



Dear Shareholders, Customers and Friends

January 31, 2008

We are pleased to announce that UniBank ended the 2007 in excellent financial condition registering our eighth month of consecutive profitability. This is a testament to the hard work of all of our loyal staff members and our executive team, but mostly a testament to all of our customers whom we thank most of all. During the fourth quarter we recorded monthly profits each month, bringing the total fourth quarter profitability to \$216,246. In addition we are excited to report that we also recouped the losses from the beginning four months of 2007 to end the year with a year-to-date profitability of \$131,948 for 2007, an outstanding achievement for our first full year of operations.

UniBank, your bank, continues to set new-bank standards in both net income performance and asset growth. We have an excellent core of business banking deposit and loan products which are provided by our top quality staff. As a Small Business Administration (SBA) Preferred Lender, we continue to out perform many of the big-banks in our region in SBA loan production. We ended the year with total assets of \$101 million, which is up 222% from the beginning of the year, and 400% from our starting point of only \$20.2 million in capital that was initially raised from our shareholders. Loan growth was excellent ending at \$79 million and total deposits grew to \$73.2 million, both helping our community to grow. Our loan quality remains good and we continue to use outside examiners to review our underwriting, policies, and practices to give us good feedback when needed. We have zero exposure to the "sub-prime" loans.

Our core strategy continues to be to market business services primarily to the local Asian-American communities. This continues to be very successful as shown by our excellent growth and profitability. In addition, as we help new customers with loans we often get good referrals from them which has accelerated our growth and has given us entry into other first and second generation ethnic business communities. As mentioned above, our SBA - PLP status allows us to make SBA guaranteed loans up to \$2 million, and higher amounts can be done under the SBA 504 program. Please do not hesitate to call our loan marketing officers if you have any questions about SBA or conventional commercial loans.

UniBank has set very high standards of growth and profitability for banks in their first year of operation. I have been in the local banking community for 33 years and I have helped with the start-up of three banks in this time. So I am pleased to tell you that I have never seen such high performance from a new bank, which is the result of the dedicated and professional bankers at UniBank. I am pleased to serve with them.

Lastly I can also tell you that our excellent performance continues in 2008 as we ended January, 2008 with total assets up \$6.8 million and net income of \$51,994. All of us at UniBank thank you for your business and we wish all of you good fortune in 2008.

Paul G. Sabado

Executive Vice President & CCO and  
Interim President & CEO



## FINANCIAL STATEMENTS & STOCK QUOTE

<b>Statement of Condition</b>	
(Unaudited)	(\$000)
	12/31/07
Cash & Due from Banks	1,395
Fed Funds Sold	315
Investments	19,822
Net Loans	78,142
Property & Equipment	792
Other Assets	499
<b>Total Assets</b>	<b>100,965</b>
Deposits	73,219
Borrowings	6,000
Other Liabilities	504
Total Liabilities	79,723
Stockholders' Equity	21,242
<b>Total Liabilities &amp; Equity</b>	<b>100,965</b>

<b>Statement of Income</b>	
(Unaudited)	(\$000)
	Period Ending
	12/31/07
Interest Income	5,812
Interest Expense	2,526
Net Interest Income	3,286
Provision for Loan Losses	775
Non-interest Income	597
Salaries & Benefits	1,640
Other Expenses	1,336
<b>Net Income / (Loss)</b>	<b>132</b>

### UniBank Stock Price

(As of January 31, 2007)

Last Trade	Bid Price	Offered Price
\$18.50	N/A	\$18.00

### Management Team

<i>Paul Sabado</i>	<i>EVP &amp; Chief Credit Officer and Interim President &amp; CEO</i>
<i>Peter R. Park</i>	<i>SVP &amp; Chief Financial Officer</i>
<i>Nanette Villanueva</i>	<i>SVP &amp; Chief Operations Officer</i>
<i>Young S. Kim</i>	<i>FVP &amp; Head of Marketing, Southern Region</i>
<i>Chris Chu</i>	<i>FVP &amp; Head of Marketing, Northern Region</i>
<i>Eun Ah Park</i>	<i>AVP &amp; Loan Administration Manager</i>
<i>Jay Kim</i>	<i>AVP &amp; Information Technology Manager</i>
<i>Philip Yun</i>	<i>AVP &amp; Credit Manager</i>
<i>Misun Cho</i>	<i>Officer &amp; Accounting Manager</i>
<i>Haemee Hwang</i>	<i>Officer &amp; Relationship Manager</i>
<i>Michelle Kim</i>	<i>Officer &amp; Branch Operations Manager</i>
<i>Lisa Lee</i>	<i>Officer &amp; HR Manager/Internal Auditor</i>