2023 as per current PRA Guidance.

All of the Society’s exposures are domiciled within the UK meaning the Society is not required to hold any capital for the CCyB in relation to foreign exposures.

Capital buffers (continued)

The PRA undertake SREPs to review the adequacy of the Society's capital requirements for all relevant risks. The outcome of the process is reflected in the calculation of TCR and, where deemed appropriate, a PRA buffer in addition to the other regulatory buffers.

The PRA buffer defines the minimum level of capital buffer over and above the minimum regulatory requirement that should be maintained in non-stressed conditions. This is designed to mitigate against possible stress periods in the future. The PRA requires that the level of this buffer is not publically disclosed.

In addition, globally systemically important banks and other systemically important banks and institutions are expected to hold an additional buffer of up to 2.5%. This is not applicable to the Society.

The available CET1 capital as a percentage of risk weighted assets to meet these buffers is shown in Section 5.2.

Due to the nature of the Society's capital structure, predominantly high quality CET1, the Society currently operates with an excess over the regulatory minimum and continues to be able to comfortably meet minimum requirements over the longer term planning horizon.

5.4 Leverage

Leverage is a non-risk based ratio to supplement the risk based capital requirements. The ratio shows Tier 1 capital as a proportion of on and off balance sheet assets. The ratio does not distinguish between the credit quality of loans and acts as a primary constraint to excessive lending in proportion to the capital base.

The PRA's UK leverage ratio framework, allows institutions within its scope to exclude Bank of England assets from their leverage calculations; however, as a result the PRA expects the minimum ratio to be 3.25%. A Counter-Cyclical Leverage Ratio Buffer (CCLB) applies under these regulations; institutions are required to hold 35% of their CCyB as a CCLB.

The Society is not within scope of the UK leverage framework, however the regulator expects all institutions to meet the ratio and the Society's ratio of 6.51% is well above the minimum requirements. Changes were made to the relevant regulation in 2021 as part of the UK Leverage Ratio Framework review, the impact on the Society has been assessed and the Society remains outside scope of the framework. Due, in part to the retail lending deposits being under the required threshold of £50bn or more.

Furthermore, under CRR II, the PRA announced a move away from the use of the EBA requirement for the Leverage Ratio, with the UK Leverage Ratio applying to UK Financial institutions from 1 January 2022.

	Notes	Dec-2021 £m	Dec-2020 £m
Total Assets as per Statutory Accounts		**10,907.9**	**11,120.9**
Adjusted for:			
Potential future credit exposure for swaps		21.8	12.7
Off balance sheet exposures with a 50% CCF - Commercial lending commitments		53.2	47.3
Off balance sheet exposures with a 100% CCF - Retail commitments		307.8	391.8
Regulatory adjustment for Intangibles		(12.8)	(4.3)
Regulatory adjustments for AVA		(0.2)	(0.2)
Provision Deductions		(5.1)	-
IFRS 9 Transitional Adjustment		1.0	5.3
Pension Assets		(2.4)	-
Leverage Exposure		**11,271.2**	**11,573.5**
Tier 1 capital (end state position)		626.8	595.4
Tier 1 capital (transitional position)	1	626.8	595.4
Leverage ratio using end state Tier 1 Capital		5.56%	5.14%
Leverage ratio using transitional Tier 1 Capital	1	5.56%	5.14%
UK Leverage ratio framework using end state Tier 1 Capital	2	6.51%	5.89%
UK Leverage ratio framework using transitional Tier 1 Capital	1,2	6.51%	5.89%

Notes and General Information on Leverage

1. The transitional position represents the Tier 1 capital and Leverage ratio at 31 December 2021 following Basel III transitional provisions.
2. The UK position shows the Leverage ratio with £1.6bn of Bank of England assets (2020: £1.4bn) excluded from the Leverage Exposure measure as per the UK leverage ratio framework.

5.5 Capital Adequacy through Transition

	Basel III 31.12.2021 £m	Transitional Basel III Rules 01.01.2022 £m	End Transition Rules 01.01.2025 £m
Total minimum capital required	147.5	147.5	147.5
Total own funds	626.8	626.5	625.8
Excess of own funds over minimum capital requirement under Pillar 1	**479.3**	**479.0**	**478.3**

The Bank of England announced rules in November 2016, with an update in 2021, which are designed to manage the failure of banks and building societies in a more orderly and effective way. Minimum Required Eligible Liabilities (MREL) represents one element of a series of wider reforms intended to prevent future taxpayer bail-outs in the UK.

MREL requirements are split into two elements. Firstly a loss absorption amount, to cover losses up to and in resolution, based on a firm's minimum going concern capital requirement. Secondly, a recapitalisation amount, to enable the firm to continue post resolution, likely to be at least equal to the minimum going concern capital requirement.

The Bank of England sets MREL requirements on a firm-specific basis, informed by the resolution strategy for each firm and for the Society, this has been set as the modified insolvency process whereby, in the event of failure of the Society, the FSCS would compensate depositors covered by its guarantee. This reflects the perceived risk the Society poses to the UK financial system. Notwithstanding this, the actual approach taken, should the Society require resolution, will depend on the circumstances at the time of a failure, and all available options would be considered. There are no additional MREL requirements over and above the Society's current TCR.

6. Risk Management Objectives and Policies

6.1 Overview

The Society is primarily a provider of financial products, mainly in the form of mortgages and savings. These products give rise to a financial asset or liability and are termed financial instruments. As well as mortgages, savings and secured personal loans, the Society also uses wholesale financial instruments to invest liquid asset balances, raise wholesale funding and to manage interest rate risk arising from its operations.

The Society's principal business objective is to provide Members with the benefits of a mutual organisation through the design, manufacture and delivery of savings and mortgage products. The key risks to which the Society is exposed include business risk (including reputational risk), credit risk, liquidity and funding risk, market risk, operational risk, solvency risk, conduct risk and legal and regulatory risk. These are fundamentally unchanged from those reported in the prior year, but in many respects their potential impact on the inherent risk profile of the business remains elevated as a consequence of the continued challenges and uncertainty arising as a consequence of the Covid-19 pandemic and current economic and geopolitical uncertainty.

All principal risks have the potential to affect more than one specific risk category and could have a significant impact on the business model if these were to crystallise concurrently. In particular, increased regulatory demands could significantly change capital or liquidity requirements which may, in extreme circumstances, threaten the viability of our business model.

Alongside the principal risks detailed above, the Society's exposure to emerging and evolving risks is closely monitored through a formal governance structure that includes measuring performance against key risk indicators. Regular horizon scanning activity is undertaken to identify any new or emerging risks that could threaten the long-term viability of the business.

Climate change is seen as a transverse risk, so underpins our principal risks that we face. When assessing the impact of climate change on our principal risks, we will consider the potential 'transition' risks i.e. those that arise from the adjustment towards a low carbon economy, and 'physical' risks that relate to the increasing severity and frequency of climate and weather-related events. As our understanding of the risks posed by climate change evolves, we will take into account the potential impact on the business and our customers. Further information can be obtained from our Taskforce on Climate-Related Financial Disclosures (TCFD) on the website.

Further detail on the key risks and the emerging risks together with how these are mitigated can be found in Section 7 and in the 2021 Annual Report and Accounts.

The ways in which the Society manages these risks include:

- operating a single integrated business model underpinned by strong risk governance;
- adopting a risk management framework which covers all risks and is supported by a clearly defined 'three lines of defence' model;
- monitoring and managing risks within risk appetite as set by the Board; and
- ensuring sufficient capital and liquidity is maintained to enable the business to survive severe but plausible market and firm specific stresses.

6.2 Risk Appetite

The Society is a mutual organisation with no shareholders. The Board sets a risk appetite to enable the Society to:

- identify and define the types and levels of risks it is willing to accept both qualitatively and quantitatively in pursuit of strategic goals; and
- establish a framework for business decision-making.

The Board risk appetite statements are linked to the Society's strategy and are supported by a broad suite of Board level risk metrics, appetites and tolerances, designed to monitor the Society's exposure to key prudential and conduct related risks. These are set in a hierarchy that links the Board's tolerance for risk to its strategic goals, medium-term plans and 'business as usual' activities.

The Society has decided to omit disclosing key ratios and figures relating to its risk appetite, as they are considered to be proprietary information as per CRR article 432.

6.3 Risk Management Structure

The Society adopts a 'three lines of defence' model ensuring clear independence of responsibilities for risk control, oversight and governance. This is summarised below:

- **First line of defence –** Every employee is responsible for managing the risks which fall within their day-to-day activities. The first line of defence ensures all key risks within their operations are identified, monitored and mitigated by appropriate controls.
- **Second line of defence –** Dedicated teams within the Society's Risk and Compliance functions are responsible for providing independent oversight and challenge of activities conducted in the first line.
- **Third line of defence –** The Society's Internal Audit function provides independent assurance of the activities in both the first and second lines of defence.

6.4 Risk Governance

The Board of Directors is responsible for the overall framework of risk governance and management for the Society. The Board is responsible for determining risk strategy and ensuring that risk is monitored and controlled effectively. It also has responsibility for establishing a clearly defined risk management structure with distinct roles and duties.

Within the risk structure set by the Board line managers are accountable for the identification, measurement and management of the risks within their areas of responsibility. Risk governance is provided by a structure consisting of six key risk management committees. Each committee has appropriate representation drawn from executive, divisional management and risk specialists. Further details on risk governance are included in the Board Risk Committee Report in the 2021 Annual Report and Accounts.

6.4.1 Board Committees

The Board focuses on strategic issues, control of the business, review of operational and management performance, oversight of subsidiary companies and maintaining a system of effective corporate governance. The Board operates through its regular meetings and five committees – Remuneration, Governance and Nominations, Audit, Technology, and Board Risk Committee.

Further information on Board committee Terms of Reference can be found on the website www.principality.co.uk. This includes frequency of meetings, committee functions and reporting to or from the committees. Terms of Reference are also held internally for all committees within the Society.

6.4.2 Board Risk Committee

Chaired by a non-executive director, the Board Risk Committee (BRC) has responsibility for ensuring a Society-wide co-ordinated approach towards the oversight and management of principal risks. It will consider and recommend to the Board matters involving risk appetite, capital and liquidity adequacy and is also responsible for maintaining an appropriate governance structure to ensure that risks across the Society are identified and managed effectively.

Executive Risk Committee

The Executive Risk Committee (ERC) is chaired by the Chief Risk Officer and is responsible for oversight and monitoring of all prudential and conduct risks across the Society and reviewing risk exposures.

Credit Risk Committee

The Credit Risk Committee (CRC), chaired by the Head of Prudential Risk, is responsible for monitoring and reviewing exposure to credit risks in the Society's retail and commercial loan portfolios.

Operational Risk Committee

The Operational Risk Committee (ORC), chaired by the Head of Enterprise Risk, is responsible for monitoring and reviewing exposure to operational and financial crime risks arising from the Society's retail and commercial loan portfolios.

Model Governance Committee

The Model Governance Committee (MGC), chaired by the Chief Financial Officer, and is responsible for approval and oversight of models used by the Society to assess and quantify exposure to credit risk and to assist in the quantification of impairment provisions required under IFRS 9. The MGC is the designated committee for the approval and maintenance of the IRB rating system.

Finance Committee

The Finance Committee (FC), chaired by the Chief Financial Officer, and in addition to its financial management responsibilities, has responsibility for the assessment and management of financial risks and relevant risk appetites.

Compliance and Conduct Committee

The Compliance and Conduct Committee (CCC), chaired by the Head of Compliance and Conduct Risk and is responsible for monitoring and reviewing exposure to conduct risks arising from the Society's day-to-day activities.

6.5 Stress Testing

The Society undertakes stress testing, scenario analysis and contingency planning to understand the impact of unlikely, but severe risk events and to better enable it to react should events of this severity occur. A range of multi-risk category stress tests, reverse stress tests and operational risk scenario analyses are undertaken with the results forming a central component of the Society's capital and liquidity adequacy assessments.

Reverse stress testing is a key component of the Society's existing stress testing framework and considers extreme events that could result in failure of the Society. As such, it complements the existing ICAAP and ILAAP processes, helping to improve risk identification and measurement. A qualitative approach is used to explore potential scenarios, which, if crystallised, could result in failure of the Society. This is supplemented by quantitative assessments which determine the potential impact to the Society's capital or liquidity arising as a consequence of the scenarios. A key outcome from the process is to consider whether any of the scenarios considered are sufficiently plausible to necessitate a change to the Society's strategy, require mitigating actions to be taken, or require supplementary management information to monitor the likelihood of crystallisation.

The Society is aware of the potential long-term risks which climate change represents to its business model and to the wider economy. The Society's stress testing framework includes the assessment of the financial risks emanating from climate change which takes into account current relevant risks in addition to those which may plausibly arise in the future. The Society will take a strategic approach to managing the financial risks arising from climate change based on the outcome of assessments undertaken. The Board Risk Committee will review the output of these assessments and re-appraise the approach to the management and mitigation of the associated risks where necessary.

The UK and European regulatory authorities require all banks and building societies to formulate recovery and resolution plans to minimise both the risk of failure and the impact of failure on the wider economy. The recovery plan outlines the steps the Society can take to prevent failure whilst the resolution plan includes the data required by the Bank of England to establish an orderly resolution of the Society's affairs, in the event that recovery cannot be achieved. The process of preparation for such extreme events enables the Board to plan actions it would take to recover from adverse conditions which would otherwise lead to failure. The recovery plan represents a 'menu of options' for the Society to deal with firm-specific or market-wide stresses and which can be incorporated into a credible and executable plan.

Further details on stress testing are included in the 2021 Annual Report and Accounts.

7. Principal Risk Measurement, Mitigation and Reporting

7.1 Credit Risk Overview

Credit risk is the risk that a customer or counterparty will fail to meet their financial obligations to the Society as they become due. The Society faces this risk primarily from loans to residential customers, loans to commercial customers and from the assets held by the Treasury function in order to meet liquidity requirements and for general business purposes.

The controlled management of credit risk is critical to the success of the Society's lending strategy. The quality of individual lending decisions and subsequent management and control, together with the application of a credit policy that reflects the risk appetite of the Society, have a direct impact on the achievement of the Society's strategy. Each of the business areas, residential first charge lending, commercial lending and treasury, has its own individual Credit Risk Policy Statement setting out the Board's risk appetite including policy scope, structures and responsibilities, definitions of risk and risk measurement and approach to monitoring.

Day-to-day management of credit risk is undertaken by specialist teams, using credit risk management techniques adopted as part of the Society's overall approach to measure, mitigate and manage credit risk in a manner consistent with the risk appetite approved by the Board. Credit risk portfolios are subject to regular stress testing to simulate outcomes and assess the potential impact on capital requirements.

Further details of credit risk governance are included in the Risk Overview Section in the 2021 Annual Report and Accounts.

7.1.1 Exposures

Exposure at Default (EAD), as shown in these credit risk disclosures, is defined as the exposure value under regulatory definitions for capital purposes. EAD is an estimate of the expected utilisation of a credit facility and will be equal to or greater than the currently drawn exposure excluding any Basel III defined credit risk mitigation (CRM).

	EAD Pre-CRM* Dec-2021 £m	EAD Post-CRM* Dec-2021 £m	RWAs Dec-2021 £m	Capital Required Dec-2021 £m
Retail financial services	8,562.6	8,562.6	929.3	74.3
Secured personal lending	108.4	108.4	45.5	3.6
Commercial lending	835.8	835.8	613.9	49.1
	9,506.8	**9,506.8**	**1,588.7**	**127.0**
Treasury				
Central governments or central banks	1,643.5	1,643.5	-	-
Multilateral development banks	50.3	50.3	-	-
Financial institutions	213.9	172.0	28.8	2.3
	1,907.7	**1,865.8**	**28.8**	**2.3**
Other assets	39.0	39.0	39.6	3.2
Total	**11,453.5**	**11,411.6**	**1,657.1**	**132.5**

*CRM is only relevant to the Society's financial institutions exposure, and includes netting and collateral agreements.

The geographical distribution of these exposures at 31 December 2021 is as follows:

EAD Pre-CRM	UK £m	Other World Countries £m	Total £m
Retail financial services	8,562.6	-	8,562.6
Secured personal lending	108.4	-	108.4
Commercial lending	835.8	-	835.8
	9,506.8		**9,506.8**
Treasury			
Central governments or central banks	1,643.5	-	1,643.5
Multilateral development banks	-	50.3	50.3
Financial institutions	213.9	-	213.9
	1,857.4	**50.3**	**1,907.7**
Other assets	39.0	-	39.0
Total	**11,403.2**	**50.3**	**11,453.5**

The following table shows the residual maturity of the exposures at 31 December 2021. The maturity of exposures is shown on a contractual basis. This does not take into account any capital repayments receivable over the life of the exposure.

	Up to 12 months	1-5 years	More than 5 years	Total
EAD Pre-CRM	**£m**	**£m**	**£m**	**£m**
Retail financial services	38.9	314.1	8,209.6	8,562.6
Secured personal lending	9.8	3.3	95.3	108.4
Commercial lending	202.8	401.8	231.2	835.8
	251.5	**719.2**	**8,536.1**	**9,506.8**
Treasury				
Central governments or central banks	1,643.5	-	-	1,643.5
Multilateral development banks	-	50.3	-	50.3
Financial institutions	121.9	83.1	8.9	213.9
	1,765.4	**133.4**	**8.9**	**1,907.7**
Other assets	12.1	11.8	15.1	39.0
Total	**2,029.0**	**864.4**	**8,560.1**	**11,453.5**

7.1.2 Residential Mortgage Credit Risk

Credit risk is inherent in the Society's residential mortgage portfolio. Credit risk is assessed both for the Society's existing mortgage assets and also for mortgage lending to which the Society is committed, for example through a firm commitment to lend against a mortgage offer or through a facility to increase the amount of lending on an existing mortgage.

As the Covid-19 pandemic has continued in the UK, we have kept our lending criteria under constant review, reviewing loan to value (LTV) and loan to income (LTI) maxima where and when appropriate.

The Society's residential mortgage portfolio is managed using a rating system which has been developed in line with the IRB approach to credit risk as described below.

The following table shows the Society's exposure to first charge retail mortgages under IRB at 31 December 2021:

PD Bands	Exposure at Default Estimate Dec-2021 £m	Exposure Weighted Average Loss Given Default Dec-2021	Average Risk Weight Dec-2021	Average Expected Loss Dec-2021
0%<=PD<0.2%	6,983.5	22.2%	6.3%	0.0%
0.2%<=PD<1%	1,402.7	28.8%	22.4%	0.1%
1%<=PD<9.3%	93.4	28.2%	68.7%	0.8%
9.3%<=PD<26.47%	35.6	20.9%	120.4%	3.6%
26.47%<=PD<44.36%	10.4	23.2%	134.5%	9.9%
44.36%<=PD<100%	13.6	19.9%	59.4%	14.9%
In default book	23.4	19.7%	182.0%	5.2%
Total	**8,562.6**	**25.2%**	**10.9%**	**0.1%**

IRB Approach Overview

The Retail IRB ratings system is used to assess the credit risk exposure of the Society and the level of regulatory capital to be held. The models are built using:

- PD – the probability of an obligor defaulting in the next 12 months;
- EAD – an estimate of the outstanding balance if the customer does default; and
- LGD – an estimate of the outstanding balance not recovered and the costs associated with that recovery process.

Expected loss for the next 12 months is calculated using the models listed above.

The PD model predicts the likelihood of a mortgage defaulting within the next 12 months. Default is defined as being six or more months in arrears, or earlier if the borrower displays one or more indicators that they are unlikely to make repayments. The probability of default is calculated using a combination of the credit score obtained at the point of application, the behavioural score and the arrears status of the mortgage. This approach allows for grade migration to occur as account performance is influenced by the economic cycle. The PD for retail mortgages uses a hybrid rating system that combines Point in Time grade distributions with conservatively assessed long run default probabilities that are mapped for each grade.

The LGD and EAD models calculate 'best estimate' and 'downturn' values. The downturn values are used when calculating the Pillar 1 capital requirement.

The LGD model uses estimates of the ratio of the outstanding balance to estimated property value, the current point in the house price cycle relative to the trough of the house price cycle, arrears management and recovery costs and the time that would be taken to obtain possession and realise the value of the property through sale to predict the loss on sale.

IRB Approach Overview (continued)

The EAD value conservatively adjusts the current balance to allow for additional interest and fees that would be added to the balance prior to default. Where applicable it also includes any committed exposures, such as undrawn mortgage approvals.

The PD and LGD models were built using both internal data relating to the borrower and property, and external data obtained from credit reference agencies. Data from the 1990s was used to ensure that an appropriate long run average default rate could be calculated, and that LGDs were adjusted for downturn conditions, such as those seen in the recession of the early 1990s.

Monitoring of the IRB framework and its component models continues to show it to be powerful and appropriately conservative. The performance of the PD model is assessed by measuring the power of the model (using the GINI coefficient) and comparing the number of predicted defaults with the number of actual defaults over a 12 month period. The PD model continues to have a GINI value that meets our internal monitoring standards and conservatively over-predicts the volume of defaults.

As at December 2020, the default prediction for the following year, which is derived from the Retail PD model, was approximately 50% higher than the actual default rate experienced during 2021. This indicates that at an aggregate level the PD model is appropriately conservative. In 2021, four repossessed properties were sold (2020: 7; 2019: 27). All but one of these were residential properties. The LGD model remains conservative, with the average actual loss being lower than model predictions across the four observations. Government moratoria on possessions and evictions in response to the Covid-19 pandemic is responsible for the large decline seen in case volumes in 2020 and 2021.

With such a low volume of sales, an assessment of the performance of the LGD model is made acknowledging that there may be individual exceptional cases where the level of loss could not be reasonably predicted using a statistical modelling approach. With this in mind, actual loss experience has been favourable compared with the predictions of the LGD model.

The models are also used within the Society for the following purposes:

- pricing of credit risk into mortgage products;
- providing a risk assessment, or credit score, of the mortgage applicants which is used in the decision-making process;
- eligibility for additional borrowing for existing customers;
- capital planning; and
- monitoring of IFRS 9 provision methodology.

IRB model governance

The MGC is the designated committee through which requests to implement any changes to the IRB rating system are initially submitted. The Committee receives regular management information on the performance of the individual components of the rating system and receives formal annual reviews of the accuracy, adequacy and use of the ratings system. Performance measures with trigger levels are set to ensure that any amendments or updates are made when necessary.

Independent validation of the rating models is undertaken using a combination of MGC and appropriately skilled internal or external resource as appropriate. All model developments and material adjustments are subject to assessment against a comprehensive validation framework, which incorporates all relevant requirements from CRD IV. For each rating system, the outcome of the validation process is fully documented, and then challenged by the MGC.

IRB models are operated by the Risk function through an integrated capital calculation system. The system is regularly backed-up, and can be operated in an event that would require the full or partial operation of the Society’s business continuity plans. The Society has a Change Control Policy which specifies how model changes are approved, type of approval required, and procedures describing how system changes are made.

Retail Credit Risk Management

A series of specific limits and thresholds have been established and reflect the Society's view of and appetite for risk in relation to the residential mortgage portfolio. These limits are calibrated to ensure that expected or potential losses are restricted to levels consistent with the retail lending risk appetite.

The CRC receives regular reports on the performance of retail credit risk portfolios with further oversight provided by the BRC. The Society assesses affordability using a stressed, higher interest rate to protect the borrower from entering into a mortgage commitment which could prove unsustainable in a higher interest rate environment.

7.1.3 Secured Personal Lending Credit risk

The Society's subsidiary, Nemo Personal Finance Limited (Nemo), manages loans to individuals secured by way of a second charge over residential property. All customers therefore have an existing first mortgage, and a typical borrower requested finance to fund home improvements or to consolidate their debts. Depending on the borrower's status, loans were made available from £7,500 to £500,000 and were typically repayable over terms between three and twenty-five years.

During 2015 the Society undertook a comprehensive review of its strategic options which resulted in the decision to cease new lending in Nemo and focus the Society's resources on the core Retail and Commercial businesses. The Society continues to maintain and service its existing secured lending customers through a reshaped Nemo business.

Nemo Credit Risk Management

The strategy for secured personal lending is to continue to manage the business prudently, but not take any new business onto the loan book. Management information is presented regularly to the Board Risk Committee. This ensures that the exposure and portfolio limits and arrears management performance can be reviewed in the light of emerging trends.

Credit risk under Pillar 1 is calculated using the Standardised methodology for this portfolio, and risk weightings of 35% and 75% are applied to non-defaulted exposures, depending on the Balance to Value (BTV). At the point of application no Loan to Value (LTV) was greater than 100% although historically it had been possible for the capitalised Payment Protection Insurance (PPI) premium to raise the LTV above 100%.

Defaulted exposures attract a risk weighting of either 100% or 150% depending on the BTV and the level of provisions held. Adjustments to the exposure for Effective Interest Rate are treated as unsecured balances and risk weighted as such.

7.1.4 Commercial Lending Credit Risk

Commercial lending activity is split between lending to private sector landlords and property investors, registered social landlords, and funding for commercial projects.

The Society's commercial loan portfolio comprises the following:

	Drawn commitments £m	Un-drawn commitments* £m	Total £m
Loans to Registered Social Landlords secured on residential property	164.1	19.2	183.3
Other loans secured on residential property	344.4	26.6	371.0
Of which: SME	281.4	24.8	306.2
Loans secured on commercial property	277.5	7.3	284.8
Of which: SME	219.7	7.1	226.8
Effective Interest Rate adjustment	(3.3)	-	(3.3)
	782.7	**53.1**	**835.8**

*after the application of the appropriate credit conversion factors

Commercial Credit Risk Management

Commercial lending risk appetite is regularly reviewed in the light of changing economic and market conditions and is also subject to a formal annual review. The Society remains cautious with regard to commercial lending which is undertaken on a prudent basis and management continues to adopt a strategy of maintaining long-term relationships. Commercial lending continues to operate within a framework of conservative credit criteria, principally focusing on the underlying income stream and debt servicing cover as well as property value. Whilst we have continued to evaluate new opportunities to lend, we have taken steps to limit our exposure to areas of the commercial lending market that we feel might be less well able to recover from the economic impacts of the Covid-19 pandemic.

The Commercial Lending Division operates a relationship management approach. Each customer has a specific lending manager who is responsible for submitting credit applications for that customer (whether existing or new customer) and for managing the customer/lender relationship. Each lending manager is an experienced property lender with a strong track record gained in a traditional banking environment and/or within the division itself. Relationship managers are assigned based on experience/seniority and on size/complexity. Exceptions to this are connections in weak or defaulted slots where exposures are managed separately and also reviewed by Higher Risk Exposure Panel which is chaired by the CEO.

Commercial lending exposures are underwritten against comprehensive and well established criteria which are articulated in the division's Credit Risk Policy Statement. A risk grading framework has been developed, and the entire portfolio is risk graded. Additionally, with the exception of loans to Registered Social Housing Landlords, each exposure is assigned a slot which will determine its risk weighting and in turn support underwriting decisions/sanctioning authorities alongside pricing requirements and wider portfolio management design principles. Every slot and risk grade is reviewed at least annually in line with the principles of good credit husbandry and IRB requirements.

The credit risk capital requirement for the Society's commercial lending under Pillar 1 is determined by reference to the IRB methodology and uses a Specialised Lending Exposures approach. Loans are graded and slotted according to risk and assigned a prescribed risk weight and expected loss, based on the regulatory slot as illustrated in the table below.

	Remaining Maturity <2.5 years		Remaining Maturity >/=2.5 years	
Slot	EAD £m	RWA %	EAD £m	RWA %
1 - Strong	0.5	50.0%	11.8	70.0%
2 - Good	280.3	70.0%	269.6	90.0%
3 - Satisfactory	61.5	115.0%	17.6	115.0%
4 - Weak	4.4	250.0%	0.3	250.0%
Non-Defaulted Total	**346.6**	**80.2%**	**299.3**	**90.9%**
5 - Default	6.6	0%	0.8	0%
Totals	**353.2**	**78.7%**	**300.1**	**90.6%**

Exposures to Registered Social Housing Landlords and the associated Effective Interest Rate adjustments are not included in the table above and remain on the standardised approach and are subject to a risk weighting of 35% due to low default nature and low BTV of this sector.

Performance of the slotting process is monitored quarterly at the MGC.

7.1.5 Treasury Credit Risk

The Society has exposures to banks, building societies, multilateral entities and sovereign debt in its non-trading treasury portfolio. The Society does not operate a trading book. Exposures in the treasury portfolio are held for liquidity purposes or in the case of fair value exposures on derivatives, for hedging purposes.

The Society's policy is to carry sufficient liquid assets to meet both PRA requirements in terms of liquidity buffer-eligibility, and internal requirements calculated using stress testing and having regard to seasonality within the risk exposure caused by savings maturities and other planned business events.

Treasury Credit Risk Management

Treasury credit risk arises from the investments held by the Society's Treasury function in order to meet liquidity requirements and for general business purposes. The Treasury function is responsible for managing this aspect of credit risk within operational limits as set out in the Society's Treasury Policy Statement.

Treasury counterparty lines of credit are reviewed on a weekly basis by the Finance Committee. This entails an analysis of the counterparties' financial performance, their ratings status and recent market intelligence to ensure that limits remain consistent with the Society's risk appetite. Changes to lines and limits are approved by Finance Committee within a framework prescribed by the Board.

The standardised methodology is used to determine risk weights for Treasury exposures to institutions. The risk weights are based on the lowest credit rating, obtained from Moody's and Fitch, of the counterparty to which the exposure is outstanding.

The Society's exposure to institutions includes an element attributable to derivatives. The Society uses derivatives to reduce its exposure to market risk, for example interest rate and basis risk. The Society has been transacting all new eligible swaps via the London Clearing House (LCH) since 2014.

A significant proportion, 90% (2020: 86%), of the Society's derivative book is with the LCH at 31 December 2021.

Basel III requires the Society to calculate a CVA charge to capital for derivatives that have not been centrally cleared. The Society continues to use the standardised approach to CVA and the impact of this can be seen in Sections 4.1 & 4.2. This charge to capital, albeit small, has decreased during 2021 and is expected to continue to decrease as the Society's new swaps are transacted via LCH and older swaps mature off the book.

The following tables show the exposure values of the Society's Treasury function calculated under the standardised approach broken down by credit quality step:

Central governments or central banks

Credit quality step	Risk weighting	Moody's ratings	Fitch's ratings	EAD Pre-CRM £m	EAD Post-CRM £m
1	0%	Aaa to Aa3	AAA to AA-	1,643.5	1,643.5

Multilateral development banks

Credit quality step	Risk weighting	Moody's ratings	Fitch's ratings	EAD Pre-CRM £m	EAD Post-CRM £m
1	0%	Aaa to Aa3	AAA to AA-	50.3	50.3

Financial institutions

Credit quality step	Risk weighting	Moody's ratings	Fitch's ratings	EAD Pre-CRM £m	EAD Post-CRM £m
1	4%/20%	Aaa to Aa3	AAA to AA-	102.1	64.4
2	20%/50%	A1 to A3	A+ to A-	98.3	96.3
3	20%/50%	Baa1 to Baa3	BBB+ to BBB-	13.5	10.4
n/a	20%/50%	Unrated	Unrated	-	-
				213.9	**171.1**

Credit risk from derivatives and repurchase agreements are mitigated, where possible, through netting agreements whereby assets and liabilities with the same counterparty can be offset. All netting arrangements are legally documented through International Swaps and Derivatives Association (ISDA) and Global Master Repurchase Agreement (GMRA) with each counterparty. This provides the contractual framework within which dealing activities across a full range of Over The Counter (OTC) products are conducted and contractually binds both parties to apply close-out netting across all outstanding transactions covered by an agreement if either party defaults or other predetermined events occur.

Collateral is held or issued based on the net market valuation of the Society's derivatives with each counterparty. The collateral document is the ISDA or GMRA Credit Support Annex (CSA). The collateral document gives the Society the power to use any collateral placed with it in the event of the failure of the counterparty. The collateral obtained for derivatives is cash denominated in Sterling.

The Society currently has no exposures where a downgrade by the rating agencies would result in additional collateral becoming payable.

The exposure value of the derivatives is calculated using the standardised mark to market method and is reduced by netting benefits (offsetting amounts due to and from the same counterparty) and cash collateral obtained through the CSA. All of the Society's derivatives were eligible for netting as part of the CSA in 2021.

The following table shows the total exposure and impact of netting specifically for derivatives:

	Dec-2021 £m	Dec-2020 £m
Interest rate contracts - prior to netting	54.8	20.9
Other contracts - prior to netting	-	-
Gross positive fair value of contracts	**54.8**	**20.9**
Netting benefits	(15.8)	(91.0)
Netted current credit exposure	**39.0**	**(70.1)**
Collateral used	(29.7)	71.6
Negative replacement costs due to netting	9.1	9.3
Potential future credit exposure	21.8	12.7
Net derivative credit exposure†	**40.2**	**23.5**

†Net derivative credit exposure is the credit exposure on derivative transactions after considering both the benefits from legally enforceable netting agreements and collateral arrangements.

Below is a table which shows how the External Credit Assessment Institutions (ECAI's) ratings mapped to risk weights for the Society's exposures.

Moody's	Fitch	Credit Quality Step	Risk Weights		
			Central governments and central banks	Institutions < 3 months maturity	Institutions > 3 months maturity
Aaa to Aa3	AAA to AA-	1	0%	20%	20%
A1 to A3	A+ to A-	2	20%	20%	50%
Baa1 to Baa3	BBB+ to BBB-	3	50%	20%	50%
Ba1 to Ba3	BB+ to BB-	4	100%	50%	100%
B1 to B3	B+ to B-	5	100%	50%	100%
Caa1 and below	CCC+ and below	6	150%	150%	150%

7.1.6 Impaired Exposures, Past Due Exposures and Impairment Provisions

For accounting purposes, past due exposures, impaired exposures and impairment provisions are defined as follows:

- **Past due exposures -** An exposure is past due when a counterparty has failed to make a payment when contractually due.
- **Impaired exposures -** An exposure where the Society does not expect to collect all the contractual cash flows or to collect them when they are contractually due.
- **Impairment provisions -** Impairment provisions are provisions held on the balance sheet as a result of the raising of a charge against profit for an expected loss. An impairment allowance is held against individual loans.

Accounting Policy

Details of the Society's accounting policy in respect of impaired exposures and impairment provisions raised in respect of loans and receivables are provided in Note 1 of the 2021 Annual Report and Accounts.

During the year there were no (2020: £9.3k) recoveries that were recorded directly to the Society's income statement. These are recoveries made after loans have been written off.

Analysis of Past Due Loans and Advances to Customers

The following table shows past due loan exposures and charges to the income statement for the year to 31 December 2021.

	Retail financial services	Secured personal lending	Commercial lending	Total
	£m	£m	£m	£m
Up to date	8,483.7	95.3	833.4	9,412.4
Past due:				
Up to 3 months	52.1	5.2	-	57.3
3 to 6 months	10.7	1.5	-	12.2
6 to 12 months	9.5	3.1	0.2	12.8
Over 12 months	6.6	3.3	-	9.9
Possessions	-	-	2.2	2.2
	78.9	**13.1**	**2.4**	**94.4**
Total exposures	**8,562.6**	**108.4**	**835.8**	**9,506.8**
Impairment provisions	8.3	3.1	6.4	17.8
(Charge)/release for the year	**3.8**	**2.4**	**9.2**	**15.4**

The amounts shown as past due represent the full amount of the loan outstanding, not just the amount that is past due. Past due loans, impaired loans and provisions are all UK based.

Details of the movement in impairment provisions for the year ended 31 December 2021 can be found in Note 18 of the 2021 Annual Report and Accounts.

Debt securities

As at 31 December 2021, none (2020: none) of the treasury portfolio exposures were either past due or impaired. There are no assets that would otherwise be past due or impaired whose terms have been renegotiated. In assessing impairment, the Society evaluates among other factors, the normal volatility in valuation, evidence of deterioration in the financial health of the investee, industry and sector performance and operational and financing cash flows. The Society holds £1.1m (2020: £1.0m) of provisions against its treasury exposures.

Impairment Analysis by Geography

The Society has minimal exposures outside the UK as at 31 December 2021 as shown in section 7.1.1. The treasury risk function monitors exposure concentrations against a variety of criteria including counterparty and country limits and all exposures are well spread across this risk assessment framework.

7.1.7 Credit Risk Concentrations

Policy limits have also been set to enable the management of treasury credit risk concentration. These limits are actively monitored and relate to aggregate counterparty, country and asset class exposures.

For residential mortgages, LTV concentration limits are set within policy. Geographic concentration of risk is also monitored. The Society operates across the majority of the UK, but with a moderate concentration in Wales. As at 31 December 2021, approximately 33.7% of retail and secured personal lending loan exposures by account and 30.3% by value is concentrated in Wales.

By their nature, residential mortgages comprise a large number of intrinsically highly diversified small loans and have a low volatility of credit risk outcomes.

For commercial lending, exposure to each of the principal lending categories is monitored and limits are set restricting the aggregate exposure to any single counterparty or group of closely connected counterparties. Concentration of risk within the portfolio is monitored using indicators such as maturity profile, industry sector and geography. In terms of counterparty concentration, the largest single exposure to a commercial counterparty is 3.3% of gross balances in the commercial book.

7.1.8 Credit Risk Mitigation

The Society uses a wide range of techniques to reduce credit risk associated with its lending. The most basic of these is performing an assessment of the ability of the borrower to service the proposed level of borrowing without distress. However the risk is further mitigated by obtaining security for the funds advanced.

Residential mortgages

Residential property is the Society's main source of collateral and means of mitigating credit risk inherent in its residential mortgage portfolio. All mortgage lending activities are supported by an appropriate form of valuation using an independent firm of valuers.

Collateral values are updated at each balance sheet date based on the best information publically available. Land Registry data is used in the Retail Financial Services portfolio with Nationwide Building Society data being used in the Secured Personal Lending portfolio. Both indices take account of the geographical location of the collateral. All residential property must be insured to cover property risks.

The value of residential property, conservatively adjusted for downturn economic conditions, is included within the calculation of LGD for IRB exposures.

Commercial mortgages

Within the commercial portfolio the main source of collateral and means of mitigating credit risk is commercial and/or residential property. The latter reflects either the residential investment element of the portfolio or loans to Registered Social Housing Landlords. Collateral for the majority of the portfolio comprises first legal charges over freehold and long leasehold property but guarantees may also be taken as security. Guarantees and other off-balance sheet security are not used in the calculation of Pillar 1 capital requirements, therefore the exposure values before and after credit risk mitigation are identical.

For property-based lending, supporting information such as professional valuations are an important tool to help determine the suitability of the property offered as security and, in the case of investment lending, generating the cash to cover interest and repay the advance. All valuations are undertaken by members of an approved panel of external independent valuers.

Commercial Mortgages (Continued)

Hedging strategies are considered as part of the approval process and unless borrowers have chosen fixed rates, their exposure to interest rate movements must be deemed acceptable. Where the Society has itself entered into a fixed rate with a commercial borrower then any adverse mark to market positions are referenced in loan to value positions which are monitored on a regular basis.

Insurance requirements are always fully considered as part of the application process and the Society ensures that appropriate insurance is taken out to protect the property.

Treasury

The credit limits for all counterparties are derived using a matrix based on external credit ratings. The limits are then calculated by reference to the general reserves of the Society, where the maximum exposure for each institution will be determined by the external rating. Typically all counterparties will have a minimum rating of Baa3/BBB-, for investments in mortgage backed securities the minimum rating is set at Aaa/AAA. Limits are set in accordance with CRR art. 395 and may not exceed 10% of the equity of the institution being considered for an exposure limit without prior approval of the Board. Subsidiaries of any institution will be assessed as a separate entity according to its own ratings. However, in those circumstances the overall exposure cannot exceed the aggregate Society limit.

7.2 Liquidity and funding risk

Liquidity risk is the risk that the Society has insufficient funds to meet its obligations as and when they fall due. Funding risk is the risk that the Society is unable to access funding markets or to do so only at excessive cost. The objective of the Society's liquidity risk appetite is to maintain sufficient liquid assets at all times to cover cash flow imbalances and fluctuations in funding, to maintain full public confidence in the Society and to ensure all financial obligations are met.

The day-to-day management of liquidity is the responsibility of the Society's Treasury department, which oversees the Society's portfolio of liquid assets and wholesale funding facilities.

The Society conducts an Internal Liquidity Adequacy Assessment Process (ILAAP) at least annually. This is used to assess the Society's liquidity adequacy and determine the levels of liquid assets required to support the current and future liquidity risks in the Society.

The most recent liquidity assessment was approved by the Board in August 2021. The Society's ILAAP includes stress tests that consider a range of severe scenarios and their impact on the Society, particularly with respect to retail saving outflows. The ILAAP concludes that the Society's liquidity reserves are adequate to sustain the Society over an extended severe but plausible stress during which contingent actions aimed at stabilising the situation would be deployed.

7.3 Business Risk

Business risk is the risk arising from changes to the business model and also the risk of the business model or strategy proving inappropriate due to macroeconomic, competitive, geographical, regulatory or other factors.

The Society considers strategic risk, the risk to the delivery of the Society's Corporate Plan, to be the principal business risk. Whilst all business areas are responsible for managing their own risks, management of strategic risk is primarily the responsibility of the Board and the Board Risk Committee whose remit encompasses all risk categories on a Society wide basis.

The Board maintains a robust strategic planning process which is subject to oversight by the risk function and supported by a capital and liquidity stress testing programme. Consolidated business performance and risk reporting are provided to the Board and senior risk committees whose remit encompasses the oversight of all risk categories and an assessment of emerging strategic risks.

7.4 Market Risk

Market risk is the risk that the value of, or income arising from the Society's assets and liabilities is adversely impacted as a result of changes in market prices, the principal elements being interest rate risk, including the use of derivatives.

The Society's Treasury function is responsible for managing the Society's exposure to all aspects of market risk within the operational limits set out in the Society's Treasury Policy statement. Oversight is provided by the Financial Risk function, ERC and BRC which approves the interest rate risk policy and receives regular reports on all aspects of market risk. Reporting lines and terms of reference are set out by the Board which also receives monthly reports from the Chief Financial Officer covering the most material issues considered by the Finance Committee.

Interest Rate Risk

The Society is exposed to interest rate risk, principally arising from the provision of fixed rate lending and savings products. The various interest rate features and maturity profiles for these products, and the use of wholesale funding to support their delivery, creates interest rate risk exposures due to the imperfect matching of interest rates between different financial instruments.

Another significant form of interest rate risk arises from the imperfect correlation between interest rates on different assets and liabilities. This is referred to as basis risk. The basis risk on the Society's statement of financial position arises from administered rate liabilities, the pricing of which is influenced by drivers such as competition for retail savings which are used to fund fixed rate mortgages, and other assets priced relative to the Bank of England Base Rate, or SONIA, albeit for relatively short durations.

Use of derivatives

Derivatives are only used to limit the extent to which the Society will be affected by changes in interest rates or other indices which affect fair values or cash flows. Derivatives are therefore used exclusively to hedge risk exposures.

The principal derivatives currently used by the Society are interest rate exchange contracts, commonly known as interest rate swaps.

The table below describes the principal activities undertaken by the Society, the related interest rate risks associated with those activities and the types of derivatives which are typically used to manage such risks:

Activity	Risk	Type of derivative
Fixed rate savings products and fixed rate funding	Sensitivity to changes in interest rates	Interest rate swaps
Fixed rate mortgage lending and fixed rate investments	Sensitivity to changes in interest rates	Interest rate swaps

The Society uses derivatives in accordance with the terms of the Building Societies Act 1986. This means that such instruments are not used in trading activity or for speculative purposes and, accordingly, they are used exclusively to reduce the risk of loss arising from changes in interest rates, foreign exchange rates or other factors specified in the legislation.

Pension Obligation Risk

The Society has funding obligations for a defined benefit scheme which is closed to new entrants and further accrual. It was closed to future accrual on 31 July 2010. Pension obligation risk is the risk that the value of the Fund's assets, together with ongoing employer contributions, will be insufficient to cover the projected obligations of the Fund over time. The return on assets, which includes cash equities and bonds, will vary with movements in equity prices and interest rates. The projection of the Fund's obligations includes estimates of mortality, inflation and future salary rises, the actual out-turn of which may differ from the estimates. The fund is also exposed to possible changes in pension legislation.

To mitigate these risks, management, together with the Trustees of the Fund, regularly review reports prepared by the Fund's independent actuaries and take appropriate actions which may, for example, include adjusting the investment strategy and/or contribution levels. In September 2012 the Society concluded a 'buy-in' arrangement in order to reduce future uncertainty regarding ongoing costs and liabilities associated with the scheme.

Further information on the Society's pension schemes can be found in note 11 to the 2021 Annual Report and Accounts.

Foreign Currency risk

Currency risk is the risk of a loss resulting from movements in foreign exchange rates or changes in foreign currency interest rates, particularly on the Society's non-sterling funding.

The Society has no exposure to foreign exchange rate fluctuations and therefore currency risk is not material for the Society.

Further details of market risk governance are included in the Risk Overview of the 2021 Annual Report and Accounts.

7.5 Conduct Risk

Conduct risk is the risk of treating customers unfairly resulting in the delivery of inappropriate outcomes. The Board has no appetite for inappropriate customer outcomes arising at any stage and focuses efforts in those areas where conduct risk is most likely to occur, ensuring those risks are mitigated as effectively as possible.

The sustainability of the Society's business model and achievement of its longer-term strategy are dependent upon the consistent and fair treatment of Members and customers. The Society has always been committed to ensuring that Members and customers are treated fairly. Furthermore, the current regulatory regime has resulted in increased scrutiny around the conduct of firms and their focus on delivering fair customer outcomes, with significant consequences for those firms that do not manage conduct risk effectively. Covid-19 has resulted in a concerted focus by regulators as to how firms can continue to deliver fair outcomes in extremely challenging circumstances, with emphasis on support for mortgage borrowers who face payment difficulties.

The Society has recently taken the opportunity to review and re-launch the Conduct Strategy Framework. The aim of the refresh was to broaden and develop the conduct picture, ensuring that it continues to remain relevant whilst highlighting the direct link to the Society's organisational strategy.

Further details of conduct risk governance are included in the Risk Overview of the 2021 Annual Report and Accounts.

7.6 Legal and Regulatory Risk

This is the risk that the Society does not comply with legislation and regulation. The Society has developed processes to monitor and record legal and regulatory pronouncements and notifications. These are assessed by the relevant internal subject-matter experts and, where appropriate, action plans are developed to ensure compliance by the required deadline. The register of pronouncements and notifications is reviewed on a regular basis to ensure that a coordinated approach is adopted to ensure compliance.

Legal and Regulatory Risk (continued)

We manage implementation of regulatory changes through dedicated prioritised programmes that are closely monitored by the Board and Board Risk Committee to ensure appropriate compliance.

Further details of legal and regulatory risk governance are included in the Risk Overview of the 2021 Annual Report and Accounts.

7.7 Operational Risk

Operational risk is the risk of loss arising from inadequate or failed internal processes or systems, human error or external events.

The Society's Enterprise Risk Management Framework sets out the strategy to identify, assess and manage all risks, including operational, with senior management having responsibility for understanding the nature and extent of the impacts on each business area and for embedding the appropriate controls to mitigate those risks. The framework is reviewed periodically to take account of changes in business profile, new technology and product development and the external operating environment.

Risk appetite is captured for all principal risk categories, including Operational Risk, and for each secondary operational risk category. Each risk on the register is assessed using a 'Probability/Impact' matrix which is used to capture the potential risk to the Society, quantifying financial and other impacts including customer, regulatory and reputational, before and after taking into account the effectiveness of management controls, and other forms of mitigation.

The risk registers are subject to regular review by each risk owner and the Society's Risk function with the highest scoring risks reported to the Board quarterly. For individual risks which are deemed unacceptable, remedial action is taken, where such action falls within the Society's control and will include introducing or enhancing the operational controls and/or risk mitigants related to the individual risk, or taking appropriate action to eliminate the risk altogether.

The risk assessment framework is subject to review by the Internal Audit function. The focus and prioritisation of the Internal Audit annual programme takes into account assessment of the Society's risk profile and control environment.

The initial challenge to the risk owner's assessment and the effectiveness of management controls is provided by specialist teams forming part of the Society's 'Second Line of Defence', taking into consideration an assessment of any changes to the internal/external operating environment, the performance of key risk indicators and reported operational risk events. Additional oversight is provided by the Operational Risk Committee (ORC), Executive Risk Committee (ERC) and Board Risk Committee (BRC), particularly in relation to the Society key risk report which is submitted to the Board each quarter.

Operational risk events, including those which generate losses, are recorded as they arise, and reported to the Risk function by the business. All operational losses and 'near misses' are reported to, and reviewed by, ORC on a quarterly basis to identify potential trends and to determine whether any review of internal procedures or controls is required in order to mitigate against any potential recurring operational losses. Additional oversight is achieved through management information reported to ERC and BRC on a quarterly basis.

Under the Basel Capital Accord, for the standardised approach to operational risk, gross income is regarded as a proxy for the operational risk exposure within each business line. The capital charge for operational risk is calculated separately, based upon gross income over the preceding three years.

Further details of operational risk governance are included in the Risk Overview of the 2021 Annual Report and Accounts.

8. Securitisation

8.1 Retained Securitisation Positions

The Society currently has three Residential Mortgage Backed Security (RMBS) issuances in place as a means of raising wholesale funding. The RMBS issuances involve the formation of special purpose entities (SPEs), currently Friary No. 4 plc, Friary No. 5 plc and Friary No. 6 plc, which have purchased beneficial interests in separate portfolios of residential mortgages that are funded by the issue of floating rate mortgage backed securities (the Notes).

The Notes have been issued by Friary No. 4 plc, Friary No. 5 plc, and Friary No. 6 plc to external counterparties and/or to the Society, either internally for the purposes of creating collateral to be used for funding, or externally and directly for cash via the sale of the Notes to investors outside the Society. Principality Building Society is both originator and servicer for each of the issuances. Other roles fulfilled by the Society are fully described in the Friary No. 4 plc, Friary No. 5 plc and Friary No. 6 plc base prospectuses, copies of which can be found at www.euroabs.com.

The equity of Friary No. 4 plc, Friary No. 5 plc and Friary No. 6 plc is not owned by the Society. However, to comply with the Building Societies Act 1986 (International Accounting Standard and Other Accounting Amendments) Order 2004 and IFRS 10 consolidated financial statements, all companies are consolidated into the Society financial statements.

The Notes are serviceable firstly from cash flows generated by the mortgage assets and thereafter from the proceeds of the subordinated loans. The Society receives the excess spread on the transactions as deferred consideration, after Friary No. 4 plc, Friary No. 5 plc and Friary No. 6 plc have met their liabilities.

As at 31 December 2021, £191.4m (2020: £249.8m) of mortgages issued by the Society had been transferred to Friary No. 4 plc which remains on the statement of financial position of the Society as it retains the risks and rewards. These assets are treated as encumbered. The amortised value of the bond was £205.4m (2020: £265.2m), with £41.3m (2020: £41.3m) retained by the Society. None of the self-issued securities retained by the Society in relation to Friary No. 4 plc are capable of repo financing. As at 31 December 2021, 0.39% (2020: 0.39%) of the mortgages transferred to Friary No. 4 plc were greater than 2 months in arrears.

As at 31 December 2021, £299.2m (2020: £365.9m) of mortgages issued by the Society had been transferred to Friary No. 5 plc which remains on the statement of financial position of the Society as it retains the risks and rewards. These assets are treated as encumbered. The amortised value of the bond was £317.7m (2020: £381.7m), with £289.1m (2020: £353.1m) retained by the Society. £242.0m (2020: £306.0m) of the self-issued securities retained by the Society in relation to Friary No. 5 plc are capable of repo financing. As at 31 December 2021, 0.30% (2020: 0.13%) of the mortgages transferred to Friary No. 5 plc were greater than 2 months in arrears.

As at 31 December 2021, £255.9m (2020: £311.9m) of mortgages issued by the Society had been transferred to Friary No. 6 plc which remains on the statement of financial position of the Society as it retains the risks and rewards. These assets are treated as encumbered. The amortised value of the bond was £263.8m (2020: £322.9m), with £30.4m (2020: £30.4m) retained by the Society. None of the self-issued securities retained by the Society in relation to Friary No. 6 plc are capable of repo financing. As at 31 December 2020, 0.29% (2020: 0.15%) of the mortgages transferred to Friary No. 6 plc were greater than 2 months in arrears.

As there is not considered to be a transfer of significant credit risk, the Society does not calculate risk weighted exposure amounts for any positions it holds in the securitisations which continue to be calculated in line with CRD IV requirements. Securitisation positions held by the Society are valued at fair value by note class. There have been no changes to the methods and key assumptions used to value the securitisation positions held.

The balances of assets subject to securitisation and notes in issue as at 31 December 2021 are as follows:

Securitisation Company	Type	Date of Securitisation	Dec-2021 Notes in Issue £m	Dec-2021 Balance of Assets £m	Dec-2020 Notes in Issue £m	Dec-2020 Balance of Assets £m
Friary No.4 plc	Residential mortgage	1 June 2017	205.4	191.4	265.2	249.8
Friary No.5 plc	Residential mortgage	14 March 2019	317.7	299.2	381.7	365.9
Friary No.6 plc	Residential mortgage	28 November 2019	263.8	255.9	322.9	311.9

Note Class	Dec-2021 Note Balance £m	Dec-2020 Note Balance £m
Friary No.4 plc		
A	164.1	223.9
B	41.3	41.3
Total	**205.4**	**265.2**
Friary No.5 plc		
A	270.6	334.6
B	47.1	47.1
Total	**317.7**	**381.7**
Friary No.6 plc		
A	233.4	292.5
B	30.4	30.4
Total	**263.8**	**322.9**

The Class B Notes in respect of the issuances were taken up by the Society at the time of the securitisation transaction and were effectively a credit enhancement.

Fitch and Moody's, both recognised ECAI's, rated the Notes under the securitisation. The credit risk of the underlying mortgage pool is monitored by the Credit Risk Department. The market risk associated with the Notes is monitored by the Treasury function. Interest rate swaps are in place to hedge the interest rate risk arising between the Notes and the underlying mortgage pool assets.

The Society participates in the Bank of England's Term Funding Schemes (TFS & TFSME). As at 31 December 2021 the Society had outstanding liabilities under the TFS scheme of £175.0m (2020: £425.0m) and £900.0m (2020: £350m) under the TFSME scheme. The schemes allow the Society the ability to pledge mortgage assets with the Bank of England in return for cash. The TFS is repayable in increments starting in 2020 with final repayments in 2022 and the TFSME is repayable in increments starting in 2020 with final repayments in 2024.

Asset encumbrance as at 31 December 2021 was 21.7% (2020: 22.7%) of total assets. Excluding encumbrance with the Bank of England asset encumbrance was 8.2% (2020: 12.3%). Further details are provided in note 17 of the 2021 Annual Report and Accounts. Further information on accounting policies for securitisations are included in note 1 to the 2021 Annual Report and Accounts.

8.2 Purchased Securitisation Positions

Since May 2012 the Society has selectively purchased senior tranches of positions in RMBS. The Society's total exposure to purchased securitisation positions at 31 December 2021 was £26.0m (2020: £27.8m) based on market values, with the exposures consisting entirely of residential mortgage-backed securities. Such purchased securitisation positions provide the Society with a diversified, capital-efficient source of investment income. Investments are undertaken within a clearly defined credit risk policy. The credit risk of the exposures underlying the purchased securitisation positions are monitored on a semi-annual basis for indications of impairment.

The aggregate fair values are calculated based on quoted market prices.

The purchased securitisation positions are all in the most senior tranches of the issued note classes of each securitisation and part of the Society's investment criteria is that that they must be AAA rated at issue. The credit ratings of the purchased notes are monitored for deterioration on an ongoing basis with any AAA notes being assigned a risk weighting of 20%. The following table shows the breakdown of the exposures by credit quality steps with indicative external credit assessment:

Credit quality step	Ratings			Exposures			
	Standard & Poor's	Moody's	Fitch	Dec-2021 Exposure Value £m	Dec-2021 Exposure Weighted Average RW %	Dec-2020 Exposure Value £m	Dec-2020 Exposure Weighted Average RW %
1	AAA	Aaa	AAA	26.0	20.0	27.8	20.0

The purchased securitisation positions are predominantly prime residential mortgage backed securities. These have all been originated and issued in the UK.

9. Non-Performing Loans

9.1 Credit quality of forborne exposures

In 2017 the European Council agreed an action plan to tackle non-performing loans ("NPL") at national and European levels. This action plan included enhanced disclosures of non-performing loans. The guidelines specify the common content and uniform disclosure formats for the information on Non-performing exposures ("NPE"), forborne exposures and foreclosed assets that credit institutions should disclose. Proportionality has been embedded in the guidelines based on two criteria – the significance of the credit institution and the level of NPEs. As the Society has an NPL ratio below the threshold of 5%, limited disclosure is required. The table below provides an overview of the quality of the Society's forborne exposures at 31 December 2021.

2021	Gross carrying amount/nominal amount of exposures with forbearance measures				Accumulated impairment, accumulated negative changes in fair value due to credit risk and provisions		Collateral received and financial guarantees received on forborne exposures
	Performing forborne	Non-performing forborne			On performing forborne exposures	On non-performing forborne exposures	
	£m	£m	Of which defaulted	Of which impaired	£m	£m	£m
Loans and advances	**100.3**	**21.6**	**12.7**	**18.8**	**(2.2)**	**(1.8)**	**118.0**
Non-financial corporations	44.1	3.1	3.1	3.1	(0.8)	(0.6)	45.9
Households	56.2	18.5	9.6	15.7	(1.4)	(1.2)	72.1
Total	**100.3**	**21.6**	**12.7**	**18.8**	**(2.2)**	**(1.8)**	**118.0**

2020	Gross carrying amount/nominal amount of exposures with forbearance measures				Accumulated impairment, accumulated negative changes in fair value due to credit risk and provisions		Collateral received and financial guarantees received on forborne exposures
	Performing forborne	Non-performing forborne			On performing forborne exposures	On non-performing forborne exposures	
	£m	£m	Of which defaulted	Of which impaired	£m	£m	£m
Loans and advances	**123.3**	**25.5**	**16.2**	**22.9**	**(6.6)**	**(3.4)**	**148.7**
Non-financial corporations	47.1	6.9	6.9	6.9	(1.8)	(1.9)	54.0
Households	76.1	18.6	9.4	16.0	(4.7)	(1.5)	94.7
Total	**123.3**	**25.5**	**16.2**	**22.9**	**(6.6)**	**(3.4)**	**148.7**

The tables below provide an overview of credit quality of non-performing exposures as at 31 December 2021. The table has been split into two tables, performing exposures and non performing exposures for ease of reference.

2021	Gross carrying amount/nominal amount		
	Performing exposures £m	Not past due or past due ≤ 30 days £m	Past due > 30 days ≤ 90 days £m
Loans and advances	**10,674.9**	**10,667.3**	**7.6**
Central banks	1,643.2	1,643.2	-
Credit institutions	165.8	165.8	-
Other financial corporations	0.2	0.2	-
Non-financial corporations	512.4	512.4	-
Of which SMEs	498.6	498.6	-
Households	8,353.4	8,345.8	7.6
Debt securities	**76.4**	**76.4**	**-**
Central banks	50.3	50.3	-
Other financial corporations	26.1	26.1	-
Off-balance-sheet exposures	**431.5**		
Other financial corporations	-		
Non-financial corporations	67.4		
Households	364.1		
Total	**11,182.8**	**10,743.7**	**7.6**

2020	Gross carrying amount/nominal amount		
	Performing exposures £m	Not past due or past due ≤ 30 days £m	Past due > 30 days ≤ 90 days £m
Loans and advances	**10,811.8**	**10,799.4**	**12.4**
Central banks	1,435.7	1,435.7	-
Credit institutions	290.7	290.7	-
Other financial corporations	0.2	0.2	-
Non-financial corporations	503.1	503.1	-
Of which SMEs	495.7	495.7	-
Households	8,582.1	8,569.7	12.4
Debt securities	**78.7**	**78.7**	**-**
Central banks	50.9	50.9	-
Other financial corporations	27.8	27.8	-
Off-balance-sheet exposures	**476.2**		
Other financial corporations	1.5		
Non-financial corporations	72.3		
Households	402.4		
Total	**11,366.7**	**10,878.1**	**12.4**

2021	Gross carrying amount/nominal amount								
	Non-performing exposures	Unlikely to pay that are not past due or are past due ≤ 90 days	Past due > 90 days ≤ 180 days	Past due > 180 days ≤ 1 year	Past due > 1 year ≤ 2 years	Past due > 2 years ≤ 5 years	Past due > 5 years ≤ 7 years	Past due > 7 years	Of which defaulted
	£m	£m	£m	£m	£m	£m	£m	£m	£m
Loans and Advances	**69.8**	**33.0**	**12.9**	**11.9**	**9.5**	**2.1**	**0.4**	**0.1**	**42.3**
Non-Financial Corporations	4.6	4.6	-	-	-	-	-	-	4.6
Of Which SME's	3.8	3.8	-	-	-	-	-	-	3.8
Households	65.2	28.4	12.9	11.9	9.5	2.1	0.4	0.1	37.7
Total	**69.8**	**33.0**	**12.9**	**11.9**	**9.5**	**2.1**	**0.4**	**0.1**	**42.3**

2020	Gross carrying amount/nominal amount								
	Non-performing exposures	Unlikely to pay that are not past due or are past due ≤ 90 days	Past due > 90 days ≤ 180 days	Past due > 180 days ≤ 1 year	Past due > 1 year ≤ 2 years	Past due > 2 years ≤ 5 years	Past due > 5 years ≤ 7 years	Past due > 7 years	Of which defaulted
	£m	£m	£m	£m	£m	£m	£m	£m	£m
Loans and Advances	**74.6**	**39.4**	**11.4**	**12.9**	**8.2**	**2.3**	**0.3**	**0.1**	**44.5**
Non-Financial Corporations	9.6	8.1	-	-	1.3	0.2	-	-	9.6
Of Which SME's	8.7	7.2	-	-	1.3	0.2	-	-	8.7
Households	65.0	31.3	11.4	12.9	6.9	2.1	0.3	0.1	34.9
Total	**74.6**	**39.4**	**11.4**	**12.9**	**8.2**	**2.3**	**0.3**	**0.1**	**44.5**

The table below provides an overview of the credit quality of the Society's non-performing exposures and related impairments, provisions and valuation adjustments by portfolio and exposure class as at 31 December 2021. The table has been split into two, gross carrying amount and accumulated impairment, accumulated negative changes in fair value due to credit risk and provisions.

	Gross carrying amount/nominal amount					
	Performing exposures			Non-performing exposures		
2021	**£m**	**Of which stage 1**	**Of which stage 2**	**£m**	**Of which stage 2**	**Of which stage 3**
Loans and advances	**8,868.8**	**7,691.0**	**1,177.8**	**67.1**	**-**	**67.1**
Other financial corporations	0.2	0.2	-	-	-	-
Non-financial corporations	512.4	453.5	58.9	4.6	-	4.6
Households	8,356.2	7,237.3	1,118.9	62.5	-	62.5
Off-balance-sheet exposures	**431.5**	**430.3**	**1.2**	**-**	**-**	**-**
Other financial corporations	-	-	-	-	-	-
Non-financial corporations	67.4	66.3	1.2	-	-	-
Households	364.1	364.0	0.1	-	-	-
Total	**9,300.3**	**8,121.3**	**1,179.0**	**67.1**	**-**	**67.1**

	Gross carrying amount/nominal amount					
	Performing exposures			Non-performing exposures		
2020	**£m**	**Of which stage 1**	**Of which stage 2**	**£m**	**Of which stage 2**	**Of which stage 3**
Loans and advances	**9,088.0**	**7,848.7**	**1,239.3**	**72.0**	**-**	**72.0**
Other financial corporations	0.2	0.2	-	-	-	-
Non-financial corporations	503.1	447.3	55.8	9.6	-	9.6
Households	8,584.7	7,401.2	1,183.5	62.4	-	62.4
Off-balance-sheet exposures	**476.2**	**475.5**	**0.7**	**-**	**-**	**-**
Other financial corporations	1.5	1.5	-	-	-	-
Non-financial corporations	72.3	71.6	0.7	-	-	-
Households	402.4	402.4	-	-	-	-
Total	**9,564.2**	**8,324.2**	**1,239.9**	**72.0**	**-**	**72.0**

2021	Accumulated impairment, accumulated negative changes in fair value due to credit risk and provisions						Accumulated partial write-off	Collateral and financial guarantees received	
	Performing exposures – accumulated impairment and provisions			Non-performing exposures – accumulated impairment, accumulated negative changes in fair value due to credit risk and provisions				On performing exposures	On non-performing exposures
	£m	Of which Stage 1	Of which Stage 2	£m	Of which Stage 2	Of which Stage 3	£m	£m	£m
Loans and advances	**(11.8)**	**(2.9)**	**(8.9)**	**(5.7)**	**-**	**(5.7)**	**-**	**-**	**-**
Other financial corporations	-	-	-	-	-	-	-	-	-
Non-financial corporations	(3.6)	(1.6)	(2.0)	(0.6)	-	(0.6)	-	-	-
Households	(8.2)	(1.3)	(6.9)	(5.1)	-	(5.1)	-	-	-
Total	**(11.8)**	**(2.9)**	**(8.9)**	**(5.7)**	**-**	**(5.7)**	**-**	**-**	**-**

2020	Accumulated impairment, accumulated negative changes in fair value due to credit risk and provisions						Accumulated partial write-off	Collateral and financial guarantees received	
	Performing exposures – accumulated impairment and provisions			Non-performing exposures – accumulated impairment, accumulated negative changes in fair value due to credit risk and provisions				On performing exposures	On non-performing exposures
	£m	Of which Stage 1	Of which Stage 2	£m	Of which Stage 2	Of which Stage 3	£m	£m	£m
Loans and advances	**(23.5)**	**(4.9)**	**(18.6)**	**(10.5)**	**-**	**(10.5)**	**-**	**-**	**-**
Other financial corporations	-	-	-	-	-	-	-	-	-
Non-financial corporations	(6.5)	(2.8)	(3.7)	(3.2)	-	(3.2)	-	-	-
Households	(17.0)	(2.1)	(14.9)	(7.3)	-	(7.3)	-	-	-
Total	**(23.5)**	**(4.9)**	**(18.6)**	**(10.5)**	**-**	**(10.5)**	**-**	**-**	**-**

As at 31st December 2021 the Society's foreclosed assets obtained from non-performing exposures was a total value of £3.5m (2020: £1.0m) at recognition, which all related to residential immovable property. There was no accumulated negative changes to this value throughout the year.

2021	Collateral obtained by taking possession	
	Value at initial recognition	Accumulated negative changes
Other than PP&E	3.5	-
Residential immovable property	1.1	-
Commercial immovable property	2.4	
Total	**3.5**	**-**

2020	Collateral obtained by taking possession	
	Value at initial recognition	Accumulated negative changes
Other than PP&E	**1.0**	**-**
Residential immovable property	1.0	-
Commercial immovable property	-	-
Total	**1.0**	**-**

Appendix A – Remuneration

The following table displays the 2021 remuneration for the Society's managers and members of staff deemed as Material Risk Takers (MRT), as defined by the Remuneration Code. This includes Executive and Non-Executive directors.

The Report of the Remuneration Committee contained within the 2021 Annual Report and Accounts contains the following:

- The decision making process used for determining the remuneration policy
- The link between pay and performance
- The most important remuneration design characteristics

During the year, 5 severance payments were made for a total of £499k (2020: £nil). Of this the highest individual payment made was for £160k.

The total amount of deferred remuneration paid out in the year was £271k (2020: £124k).

Aggregate MRT Remuneration

Of the 28 beneficiaries of remuneration being paid to MRTs, 19 were in receipt of a variable remuneration during the financial year.

The 9 beneficiaries not in receipt of a variable remuneration in the year are the Non-Executive Directors together with the colleagues who do not participate in the variable pay scheme.

A summary of the remuneration paid to MRTs is as follows:

	Number of beneficiaries	Fixed remuneration £k	Variable remuneration £k	Total remuneration £k	Outstanding deferred remuneration £k
Society	28	3,600	353	3,953	75

Appendix B – Asset Encumbrance

The following disclosures are presented in the format prescribed by the EBA:

Template A - Assets

Dec-2021	Carrying amount of encumbered assets £m	Fair value of encumbered assets £m	Carrying amount of unencumbered assets £m	Fair value of unencumbered assets £m
Assets of the reporting institution	**2,367.7**		**8,540.2**	
Equity instruments	-	-	-	-
Debt securities	-	-	76.3	76.3
Other assets	2,367.7		8,463.9	

Dec-2020	Carrying amount of encumbered assets £m	Fair value of encumbered assets £m	Carrying amount of unencumbered assets £m	Fair value of unencumbered assets £m
Assets of the reporting institution	**2,519.5**		**8,601.4**	
Equity instruments	-	-	-	-
Debt securities	-	-	78.7	78.7
Other assets	2,519.5		8,522.7	

*Other assets include derivative financial assets; property plant and equipment; intangible assets; prepayments and deferred tax assets. These assets would not be available for encumbrance in the normal course of business.

Template B – collateral received

The EBA Guideline allows competent authorities to waive the requirement to disclose Template B – Collateral received, and in Supervisory Statement SS11/14 (CRD IV; compliance with the European Banking Authority's Guidelines on the disclosure of encumbered and unencumbered assets) the PRA waived the Template B requirements subject to a firm meeting certain criteria. The Society meets the criteria and therefore Template B is not disclosed.

Template C – Encumbered assets/collateral received and associated liabilities

Dec-2021	Matching liabilities, contingent liabilities or securities lent £m	Assets, collateral received and own debt securities issued other than covered bonds and ABSs encumbered £m
Carrying amount of selected financial liabilities	1,886.8	2,293.3

Dec-2020	Matching liabilities, contingent liabilities or securities lent £m	Assets, collateral received and own debt securities issued other than covered bonds and ABSs encumbered £m
Carrying amount of selected financial liabilities	2,042.9	2,351.5

Template D – Information on importance of encumbrance

The most material sources of encumbrance for the Society are secured funding via the Society's securitisation programmes which are supported by pledging mortgage assets. Further detail on these activities is set out in Section 8 of this document and note 17 to the 2021 Annual Report and Accounts.

A further source of encumbrance arises in relation to the collateralisation of the Society's derivative contracts.

Appendix C – EBA Leverage Ratio disclosure templates

The following disclosures are presented in the format prescribed by the EBA.

Template A – Table LRSum – Summary reconciliation of accounting assets and leverage ratio exposures

	Dec-2021 £m	Dec-2020 £m
Total Assets as per published financial statements	10,907.8	11,120.9
Adjustment for derivative financial instruments	21.8	12.7
Adjustments for securities financing transactions (SFTs)	-	-
Adjustment for off balance sheet items	361.1	439.1
Other adjustments	(19.7)	0.8
Leverage ratio total exposure measure	**11,271.2**	**11,573.5**

Template B – LRCom – Leverage ratio common disclosure

	Dec-2021 End State £m	Dec-2021 Transitional £m	Dec-2020 End State £m	Dec-2020 Transitional £m
On balance sheet items (excluding derivatives, SFTs and fiduciary assets, but including collateral)	10,855.1	10,855.1	11,097.2	11,097.2
Asset amounts deducted in determining Tier 1 capital	(19.7)	(19.7)	0.8	0.8
Total on balance sheet exposures (excluding derivatives, SFTs and fiduciary assets)	**10,835.4**	**10,835.4**	**11,098.0**	**11,098.0**
Replacement cost associated with all derivative transactions	52.8	52.8	23.7	23.7
Add on amounts for PFE associated with all derivative transactions	21.8	21.8	12.7	12.7
Total derivative exposure	**74.6**	**74.6**	**36.4**	**36.4**
Off balance sheet exposures at gross notional amount	414.3	414.3	486.4	486.4
Adjustments for conversion to credit equivalent amounts	(53.2)	(53.2)	(47.3)	(47.3)
Total of other off balance sheet exposures	**361.1**	**361.1**	**439.1**	**439.1**
Tier 1 Capital	626.8	626.8	595.4	595.4
Leverage ratio total exposure amount	**11,271.2**	**11,271.2**	**11,573.5**	**11,573.5**
Leverage ratio	**5.56%**	**5.56%**	**5.14%**	**5.14%**
Choice on transitional arrangements for the definition of the capital measure	**End state**	**Transitional**	**End state**	**Transitional**

Template C – Table LRSpl – Split of on balance sheet exposures (excluding derivatives, SFTs and exempted exposures)

	Dec-2021 £m	Dec-2020 £m
Total on balance sheet exposures (excluding derivatives, SFTs and fiduciary assets)	**10,855.1**	**11,097.2**
Banking book exposures, of which:	**10,855.1**	**11,097.2**
Covered Bonds	-	-
Exposures treated as sovereign	1,693.8	1,487.3
Exposures to regional governments, MDB, International organisations and PSE not treated as sovereigns	-	-
Institutions	165.9	290.9
Secured by mortgages of immovable properties	8,877.6	9,088.1
Retail exposures	3.9	5.2
Corporate	-	-
Exposures in default	37.5	35.1
Other exposures (e.g. equity, securitisations and other non-credit obligation assets	76.5	190.6

Template D – Table LQRA – Qualitative information on risk of excessive leverage and factors impacting the leverage ratio

The Society leverage ratio is a key indicator monitored by the Board regularly. The leverage ratio is projected over the Society's planning horizon and is included in stress tests to ensure that the risk of excessive leverage is managed.

The Society's leverage ratios have increased year on year due to the growth of the Society's Tier 1 capital under both the transitional and end state position and the balance sheet decrease due to the reduction of the Society's mortgage book.

Appendix D – Countercyclical Capital Buffer

The tables below contain the Geographic distribution of credit risk exposures relevant for the calculation of the countercyclical capital buffer for 31 December 2021. For the purposes of this calculation this includes retail and commercial mortgage loans, treasury assets, securitisations and other assets.

In accordance with Regulation (EU) 1152/2014, as foreign credit exposures represent less than 2% of the Society's aggregate risk weighted exposures, all exposures have been allocated to the UK. The Society has a £50.9m exposure to a multilateral bond as at 31 December 2021.

Breakdown by Country	General credit exposures		Securitisation exposure		Own funds requirements				Own funds requirement weights	Countercyclical capital buffer rate
	Exposure value for SA £m	Exposure value for IRB £m	Exposure value for SA £m	Exposure value for IRB £m	Of which: General credit exposures £m	Of which: Trading book exposures £m	Of which: Securitisation exposures £m	Total £m		
UK	2,211.5	9,215.9	26.1	-	132.1	-	0.4	132.5	100%	0%

The table below shows the Society's specific countercyclical capital buffer.

Total risk exposure amount (£m)	**1,844.3**
Institution specific countercyclical buffer rate	**0%**
Institution specific countercyclical buffer requirement (£m)	**-**

Glossary of Terms

Administered Rate	A rate which is set by the Society, such as SVR, and that is at the Society's discretion to change, subject to the terms and conditions of the product.
AVA	Additional Value Adjustment. The prudential valuation of all fair valued assets which, as per CRR article 34, is deducted from CET1
Basel II	The Basel Committee on Banking Supervision's statement of best practice that defines the methods by which firms should calculate their regulatory capital requirements to retain enough capital to protect the financial system against unexpected losses. Basel II became law in the EU Capital Requirements Directive and was implemented in the UK via the PRA Handbook.
Basel III	The Basel Committee on Banking Supervision's statement of best practice that defines the methods by which firms should calculate their regulatory capital requirements to retain enough capital to protect the financial system against unexpected losses. Basel III became law in the EU Capital Requirements Directive IV and was implemented in the UK via the PRA/FCA Handbook on the 1st January 2014.
Basis Risk	Basis risk is the exposure arising from the imperfect correlation between re-pricing of interest rates on different assets and liabilities.
CCB	Capital Conservation Buffer. A buffer of 2.5% of Common Equity Tier 1 capital held outside periods of stress. Phased in from 2016 to 2019.
CCyB	Counter-Cyclical Capital Buffer. Based on national circumstances, a Common Equity Tier 1 capital buffer.
CCF	Credit Conversion Factor. An estimation of the drawdown of an undrawn facility.
CET1	Common Equity Tier 1 replaces the Core Tier 1 expression used previously for the best quality capital. In Principality's instance this consists mainly of retained earnings.
Counterparty Credit Risk	Counterparty credit risk is the risk that the counterparty to a transaction could default before the final settlement of the transaction's cash flows.
CQS (Credit Quality Steps)	A credit quality assessment scale is set out in Part III Title 2 Chapter 2 Section 1 of CRR (Applicable for Risk weights under the standardised approach to credit risk and Securitisation).
CRD IV	Capital Requirements Directive IV. This implements Basel III through national law.
Credit risk	The risk that a borrower or counterparty fails to pay the interest or to repay the capital on a loan. Credit risk is the largest risk category to which the Society is exposed and sub-divided as follows: retail lending, commercial lending, and Treasury credit risks.
Credit risk mitigation	Techniques to reduce the potential loss in the event that a customer (borrower or counterparty) becomes unable to meet its obligations. This may include the taking of financial or physical security, the assignment of receivables or the use of credit derivatives, guarantees, credit insurance, set off or netting.

CVA	Credit Valuation Adjustment. The adjustment reflects the current market value of the credit risk of the counterparty to the institution.
EAD	Exposure at Default. An estimate of the outstanding balance if the customer does default.
ECAI	External Credit Assessment Institution. An ECAI (e.g. Moody's, Standard and Poor's and Fitch) is an institution that assigns credit ratings to issuers of certain types of debt obligations as well as the debt instruments themselves.
FCA	Financial Conduct Authority. The financial services industry regulator in the UK for Conduct issues/
Guarantee	An agreement by a third party to cover the potential loss to a credit institution should a specified counterparty default on their obligations.
ICAAP	Internal Capital Adequacy Assessment Process. The Society's own assessment, as part of Basel III requirements, of the levels of capital that it needs to hold in respect of its regulatory capital requirements (for credit, market and operational risks) and for other risks including stress events.
ILAAP	Internal Liquidity Adequacy Assessment Process. The Society's own assessment of the levels of liquidity that it needs to meet its current and financial obligations. These are assessed under normal and stressed condition.
Interest rate risk	Interest rate risk is the exposure of a firm's financial condition to adverse movements in interest rates.
IRB	Internal Ratings Based approach. A Basel III approach for measuring exposure to credit risks. IRB approaches are more sophisticated and risk-sensitive than the Standardised Approach and may only be used with PRA permission.
LIBOR	London Inter Bank Offered Rate.
LGD	Loss Given Default. An estimate of the outstanding balance not recovered and the costs associated with that recovery process.
LTV	Loan To Value. A ratio which expresses the amount of a mortgage as a percentage of the value of the property. The Society calculates residential mortgage LTV on an indexed basis (the value of the property is updated on a regular basis to reflect changes in the house price index (HPI).
Maturity	The remaining time in years that a borrower is permitted to take to fully discharge their contractual obligation (principal, interest and fees) under the terms of a loan agreement.
Minimum capital requirement	The minimum amount of regulatory capital that a financial institution must hold to meet the Basel III Pillar 1 requirements for credit and operational risk.
Netting	The ability to reduce credit risk exposures by offsetting the value of any deposits against loans to the same counterparty.

MREL	Minimum Requirement for own funds and Eligible Liabilities. An amount set by regulators based on an assessment of the institution.
Operational risk	The risk of loss arising from inadequate or failed internal processes, people and systems, or from external events.
PD	Probability of Default. The probability of defaulting in the next 12 months
Pillar 1	The part of the Basel III Framework which sets out the regulatory minimum capital requirements for credit and operational risk.
Pillar 2	The part of the Basel III Framework which sets out the processes by which financial institutions review their overall capital adequacy. Supervisors then evaluate how well financial institutions are assessing their risks and take appropriate actions in response to the assessments. This includes all risks (including Pillar 1 risks) - ICG is an outcome from Pillar 2.
Pillar 3	The part of the Basel III Framework which sets out the disclosure requirements for firms to publish details of their risks, capital and risk management. The aims are greater transparency and strengthening market discipline.
Planning Horizon	Planning horizon relates to the Society's medium term plan.
PRA	Prudential Regulation Authority. The financial services industry regulator in the UK for prudential risk.
Provisions	Amounts set aside to cover losses associated with credit risks.
RWA	Risk Weighted Assets. This is used to determine the minimum amount of capital, weighted according to risk, which must be held by the Society to reduce the risk of insolvency.
Securitisation	A process by which a Society's assets, usually loans, are aggregated into a pool, which is used to back the issuance of new securities. A company transfers assets to a special purpose vehicle (SPE) which then issues securities backed by the assets. The Society has established securitisation structures as part of its funding activities. These securitisation structures use retail mortgages as the asset pool.
Slots	The categories that loans are assigned to under the specialised lending approach. There are 5 slots, 4 for non-default obligors and one for default obligors. Each slot has a prescribed risk weight and expected loss percentage that is applied to the loans.
SME	A small to medium sized enterprise.
SPE	Special Purpose Entities. Entities that are created to accomplish a narrow and well defined objective. There are often specific restrictions or limits around their ongoing activities. The Society uses an SPE set up under securitisation issue. Where the Society has control of these entities or retains the risks and rewards relating to them they are consolidated within the Society's results. This term is used interchangeably with SPV (special purpose vehicle).
Stress testing	Various techniques that are used by the Society to gauge the potential vulnerability to exceptional but plausible events.

SREP	Supervisory Review and Evaluation Process. (CRD IV Section III, the PRA's process for reviewing the adequacy of a firm's ICAAP).
Subordinated debt	A form of Tier 2 capital that is unsecured and ranks behind the claims of all depositors, creditors, and investing Members but before the claims of holders of permanent interest-bearing shares.
TCR	Total Capital Requirement. The total amount of capital an institution needs to hold to meet Pillar 1 and Pillar 2 capital requirements. Replaced the previous individual capital guidance (ICG) terminology as of 1 January 2018.
The Standardised Approach (credit risks)	The basic method used to calculate credit risk capital requirements under Basel III. In this approach the risk weights used in the capital calculation are determined by PRA supervisory parameters. The standardised approach is less risk-sensitive than IRB.
The Standardised Approach (operational risks)	The standardised approach to operational risk, calculated using the average of three year historical net income multiplied by a factor of 12-18%, depending on the underlying business being considered.
Total Remuneration	The sum of fixed pay, variable pay, director fees, car allowance, pension and benefits in kind.